

**RESOLUTION NO. 097-2020**

**FANITA RANCH COMMUNITY PARK**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE APPLICATION OF HOMEFED FANITA RANCHO LLC FOR A  
CONDITIONAL USE PERMIT (P2017-5) FOR A NEW 31.2-ACRE PUBLIC  
COMMUNITY PARK LOCATED IN THE FANITA COMMONS VILLAGE SHOWN ON  
LOT CP-1 OF FANITA RANCH VESTING TENTATIVE MAP TM2017-3**

**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 TO PROJECT NUMBERS: GPA2017-2, SP2017-1,  
R2017-1, TM2017-3, P2020-2, DR2017-4; AEIS2017-11)**

**APPLICANT: HOMEFED FANITA RANCHO LLC**

**WHEREAS**, in 2017 and 2020, HomeFed and HomeFed Fanita Rancho LLC filed applications for the subdivision and development of approximately 2,638 acres of property located in the northern portion of the City as part of a proposed Fanita Ranch Specific Plan; and

**WHEREAS**, the subdivision and Specific Plan creates 1,467 lots, including a public Community Park within the Fanita Commons Village of the Fanita Ranch Specific Plan area; and

**WHEREAS**, the Santee General Plan has been amended by City Council Resolution 094-2020 to include the Fanita Ranch Specific Plan, including certain General Plan text, graphics and tables to reflect external and internal consistency of said plans; and

**WHEREAS**, a duly noticed public workshop to review the proposed parks, trails and open space concepts of the Fanita Ranch Specific Plan was held on October 23, 2019, in the City Council Chambers; and

**WHEREAS**, pursuant to the Development Agreement between HomeFed Fanita Rancho LLC and the City ("Development Agreement") and other development approvals for the proposed project, the Applicant shall construct and dedicate to the City for public use certain park facilities and related amenities including the Fanita Ranch Community Park; and

**WHEREAS**, the Fanita Ranch Specific Plan requires that public parks be subject to the approval of conditional use permits (CUPs) in accordance with the procedures set forth in Santee Municipal Code section 13.06.020; and

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**WHEREAS**, the requirement of the Fanita Ranch Specific Plan that public parks be subject to the approval of CUPs is consistent with Santee Municipal Code Table 13.16.020-A which requires approval of CUPs for parks, picnic areas and playgrounds in the City's P / OS Zone, and

**WHEREAS**, Conditional Use Permit P2017-5 would allow the development of a 31.2-acre public Community Park, located adjacent to a proposed 15-acre school site shown on **Exhibit A**, which may include multi-purpose, flexible spaces featuring a community center, off-street parking, playground, community plaza, picnic area, open play areas, trails and AgMeander stations; and

**WHEREAS**, the draft Fanita Ranch Specific Plan, Exhibit 7.2: Community Park Concept Plan, illustrates one potential layout for the Community Park, including:

- i) Two multi-purpose ballfields, sport courts, restrooms, parking, tot lots, open play areas, and passive picnicking areas;
- ii) The potential to include an aquatic element, community gathering plaza and dog park;
- iii) A 7,000 – 10,000 square-foot community center to provide multi-purpose, flexible spaces to support recreation, learning, arts and crafts, social and service functions, and support spaces for staff offices, reception area, restroom and storage areas;
- iv) Trails meandering throughout the park, including the passive eastern knoll containing natural rock formations and panoramic views, seating and interpretive elements;
- v) Overlooks and interpretive elements along the north side of the park;
- vi) Connections between the park and 15-acre school site to the south; and

**WHEREAS**, active use areas including lighted sports fields would be concentrated in the southwestern portion of the park, adjacent to a proposed school; and

**WHEREAS**, a Draft Environmental Impact Report (EIR) was prepared and circulated for public review from May 29, 2020 to July 13, 2020 in accordance with the provisions of the California Environmental Quality Act; and

**WHEREAS**, on September 11, 2020 the Director of Development Services published a notice of public hearing on Conditional Use Permit P2017-5 and related case files GPA2017-2, R2017-1, TM2017-3, SP-2017-1, P2020-2, DR2017-4 and AEIS2017-11, to be held on September 23, 2020, in accordance with Section 13.04.100 of the Santee Municipal Code; and

**WHEREAS**, on September 23, 2020, the City Council held a duly advertised and noticed public hearing on Conditional Use Permit P2017-5 and other applications related to the Fanita Ranch Specific Plan; and

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

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**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 has certified the Final Revised Environmental Impact Report (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, the Resolution 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.

