

AUDIO TRANSCRIPTION OF CITY OF SANTEE

VIRTUAL CITY COUNCIL MEETING

ITEMS 8 & 9

OCTOBER 14, 2020

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October 14, 2020

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MAYOR MINTO: Okay. Thank you very much. That takes us to Item No. 8 and 9. Item No. 8 is Second Reading and Adoption of an Ordinance Adding Chapter 13.20 "Specific Plan District" to Title 13 and Amending Chapter 13.04 "Administration" of the Santee Municipal Code, and Approving the Fanita Ranch Specific Plan (Case Files R2017-1 and SP2017-1).

And Item No. 9, which is Second Reading and Adoption of an Ordinance Approving and Authorizing Execution of a Development Agreement by the -- by and Among the City of Santee and HomeFed Fanita Rancho, LLC. Melanie.

DIRECTOR KUSH: Yes, thank you, Mayor, Vice Mayor Koval, Councilmembers. Good evening. As these items are combined, I will briefly summarize both, which were introduced on September 23rd. Ordinance 580 pertains to the changes to the zone code. There are three parts to those changes. First, is the change to the base zone of Fanita Ranch to reflect a Specific Plan classification. May I have the next slide or the PowerPoint presentation up, please, Annette.

CITY CLERK: Yes, ma'am.

1 DIRECTOR KUSH: Thank you.

2 CITY CLERK: Melanie, you have a PowerPoint?

3 DIRECTOR KUSH: Yes. It's -- it's in the S Drive,
4 your -- under "PowerPoint presentations." Nevertheless,
5 I can move on, if it's not available. As I mentioned,
6 the first part is the change to the base zone for the
7 property.

8 The second, is the addition of Chapter 13.20,
9 to the zone code. It would -- it is titled Specific Plan
10 District. And this chapter will state the purpose and
11 intent of the Specific Plan District, consistent with the
12 Specific Plan Land Use Designation, reflected in the
13 resolution adopted on -- on -- on September 23rd.

14 And thirdly, the change includes the adoption
15 of the Fanita Ranch Specific Plan itself. This Specific
16 Plan establishes the overarching vision for the property,
17 and includes development standards for the implementation
18 of that project.

19 The -- the other ordinance, Ordinance No. 581,
20 relates to the Development Agreement itself. The
21 agreement was introduced on the 23rd of September and
22 is -- it is ready for adoption tonight.

23 The P Terms of the Development Agreement
24 include the construction of a fire station that is fully
25 staffed and equipped. It includes a community center

1 and -- and a community park. It will also provide
2 improvements to our aquatic facility in Town Center, or
3 provide additional amenities in the community park.

4 It includes the State Route 52 improvements
5 that must be made before the first home is occupied.
6 There is over 1600 acres dedicated to open space and the
7 conservation and management of that open space.

8 \$2.6 million in an affordable housing fund to
9 the City and an additional \$2.6 million towards a Capital
10 Improvement Program project.

11 Those -- those are the highlights of the
12 Development Agreement. Staff is recommending that you
13 adopt or -- or -- adopt the ordinances and with no
14 further ado, that concludes my presentation.

15 MAYOR MINTO: Thank you very much.

16 DIRECTOR KUSH: You're welcome.

17 MAYOR MINTO: Speaker slips?

18 CITY CLERK: Yes, Mayor Minto. The first one I have
19 is Mary Hyder.

20 MS. HYDER: Can you hear me?

21 CITY CLERK: Yes.

22 MAYOR MINTO: Yes.

23 MS. HYDER: Okay. Okay. So I -- this will be for 8
24 and 9. I believe the City Council has acted in bad faith
25 since 2018, in regards to its handling of the Citizens'

1 Initiative, that if passed, would require voters in
2 Santee to approve changes, such as this, to the General
3 Plan.

4 This Council has been stringing citizens along
5 since 2018, by first requiring a "study," on the impacts
6 of the initiative, resulting in a delay, getting the
7 initiative on the ballot in 2018, which has resulted in
8 it appearing on the General Election Ballot of 2020.
9 Fine.

10 One would think because of the stalling of the
11 Citizens' Initiative that Council is saying, let the
12 voters speak to Measure N. But no. This City Council,
13 with a total of four votes, went nuclear on September
14 23rd, and approved the substantial change to the General
15 Plan. Let that sink in. Four votes, by this City
16 Council, disenfranchised the thousands of signatures
17 gathered for the Citizens' Initiative in 2018, and the
18 unknown number of votes for or against Measure N, that
19 were slated to happen within six weeks of that meeting.

20 Nuclear, because if I'm reading the last
21 sentence of Section 3.2 of the Development Agreement, it
22 appears that if measure passes, this Development
23 Agreement is not subject to Measure N.

24 So you know, there have been numerous citizen
25 comments for and against this amendment to the General

1 Plan in recent months. There -- there are votes to be
2 (Inaudible) in November for or against Measure N. Why
3 can't the City Council hold off on the action until
4 Measure N results are in and yield to the will of the
5 electorate? Thank you.

6 CITY CLERK: The next speaker I have is Dan
7 Bickford. You just need to unmute, Dan.

8 MR. BICKFORD: Thank you. Well, tonight, just two
9 weeks following the important 4 to 1 approval of Fanita
10 Ranch, we still face a small group of Fanita folks now
11 trying to delay the benefits, for years, just to hold
12 another election.

