



CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Ronn Hall
Rob McNelis
John W. Minto

NOTICE/CALL AND AGENDA FOR A SPECIAL MEETING

Santee City Council

Council Chamber
10601 Magnolia Avenue, Santee, CA 92071

November 10, 2015
6:00 p.m.

I, Randy Voepel, Mayor of the City of Santee, California, hereby give notice that a Special Meeting of the Santee City Council has been scheduled for **6:00 p.m. on Tuesday, November 10, 2015**, in the Santee Council Chambers, 10601 Magnolia Avenue, Santee, CA for the purpose of:

1. **Call to Order**
2. **Fanita Ranch Workshop**
Recommendation: Receive report.
3. **Public Comment**
4. **Adjournment**

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.

State of California }
County of San Diego } ss.
City of Santee }

AFFIDAVIT OF POSTING AGENDA

I, Patsy Bell, CMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Special Meeting Agenda was posted in accordance with the Brown Act and Resolution 61-2003 on November 6, 2015 at 10:00 am.

Patsy Bell
Signature

11/6/15
Date

City of Santee
COUNCIL AGENDA STATEMENT

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MEETING DATE: November 10, 2015

AGENDA ITEM NO.

ITEM TITLE FANITA RANCH WORKSHOP

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

This workshop is at the request of HomeFed Fanita Rancho LLC ("HomeFed"). HomeFed acquired the property in 2011, and is successor to Barratt American's interest in the Fanita Ranch development. In light of the court decisions and a changing real estate market, HomeFed is considering how best to move the development forward within the context of the prior development footprint and existing environmental document per the California Environmental Quality Act (CEQA).

Historically, the development of Fanita Ranch has been guided by goals and policies in the City's first General Plan. In 1984, the General Plan identified Fanita Ranch as an "Area for Special Study" and required a Specific Plan that would provide a variety of uses, including housing, neighborhood commercial, parkland, recreational facilities and open space. "Essential Elements" were later added to the General Plan in 1986 that included an employment center, a community focus area, a major active recreational resource and a variety of housing types (traditional and attached multiple-family). An update to the General Plan in 1995 resulted in a reduction in the number of "Essential Elements" from 17 to 16. The comprehensive update of the General Plan in 2003 renamed the elements as the 16 "Guiding Principles". These principles have shaped development proposals for Fanita Ranch since that time.

This workshop is the first in a series of workshops to provide the City Council with HomeFed's considerations relative to some of the existing guiding principles, as well as progress in developing their application.

ENVIRONMENTAL REVIEW This workshop is not a project under the California Environmental Quality Act (CEQA).

FINANCIAL STATEMENT Staff and consultant costs associated with the development planning of Fanita Ranch are fully funded through a Reimbursement Agreement with HomeFed.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 
Receive report (PowerPoint presentation)

ATTACHMENTS

Existing Guiding Principles – General Plan 2020, Land Use Element pages L29-31



8.2 Areas for Special Study

The following development guidelines for the Fanita Ranch Rattlesnake Mountain 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.

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

1. The Planned Development may include a comprehensively planned, high architectural quality business or office park. 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 shall include a community focus (Fanita Center) which includes provisions for public parks, commercial development and institutional uses such as schools, fire station, branch library or branch post office.
3. The plan shall contain a mix of house sizes on lot sizes distributed as follows:

6,000 sq. ft. lots – 20 percent of total lots





LAND USE ELEMENT

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 Plan, Circulation Plan, Trails and Open Space Plan, and Illustrative Site Plan shall be sensitive to the natural open space and the preservation of existing natural major land forms. 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.
6. The plan may consider 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. The Planned Development should, subject to population demand, contain mini-parks, neighborhood parks, and two community parks. Dedication of a Sports Park, (accessed by Carlton Hills Boulevard), to the City of Santee will fulfill the requirements of one community park.
9. The plan shall contain a 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. The Planned Development shall include the extension of Fanita Parkway along the western boundary of the property.
11. The Planned Development shall include the extension of Cuyamaca Street into the site, connecting with Fanita Parkway.
12. Additional circulation facilities for the planned development areas shall be considered. The traffic and phasing analysis shall specifically address the following elements:



LAND USE ELEMENT



- 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. The Planned Development shall include a Comprehensive Trails Element designed to 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 Park shall be provided to Santee residents.
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. 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.
16. To ensure that proposed development is appropriate for a given, site, the Planned Development shall contain schematic or illustrative development plans which show prototype circulation systems and residential product types for each area designated by residential development.

