

RESOLUTION NO. 094-2020

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ADOPTING A GENERAL PLAN AMENDMENT, CASE FILE GPA2017-2,
RELATING TO THE FANITA RANCH SPECIFIC PLAN**

APN'S: 374-030-02; 374-050-02; 374-060-01; 376-010-06; 376-020-03; 376-030-01; 378-020-46, 50, 54; 378-030-08; 378-210-01; 378-210-03, 04; 378-210-10, 11; 378-220-01; 378-381-49; 378-382-58; 378-391-59; 378-392-61, 62; 380-031-18; 380-040-43, 44

(RELATED CASE FILES: SP2017-1, R2017-1, TM2017-3, P2017-5, P2020-2, DR2017-4, AEIS2017-11)

APPLICANT: HOMEFED FANITA RANCHO LLC

WHEREAS, the General Plan of the City of Santee (“City”) specifies the location of various land uses and districts within the City, and includes “Areas for Special Study” for large properties intended for comprehensive master-planned development; and

WHEREAS, Fanita Ranch is identified in the General Plan as the largest Area for Special Study in the City, consisting of 2,638 acres at the northern end of the City, which represents a large area of development potential for which “Guiding Principles” have been developed; and

WHEREAS, the “Guiding Principles” for Fanita Ranch have been included in the General Plan since 1984, originally described as “Essential Elements”; and

WHEREAS, the majority of the Fanita Ranch property has been designated either as Specific Plan or PD – Planned Development in the Land Use Element of the General Plan since 1984, and small portions of the site are designated HL – Hillside Limited Residential and R1– Low Density Residential; and

WHEREAS, on August 29, 2018, HomeFed submitted a complete application for a master-planned development on Fanita Ranch consisting of 2,949 residential units; commercial uses, a school, parks, a community farm, a Special Use area, and 1,650-acre Habitat Preserve. In the event that the school site is not acquired for public or private school uses within two years of filing of the final map for the phase in which the site is located, the underlying MDR land use designation may be implemented and the maximum total number of units permitted in the Specific Plan area shall be 3,008 units; and

WHEREAS, a General Plan Amendment (GPA) is required to change the land use designation from PD – Planned Development, R1 – Low Density Residential, and HL – Hillside/Limited Residential to SP – Specific Plan, as reflected in **Exhibits A and B** attached hereto; and

WHEREAS, the “SP” land use designation requires the preparation of a Specific Plan for future development of such designated areas within the City; and

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WHEREAS, Section 8.2 of the General Plan, as modified herein with thirteen (13) Guiding Principles, furthers the Land Use, Conservation, Recreation, Trails, Mobility and Housing Elements of the General Plan; and

WHEREAS, the goal of the Land Use Element is to “Promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses that will create and maintain a high-quality environment”. Along with this goal are various objectives and policies that were considered and incorporated into the Fanita Ranch Specific Plan; and

WHEREAS, the California Environmental Quality Act (CEQA) provides opportunities for members of the public, agencies, and Native American Tribes to provide input on the environmental review aspects of the Fanita Ranch project prior to City Council’s consideration of the proposed project; and

WHEREAS, after deeming the project complete on August 29, 2018 in accordance with California Government Code Section 65943, the City issued a Notice of Preparation on November 8, 2018, of a Draft Revised Environmental Impact Report (EIR) and a public scoping meeting was held on November 29, 2018 to solicit input on the scope and content of the environmental information for the Draft Revised EIR; and

WHEREAS, on May 29, 2020, the City issued a Notice of Availability of the Draft Revised EIR and established a 45-day public review period, beginning on May 29, 2020 and ending on July 13, 2020; and

WHEREAS, on May 8, 2019, the Santee City Council conducted a public workshop on the Fanita Ranch applications and development plan including a review of three proposed villages, a habitat preserve, parks, a public school (kindergarten through eighth grade), a working farm, roadway extensions, and trails; and

WHEREAS, on September 11, 2019, the Santee City Council conducted a second public workshop on Fanita Ranch providing an overview of the project’s transportation and circulation network as it relates to the City’s Mobility Element, and the proposed internal street network; and

WHEREAS, on October 23, 2019, the Santee City Council conducted a third public workshop on Fanita Ranch parks, trails and open space features, including a proposed community park and farm, eight neighborhood parks, numerous mini-parks, trails, and an “AgMeander” providing access to scenic qualities of the property and farm-related learning opportunities; and

WHEREAS, on February 12, 2020, the Santee City Council conducted a fourth public workshop on Fanita Ranch focused on fire safety, prevention and protection, as well as service-level requirements for fire and law enforcement personnel; and

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WHEREAS, the General Plan Land Use Element identifies Fanita Ranch as one of the Areas for Special Study, and imparts sixteen (16) Guiding Principles for the development of the property; and

WHEREAS, the Guiding Principles are proposed to be amended to align with the development concepts of the Fanita Ranch Specific Plan while ensuring that standards of quality remain for the public health, safety and welfare of the community; and

WHEREAS, various Guiding Principles are revised to remove the references to “Planned Development” and replace those with references to the Fanita Ranch Specific Plan; and

WHEREAS, Guiding Principle one (1) is revised to reflect the land uses proposed by the Fanita Ranch Specific Plan, eliminating the business or office park concept with research and development; high technology uses, medical complex, executive headquarters and similar office and business uses because of the lack of demand for such uses in Santee and East County; and

WHEREAS, Guiding Principle two (2) is revised to reflect the land uses proposed by the Fanita Ranch Specific Plan, amending the Fanita Center concept with a new mix of residential, commercial, civic (fire station), institutional (school) uses and parks in three villages; and

WHEREAS, Guiding Principle three (3) is revised to eliminate references to residential lot sizes ranging from 6,000 to 20,000 square feet because the Fanita Ranch Specific Plan proposes clustered, small lot development in order to preserve natural habitat areas; and

WHEREAS, Guiding Principle four (4) is revised to update references to General Plan Elements, and to establish that clustered development minimizes the development footprint for preservation of natural land forms; and

WHEREAS, Guiding Principle five (5), regarding the grading concept, is revised because the Fanita Ranch Specific Plan proposes to minimize development footprints; and

WHEREAS, Guiding Principle six (6), regarding alternative residential design and grading requirements, is replaced with new language regarding smart growth and clustering to align with the proposed Fanita Ranch Specific Plan; and

WHEREAS, Guiding Principle seven (7), regarding the southern portion of Fanita Ranch south of the SDG&E powerline, identified as a regional park containing no less than 400 acres, is eliminated because the Fanita Ranch Specific Plan i) proposes a variety of parks to serve the community north of the SDG&E powerline; ii) envisions the land adjacent to the SDG&E powerline as a habitat preserve to supplement preserved

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lands in the surrounding vicinity; and iii) supports clustered development to minimize the overall development footprint within the proposed Specific Plan boundary; and

WHEREAS, Guiding Principle eight (8), regarding park facilities, is renumbered as Guiding Principle seven (7) with new park facility guidance to align with the recommendations of the General Plan Recreation Element and the proposed Fanita Ranch Specific Plan park proposals; and

WHEREAS, Guiding Principle nine (9), regarding an 18-hole golf course with a hotel/conference complex, or a recreational facility based around a man-made lake, is renumbered as Guiding Principle eight (8) and land uses are modified with an agrarian theme, with a small working farm conceived as the centerpiece of the proposed Specific Plan; and

WHEREAS, Guiding Principles ten (10) and eleven (11), regarding the extension of Fanita Parkway and Cuyamaca Street respectively, are substantially the same and are renumbered as Guiding Principles nine (9) and ten (10) respectively; and

WHEREAS, Guiding Principle twelve (12), regarding circulation improvements, is eliminated because i) circulation improvements are discussed in proposed (new) Guiding Principles 9, 10, and 11; and ii) the Fanita Ranch Specific Plan provides street improvement standards in Chapter 4, Mobility; and

WHEREAS, Guiding Principle thirteen (13), regarding trails, is renumbered as Guiding Principle eleven (11), and is revised to reference the Fanita Ranch Mobility Plan, General Plan Trails Element and requirements of the Multiple Species Conservation Program Subarea Plan; and

WHEREAS, Guiding Principle fourteen (14), regarding a Comprehensive Implementation Element to include cost revenue assessment, identification of required public improvements, a phasing plan for public improvements and land use, a financing plan for public improvements and a Development Agreement, is eliminated because public improvements and their phasing are addressed i) in Chapter 10 of the Fanita Ranch Specific Plan entitled "implementation"; ii) in the conditions of discretionary permit approval; and iii) in the Fanita Ranch Development Agreement between the City of Santee and applicant; and

WHEREAS, Guiding Principle fifteen (15), which states that the Fanita Ranch area shall not be subdivided (except for the Sports Park property), until a Planned Development is adopted by the City of Santee, is renumbered as Guiding Principle twelve (12), and is revised to delete the Sports Park and Planned Development references because i) a Sports Park property is not proposed by the Fanita Ranch Specific Plan; and ii) the SP – Specific Plan land use designation replaces the PD – Planned Development, R1 – Low Density Residential, and HL – Hillside/Limited Residential land use designations; and

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WHEREAS, Guiding Principle sixteen (16), is renumbered as Guiding Principle thirteen (13), and is revised to require illustrative development plans for all land uses rather than for circulation and residential product types only; and