13 I see the paid petition gatherers now,
14 harassing local residents to stop a project. A project
15 that fixes our highway traffic, our highway traffic
16 issues before anyone can own a -- a -- occupy a home in
17 Fanita Ranch. A project that leaves three-quarters of
18 the land as natural open space. A project that builds a
19 desperately-needed new fire station. A project that
20 provides millions, every year, for police, fire and
21 schools. A project that gives more than it takes. A
22 project that leaves our City better today -- better than
23 it is today. That's what we are trying to stop. That's
24 a bad idea. I thank the City Council for your thoughtful
25 decision and the City Staff for your hard work to make

1 Fanita the incredible project that it is today. Thank
2 you.

3 CITY CLERK: The next speaker I have is Lynda
4 Marrokal.

5 MS. MARROKAL: Hi, can you hear me?

6 MAYOR MINTO: Yes.

7 MS. MARROKAL: Good evening, Mayor and Vice Mayor,
8 and City Council and Staff. I just wanna say that I am
9 so thankful that you guys stood up and you passed this
10 project to benefit all of Santee.

11 We -- and back in 2018, we never had a
12 pandemic. We didn't have what we're facing now. We knew
13 we were facing problems with the budget, but nothing to
14 this magnitude in 2020. So people that wanna go back and
15 live in 2018, it's not gonna work. We're in 2020.

16 We got some serious problems, and this project,
17 I am so happy that you decided to take the horn -- bull
18 by the horns and go with this, because it's going to
19 benefit so many residents. It's gonna benefit our
20 businesses. The community that they're making is a
21 one-of-a-kind community. It's going to allow City of
22 Santee to finally have some upscale housing, along with
23 that 2.6 million for people that are just seeking
24 housing, and then your senior housing. There's five
25 different plans of housing for this project, and leaving

1 76 percent open space for us to enjoy, with all the
2 benefits.

3 So I applaud you all, and Staff, for working so
4 hard on this project and getting it through, because you
5 have to start thinking of the majority of Santee and not
6 this small interest group that has only fed off of it
7 like a leach. And I just don't understand the logic that
8 this small interest group has, other than self-serving.
9 And they have theirs, but we won't be able to get ours
10 type mentality.

11 We gotta start thinking of families. We gotta
12 start thinking of all residents, and Fanita Ranch has
13 something for everyone. And I am so happy, and I can't
14 wait for this project to drop, so that people start
15 getting the idea of what this really is about. It'll be
16 the only farm in Santee that will exist. We can actually
17 show our children what it was like in Santee, how I grew
18 up. I -- remember, I grew up here, when there was 300
19 and something people. There was nobody, and it was
20 harsh. But now, we've turned into a city and have been a
21 city for 40 years. Now it's time to help our citizens.
22 Thank you.

23 CITY CLERK: Next speaker I have is Allen Jones.
24 Just need to unmute yourself, Allen.

25 MR. JONES: I'm here. Good evening, Mayor and Vice

1 Mayor, along with the Councilmembers. Thank you for
2 allowing me to speak in favor of Fanita Ranch. Fanita
3 Ranch is a healthy, good-for-the-environment project that
4 will help the schools of Santee with millions of dollars
5 each year.

6 You'll have your open spaces, trails and parks
7 that everyone wants. Most importantly, though, we are
8 all very familiar with State Route 52 and the headaches
9 associated with the saying. HomeFed, in conjunction with
10 the Fanita Ranch, is offering to add money to the project
11 to fix the problems with 52.

12 Or the alternative, we can do nothing and
13 continue to weather the ongoing nightmare of State Route
14 52 and forgo the monies provided by the project to
15 improve our schools and the City. Respectfully, I'm in
16 favor of Fanita Ranch and I'm asking you to vote the
17 same. Thank you.

18 CITY CLERK: The next speaker I have is Justin
19 Schlaefli.

20 MAYOR MINTO: Are you there, Mr. Schlaefli?

21 CITY CLERK: Let's go with John Olsen and we'll come
22 back to Mr. Schlaefli.

23 MAYOR MINTO: Okay.

24 CITY CLERK: John Olsen, if you're there.

25 MR. OLSEN: Hi, this is John. Thank you, City

1 Council, Mayor and everyone that's allowing me to speak
2 on behalf of Fanita Ranch, or not on behalf of Fanita
3 Ranch, but for Fanita Ranch. I'm -- I'm for this
4 project. I'm a long-time resident. I am a real estate
5 agent, and no, I will not profit from this property being
6 developed. That's some of the things that are brought up
7 on my Facebook post that I did the other day, trying to
8 get some information out to people that is more
9 informative than the accusations and the emotional
10 direction that the small group of opponents are trying to
11 gen up a lot of -- a lot of opposition to this project,
12 and the -- I don't believe they're using all of the
13 facts.

14 Anyway, the most important thing to me for this
15 project, Fanita Ranch, is it's going to be filling a
16 large demand for housing. These houses need to be built
17 somewhere in San Diego County. They might as well be
18 built in Santee. If we don't allow them here in Santee,
19 then we are not going to reap the benefits of having
20 3,000 new homes in town, the benefits of having the 52
21 improvements completed.

22 But we'll still have all of the headaches,
23 because these 3,000 houses are going to be built
24 somewhere in the East County and we might as well be able
25 to leverage that and take advantage of that as much as

1 possible.

2 The improvements on 52 have been stated several
3 times this evening. That's the biggest part. They're
4 going to be building something here anyway, 1900 houses
5 or 2900 plus houses. We might as we get the improvements
6 on this property and for the 52 to help make everyone's
7 quality of life a little better, make the commutes suck a
8 little less and make Santee a little easier to live in,
9 when you're going to work, on a daily basis, after COVID
10 restrictions are lifted and we go back to "normal."

11 I think Santee, the City approving the Fanita
12 Ranch project is going to be good for business. Right
13 now, like the young lady said earlier, there are a lot of
14 businesses in town that have to go somewhere else,
15 because there -- there aren't enough houses in the area
16 and they tend to pick up and move to Arizona or Texas,
17 Utah, Idaho. They pick up and leave, because they can't
18 afford to pay their employees the crazy amount for
19 housing that we're seeing in Southern California.