**SECTION 2:** The findings in accordance with Sections 13.06.030.E of the Santee Municipal Code for a Conditional Use Permit are made as follows:

- A. That the proposed use is in accord with the General Plan, the objectives of the Zoning Ordinance, and the purposes of the district in which the site is located because:
1. The Community Park envisioned by the Fanita Ranch Specific Plan meets the intent of the General Plan Recreation Element goal of providing a system of public parks and recreational facilities which serve the citizens of Santee. Further, upon approval of the proposed General Plan Amendment to implement the Fanita Ranch Specific Plan, the project will be consistent with all objectives and policies of the General Plan.
  2. The Community Park meets the objectives of the Zoning Ordinance because:
    - i) It is included in the proposed Fanita Ranch Specific Plan which includes site-specific land uses and Community Park illustrative development designs;
    - ii) Community Park would be designated in accordance with the Fanita Ranch Specific Plan land use map;
    - iii) The Fanita Ranch Specific Plan and conceptual design of the proposed Community Park are consistent with the broad purposes of the City's zoning ordinance (Title 13 of the Santee Municipal Code), which are to a) implement the goals and objectives of the General Plan and to guide and manage the future growth of the City in accordance with such plan; b) to protect the physical, social, and economic stability for residential, commercial, industrial and other land uses within the City to assure its orderly and beneficial development; c) to reduce hazards to the public resulting from the inappropriate location, use, or design of buildings and other improvements; and d) to attain the physical, social and economic

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advantages resulting from comprehensive and orderly land use and resource planning. (Santee Muni. Code § 13.04.010(C).)

3. The Specific Plan land use designation permits the Fanita Ranch Specific Plan and the proposed land uses and zoning therein, including recreational uses and park sites. The Community Park will be consistent with the General Plan as amended and the purposes of the Fanita Ranch Specific Plan because both plans propose park sites and park amenities to serve the citizens of Santee.
- B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity because:
1. The Community Park site is separated from existing developments in the vicinity. The site is proposed within the interior of the specific plan area, generally in the northwest portion of the property, with natural habitat areas located to the north and west beyond the project boundary.
  2. Once developed, the Community Park will be separated from residential uses by open space to the north, proposed local streets to the south and east, and the extension of Fanita Parkway to the west.
  3. All Community Park site improvements are envisioned to enhance future surrounding uses including the Active Adult area to the north, the proposed school and Neighborhood Park NP-8 to the south, Village Center to the east and habitat preserve to the west. Outdoor site lighting will generally be shielded to avoid glare or illumination impacts to surrounding properties such as the habitat preserve. Pedestrian-scaled lighting will be a design element to visually unify the community in accordance with Specific Plan Chapter 5, the Landscape Architecture, Community Design and Outdoor Lighting Design Plan. Lighting impacts from evening sports field use at the Community Park are reduced due to the distance, from the nearest existing residences on Strathmore Drive located more than 6,000 feet away.
  4. Active use areas of the Community Park concept design are located to the west of the Village Center, and a passive park knoll is proposed closer to the uses in the Village Center. Noise impacts from sports field use at Community Park are reduced due to distance, to below an audible level at the nearest existing residences on Strathmore Drive located more than 6,000 feet away. Activities that require permitted amplified noise would be limited to normal park operation hours in compliance with the Santee Municipal Code section 8.08.150.
- C. That the proposed use complies with each of the applicable provisions of the zoning ordinance because:

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1. The subject property will be located in the “Specific Plan (SP)” zone district of the City’s zoning map upon adoption of site rezoning (Case file R2017-1). This zone district implements the proposed Fanita Ranch Specific Plan which includes the 31.2-acre Community Park site.
2. The Fanita Ranch Specific Plan establishes use regulations and illustrative design concepts for the various land uses, including recreational uses and park sites. Where specific zoning criteria is not established, the Fanita Ranch Specific Plan defers to the City’s Municipal Code standards.
3. For uses allowed pursuant to Santee Municipal Code Table 13.19.030A, such as park use, all development standards are established by a development review permit, minor conditional use permit or a conditional use permit. This Conditional Use Permit (P2017-5) grants the uses, standards, and designs envisioned by the Fanita Ranch Specific Plan for the Community Park site.

**SECTION 3:** The application for Conditional Use Permit P2017-5, to establish a public Community Park within the Fanita Ranch Specific Plan illustrated on **Exhibit A**, is hereby approved subject to the following conditions:

The Applicant shall construct and dedicate to the City the Community Park.