WHEREAS, future development within the Fanita Ranch Specific Plan area will occur in a manner consistent with the Guiding Principles of the General Plan Land Use Element, amended to incorporate the development concepts of the Specific Plan; and

WHEREAS, conforming changes to the General Plan, to incorporate the residential development of the Fanita Ranch Specific Plan, will be made as part of the sixth Cycle Housing Element currently under preparation with an anticipated adoption date prior to April 15, 2021; and

WHEREAS, the proposed General Plan Amendments are comprehensively reflected in **Exhibit C** attached hereto; and

WHEREAS, the revised Guiding Principles for the development of the Fanita Ranch site implement goals, objectives and policies of the Santee General Plan, and are shown on **Exhibit D** attached hereto; and

WHEREAS, on September 11, 2020, the Director of Development Services published a notice of public hearing on General Plan Amendment GPA2017-2, and related case files R2017-1, TM2017-3, SP-2017-1, P2017-5, P2020-2, DR2017-4 and AEIS2017-11, to be held on September 23, 2020; and

WHEREAS, on September 23, 2020, the City Council held a duly advertised public hearing on GPA2017-2 and the related case files; and

WHEREAS, the City Council considered the staff report, all recommendations by staff, the Final Revised EIR, the entire record, and all public testimony; and

WHEREAS, The City Council has certified the Final Revised EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Fanita Ranch project. The City Council hereby incorporates by reference, as if fully set forth herein, Resolution 093-2020 certifying the Final Revised EIR and adopting the Findings of Fact, and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Fanita Ranch project.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: The City Council finds that General Plan Amendment GPA2017-2, including proposed text, map revisions and amended Guiding Principles furthers the goals,

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objectives, policies of the General Plan, based upon the following key points, and more fully described in Table 4.10-2 of the Final Revised EIR, incorporated herein by reference:

- A. Promotes smart growth, clustering and sustainability principles to conserve resources, reduce impacts on the environment, and promote active lifestyles (Land Use, Conservation, Trails Elements);
- B. Provides village centers with a mix of land uses including public facilities, open space, residential and commercial uses (Land Use Element);
- C. Encourages a range of housing types and sizes to respond to the City's housing demands, and appeal to a diverse range of incomes and ages (Housing Element);
- D. Implements a comprehensive Fire Protection Plan that results in a fire safe and fire aware community (Safety Element);
- E. Provides a highly connected complete streets system that supports various modes of transportation (Mobility Element);
- F. Provides a public trail system that accommodates a variety of users that connects villages and community amenities, protects sensitive habitat areas and provides linkages to local and regional parks and trails (Trails Element);
- G. Provides a public Community Park, Neighborhood Parks and Mini Parks that satisfy the Parkland Dedication requirements of the General Plan (Recreation Element); and
- H. Establishes a habitat preserve to protect natural biological resources and ensures continued support for sensitive species and their habitats through implementation of a long-term preserve management plan (Conservation Element).
- I. Respects natural views of the site from public vantage points (Community Enhancement Element).
- J. Results in a development that will minimize noise levels through various sound attenuation measures that include walls and landscaping along roads, speed limitations through traffic calming features (Noise Element).

SECTION 2: The Santee City Council further finds that the proposed Fanita Ranch Guiding Principles in the Land Use Element amendment (**Exhibit D**) are consistent with the General Plan as described in Table 4.10-1 of the Final Revised EIR, attached hereto as **Exhibit E**.

SECTION 3: The Santee City Council further finds that the GPA2017-2 is consistent with the "Adjacent Land Use Compatibility Guide" of the Land Use Element because: i) the Fanita Ranch site is bordered by existing Santee residential neighborhoods to the south

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and the unincorporated residential communities of Lakeside and Eucalyptus Hills to the east; ii) Sycamore Canyon County Preserve and Goodan Ranch Regional Park are to the north; and iii) Marine Corps Air Station Miramar and Padre Dam Municipal Water District facilities, including Santee Lakes Recreation Preserve, lie west of the proposed Specific Plan area. These existing uses are buffered by natural open space areas which will be included in a Habitat Preserve ultimately managed in accordance with a Subarea Plan of the region-wide Multiple Species Conservation Program.

SECTION 4: The General Plan Amendment to the Santee General Plan, to establish a Specific Plan land use designation as depicted on **Exhibit B** and as further shown in **Exhibit C**, is hereby approved. The City Clerk is directed to i) add the revised Land Use Map and remove the existing Land Use Map as depicted in **Exhibits A and B** respectively and ii) add the underlined text and remove stricken text as shown in **Exhibit C** to incorporate the Fanita Ranch General Plan Amendment into the Santee General Plan.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23rd day of September, 2020 the following roll call vote to wit:

AYES: HALL, KOVAL, MCNELIS, MINTO

NOES: HOULAHAN

ABSENT: NONE

APPROVED:



JOHN W. MINTO, MAYOR

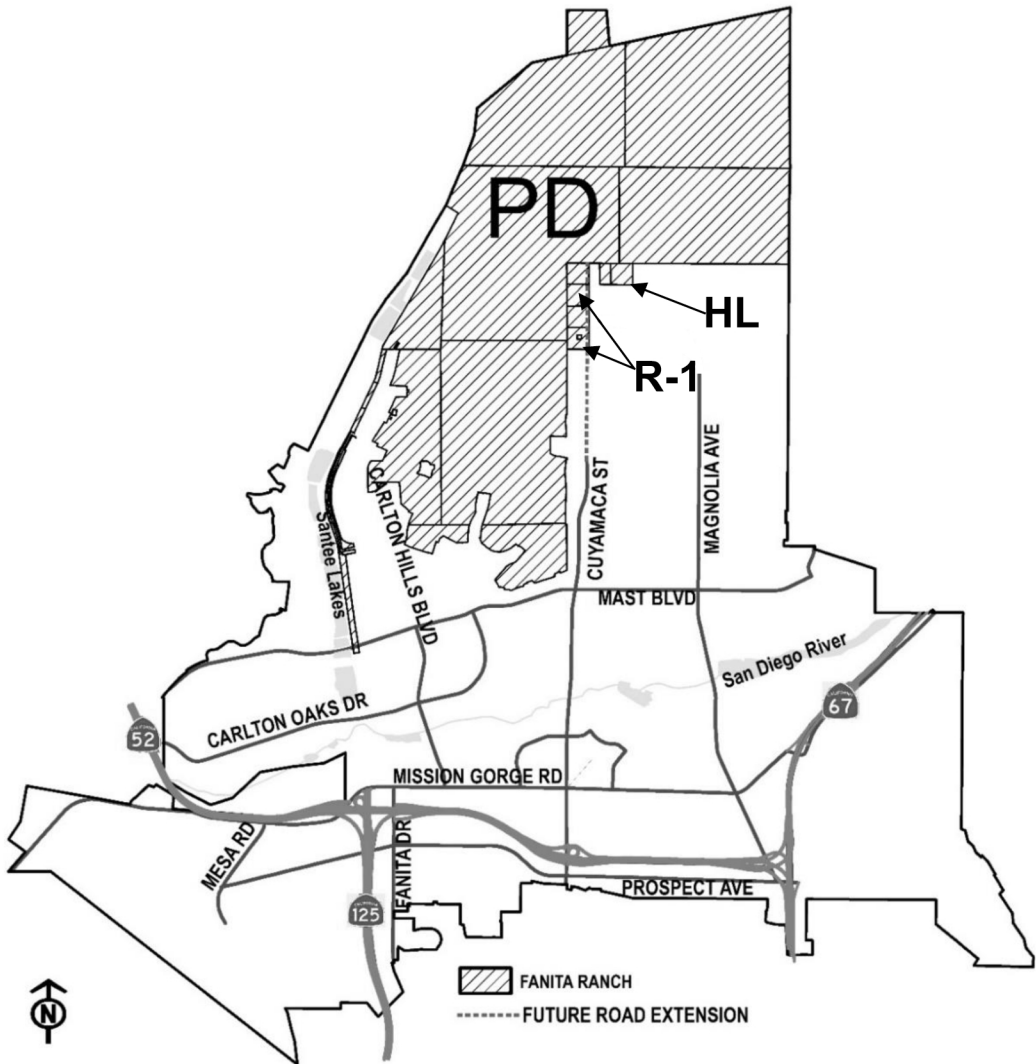
ATTEST:



ANNETTE ORTIZ, CITY CLERK, CMC

- Exhibits
- A: Existing General Plan Land Use Map.
 - B: Proposed General Plan Land Use Map.
 - C. Fanita Ranch General Plan Amendment.
 - D. Revised General Plan Guiding Principles for the development of Fanita Ranch.
 - E. EIR Table 4.10-1: Project Consistency with Proposed Guiding Principles for Fanita Ranch.

Exhibit A: Existing General Plan Land Use Map



GENERAL PLAN DESIGNATION

PD –
Planned
Development

This designation provides for mixed-use development potential including employment parks, commercial, recreational, and various densities of residential development pursuant to a development plan and entitlements being approved by the City Council. This designation is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high-quality development in a manner which may not be possible under standard land use designations and their corresponding zones.