20 So we need to put a stop to that soon or we
21 aren't going to have a local economy, in Santee, that is
22 going to be able to pay for fire protection, police
23 protection and all of the cool things that we like to
24 enjoy in our community.

25 So I'm for Fanita Ranch. I urge you to vote,

1 to keep this project moving forward. And I urge everyone
2 to vote no on N, because that's bad business for Santee.
3 Thank you.

4 CITY CLERK: The -- the last speaker on these items
5 is Justin Schlaefli. You just need to unmute.

6 MR. SCHLAEFLI: Yes, can you hear me? Can you hear
7 me?

8 MAYOR MINTO: Yes, yes.

9 MR. SCHLAEFLI: Wonderful. Thank you. Sorry,
10 earlier. Tried connecting through the phone now, so it
11 should work. Mayor and Council, thank you again for
12 hearing me tonight. Fanita Ranch has obviously been a
13 topic for many, many years. In its current form, though,
14 I think we have a winner. I want to thank the City
15 Council for the wisdom they displayed in a near unanimous
16 vote, in favor of Fanita Ranch. I hope that trend
17 continues tonight, as this project is -- is absolutely
18 critical for our City.

19 I also want to thank City Staff, Planning,
20 Public Works, Engineering, traffic. They've done a
21 fantastic job getting their arms around what is perhaps
22 the largest expansion in the City's history, and
23 certainly one of the largest projects in City history.
24 You know, the -- the -- the countless workshops, the
25 devotion to transparency with the public and providing

1 information to the public is truly a credit to the City,
2 and I think Staff has done a fantastic job on that, and I
3 did wanna thank them.

4 I also wanna congratulate HomeFed. They are a
5 fantastic developer and I think we're going to get a very
6 high-quality, fantastic development in Fanita Ranch.
7 What sold me on Fanita Ranch, you know, although, I --
8 I'm very excited about the addition to the City and
9 the -- the fantastic new homes and farm and all the other
10 things is the roadway improvement.

11 And you know, I'm very disheartened to see
12 that -- that Measure N puts those at risk, puts that --
13 this important vote and this asset for the City, as well
14 as all the numerous roadway improvements at risk, as well
15 as endangering other businesses in the City of Santee and
16 expansion of businesses and ability to have smart growth
17 principle supply. And -- and that's why I'll be opposing
18 Measure N. I think that's short-sided.

19 And the signature gathering effort to
20 immediately, you know, without even waiting for the
21 second hearing or Second Reading of the Ordinance or
22 anything else, without really digesting the facts in the
23 record, this knee-jerk, oh, let's go and get a whole
24 bunch of signatures and to -- to repeal the -- the Fanita
25 Ranch approval. It's disheartening to see this

1 constantly happen and these threats of lawsuits and these
2 high-pressure tactics and the constant lies. You know, I
3 was going to the grocery store the other day and had a
4 signature gatherer practically accost me, saying, "Well,
5 you don't like traffic, do you?" Well, of course I don't
6 like traffic. Nobody likes traffic, but that's not what
7 this development is about. This development's really
8 about fixing traffic -- traffic, if anything.

9 But there's a lot of frustration and I -- and I
10 hope that we, as a City, can grow. And I hope that these
11 opponents, who are constantly just opposed to any sort of
12 progress in the City think again about the tactics that
13 they're using. I think the people of Santee see through
14 them and we don't appreciate it. So thank you, City
15 Council, thank you, Staff, for all your hard work on this
16 project. Glad to finally have this one -- this approval
17 behind us.

18 CITY CLERK: I'm sorry, Mayor Minto. No further
19 speakers on these items. Hold on, we're working on it.

20 MAYOR MINTO: Okay. There we go. That's one way of
21 shutting me up, I guess, you muting me. So all right
22 then, thank you very much to the speakers. And we'll go
23 to Council comments. Ronn, do you have anything for us?

24 COUNCILMEMBER HALL: (No audible response.)

25 MAYOR MINTO: Are you muted, also?

1 COUNCILMEMBER HALL: (No audible response.)

2 MAYOR MINTO: Everyone's muted?

3 COUNCILMEMBER HALL: I'm fine now.

4 (Unintelligible). She unmuted me.

5 MAYOR MINTO: Okay.

6 COUNCILMEMBER HALL: So here's -- here's my problem
7 with the -- the Fanita people disagreeing with it is --
8 and I said this last time, and people, I don't think are
9 really understanding where it's coming from is,
10 regardless -- from what I'm understanding, regardless of
11 N passing, regardless of the petition going through --
12 and I'd like clarification from the City Attorney and
13 anybody else that would be willing to clarify it -- they
14 can build 1300 houses, 1380 houses. I said this two
15 weeks ago and I'm saying it again: From what I
16 understand, they can build 1380 houses, regardless. No
17 matter what happens, they can build those. So those are
18 gonna -- those can be built tomorrow, as long as they set
19 it up.

20 I got a hold of the League of Cities, and I've
21 got all the laws from the last two years, since 2018,
22 about affordable housing. These are just affordable
23 housing and additional dwelling units. Basically, granny
24 flats. So here we are, with all these laws, being told
25 we have to do them, from the State of California, and

1 they're demanding we do these. They can take this 1380
2 houses, they can add two additional dwelling units --
3 nothing we can do about this -- and they -- at that
4 point, we're at 4,000, along with the -- that's 2760,
5 plus the 1380, you're at 4140. I brought that up last
6 time. And I kinda dropped it. Well, today, I'm not
7 gonna drop it. Today I'm gonna bring it up.

8 I wanna know from somebody, opposition,
9 regardless, can those house -- will those houses -- or
10 can those houses go in? So if N passes -- if the
11 petition going on right now passes, what happens to those
12 houses? From what I understand, they can put them up
13 tomorrow. We have no fire department. We have no
14 sheriff's help. We have no road help. We have no 52
15 help. So we just get 4,000 houses, and they just throw
16 them in there and say, thanks, see you later.