The Applicant shall commence design of the Community Park when it files its first Final Map within the Project. The Applicant shall prepare all necessary building, grading, landscaping and other relevant plans, reports and specifications for review and approval by the City of Santee, including any required revisions, as-built drawings or other standard documentation required for plan-check and inspection purposes.

The Applicant shall submit all required City applications, forms and documents with Community Park construction plans to the Department of Development Services, and pay all applicable fees related to the plan check, inspection and improvement of the park.

The Applicant shall commence construction of the Community Park at the time of application for the first building permit within the project. Construction of the park shall be in substantial conformance with the approved Fanita Ranch Specific Plan and any subsequent amendments.

All construction activities related to the Community Park shall require prior approval by the Community Services & Recreation Director and Director of Development Services, or their designee(s).

The Applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee unless otherwise superseded by the Fanita Ranch Specific Plan or other authorization.

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The Applicant shall complete construction of the Community Park no later than thirty-six (36) months from commencement of construction. Following the City's acceptance of the park, the Applicant shall maintain the Community Park and the Community Center at no expense to the City for two (2) years. All maintenance shall be performed consistent with, or exceed, City standards. After the termination of this two (2) year maintenance period, the Applicant shall convey the Community Park to the City and thereafter have no maintenance obligations.

The Community Park shall be designed and constructed, in accordance with the Development Agreement, to include the following amenities:

- i) The Applicant shall either fund the expansion of the City's existing aquatic facility in the City's Town Center Community Park, or construct as part of the Project a publicly-accessible aquatic center, consisting, at a minimum, of a splash pad/play area of approximately 3,000 to 5,000 square feet. This splash pad/play area shall be located either in the Project's Community Park or in the Project's adjacent Village Center. If the Applicant elects to construct the splash pad/play area in the Community Park, the splash pad/play area shall be dedicated to the City, programmed and maintained in the same manner as the Community Park and Community Center. Specifically, upon acceptance by the City, City will assume programming responsibility for the splash pad/play area, but the Applicant shall maintain the facility for an additional two (2) year period. At the end of that maintenance period, City shall be responsible for maintenance; provided, however, that the Applicant shall be solely responsible for all maintenance and operation costs for the aquatic facility improvements that exceed the splash pad/play area minimum. In the event the Applicant elects to provide the aquatic facility improvements in the Project's Community Park, such improvements may be installed in a separate phase from the Community Park construction and completed not later than 36 months from the application for the first building permit within the Project. The date for completion of the aquatic facility improvements may be extended up to two (2) years with written approval of the City Manager. If the Applicant elects to construct the splash pad/play area in the adjacent Village Center, the facility will be owned, operated and maintained by Applicant, but shall be open to the general public.
- A. The following minimum baseline amenities shall be provided, consistent with City of Santee standards except where specific sizes or other components are noted, subject to future public input into the actual park designs which may require the modification of amenities:
- i) Two multi-purpose lighted, sports fields to support adult, recreational soccer, baseball and softball (approximately 2.0 acres), located on the southwest portion of the park site, consisting of natural turf and including appropriate safety fencing, drinking fountains, backstops, dugouts with

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benches, and viewing stands (to accommodate approximately 60 people, two 4-row bleachers), and warm up areas, in accordance with City Park and Recreation Department standards.

- ii) Comfort Station/Concession building (approximately 1,200 square feet total) and off-street parking lot to accommodate approximately 50 vehicles, to support programmed recreational uses on multi-purpose sports fields.
- iii) A publicly accessible Community Center (7,000 – 10,000 square feet) to include multi-purpose flexible spaces to support recreation activities (e.g., learning, arts and crafts, social and service functions, after-school children's programs, public restrooms), staff offices with support spaces (e.g., reception area, restrooms, storage, etc.), and off-street parking lot to accommodate approximately 40 vehicles.
- iv) Large-scale, Children's Play Area with universal access for older age group, ages 5-12 (appropriately sized for a community park), equipped with age-appropriate play elements, and resilient surfacing beneath.
- v) Community gathering plaza which functions as in identifiable, central gathering space that signals a point of arrival at the park and enhanced with an identity element and/or focal point (e.g., public art, kiosk, significant landscaping with specimen tree, etc.).
- vi) Children's Play Area for younger age group, ages 2-5 (appropriately sized for a community park) equipped with age-appropriate play elements, with resilient surfacing beneath, shade structures and protective barriers, where necessary.
- vii) Three lighted and fenced hardcourts to accommodate basketball and pickleball (two courts specifically designed for eight simultaneous pickleball games) with shade structure and benches for player's queuing; lighting to be shielded as necessary to avoid glare or illumination impacts to the adjacent habitat preserve.
- viii) Multi-purpose turf areas for open, unstructured play (several locations, approximately ¼-acre minimum, each), including trees for shade, strategically placed to avoid deterrence of recreational activities, but enhance passive uses.
- ix) Off-leash dog areas, sized to accommodate small and large dogs, each enclosed by fencing and including seating areas, shade trees, and/or structures, and dog drinking fountain at entry.
- x) Group picnic area (minimum grouping of five tables and three barbeques), one hot coals receptacle, with overhead, impervious shade structure, and