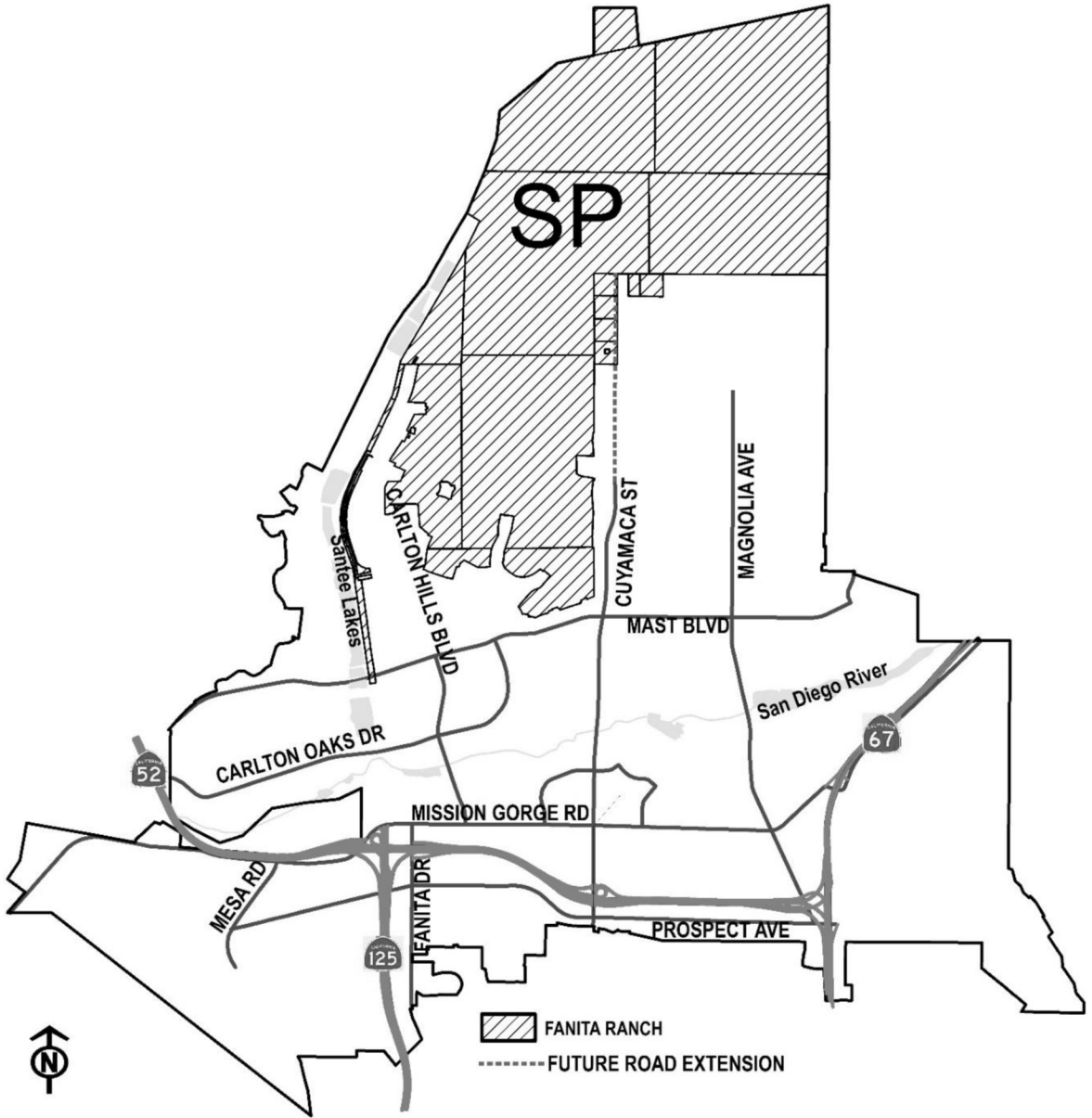
HL –
Hillside/Limited
Residential

This designation is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots, with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services, biological resources and other environmental concerns. This designation has primarily been applied in the steeply sloped extreme southwest and northeast portions of the City.

R-1 –
Low Density
Residential

This designation is intended for residential development characterized by single family homes on one-half acre lots or larger, which are responsive to the natural terrain and minimize grading requirements. This designation has been located in steeply sloped hillside and canyon areas in the southwest, southeast, northeast and north central portions of the City.

Exhibit B: Proposed General Plan Land Use Map



GENERAL PLAN DESIGNATION

SP –
Specific Plan

This designation requires the preparation of a Specific Plan for future development of an area within the City. State law authorizes cities to prepare and adopt specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan (Government Code Section 65450). This designation is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high-quality development. Specific plans shall contain planning policies and regulations, and may combine zoning regulations, capital improvement programs, detailed development regulations, and other regulatory requirements into one document, which are designed to meet the unique needs of a specific area. Specific plans shall provide a fiscal assessment, identification of required public improvements, public improvement and development phasing, financing plans and a development agreement.

EXHIBIT C

FANITA RANCH

GENERAL PLAN AMENDMENT

City of Santee

List of Amendments

The following is a list of the proposed Santee General Plan Amendments by Element:

Chapter 1, Land Use Element. Update:

Figure 1-1 to designate Fanita Ranch as Specific Plan (SP) and add SP to the legend.

Page 1-9, Third and Last Paragraphs to remove outdated information.

Page 1-16, "Fanita Ranch" Section to correct the acreage for the Fanita Ranch Specific Plan Area and to remove references to the term "move up" housing.

Page 1-18, No. 7 to remove outdated information.

Page 1-29 to add the Specific Plan land use designation and to replace "Planned Development" with "Specific Plan" for Fanita Ranch.

Page 1-30 through 1-31a, 8.2, Fanita Ranch to revise the Guiding Principles.

Page 1-40, Table 3 to remove the Fanita Ranch acreage from the "Planned Development" land use designation, add the "Specific Plan" land use designation with the Fanita Ranch acreage, and update the percentages accordingly.

City of Santee Mobility Element, adopted by City Council on October 25, 2017 as an update to Chapter 3, Circulation Element. Update

Page 33, First Paragraph to add "Additional or modified street sections are permitted with an approved Specific Plan." This language allows for specially designed street sections within the Specific Plan Area to address the unique topographic conditions of the site, establish a unique design character, and accommodate emergency evacuation and emergency vehicle access.

Page 34, Second Bullet to replace "Princess Joann Road" with "Chaparral Drive, and add a new bullet: "Fanita Parkway, between Ganley Road and Lake Canyon".

Page 35, Forth Bullet to delete "Cuyamaca Street, between northern terminus and Princess Joann Road" from the list of Collector Roads with Two-way Left Turn Lane.

Page 38, to add a new bullet: "Cuyamaca Street, between north terminus and Chaparral Drive" and revise the third bullet to read: "Fanita Parkway, between northern terminus and Lake Canyon".

Figure 7-1: *Buildout Roadway Classifications* to reflect revisions to the text.

Figure 7-2: *Planned Bicycle Network* to reflect revisions to the text.

Chapter 4, Recreation Element. Update:

Page 4-10, *Third Paragraph* to remove reference to the community park at Carlton Hills Boulevard.

Page 4-10, *Fifth Paragraph* to reflect proposed uses for this site including a designated school site and community park.

Chapter 5, Trails Element. Update:

Figure 5-1: *Trails Plan* to add a planned bike path on Cuyamaca Street north of Chaparral Drive and revise the proposed planned bike path alignment on Fanita Parkway.

Page 5-17, *Fanita Ranch paragraph* to remove outdated information and refer to the Specific Plan and the MSCP Subarea Plan.

Chapter 6, Conservation Element. Update:

Page 6-11 to correct the acreage of Fanita Ranch to "2,638".

Chapter 8, Safety Element. Update:

Figure 8-1 to add future fire station and future water tanks within Fanita Ranch.

Chapter 9, Community Enhancement Element. Update:

Page 9-19, "*Landforms and Views*" to minimize landform alterations in areas where known sensitive resources occur.

Page 9-26 to add new policy 17.3 that allows the City to consider special grading standards in hillsides that promote compact development, focuses on landform grading in slopes that are visible from public rights-of-way, and permits efficient grading techniques in less visible areas of development.

FANITA RANCH
GENERAL PLAN AMENDMENT
Updated General Plan Pages
City of Santee

August 2020

LAND USE ELEMENT



Commercial Land Use - A preliminary market analysis of existing and potential commercial, office and industrial development in the City of Santee was undertaken as part of an update to the General Plan. The report, City of Santee General Plan Update Market Analysis, appears in its entirety in the Technical Appendices to the General Plan Environmental Impact Report.



The study concluded that the City continues to export a significant amount of retail sales to other communities, particularly in the convenience goods, eating and drinking establishments and auto dealers and auto supply categories. The recent

completion of the Trolley Square commercial center at 425,000 square feet of space, is expected to fulfill much of this need. The study also found that the City is a significant importer of revenues in the home improvement and general merchandising categories.

Another of the study's findings was that the development of the Fanita Ranch ~~is critical to will benefit~~ the City's financial future as it would generate ~~an estimated \$39 million dollars (2000 dollars) in additional~~ retail sales, ~~with an estimated 30 million dollars staying in the City~~, and would provide a significant stock of ~~new and~~ higher end housing which would be beneficial in the City's efforts to attract higher end firms and employers.