17 Then, the other part of that is, they could put
18 a bus stop up there -- similar to what we have at Town
19 Center, if you look at Town Center -- call it a hub, go
20 down to MTS, divert the 834 bus, run it up to Fanita
21 Ranch, run it back over to Town Center, and now we have a
22 hub. Well, guess what you can do with a hub? You can
23 put affordable housing in, 'cause it's a half mile from
24 the -- from there. Well, what happens if Fanita Ranch
25 just gets ticked off, to put it mildly, puts 4,000

1 affordable housing -- to go at 4,000 of the automatic
2 they can put in now -- you're at 8,000 units.

3 So I guess my question is: How do you defend
4 that? Where are we with that? Is there -- there's no
5 proposition that'll defend it, from what I understand.
6 And I'm asking Shawn, Melanie or Marlene to -- or
7 Stephen, for that matter, give me an answer.

8 MAYOR MINTO: Shawn, do you want to address that?

9 CITY ATTORNEY HAGERTY: I will -- I'll respond and
10 then Melanie can jump in, 'cause it's really more in
11 Melanie's shot. But -- but the Councilmember is -- is
12 correct, in the sense that the current General Plan, as
13 you know from the previous project, allows the
14 development of up to that -- the number -- the 13
15 whatever number that the Councilmember mentioned, under
16 the current General Plan. And that would not be affected
17 by the various referendums or initiatives that are being
18 circulated.

19 So if an application were filed, consistent
20 with the current General Plan, that would be something
21 that would be consistent with the -- with the -- the
22 current General Plan, wouldn't require a General Plan
23 change. I think Melanie can comment on the other aspects
24 of the question.

25 DIRECTOR KUSH: Thank you, Shawn. So Shawn just

1 laid the -- the groundwork. Our -- our housing element
2 already acknowledges the construction of 1300 and --
3 actually, 1395 units. Fifteen of those are live/work
4 units. And I'm referring to the Barratt American
5 approval, at the time.

6 So because it's in our housing element, and in
7 our General Plan, it is -- it is allowed and there is
8 really no rationale for denying that, without making
9 extreme findings, unlikely to be made. The -- the lots
10 that are supporting the 1380 units are large lots. They
11 were, at the time, intended to be move-up estate housing,
12 mimicking what the City of Poway has done. For a very
13 long time, that was the vision for Fanita Ranch.

14 Today, not so much. Today it's a compact
15 development, with smaller lots, for the most part. We do
16 have lots that, in Fanita Ranch, could conceivably add,
17 even with their approval, accessory dwelling units, if
18 there was room for that.

19 But certainly, under the Barratt American plan,
20 it is conceivable that a property owner would like to put
21 two additional dwelling units on the property, as
22 Councilmember Hall said, granny flats, we call them
23 accessory dwelling units. And -- and we, as a City,
24 would not have the ability to deny an application for an
25 accessory dwelling unit, under state law. So, yes, the

1 number of units could be multiplied, significantly, under
2 the -- the old Barratt American plan, and potentially
3 even a little bit more, under the HomeFed plan, but the
4 way that Specific Plan has been developed, it makes it
5 less possible.

6 COUNCILMEMBER HALL: Okay. Could you elaborate on
7 SB-35 and affordable units, if there's a hub there.

8 DIRECTOR KUSH: So if there's a hub, then there is
9 an effort under -- under way to create a California
10 Environmental Quality Act exemption for development of
11 affordable housing, within -- you said half a mile,
12 Councilmember Hall, it might even be a quarter mile of
13 that hub. Either way, it would be -- it would be
14 possible to -- to increase the density around a transit
15 hub. And that would be contingent upon a developer
16 proposing something to us and -- and us -- and you know,
17 taking a look at it, but difficult to deny. Our hands
18 would be -- our scope would be limited, you are correct.

19 COUNCILMEMBER HALL: City Council could technically
20 not deny that, if it was done properly?

21 DIRECTOR KUSH: Correct.

22 COUNCILMEMBER HALL: And what is the limit that they
23 would have, of affordable housing units, if everything
24 was done correctly?

25 DIRECTOR KUSH: Oh, I -- I don't have enough

1 information to answer that question, sir.

2 COUNCILMEMBER HALL: But they -- but I know that
3 they were talking they could go five stories at one
4 point. John can probably refer to that a little bit
5 better than me or -- or me refer to that a little more.
6 But basically, what I'm -- I'm saying is: This argument
7 that we're having about Fanita Ranch is there, but the
8 reality is, the houses can go in either way. We have no
9 control over those houses. Would the 52 development --
10 the \$40 million they promised put in the 52, would that
11 be considered under the -- the "Barratt" plan?

12 DIRECTOR KUSH: No, it -- it would not. The -- the
13 improvement to the 52 is reflected in the Development
14 Agreement between the City and HomeFed.

15 COUNCILMEMBER HALL: Right. And -- and again, if N
16 passes, that still could go through, correct?

17 DIRECTOR KUSH: When you say, "Go through," you
18 mean -- you mean --

19 COUNCILMEMBER HALL: The Barratt plan would still be
20 available?

21 DIRECTOR KUSH: No. I -- I don't -- if I'm
22 interpreting your question, it would not be available.

23 COUNCILMEMBER HALL: Okay. Well, Shawn just said it
24 would be.

25 DIRECTOR KUSH: Okay.

1 COUNCILMEMBER HALL: So (Unintelligible) --

2 DIRECTOR KUSH: So please have Shawn answer that
3 question. I may be reversing the question.

4 COUNCILMEMBER HALL: He's -- he's already answered
5 it. That's okay. So that's fine. He's already answered
6 it. 'Cause you're saying it's already in the General
7 Plan.