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paved surfacing to accommodate group functions; 5,000 – 10,000 square feet natural turf area adjacent to picnic area for overflow use.

- xi) Individual picnic areas strategically placed within park, quantity as necessary, including concrete pads, shaded by tree canopies and shade structures.
  - xii) Paved pedestrian pathways a minimum of six (6) feet in width to interconnect park areas and amenities within the park and to the school site; Incorporate paved pathway to accommodate small children's wheeled activities, such as tricycles, skates, etc. near children's play area.
  - xiii) Larger paved paths to support maintenance and emergency vehicles, nine (9) feet to twelve (12) feet in width, as required.
  - xiv) Paved and unpaved (decomposed granite) trails meandering throughout park which interconnect to provide access to the passive eastern knoll (containing natural rock formations and panoramic views), as well as to the riparian area on north side of park; observation/overlook viewing areas, including seating and interpretive signage, and AgMeander Stations, where appropriate, accessible to people with disabilities, as required by law.
  - xv) Pedestrian-scaled security lighting, consistent with Chapter 5 of the Specific Plan, along primary pathways within the park, shielded as necessary to avoid glare or illumination impacts to surrounding habitat preserves.
  - xvi) Three drinking fountains with jug fillers, strategically placed within the park.
  - xvii) Trash and recycling receptacles, strategically placed, quantity as necessary.
  - xviii) Wayfinding signage.
  - xix) Park furnishings, such as benches and tables (both picnic and game tables) for miscellaneous use, bicycle racks and bicycle repair station, quantity as necessary.
  - xx) Low maintenance landscaping in accordance with Chapter 5 of the Specific Plan, to enhance the park experience for users.
- B. Park design, construction and maintenance shall be consistent with, or exceed, City standards and practice; construction documents must be reviewed and approved by the City Engineer and Director of Community Services.



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- C. The Applicant shall implement, to the satisfaction of the Director of Development Services, the Sustainable Santee Plan (SSP), including but not limited to:
- i) Constructing new public park buildings and facilities to meet or exceed California Green Building Code Tier 2 Standards.
  - ii) Reducing the urban heat island effect by planting trees in all park parking lots.
  - iii) Installing energy efficient equipment, lighting, and cool roofs.
  - iv) Installing a rooftop photovoltaic solar system.
  - v) Installing a minimum of four (4) E-Vehicle charging stations within parking areas.
- D. The Applicant shall implement, to the satisfaction of the Director of Development Services, all environmental impact mitigation measures identified in the Fanita Ranch Revised Environmental Impact Report (SCH No. 2005061118), the CEQA Findings of Fact and Mitigation, Monitoring and Reporting Program (MMRP) within the timeframe specified in the MMRP.
- E. Minor Revisions to the Conditional Use Permit, such as changes to the conceptual site design and improvements identified in the Specific Plan, shall be approved by the Director of Development Services. Major Revisions shall be reviewed and approved by the City Council.

**SECTION 4:** The terms and conditions of this Conditional Use Permit (P2017-5) approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to these permits and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**SECTION 5:** In addition to all other available remedies, the City of Santee Municipal Code, Chapter 1.14, provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Conditional Use Permit or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

**SECTION 6:** Pursuant to Government Code Section 66020, the 90-day approval period in which the Applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on September 23, 2020.

**SECTION 7:** This Conditional Use Permit (P2017-5) shall remain valid in accordance with the provisions of the Development Agreement and Vesting Tentative Map.

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**SECTION 8:** In the event of any inconsistency between the terms and conditions contained in this Conditional Use Permit and the terms and conditions of the Development Agreement, the Development Agreement shall control.