Office Land Use - Office development in Santee has not been significant historically, however, interest in East County and Santee in particular has grown in recent years. Existing office development in the City encompasses about 200,000 square feet, located at various sites along Mission Gorge Road and Cuyamaca Street. With the City's desire to focus future office development in the Town Center and Fanita Ranch areas, existing office designated properties were evaluated in the update process to determine if alternative land use designations were appropriate.

The market analysis prepared for the General Plan Update concluded the Town Center was an excellent location for the City's future office and Research and Development type development due to its excellent regional location, easy freeway access, good inventory of available land, and availability of restaurants and other amenities in close proximity.

In August of 2000, the City Council adopted an Office Park Overlay, which covers an approximately 110-acre area in the City's Town Center, on the south side of the San Diego River. The following year the City, in conjunction with the County of San Diego, a developer was selected to develop this area in accordance with a master plan for a comprehensive office-park development including office, residential and ancillary commercial uses. In 2001, the San Diego Economic Development Commission released a report that identified the City's Fanita Ranch and Town Center areas as two of the best locations for future office ~~park development uses~~ in San Diego County. The first phase of that project occurred with the breaking of ground for the new Hartford Insurance building in the summer of 2002.





LAND USE ELEMENT

To address these concerns the City adopted the Town Center Specific Plan in October of 1986 to guide the development of the Town Center area. The plan envisions a comprehensively planned, mixed use development of commercial, office, residential, recreational and open space uses over 706 acres in the center of the City. Since the plan was adopted, almost one million square feet of retail and office uses have been developed, along with over 400 residential units. In addition, the multiple-award winning Santee Multi-modal transit station has been completed along with over four miles of pedestrian paths providing alternative transportation modes linking land uses within the Town Center.

A successful revegetation of a portion of the San Diego River has been completed and the area has been occupied by the Least Bell's Vireo, an endangered riparian songbird. Construction is underway on the City's 55-acre Town Center Community Park on the north side of the river and a Master Plan is underway for development of a 100-plus acre office park and mixed-use development on the south side of the river.

In 2000, the City Council adopted an Office Park Overlay over approximately 110 acres in Town Center, south of the river. The intent of the overlay is to encourage the development of a high technology business campus that can take advantage of the proximity to freeways and the multi-modal transit station. The master plan for this area will also include a higher density residential component that will allow employees of the business park to live near work, one of the basic principles of Smart Growth.

Fanita Ranch - ~~The 2,589-acre~~ Fanita Ranch exhibits varied topography, scenic resources, and significant vegetation and habitats. With 2,638 acres of land, it is the largest single ownership area in the City and represents an area of tremendous development potential. Potential natural hazards related to slope stability and geologic resources also exist within this area.



According to the market analysis prepared for the General Plan Update, the development of the Fanita Ranch will have a significant positive economic impact on the rest of the City, through the increased property taxes, and the sales taxes generated by increased sales at local businesses. The Ranch also is the only remaining area in the

City where significant numbers of move-up-new housing can be built. A good supply of move-up-new housing is not only needed to provide opportunities for existing residents, but is also a factor in attracting high technology and office users to the City's planned office and technology parks.





LAND USE ELEMENT

3. Regionally there is a shortage of development sites in the established office and industrial markets. The City's Town Center represents is an excellent location for significant



businesspark development for office and Research and Development firms due the excellent regional access via SR52 and the San Diego Trolley, a good inventory of available land of significant size and adjacent amenities such as restaurants and retail shops.

4. The City is ~~a~~-exporting a significant share of retail sales to stores outside the City. Specific areas of weakness are auto sales and supplies, convenience goods and eating and drinking establishments. The City is a net importer of sales in the general merchandising and home improvement categories.

5. Significant improvement in sales and local capture can result with the completion of the SR52 freeway.

6. With the completion of currently approved projects such as the Trolley Square, the City can support approximately 25 acres of additional retail development and a significant level of office/industrial development through the year 2015.

7. The development of the Fanita Ranch is critical to the City's economic future by providing ~~an estimated \$30 million dollars in local retail sales, as well as providing the high-end mix of new housing stock needed to attract high-end office and R and D firms-commercial and industrial employment opportunities~~ to the City.

6.0 Goal

Promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses that will create and maintain a high quality environment.

7.0 Objectives and Policies

Objective 1.0 Continue implementation of the Town Center Specific Plan which provides for retail commercial, office, recreational and other appropriate uses to establish a focal point for the City.

Policy 1.1 The City shall encourage the continued use of public/private partnerships in the development and implementation of the Town Center Specific Plan.

Policy 1.2 The City shall incorporate residential development into any master plan for the Edgemoor property on the south side of the San Diego River to take advantage of the proximity of the multi-modal transit station.





development in a manner which may not be possible under standard land use designations and their corresponding zones.

While the PD designation does not, in itself, limit the extent or mix of development to occur, other provisions within the General Plan may do so for particular properties. All development which takes places pursuant to the Planned Development designation shall be consistent with the General Plan.

SP – Specific Plan

This designation requires the preparation of a Specific Plan for future development of an area within the City. California State law authorizes cities to prepare and adopt specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan (Government Code Section 65450). This designation is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high-quality development. Specific plans shall contain planning policies and regulations, and may combine zoning regulations, capital improvement programs, detailed development regulations, and other regulatory requirements into one document, which are designed to meet the unique needs of a specific area. Specific plans shall provide a fiscal assessment, identification of required public improvements, public improvement and development phasing and financing plans and a development agreement.

TC – Town Center

This designation is intended to provide the City with a mixed-use activity center which is oriented towards and enhances the San Diego River. This designation shall be developed in accordance with the Town Center Specific Plan including community commercial, civic, park/open space and residential uses. The intent of the Specific Plan is to provide the City with detailed land uses and appropriate development regulations that are consistent with the General Plan.

8.2 Areas for Special Study

The following development guidelines for the Fanita Ranch Specific Plan, Rattlesnake Mountain Planned Development (PD), and Carlton Oaks Planned Development (PD) designations on the Land Use Plan provide a framework to assure that these unique and significant areas will be developed and preserved with:

1. Standards of quality for community appearance and function;
2. Compatibility of development of land and structures that ensures public health, safety and welfare; and
3. Policies that minimize grading, preserve significant biological resources, preserve ridgelines and view corridors, and provide for recreational amenities.





LAND USE ELEMENT

Fanita Ranch - The Fanita Ranch ~~planned development~~Specific Plan will be developed in a manner consistent with the Guiding Principles described below:

1. The ~~Planned Development~~Specific Plan ~~may~~should include a comprehensively planned, high architectural quality ~~business or office park, mixed-use Village Center that allows for housing, retail, office and service uses. The business or office park shall include such uses as research and development, high technology uses, medical complex, executive headquarters or other similar office or business uses.~~
2. The ~~Planned Development~~Specific Plan shall ~~include~~provide a community-~~focused Village Center (Fanita Center) which that~~ includes provisions for public parks, residential, office, commercial development and institutional uses such as schools, fire station, ~~branch library or;~~ branch post office, and other civic and community uses.
3. The plan shall allow for a diversified ~~contain a mix of housing~~ types and sizes, on lot sizes distributed as follows:
 - 6,000 sq. ft. lots — 20 percent of total lots
 - 10,000 sq. ft. lots — 20 percent of total lots
 - 20,000 sq. ft. lots — 60 percent of total lots or greater
4. The Land Use Plan, ~~Administrative-Mobility Plan, Circulation Plan,~~ Trails and Open Space Plan, and Illustrative Site Plan shall be sensitive to the preservation of natural open space and the preservation of existing natural major land forms and sensitive habitat areas by clustering development to minimize the development footprint and by establishing. ~~The purpose of this requirement is to protect the major ridgeline and viewshed amenities, to minimize erosion, provide for public safety, protect natural resources and to establish site specific design standards which provide for development in harmony with the environment. The planned development will utilize contour grading techniques which are consistent with these objectives while providing opportunities for creative product design.~~
5. ~~Other than within the northeastern sector of the site, the General Plan guidelines for hillside development should be used as the basis of the planned development's conceptual grading. Consideration may be given to permit grading of isolated steep slopes or along transition edges of steep slopes. Mass terracing should be avoided in favor of individual pad grading, wherever possible. The Specific Plan shall permit grading of steep slopes to minimize the development footprint. The plan should include site specific design standards that are sensitive to transitional edges between steep slopes and natural topography where feasible, particularly at the edges of the development area and along slopes visible from the public rights-of-way.~~
6. The ~~plan~~Specific Plan shall incorporate smart growth, clustering, and sustainability principles, as practicable, to preserve open space, minimize the consumption of natural resources, conserve water and energy, and promote walkable development.~~may consider~~



LAND USE ELEMENT



~~alternative residential design and grading requirements which are sensitive to the existing topography and out of the City's viewshed.~~

~~7. A southern portion of Fanita Ranch, primarily southerly of the SDG&E power line, shall be identified as a regional park and contain no less than 400 acres.~~

~~8.7. The Planned Development Specific Plan should, subject to population demand, contain mini-parks, neighborhood parks, and two a community parks as required by the recommendations of the Recreation Element of the General Plan. Dedication of a Sports Park, (accessed by Carlton Hills Boulevard), to the City of Santee will fulfill the requirements of one community park.~~