8 DIRECTOR KUSH: That -- yes, the -- the --

9 COUNCILMEMBER HALL: Oh, (Unintelligible) --

10 DIRECTOR KUSH: -- the 1395 units in the General
11 Plan.

12 COUNCILMEMBER HALL: So that's fine. So -- so,
13 really, what we're having here is an argument whether you
14 wanna have a plan, a special unit development --
15 whatever -- I apologize for the wording on it -- or a
16 planned development, and either way, they could be built?

17 DIRECTOR KUSH: Yes.

18 COUNCILMEMBER HALL: Okay. So the reality is, we're
19 sitting here arguing with each other over houses that are
20 gonna be built either way?

21 DIRECTOR KUSH: Yes.

22 COUNCILMEMBER HALL: All right. Any other -- that's
23 pretty much it. I just wanted to make my point. So
24 anybody got any comments, I'm more than happy to hear
25 them.

1 MAYOR MINTO: Stephen.

2 COUNCILMEMBER HOULAHAN: Well, I have two -- two
3 major concerns. The first is the process, and it's a
4 terrible thing to have citizens calling in and saying
5 they're being accosted, while they're trying to express
6 their First Amendment Rights to freedom of speech and to
7 have individuals interfering and to have people who are
8 agents of an outside force to disrupt them practicing the
9 democratic process.

10 So that's a major concern. And we should all
11 be able to join together and denounce that activity. So
12 that -- that should be the obvious thing first is whether
13 there's a difference of opinion or not, we should be able
14 to allow the democratic process to carry itself out. And
15 so, I would say that having these outside forces coming
16 in, that seem to be very heavily funded --

17 MAYOR MINTO: Stephen, can I --

18 COUNCILMEMBER HOULAHAN: -- and then to be taking
19 aim at people seems -- that's a -- that's a major problem
20 right now. So my very first concern is this process
21 issue.

22 MAYOR MINTO: Stephen, but can you -- can you stay
23 on this 8 and 9, and we can address that at another time.

24 COUNCILMEMBER HOULAHAN: Well, I think it -- it's
25 integral to what's going on now. So the fact that the

1 citizens are standing up for themselves, and they have
2 the right to speak. And so as far as what's going on
3 with issues 8 and 9, the people have attempted to have
4 Measure N for, which you may or may not believe in, but
5 again, they should have their -- their freedom to express
6 themselves, whether they support it or not.

7 And so, to have individuals to come in and try
8 to suppress their voice is unacceptable. And again, the
9 entire Council should be able to denounce that at this
10 time, because it's not okay. So --

11 MAYOR MINTO: Okay. Stephen --

12 COUNCILMEMBER HOULAHAN: -- again, let them -- let
13 them do what they wanna do. And if they wanna speak
14 freely, then they should be allowed to do so. And I
15 would ask directly, at this time, that HomeFed and their
16 agents stand down and leave the volunteers alone, while
17 they're attempting to collect referendum signatures,
18 because it's -- it's completely unacceptable and this
19 behavior must stop immediately.

20 MAYOR MINTO: Okay. We're gonna -- we're gonna --
21 we're --

22 COUNCILMEMBER HOULAHAN: And then -- now, let me
23 talk about Ronn and -- and Ronn's question, since he
24 decided to speak to me directly. And so I -- I
25 understand that this is a -- a issue that's been fought

1 over for 30 years, absolutely, and has a long, long
2 history. And there was a -- a council plan that was
3 approved, back in the '90s. And again, there was a
4 referendum that overturned that decision, at that time.
5 And at that time, there probably was the same sort of
6 plan and houses could've been built at that time, also,
7 but they weren't, because it was the will of the people
8 at the time.

9 Now, bring forward another decade and the
10 Barratt American plan comes forth, and it was approved by
11 the City Council. However, it was struck down, under
12 environmental review, by the administrative law judge.
13 And so, although, in the General Plan, it does have that
14 element, the current Barratt American plan was struck
15 down and -- and so that is why the plan was never built.
16 And so we have an issue there. So well, you know, we can
17 all speak when it's our time.

18 However, now, we are at this crossroads with
19 the current Fanita Ranch plan, which is significantly
20 larger than the 1395 homes that may or may not be able to
21 be built tomorrow, that could've been built, apparently
22 for the last 20 years, but have not been.

23 And so, now, we're looking at a -- a project
24 that's vastly larger, that has the potential to swell the
25 population of Santee by upwards of 10 percent. And

1 again, I brought up my concerns in the last meeting, at
2 the first attempt at this, the first reading, that the
3 fire mitigation plan is -- is -- is just not acceptable.

4 Now, there was talk of a possible reverse -- or
5 a route for escape that could've led to Eucalyptus Hills.
6 It should've been insisted upon. It should've been a
7 portion of it absolute, because the current evacuation
8 plan is unacceptable. And having lost the Magnolia
9 Extension, again, is unacceptable. The plan for
10 Cuyamaca, changing the left turn lanes at El Nopal and
11 Woodglen Vista, that's unacceptable. And so, we need a
12 better plan. So having made that change at the last
13 minute, again, was unacceptable.

14 So now, let's talk about traffic, as far as on
15 a day-to-day basis. Yes, there is a break in traffic,
16 with COVID-19 restrictions. However, I drive to work and
17 there still is traffic, and it -- so a lot of us are back
18 to work, thank God.

19 Now, as far as the mitigation plan for the
20 traffic on the 52, it's not my understanding that it's
21 fully funded. And so, I have major concerns about
22 promises that could be left unfulfilled. So the fact
23 that the people of Santee are spending upwards of \$5,000
24 a month for a lobbyist, in Washington D.C., for which we,
25 as a Council, have approved, again, that may or may not

1 bring the fruits of that labor back to Santee to fund the
2 52 improvements that are greatly underfunded.