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

**AYES: HALL, KOVAL, MCNELIS, MINTO**

**NOES: HOULAHAN**

**ABSENT: NONE**

**APPROVED:**

  
\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

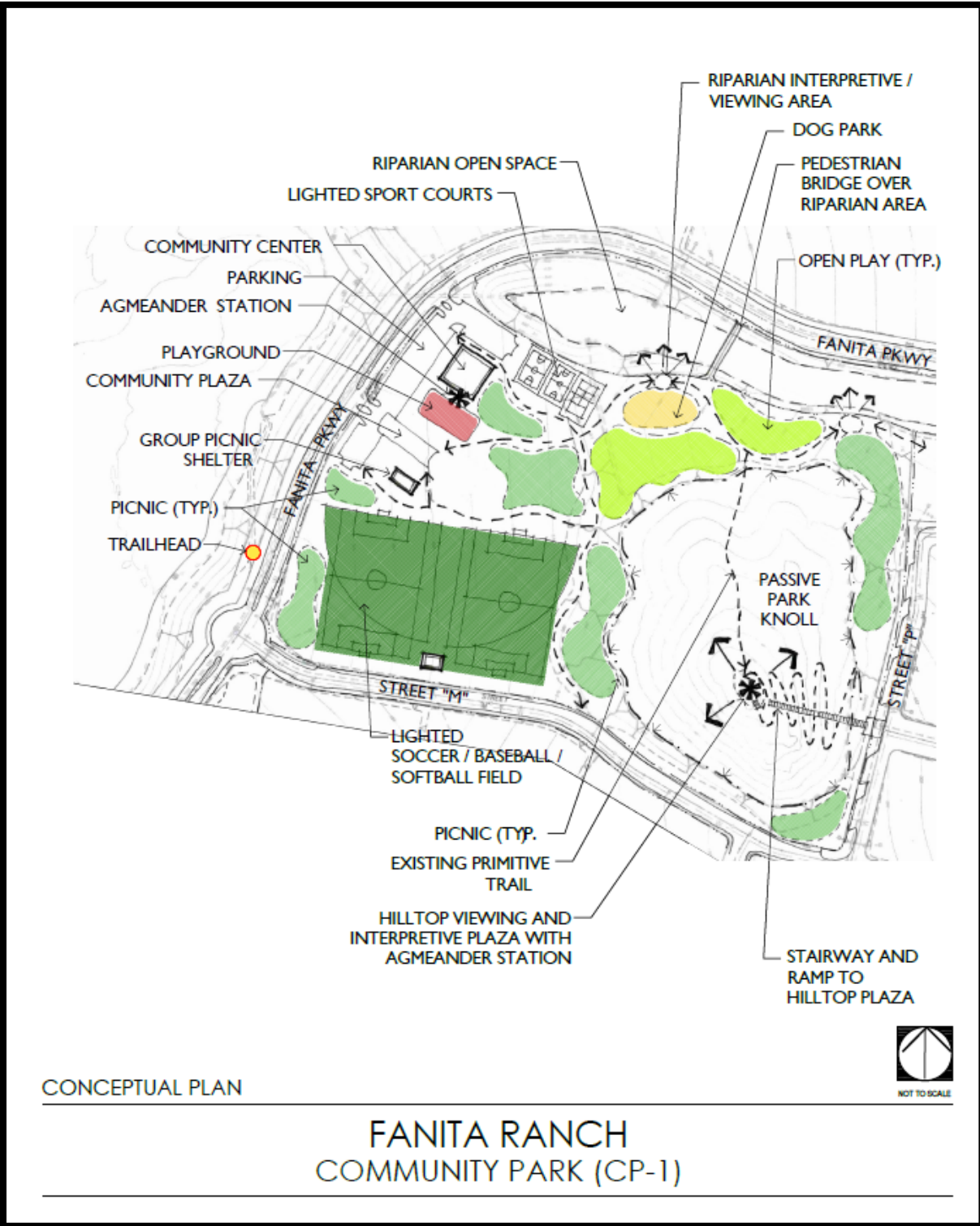
  
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**ANNETTE ORTIZ, CMC, CITY CLERK**

**Exhibit A: Community Park Conceptual Plan**

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EXHIBIT A

Community Park Concept Plan



CONCEPTUAL PLAN

FANITA RANCH  
COMMUNITY PARK (CP-1)