~~9.8. The plan shall contain a small working farm that demonstrates the use of permaculture techniques, championship level, minimum 6,800 yard, par 70-75, 18-hole golf course, including support facilities. A hotel/conference complex shall be included in conjunction with the golf course facility. An alternative plan may also be designated which, in lieu of a golf course and hotel/conference facility, includes a recreational facility based around a man-made lake, using non-reclaimed water, and which is approximately 200 acres in area.~~

~~10.9. The Planned Development Specific Plan shall include the extension of Fanita Parkway along the western boundary of the property.~~

~~11.10. The Planned Development Specific Plan shall include the extension of Cuyamaca Street into the site, ultimately connecting with Fanita Parkway consistent with the General Plan.~~

~~12. Additional circulation facilities for the planned development areas shall be considered. The traffic and phasing analysis shall specifically address the following elements:~~

~~a. Extension of Magnolia Avenue north and west to connect with Cuyamaca Street extension.~~

~~b. The provision of a connecting road between the project and State Route 67.~~

~~c. The extension of Carlton Hills Boulevard from its present terminus northward through the site to the developed area.~~

~~d. The participation in and extension of Mast Boulevard east and/or west to connect with State Highways 67 or 52 and Mission Gorge Road.~~

~~e. A four-lane surface street (Fanita Parkway) along the western boundary.~~

~~13.11. The Planned Development Specific Plan shall include a Comprehensive Trails Element comprehensive system of trails designed as part of the overall Mobility Plan. Trails shall link with the proposed trails outside the Fanita Ranch, which is consistent~~





LAND USE ELEMENT

with the objectives and standards set forth within the City's adopted Trails Element to the General Plan. Access to Sycamore ~~Park~~ Canyon County Preserve shall be provided to Santee residents. Trail access shall be subject to the Natural Community Conservation Planning (NCCP) design guidelines and standards.

~~14. The Planned Development shall include a Comprehensive Implementation Element, which shall consist of:~~

- ~~1) A cost revenue assessment.~~
- ~~2) Identification of required public improvements.~~
- ~~3) A phasing plan for the public improvements and land use.~~
- ~~4) A financing plan for the public improvements.~~
- ~~5) A Development Agreement.~~

~~Regarding phasing, all public improvements and land uses shall be phased according to detailed phasing plan as mentioned above (14.3). Public improvements shall be constructed prior to or simultaneously with their projected need. The plan shall contain performance standards or other measurements for determining the timing for all public improvements. Performance standards may include any appropriate means of measurement to determine when a given public improvement is deemed necessary by the City. Private land uses shall be phased to insure that land uses deemed desirable by the City (i.e. golf courses, estate units, executive units, etc.) will be included within the earliest phases of the Fanita Ranch.~~

~~15.12.~~ The Fanita Ranch area shall not be subdivided ~~(except for the Sports Park property)~~ until a Planned Development Specific Plan is adopted by the City of Santee.

~~16.13.~~ To ensure that proposed development is appropriate ~~for a given, site,~~ the Planned Development the Specific Plan shall contain schematic or illustrative development plans which show prototype-prototypical circulation systems, all proposed land uses, and potential residential product types ~~for each area designated by residential development.~~



Parkway	Median	4 lanes	15,000	21,000	30,000	35,000	40,000
	w/ TWLTL	2 lanes w/ TWLTL	5,000	7,000	10,000	13,000	15,000
	-	2 lanes	4,000	5,500	7,500	9,000	10,000
Collector	w/ TWLTL	2 lanes w/ TWLTL	5,000	7,000	10,000	13,000	15,000
	Industrial Collector	2 lanes	2,500	3,500	5,000	6,500	8,000
	Residential Collector	2 lanes	2,500	3,500	5,000	6,500	8,000
Non-Circulation Element							
Industrial Local		2 lanes	-	-	2,200*	-	-
Residential Local		2 lanes	-	-	2,200*	-	-
Cul-De-Sac Street		2 lanes	-	-	300*	-	-
Hillside Street		2 lanes	-	-	700*	-	-

Notes:

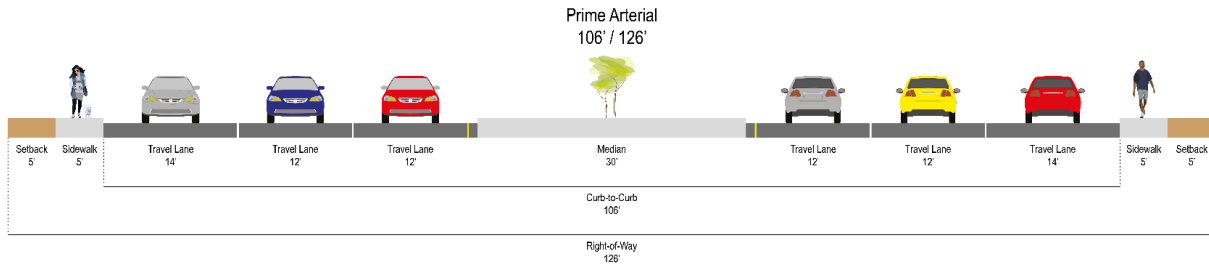
TWLTL = Two-way left-turn lane.

*represents design capacity of non-CE road. LOS does not apply to non-CE roads.

The following cross-sections display the typical sections (features, dimensions, etc.) for each classification. Cross-sections are intended to demonstrate general feasibility of proposed network buildout, however, actual improvements will require additional engineering studies and design work and shall be to the satisfaction of the City Engineer. [Additional or modified street sections are permitted with an approved Specific Plan.](#)

Prime Arterial

Prime Arterial are six lanes or larger divided roadways with raised, landscaped medians to control turning movements that cross other arterials at grade with signalized intersections. Prime Arterials also have an increased landscaped parkway width between the right-of-way and curb.



Notes:

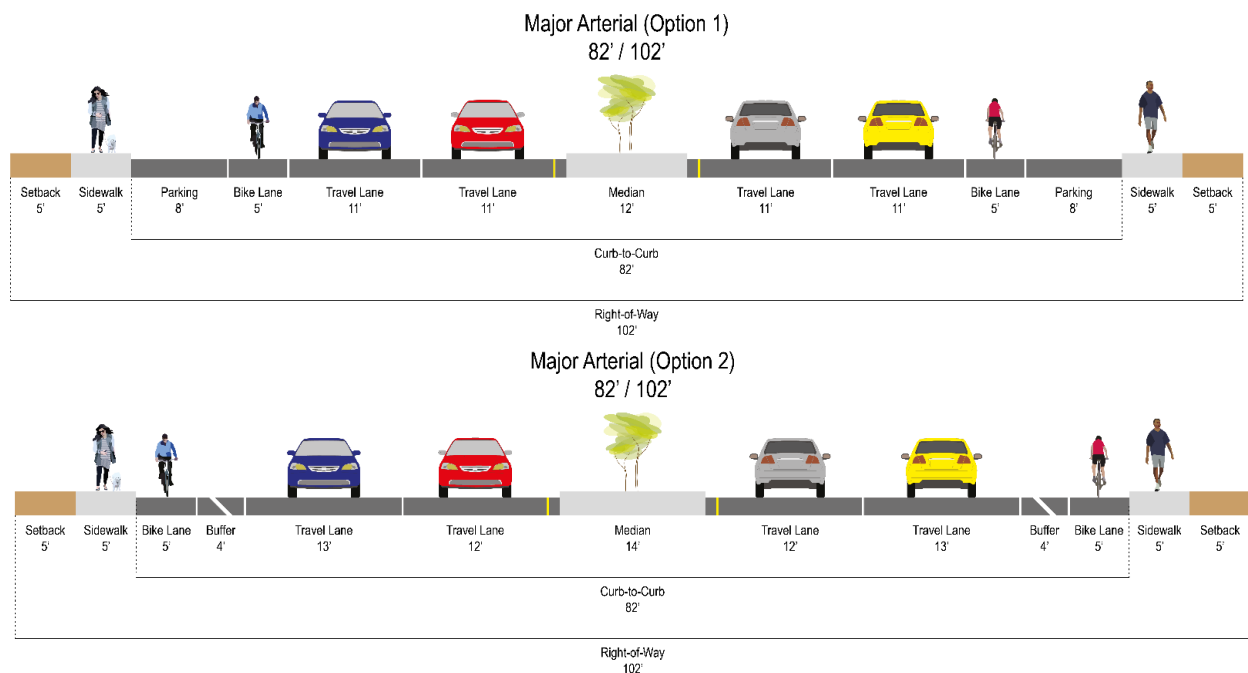
1. Class II bike lanes currently exist along Mission Gorge Road, between SR-52 Ramps and Fanita Drive, and these bike lanes will remain under the Preferred Plan.
2. Parkway (for non-contiguous sidewalks) and/or wider sidewalks may be required where necessary on Prime Arterial facilities.
3. Town Center Specific Plan or Mission Gorge Road Design Standards apply where applicable.

The following Mobility Element roadways have been designated as Prime Arterials.

- Cuyamaca Street, between Town Center Parkway and Prospect Avenue;
- Magnolia Avenue, between Mission Gorge Road and Prospect Avenue; and
- Mission Gorge Road, between SR-52 and Riverview Parkway.