3 And so, hopefully, we'll be able to get the
4 matching funds from -- from SANDAG as well. So again,
5 I -- I don't see the funding plan there. The -- the
6 promise of not occupying one home is not good enough. I
7 wanna see the funding plan.

8 Now, last time I -- I didn't talk about the
9 water issues. It seems to me that with these plan
10 vineyards that'll be kind of on the periphery, I believe
11 that it's gonna take a lot of water and I believe, at
12 some point, the HOA would have to really take on a lot of
13 expense to keep vineyards and orchards all on the end of
14 a very arid -- a very arid area.

15 And so, I have concerns about water and the
16 hydrology of the area. As far as, also, the aspects of
17 additional sewage being pumped into the Padre Dam. And
18 so we're gonna be doing a great service to the East
19 County, but we're gonna be bringing in upwards, you know,
20 15,000 gallons a day or something of sewage that has a
21 malodorous discharge, that goes directly to this
22 property, in question. We didn't even talk about it. I
23 guess there'll be someone to sign -- they'll sign away
24 the rights.

25 Finally, talking about the military flying over

1 that area. We -- we had a -- a lot of difficulty getting
2 the Stowe Trail opened. The -- the Marines were very
3 worried about people being out in that area just -- and
4 having to have a clearance, for which I have undergone
5 multiple times. And so, now we're putting a lot of
6 people there. There's jets, soon to be some of the --
7 some of the most high tech and most sophisticated
8 aircraft in U.S. history will be flying over that area as
9 well. So we -- we -- we completely missed on talking
10 about noise mitigation, and as far as the smell and water
11 issues.

12 And then, as -- as much as the 10-year
13 buildout, there's gonna be a significant, significant
14 amount of construction traffic. So again, we can talk
15 about, you know, the -- the plan will be approved,
16 because it can be approved and they could put a, you
17 know, accessory dwelling units. Then, let's let the
18 people vote and -- and if it turns out they can bring
19 forward that plan, then let them bring forward that plan.
20 But this plan has major holes in it.

21 I would make a motion that we -- that we
22 continue and wait on this vote and not do the Second
23 Reading today. Allow the people to go through the
24 democratic process to vote. And if -- if you really hate
25 Measure A that much, then -- then campaign against it and

1 stop it and -- and don't let outside agents do so, and
2 let the people speak. Let it go to a vote. My motion is
3 to -- to not pass tonight and to carry this until after
4 the election of November 3rd.

5 MAYOR MINTO: Is there a second to that motion? I'm
6 not hearing any. That will die for a lack of second,
7 Steve. Thank you. All right. You know, I'm gonna just
8 make couple comments, too, to -- actually, to Ronn's
9 comments, also. And senate -- Senator Scott Wiener is
10 the one that authored these bills in California to create
11 what they call ministerial acts, and basically allow
12 certain projects to go through, without actually any kind
13 of action on a City Council or Planning Commission. And
14 they do have to do with affordable housing, especially,
15 and they are within a quarter mile of any kind of bus
16 stop.

17 So if -- if they wanted to, they could just
18 expand where they put bus stops and create five-story
19 homes, with multiple house -- multiple living units in
20 them. Scott Wiener continues to attempt to expand that
21 and include more and more housing, without the actions of
22 Council. The only thing that Council can do is make sure
23 that they approve the building permits so that they are
24 compliant with state and local ordinances. So -- so,
25 Ronn, you're absolutely right about the -- our ability to

1 not stop any kind of housing that wants to go in there,
2 that complies with these state mandates. So -- so that's
3 certainly a concern of ours, also. I'm gonna go on --
4 Rob, do you have anything?

5 COUNCILMEMBER McNELIS: (No audible response.)

6 MAYOR MINTO: Okay.

7 COUNCILMEMBER McNELIS: All right. So I -- I just
8 gotta start off by saying, I find it sincerely
9 disingenuous that someone talks about First Amendment
10 Rights, you know, people to signature gather and do all
11 that stuff, but forgets that First Amendment Rights mean
12 you have the ability to say what -- how you feel, so --
13 but you want to infringe upon other people's First
14 Amendment Rights to not support this -- this theoretical
15 initiative. That's completely disingenuous. You can't
16 have it both ways. It's either you have First Amendment
17 Rights or you don't. So we are --

18 MAYOR MINTO: Hey, Rob, it's not the --

19 COUNCILMEMBER McNELIS: I get it. I'm going. I'm
20 going. All right. So I'm on 8 and 9, but thank you.
21 The -- the issue is that this measure, Measure N, does
22 not -- does not talk about Fanita Ranch in any way. I
23 said it before, the author of Measure N, since it was
24 qualified, has voted two times against the project that
25 would -- against -- or sorry, voted two times on projects

1 that would be in direct violation of Measure N.

2 So to me, this means that Measure N is either
3 flawed or the author is being hypocritical. Don't know
4 which, but you guys can decide. Fanita legally opens
5 thousands of acres of trails, 35 miles of trails to all
6 citizens of the City of Santee. It actually fixes the
7 50 -- Highway 52 and the ramp at -- at Mast and 52. It
8 widens that so that more people can cue up and get them
9 off of Mast, right in front of the high school, right in
10 front of Westin and onto the freeway in a -- in a easier
11 manner.

12 If they don't do that, you should be -- God,
13 you should be blessed if they don't do that. If
14 they -- 'cause if they don't actually make that finally
15 happen -- if it takes 20 years for that to happen for
16 them to raise the money, they don't sell one house. They
17 can't close on any homes.

18 So we get all the infrastructure being done.
19 We get all the -- the benefits of it, and we have no
20 addition to the population, which is what many people --
21 or some people, I should say, seem to -- to want. So
22 I -- I really don't understand that argument of saying
23 that, oh, well, I don't believe that there's enough money
24 for it. Fine. You should be happy. If there isn't
25 enough money for it, then they can't build any houses.

1 Fire safety was brought up. Fire safety
2 actually increases. They have -- we will have much
3 larger fire breaks and we will have a housing stock that
4 is built of today -- with today's technology. Some of
5 the most incredibly fire retardant materials are going to
6 be utilized, in this development, that will now surround
7 the outer banks of our city, so that if -- if there is
8 any kind of fire that came in from outside those --
9 the -- in -- in the planes, in the prairies out there
10 that we've got, we now have a true fire break, and we
11 have a housing stock that could actually withstand this
12 and defend against the old housing stock that can't do
13 that.

14 The exit plans, exit strategies that are --
15 that were proposed or that are -- that are gonna be
16 utilized are -- have been vetted out by our fire chief,
17 by nationally renowned fire experts. This is -- this is
18 the new world. We -- we don't -- we are not Paradise.
19 We don't have shake shingle roofs anymore. We don't live
20 in the center of a forest. This is not that, and to try
21 and -- to try and pander to people and -- and -- and
22 scare them with those types of tactics and saying those
23 types of things, it's -- it's just insincere. It's
24 not -- it's not right.

25 This also helps with a full spectrum of housing

1 stock. This -- this project will provide multiple
2 different types of housing that will allow new citizens
3 to come into Santee and become part of our community.
4 It'll also allow the citizens that have been here a full
5 cycle of housing from condos, to get started, to move-up
6 housing, to senior and retirement housing so that they
7 can stay in Santee and continue to -- to live here, while
8 at the same time, freeing up some of the older housing
9 stock that allows new families to get started and get
10 theirs started.

11 It was said earlier, "I've got mine, I don't
12 want you to have yours." That's basically what this all
13 sounds like to me. And by the way, every house that you
14 live in that was built in Santee, somebody said that
15 about your development as well. This is -- this is the
16 way life is. If you don't -- you have to grow in some
17 form or fashion. I think this is smart growth.

18 It was brought up that Magnolia -- that the
19 fire -- the fire issues with Magnolia. Magnolia, just to
20 get it on the record, Magnolia was not scheduled to even
21 be extended for 15 years, 15 years into the development.
22 It wasn't gonna be Day 1. It's not -- it's -- but guess
23 what? No homes are gonna be built Day 1. It's probably
24 gonna take at least five years, if not six, before the
25 very first home could even potentially be built. And

1 then, we've got -- it was, I think 1600 homes had to be
2 built before Magnolia was even thought about going
3 through the first time. As a community, as a City, we
4 could -- we can still make that happen. We should make
5 that happen within that period of time.

6 And Stephen you -- you said you're worried
7 about water, noise, odor, all those types of things,
8 the -- the -- the planes flying over, that's stuff that
9 the consumer, when they decide to buy, they will be
10 notified of. If they don't wanna buy it, if they -- then
11 it won't be built. These -- they don't build thousands
12 of homes and then say, okay, now let's go try and sell
13 them. That's not the way this works.

14 They build three, four, five homes at a time,
15 sell them off and then they build the next phase. And
16 that's the reason that this is a 20-year buildout, most
17 likely, is because this -- they -- they don't do it the
18 way that it was done back in the -- in the '90s.

19 So if buyers don't want the housing stock, they
20 will change that housing stock. But guess what? Once
21 again, all the development will -- all the -- all the
22 prerequisite development will be done. The 52 would've
23 been widened by then. The on-ramp will be done. We'll
24 have money for smart signaling, throughout the entire
25 City of Santee to help our traffic concerns and the

1 congestion.

2 So you should be happy if people don't wanna do
3 that, because this housing -- I mean, all the
4 infrastructure will already be done and it'll delay that
5 max capacity of 30 -- of 3,000 homes to 30 years, maybe.
6 But that's -- that's the buyer's decision. It's not your
7 decision to say, Well, I don't think that people will
8 wanna do that, so I'm gonna say no. That's -- that's
9 their decision and that's why the price will reflect what
10 the market will bear.

11 So with that, I actually will make the motion
12 to support 8 and 9 -- or support Staff recommendation for
13 8 and 9. Thank you.

14 MAYOR MINTO: Thank you. Is there a second for
15 that?

16 COUNCILMEMBER HALL: I'll go ahead and second it. I
17 didn't know if Laura wanted to talk first to it.

18 MAYOR MINTO: Well, we can still have the
19 discussion, even though. So I do have a first and I do
20 have a second. And so Laura, did you --

21 COUNCILMEMBER HALL: I'd like to have a comment
22 towards the end, too, just a quick comment.

23 MAYOR MINTO: Okay.

24 VICE MAYOR KOVAL: You can go ahead --

25 MAYOR MINTO: Let's -- let's (Unintelligible).

1 VICE MAYOR KOVAL: -- and make it now.

2 MAYOR MINTO: Go ahead.

3 COUNCILMEMBER HALL: You know, when this -- this
4 whole 8 and 9 first came out, I wasn't really a fan
5 either way of it. But I think they've worked their way
6 through it. Our job is loss mitigation or -- and making
7 sure that we got the best deal there is.

8 My whole comments earlier were about what if.
9 What if we get the worst deal there is? You know, Padre
10 Dam, I've done enough work with Padre Dam, where they
11 have to develop water. They're looking for that sewage
12 to come in and -- and work on it. They have --
13 they're -- they're actually excited about it. They
14 wanted to -- and I think Laura can probably address that.
15 They can address that big time.

16 But basically, this is the best deal we're
17 gonna get. Now, those houses are gonna go in either way.
18 We have a choice now to get the best deal -- and we've
19 done this on many occasions -- the best deal now or live
20 with the consequences. So that's all I had.