Major Arterial

Major Arterials are four to six lane divided roadways with landscaped raised medians to control turning movements and that cross other arterials at grade with signalized intersections.



Note:

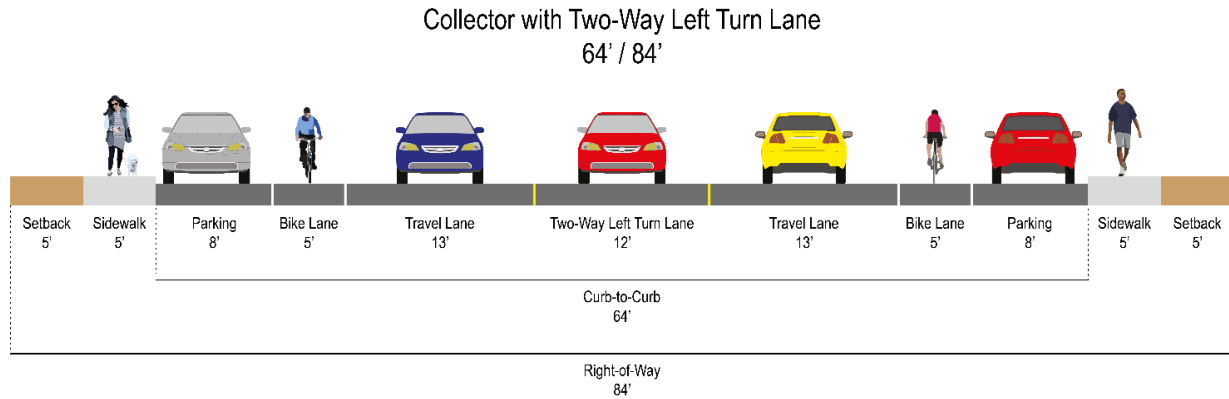
1. *Parkways (for non-contiguous sidewalks) and/or wider sidewalks may be required where necessary on Major Arterial facilities.*

The following Mobility Element roadways have been designated as Major Arterials.

- Carlton Hills Boulevard, between Lake Canyon Road and Mission Gorge Road;
- Cuyamaca Street, between ~~Princess Joann Road~~ [Chaparral Drive](#) and Town Center Parkway;
- Cuyamaca Street, between Prospect Avenue and southern city limits;
- Fanita Drive, between Mission Gorge Road and Prospect Avenue;
- [Fanita Parkway, between Ganley Road and Lake Canyon Road;](#)
- Magnolia Avenue, between Princess Joann Road and Mission Gorge Road;
- Magnolia Avenue, between Prospect Avenue and southern city limits;
- Mast Boulevard, between SR-52 and Magnolia Avenue;
- Mast Boulevard, between Magnolia Avenue and eastern city limits (with Mast Boulevard extension option)
- Mission Gorge Road, between western City limits and SR-52;
- Mission Gorge Road, between Riverview Parkway and Magnolia Avenue;
- Woodside Avenue, between Magnolia Avenue and SR-67.

Collector Road with Two-Way Left Turn Lane (TWLTL)

Collectors are feeder or connector roadways that complement the arterial network, but are of lesser capacity, with two or four lanes and striped turning lanes. Collectors typically have signalized or “Stop” sign control at intersections with other circulation element streets.



The following Mobility Element roadways have been designated as Collector Roads with Two-Way Left Turn Lane:

- Carlton Hills Boulevard, between Swanton Drive and Lake Canyon Road;
- Carlton Oaks Drive, between West Hills Parkway and Stoyer Drive;
- Cottonwood Avenue, between Park Avenue and Prospect Avenue;
- ~~Cuyamaca Street, between northern terminus and Princess Joann Road;~~
- El Nopal, between Magnolia Avenue and eastern city limits;
- Fanita Drive, between Prospect Avenue and southern city limits;
- Graves Avenue, between Prospect Avenue and southern city limits;
- Halberns Boulevard, between Lake Canyon Road and Stoyer Drive;
- Mast Boulevard, between Magnolia Avenue and Los Ranchitos Road (with no Mast Boulevard extension option);
- Mesa Road, between Mission Gorge Road and Prospect Avenue;
- Olive Lane, between Mission Gorge Road and Prospect Avenue;
- Prospect Avenue, between Mesa Road and Magnolia Avenue;
- N. Woodside Avenue, between Woodside Avenue and eastern city limits;
- S. Woodside Avenue, between Woodside Avenue and eastern city limits.

-
- Rancho Fanita Drive, between Mission Gorge Road and Big Rock Road;
 - Riverpark Drive, between Willow Pond Road and Cuyamaca Street;
 - Riverwalk Drive, between Cuyamaca Street and Park Center Drive;
 - Rumson Drive, between western terminus and Pebble Beach Drive;
 - Settle Road, between Ganley Road and Lake Canyon Road;
 - Shadow Hill Road, between S. Woodside Avenue and Ruocco Drive;
 - Strathmore Drive, between northern terminus and Settle Road;
 - South Slope Drive, between Prospect Avenue and Mesa Heights Road;
 - Stoyer Drive, between Carlton Hills Boulevard and Carlton Oaks Drive;
 - Summit Avenue between Magnolia Avenue and Princess Joann Road;
 - Timberlane Way, between Woodglen Vista and Beck Drive;
 - Tyler Street, between northern terminus and southern terminus;
 - Wethersfield Road, between Rumson Drive and Inverness Road;
 - Willow Pond Road, between Carlton Oaks Drive and Mission Creek Drive; and
 - Woodglen Vista Road, between Cuyamaca Street and Magnolia Avenue.

Parkway

Parkway are roadways requiring unique design applications where standard designs cannot be utilized because of steep terrain, right-of-way constraints, special development needs and/or other special conditions. Due to significant variation among parkway cross-sections, a typical cross-section is not provided. The following Mobility Element roadways have been designated as Parkway:

- [Cuyamaca Street, between northern terminus and Chaparral Drive;](#)
- Cottonwood Avenue*, between Street “A” and Riverview Parkway;
- Fanita Parkway*, between northern terminus and [Mast Boulevard;](#) [Lake Canyon Road;](#)
- Magnolia Avenue*, between Cuyamaca Street and Princess Joann Road;
- Park Center Drive, between Mast Boulevard and Street “A”;
- Riverview Parkway, between Mission Gorge Road and Magnolia Avenue;
- Street “A”*, between Park Center Drive and Magnolia Avenue;
- Town Center Parkway*, between Mission Gorge Road and Riverview Parkway.

* The Mobility Element identifies general and approximate locations for future routes to be dedicated and constructed pursuant to development. Precise alignment and design of these routes will require in depth study at the time that future development occurs.

Multi-Modal Corridors

To support AB 1358 (the Complete Streets Act) and create a vibrant town center, a system of multi-modal corridors was developed in the town center area with mixed land uses and a regionally significant transit center to encourage walking, biking and riding transit. The following roadway segments were designated to be Multi-Modal Corridors since they provides connectivity between the town center / transit center and the surrounding residential land uses:

- Prospect Avenue, between Olive Lane and Magnolia Avenue;



RECREATION ELEMENT

development in the East Elliot area of the City of San Diego could place a demand on City park facilities in this area of the City.

Recreational facilities in this quadrant include the Santee Lakes Regional Park, Mast Park, West Hills Park, Carlton Hills Golf Course, West Hills High School and three elementary school playgrounds. This quadrant of the City is also adjacent to, and served by, existing and planned recreational opportunities and facilities in Mission Trails Regional Park.

The completion of the Mast Boulevard bridge extension and the recent approval of a new pedestrian access into the Santee Lakes on the east side of the bridge has given residents in this area easier access to recreational facilities at the lakes and in the rest of the City.

This area will also be close to planned park facilities in the Fanita Ranch area, ~~particularly the planned community park which will be located at the northern end of Carlton Hills Blvd.~~ This area will also benefit from establishment of a trails system in the Fanita Ranch and connections to regional trail systems linking Mission Trails with Goodan Ranch and the Sycamore Canyon Open Space Preserve.

Northeast Quadrant - The area north of Mission Gorge Road and east of Cuyamaca Street contains a good amount of recreational acreage. Included are Woodglen Vista Park, Town Center Community Park (under construction) and elementary and high school facilities.



The Parks and Recreation Facilities Master Plan identifies a need for additional passive and active recreational facilities in this quadrant. As is the case with the northwest quadrant, this area of the City will also benefit from future park facilities in the Fanita Ranch. This quadrant will also have access to planned trails, [a designated school site,](#) [and a new Community Park](#) in the Fanita Ranch and within the City's planned Multiple Species Conservation Program Subarea Plan.

Southwest Quadrant - The southwest quadrant of the City, south of Mission Gorge Road and west of Cuyamaca Street, contains a large amount of regional park acreage (Mission Trails Regional Park) but limited local public parkland acreage and facilities. Big Rock Park, the Renzulli school site (with softball facilities) and two elementary school playgrounds comprise the existing recreational facilities. Another potential recreational area exists along Forester Creek. A trail linking with the San Diego River and a bicycle rest stop are being included in the design of the future flood control improvements planned for the creek.

The City's Parks and Recreation Facilities Master Plan concludes that additional active recreational facilities may be needed in the future to serve this area.