21 MAYOR MINTO: Laura.

22 VICE MAYOR KOVAL: Sure. Thank you. I -- I don't
23 want to hash it all out again. I think we all know where
24 we stand and -- and it appears nothing has changed.
25 If -- if people listening want to hear my public comments

1 from Fanita Ranch, go to about hour four of the past
2 agenda, and that's where they start. There's also some
3 very informative testimony from experts, especially for
4 those that are worried about a "fire trap." So I would
5 encourage you to listen to the experts. Like I said,
6 it's about hour four on the public comment -- or in the
7 comments from the last agenda.

8 As far as Magnolia goes, I -- I did ask that
9 the Council -- or that the Staff, at some point, bring
10 back a traffic mitigation plan, because we are, with the
11 Development Services Agreement, we will get an extra \$5
12 million for traffic mitigation in -- in the City of
13 Santee, which could include Magnolia.

14 And Ronn, you're right, I -- I did attend the
15 Water Board meeting where Fanita Ranch was discussed, in
16 great detail. And as I recall, the last Council meeting,
17 we had the Director of Engineering for the Water
18 District, online to answer any calls, but the Water Board
19 voted 5 to 0 to approve the water allocation. This is
20 not a -- they're agnostic, as far as development. All
21 they're there to do is vote on, can this move forward?

22 And their decision was also based on just the
23 infrastructure that the -- that the Water District has
24 right now, so it wasn't considering the advanced water
25 purification as treatment center. But as we all know

1 now, that is moving forward as well. That's a East
2 County project. And you're right, Ronn, they -- they
3 would gladly take the sewer, because they're gonna make
4 it into drinkable water and -- and what a great thing to
5 have water reliability in East County and 30 percent of
6 our water needs met right here. It's a -- you know, City
7 of Santee imports 100 percent of their water, so this
8 will be -- they'll be able to make 30 percent of our
9 drinkable water. What a great project.

10 And -- and I came up with a -- not the NIMBYs,
11 because we definitely know they're the Not In My Backyard
12 people for sure, as -- as I expressed last time, my home
13 is in the original Rancho Fanita development, from the
14 1950s and so everybody north of, you know, this
15 development is -- is -- is a new development, right?

16 But now there's the NIMNBYS, which is Not In My
17 New Backyard, and that's just -- it's just so ironic. I
18 just can't wrap my head around it, but that's where we're
19 at. And we are elected to make fair decisions, based on
20 the facts and -- and for, you know -- and I know we've
21 all spent a lot, a lot of time looking at -- at tons and
22 tons of worksheets that -- or documents and going through
23 a lot of workshops and we've been working on this for a
24 good solid year. Some people a lot longer than that, so
25 you know, I'm ready to vote.

1 MAYOR MINTO: Thank you. You know, I don't really
2 want to go into a whole lot either. All I know is that
3 we're required, by law, to hear projects that come before
4 us, and we can't just tell people that have -- that are
5 owners of property, No, we don't wanna hear your project,
6 because quite frankly, then, no one would ever hear a
7 project.

8 And so, whether you have a project that is 2600
9 acres or you have one that's half an acre, you have a
10 right to be heard. You have a right to be heard fairly.
11 You have a right to present your evidence and give
12 testimony, and that's what we did at the last Council
13 meeting.

14 Each one of us had the opportunity to ask the
15 tough questions. I know I asked as many tough questions
16 as I possibly could, and they were all answered by
17 experts. Experts in the field of everything from biology
18 to fire. And I can tell you right now that I don't
19 believe any of these people got into this business
20 because they didn't care about the environment, they
21 didn't care about the fire or anything else.

22 So they did every bit of hard work they could
23 to make sure that they did mitigate and find ways to
24 mitigate. Especially when I'm talk -- when I hear them
25 talking about, you know, butterfly or whatever it was

1 that hadn't been in Santee since 2004, but we're gonna
2 make sure that the land can, you know, sustain them if
3 they come back some day. You know, that's not somebody
4 who's just willy-nilly, you know, saying, I don't care
5 about the environment, let's go ahead and build over it.

6 You know, it's not my job to care whether or
7 not something gets built or not, it's just to follow the
8 law, and that's what we did in this case here.

9 And so I'm in support of the motion. I think
10 we need to move forward. We're gonna let the voters
11 eventually sort this all out. And then, once that
12 happens, then we'll have a whole 'nother set of rules to
13 follow. And then, when it comes back to us, we'll act
14 appropriately within the law and within the scope of what
15 we're supposed to do. All right. I will go ahead and
16 call for the question here. And I'm gonna call Stephen.
17 Yes or no?

18 COUNCILMEMBER HOULAHAN: No.

19 MAYOR MINTO: Thank you. Laura.

20 VICE MAYOR KOVAL: Aye.

21 MAYOR MINTO: Rob.

22 COUNCILMEMBER McNELIS: Yes, sir.

23 MAYOR MINTO: Ronn.

24 COUNCILMEMBER HALL: Yes.

25 MAYOR MINTO: And I also vote yes. Let the record

1 reflect that Items 8 and 9 are passed by a 4 to 1 vote,
2 with 1 -- 4 ayes and 1 no. Does that cover that
3 appropriately, Shawn?

4 CITY ATTORNEY HAGERTY: Yes, Mayor.

5 MAYOR MINTO: Thank you very much.

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1 C E R T I F I C A T E

2
3 I, Krisha Alatorre, a transcriber and court
4 reporter for Barrett Reporting, do hereby certify:

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

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

13 In witness whereof, I have hereunto subscribed
14 my name this 20th day of October, 2020.

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17
18
19
20 *Krisha Alatorre*

21 _____
22 Krisha Alatorre

23 CSR No. 13255
24
25