Other Areas

Town Center Specific Plan Area - The Town Center Specific Plan was adopted in 1986 and contains extensive trail systems for bicycle, pedestrian and equestrian users. Except for routes along the San Diego River, Cuyamaca Street and Cottonwood Avenue, no trails are proposed in this Element for the Town Center area. This area is master planned through the Town Center Specific Plan, which contains a comprehensive trail system which links destinations within the Town Center area as well as connecting to the planned trail network in the rest of the City.



Multiple Species Conservation Program Subarea Plan area - Once adopted, this planned preserve area will cover one-quarter of the City, including areas within the Fanita Ranch, along the San Diego River and other areas discussed separately in this Element. The majority of the land within the City’s preserve plan is under private ownership and is not currently accessible to City residents. The preserve will be established incrementally and presents an opportunity to provide access to an extensive system of existing unimproved trails. While some of the trail system in the preserve, such as the portion within the Fanita Ranch, will be planned as part of development, much of the remaining system will be established as preserve lands are acquired. The City should place a priority on using existing trail alignments in the preserve to minimize impacts to existing landforms and habitat. Establishment of a trail system in the preserve will be consistent with the City’s Multiple Species Conservation Program Subarea Plan and Implementing Agreement.



Fanita Ranch - ~~The~~ Fanita Ranch will contain an extensive trail system. ~~Except for a route along Cuyamaca Street, no trails are proposed in this Element for Fanita Ranch, although future connections to trails within the Ranch are established. This area will be master planned and it is intended that when t~~The Specific Plan for Fanita Ranch, in conjunction with the Multiple Species Conservation Program, will establish a plan is adopted it will contain its own trail system plan that will

integrate with planned trails in ~~the rest~~other parts of the City. ~~The Trails Element may be amended at the time of master plan adoption to reflect the added trails within Fanita Ranch. Provision of a trails system is one of the “Essential Elements” for the Fanita Ranch discussed in the Land Use Element.~~



CONSERVATION ELEMENT



riparian vegetation. The channel has been improved as a fully naturalized earthen channel between Mast Park and Cuyamaca Street and ongoing sand mining occurs in the stretch east of Magnolia Avenue.

Riparian/wetland communities are considered to be significant wildlife habitat, particularly for bird species including the Least Bell's Vireo. This resource is declining rapidly in San Diego County and should be protected and enhanced in order to preserve the diverse native wildlife that it supports. There are over 300 acres of wetland vegetation communities in the City, concentrated primarily along the San Diego River and Sycamore Creek. Very little riparian vegetation remains along Forester Creek, although restoration and habitat enhancement are planned as part of the City's Forester Creek Improvement Project. Freshwater aquatic vegetation is found around man-made ponds in Sycamore Canyon (Santee Lakes) and the San Diego River bed. This freshwater habitat is considered valuable to wildlife particularly in combination with streamside woodlands.

There are several areas within the City of Santee that remain relatively undisturbed by urban development and contain adequate resources to support "high interest" floral or fauna species. These areas are depicted in Figure 6-3, and described below.



San Diego River - This corridor bisects the City from east to west, containing approximately 1,000 acres of natural and disturbed habitat. This corridor also functions as an important continuous wildlife corridor through the City. Tributaries to the San Diego River (e.g., Sycamore and Forester Creek) are important complements to this habitat, although habitat value in Forester Creek is somewhat degraded. Sand extraction in the central and eastern portion of the San Diego River has both disturbed (through mining) and enhanced (through ponding) valuable aquatic habitats.

Sycamore Canyon - This drainage is the most biologically significant tributary to the San Diego River within the City of Santee. The man-made Santee Lakes and water treatment ponds along Sycamore Creek, which parallel the northwestern City boundary, provide important aquatic and woodland habitat for a variety of wildlife similar to the San Diego River. Santee Recreational Lakes are considered one of the more popular areas for bird watching in San Diego County. The adjacent woodland drainages and brush cover slopes also are identified as excellent wildlife habitat.

Fanita Ranch - This area occupies [2,5892,638](#) acres of the northern quadrant of the City, including portions of Sycamore Canyon. The property contains a diverse mix of vegetation communities including coastal sage scrub, chaparral, vernal pools, freshwater marsh, riparian woodland, and native and non-native grasslands. Sensitive species known to occur on the site include the California gnatcatcher, Cooper's hawk, San Diego horned lizard,



COMMUNITY ENHANCEMENT ELEMENT



Open space in the presently undeveloped hillside areas should be strategically maintained for hazard avoidance, maintenance of views and resource protection. Site plans and structure designs proposed for existing undeveloped hillside areas should be sensitive to these open space functions and incorporate open space uses as part of the development proposal.

Landforms and Views - Topographic features should be respected and alteration of landforms kept to a minimum except where public safety concerns are overriding ~~and remedial landform alterations are required~~. Where sensitive resources are known to exist, landform alteration shall be minimized to the maximum extent feasible. In this regard, proper siting of land uses in terms of their grading, access and site planning requirements is critical to the success of maintaining topographic resources. Rock outcrops or other unique physical features add points of interest and unique design opportunities. As such, they too should be considered for integration into development proposals as focal points or as part of natural open space systems.

Maintenance of high quality views should be considered in the siting and design features of hillside projects and strategic location of open space. Development within the urban area must frame and enhance view opportunities and not block or create significant negative visual impacts on existing community-level viewsheds.

Surface Water

San Diego River Corridor - The San Diego River corridor provides a major focus for community design within Santee and it should be properly utilized to define an overall theme, character and design strategy for the City. Emphasis should be placed on maintaining and enhancing the existing scenic and environmental resources of the river corridor.

New development along the river corridor should utilize the design elements this natural system presents. Introduction of water elements, greenbelts, view orientation to the river and passive water uses that complement the river system should be included in design proposals to create a varied but consistent theme and character for river corridor development. The ongoing implementation of the Santee River Park Plan must balance the need to maintain the integrity of the natural systems with other community needs.

Sycamore Creek/Santee Lakes Regional Park - The Sycamore Creek/Santee Recreational Lakes corridor supports a wide range of recreational uses, preserves significant habitat, vegetation and open space and provides high quality views. Maintenance of these functions needs to be an integral part of community design strategies. Furthermore, strengthening of its linkage to the San Diego River System should be considered as part of a citywide strategy to enhance water features.

Forester Creek - Forester Creek should play a major role in the development of a contiguous water element system throughout the City. The improvement of Forester Creek should be a model of urban stream restoration, balancing the need for flood control with habitat creation, enhancement of water quality and community recreational needs.





COMMUNITY ENHANCEMENT ELEMENT

Policy 16.4 The City shall respect the natural stream processes of the San Diego River and its tributaries and ensure that flood control improvements along existing watercourses/channels avoid concrete channelization whenever possible and retain the natural character of the corridor through planting or preservation of native vegetation.

Policy 16.5: The City shall integrate habitat enhancement with recreation opportunities along the San Diego River and its tributaries wherever feasible and practical in meeting recreation and conservation needs.

Objective 17.0 Balance development with natural resource protection needs.

Policy 17.1 The City should provide for the preservation of significant habitat and vegetation in strategic locations along watercourses and in undeveloped hillside areas.

Policy 17.2 The City should promote the incorporation of unique and significant natural resource features (vegetation, habitat, rock outcrops) into development plans.

Policy 17.3 [The City will consider special grading standards for master planned communities in hillsides that promote a compact development footprint. Such grading standards shall focus on the edges of the development area and along slopes which are visible from public rights-of-way while allowing for more efficient grading methods within the less visible areas of the development.](#)

8.0 Implementation

8.1 Human Relations

The City shall work with a Human Relations Board, or similar committee or board to develop an on-going strategic plan that strengthens collaborative relationships with other organizations and could include the implementation of programs throughout the community that target youth and the disadvantaged, the development of a crisis intervention program, and the distribution of informational materials.

8.2 Man-made Features

Housing

Architecture

- Vary heights of residential buildings when more than one story to include both one and two story elements.
 - Maximize design features which reflect an indoor/outdoor relationship, taking advantage of the conducive climate.
 - Ensure architectural mass and form is compatible with adjacent structures and maintenance of views.
-



**Exhibit D: Revised General Plan Guiding Principles
for the development of Fanita Ranch.**

Guiding Principle 1: The Specific Plan should include a comprehensively planned, high architectural quality, mixed-use Village Center that allows for housing, retail, office and services uses.
Guiding Principle 2: The Specific Plan shall provide a community-focused Village Center that includes provisions for public parks, residential, office, commercial development and institutional uses such as schools, fire station, branch post office, and other civic and community uses.
Guiding Principle 3: The plan shall allow for a diversified mix of housing types and sizes.
Guiding Principle 4: The Land Use Plan, Mobility Plan, Trails and Open Space Plan, and Illustrative Site Plan shall be sensitive to the preservation of natural land forms and sensitive habitat areas by clustering development to minimize the development footprint and by establishing site specific design standards which provide for development in harmony with the environment.
Guiding Principle 5: The Specific Plan shall permit grading of steep slopes to minimize the development footprint. The plan should include site specific design standards that are sensitive to transitional edges between steep slopes and natural topography where feasible, particularly at the edges of the development area and along slopes visible from the public rights-of-way.
Guiding Principle 6: The Specific Plan shall incorporate smart growth, clustering, and sustainability principles, as practicable, to preserve open space, minimize the consumption of natural resources, conserve water and energy, and promote walkable development.
Guiding Principle 7: The Specific Plan should contain mini-parks, neighborhood parks, and a community park as required by the recommendations of the Recreation Element of the General Plan.
Guiding Principle 8: The plan shall contain a small working farm that demonstrates the use of permaculture techniques.
Guiding Principle 9: The Specific Plan shall include the extension of Fanita Parkway along the western boundary of the property.
Guiding Principle 10: The Specific Plan shall include the extension of Cuyamaca Street into the site, ultimately connecting with Fanita Parkway consistent with the General Plan.
Guiding Principle 11: The Specific Plan shall include a comprehensive system of trails as part of the overall Mobility Plan. Trails shall link with the proposed trails outside the Fanita Ranch, which is consistent with the objectives and standards set forth within the City's adopted Trails Element to the General Plan. Access to Sycamore Canyon County Preserve shall be provided to Santee residents. Trail access shall be subject to the Natural Community Conservation Planning (NCCP) design guidelines and standards.
Guiding Principle 12: The Fanita Ranch area shall not be subdivided until a Specific Plan is adopted by the City of Santee.
Guiding Principle 13: To ensure that proposed development is appropriate, the Specific Plan shall contain schematic or illustrative development plans which show prototypical circulation systems, all proposed land uses, and potential residential product types.

**Exhibit E,
EIR Table 4.10-1**

Table 4.10-1. Project Consistency with Proposed Guiding Principles for Fanita Ranch

Proposed Guiding Principles (General Plan Amendment)	Consistency Analysis with Proposed Guiding Principles
1. The Specific Plan shall include a comprehensively planned, high architectural quality mixed-use Village Center that allows for housing retail, office and service uses.	The land use plan and development regulations in Chapter 3 of the Fanita Ranch Specific Plan would establish a Village Center in each Village that permits a mix of housing, retail, and office uses. Chapter 6 provides design guidance for the buildings in the Village Centers and establishes a unique design theme that supports the overall community's agrarian design theme.
2. The Specific Plan shall provide a community-focused Village Center that includes provisions for public parks, residential, office, commercial development and institutional uses such as schools, fire station, branch post office, and other civic and community uses.	The Fanita Commons Village Center would include a centralized community hub that would provide housing and everyday retail, services, and civic uses. The Village Center would be located near the proposed school site, parks, and the Farm.
3. The plan shall allow for a diversified mix of housing types and sizes.	Chapter 3 of the Fanita Ranch Specific Plan establishes Village Center, Medium Density Residential, Low Density Residential, and Active Adult land use designations that would allow for a diversified mix of housing types ranging from stacked flats to single-family residences in a variety of configurations and sizes to accommodate a variety of incomes, ages, and abilities and an array of life stages and interests.
4. The Land Use Plan, Mobility Plan, Trails and Open Space Plan, and Illustrative Site Plan shall be sensitive to the preservation of natural land forms and sensitive habitat areas by clustering development to minimize the development footprint and by establishing site specific design standards which provide for development in harmony with the environment.	Development would be clustered into three villages to avoid the most sensitive habitat areas on the site, preserve known wildlife corridors, and maintain a contiguous and connected open space system. The prominent hilltop in Fanita Commons would be preserved in the planned Community Park. Where development would occur on hillsides, grading would be efficient to minimize the grading footprint. Special contour grading techniques would be used at edges and transitions, and landform grading techniques would be used on steep slopes that are visible from the public rights-of-way, identified in the Fanita Ranch Specific Plan as "Public Interest" slopes. In the Habitat Preserve, existing trail alignments would be used to the greatest extent possible. New trails would be added at select locations in the Habitat Preserve to provide connections for recreation, fuel modification and habitat enhancement, and restoration purposes. Trail locations would be carefully coordinated to minimize potential conflicts with sensitive habitat areas.
5. The Specific Plan shall permit grading of steep slopes to minimize the development footprint. The plan should include site specific design standards that are sensitive to transitional edges between steep slopes and natural topography where feasible, particularly at the edges of the development area and along steep slopes visible from the public rights-of-way.	Within the hillside areas where development would occur, grading would be efficient to minimize the grading footprint. Special contour grading techniques would be utilized at edges and transitions to closely mimic the natural contour intervals, and landform grading techniques would be used on steep slopes that are visible from the public rights-of-way to recreate and mimic the flow of natural contours and drainages within the natural surroundings.

Table 4.10-1. Project Consistency with Proposed Guiding Principles for Fanita Ranch

Proposed Guiding Principles (General Plan Amendment)	Consistency Analysis with Proposed Guiding Principles
<p>6. The Specific Plan shall incorporate smart growth, clustering, and sustainability principles, as practicable, to preserve open space, minimize the consumption of natural resources, conserve water and energy, and promote walkable development.</p>	<p>Development would be clustered into three villages to preserve approximately 63 percent of the site as Habitat Preserve and other open space. Within the development footprint, low-impact development techniques are proposed to manage stormwater runoff. Advanced treated water would provide a local, reliable, and sustainable water supply to the Specific Plan Area. Water-efficient landscaping, weather-based irrigation controllers, and water-efficient appliances, fixtures and water closets in all buildings would further conserve water and energy. Energy efficiency would be achieved by planting shade trees, installing energy efficient appliances and utilizing passive building design techniques to minimize heat islands and conserve energy. Solar panels on buildings, on carports, and in other potential locations throughout the community would generate electricity. A comprehensive network of trails and sidewalks would be provided to promote walkability, which would be enhanced by tree-lined walkways, pedestrian-oriented architecture, and other pedestrian-focused amenities.</p>
<p>7. The Specific Plan shall contain mini-parks, neighborhood parks, and a community park as required by the recommendations of the Recreation Element of the General Plan.</p>	<p>Chapter 7 of the Fanita Ranch Specific Plan describes the proposed system of parks and recreation facilities, which consists of Mini-Parks, Neighborhood Parks, and a Community Park consistent with the Santee General Plan.</p>
<p>8. The plan shall contain a small working farm that demonstrates the use of permaculture techniques.</p>	<p>The Fanita Ranch Specific Plan designates 38.2 acres of land for Agricultural uses, including 27.3 acres of consolidated area for the development of a centralized Farm in Fanita Commons. In addition, many of the parks and recreation areas would incorporate edible landscape materials and community gardens. Education programs for homeowners to encourage the use of sustainable and edible vegetation on individual lots would be provided at the Farm. The preferred nearby K-8 school site would provide the school district with the opportunity to incorporate agricultural activities into the education curriculum and explore “farm lab” opportunities, which would give students access to healthy, locally grown food, school gardens, and educational opportunities.</p>
<p>9. The Specific Plan shall include the extension of Fanita Parkway along the western boundary of the property.</p>	<p>The Fanita Ranch Specific Plan provides street improvement standards in Chapter 4, Mobility, that include the extension of Fanita Parkway along the western boundary of the Specific Plan Area.</p>
<p>10. The Specific Plan shall include the extension of Cuyamaca Street into the site, ultimately connecting with Fanita Parkway consistent with the General Plan.</p>	<p>In Chapter 4, the Fanita Ranch Specific Plan provides street improvement standards that include the extension of Cuyamaca Street into the Specific Plan Area, connecting to Fanita Parkway via a new collector street.</p>

Table 4.10-1. Project Consistency with Proposed Guiding Principles for Fanita Ranch

Proposed Guiding Principles (General Plan Amendment)	Consistency Analysis with Proposed Guiding Principles
<p>11. The Specific Plan shall include a comprehensive system of trails as part of the overall Mobility Plan. Trails shall link with the proposed trails outside Fanita Ranch, which is consistent with the objectives and standards set forth within the City's adopted Trails Element to the General Plan. Access to Sycamore Canyon County Preserve shall be provided to Santee residents. Trail access shall be subject to the Natural Community Conservation Planning (NCCP) design guidelines and standards.</p>	<p>Chapter 4 of the Fanita Ranch Specific Plan establishes an extensive trail system that includes multi-purpose trails and sidewalks along the roads and trails in the Open Space areas and Habitat Preserve. This pedestrian circulation system would provide a variety of connections throughout the Specific Plan Area, including access to the Habitat Preserve on the project site and the adjacent open space areas such as Goodan Ranch/Sycamore Canyon County Preserve. Trail access would be subject the requirements and provisions of the NCCP design guidelines and standards.</p>
<p>12. The Fanita Ranch area shall not be subdivided until a Specific Plan is adopted by the City of Santee.</p>	<p>The Fanita Ranch Specific Plan includes provisions for subsequent entitlement applications, including all subdivisions within the Specific Plan Area, which cannot occur until after the adoption of the Fanita Ranch Specific Plan.</p>
<p>13. To ensure that proposed development is appropriate, the Specific Plan shall contain schematic or illustrative development plans which show prototypical circulation systems, all proposed land uses, and potential residential product types.</p>	<p>Prototypical circulation systems are provided in Chapter 4 of the Fanita Ranch Specific Plan. Proposed residential product types for applicable land use districts are described in Chapter 3 of the Fanita Ranch Specific Plan and further described in Chapter 6.</p>