

Chapter 9: Open Space, Conservation & Sustainability

9.1 Conservation Overview

Conservation of natural resources is a key component of Smart Growth. In Fanita Ranch, conservation efforts will be made at multiple levels:

- A. Conservation, restoration and enhancement of natural open space and associated habitats for sensitive plant and animal species through the establishment of the Habitat Preserve and restoration of riparian areas;
- B. Preservation of cultural resources;
- C. Energy conservation and climate action;
- D. Water conservation; and
- E. Material conservation, recycling and waste reduction.

A summary of the key sustainability objectives and features that describe the conservation efforts included in the Development Plan are provided in *Section 9.5: Smart Growth & Sustainable Community*.

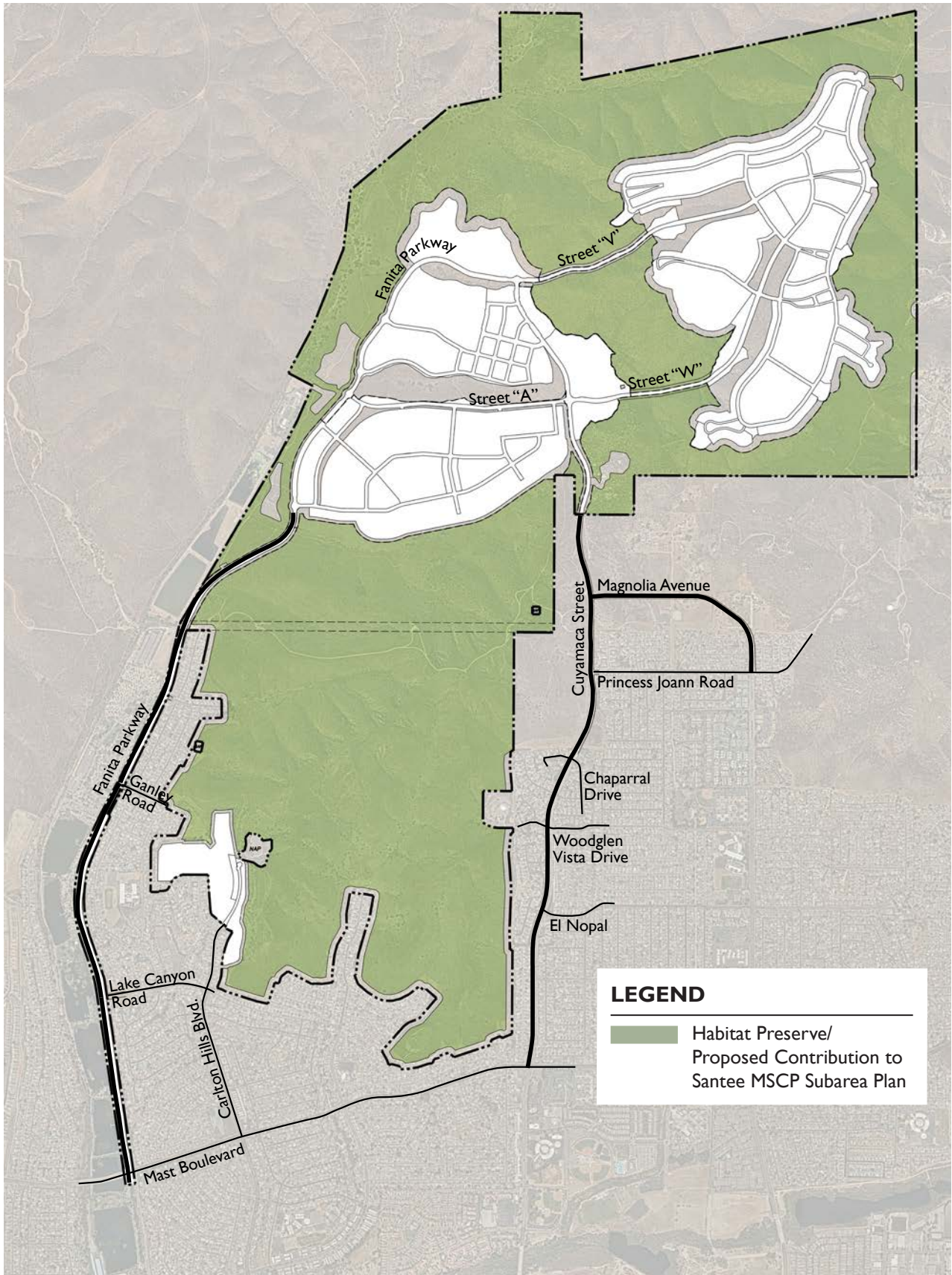



Exhibit 9.1: Habitat Preserve Plan

 *not to scale*

9.2 Habitat Preserve

Fanita Ranch contains large and diverse areas of biological resources. The Development Plan Area includes a complex system of existing dirt roads and trails, many of which are currently subject to illegal off-road vehicular traffic and unauthorized human activities that have been detrimental to these sensitive habitats. The Development Plan Area is also within a very high fire hazard sensitivity zone. By allowing limited development, clustered into the least sensitive portions of the Development Plan Area, Fanita Ranch's biological areas will be preserved and managed in perpetuity and protected through permanently funded management plans and funding mechanisms.

9.2.1 Habitat within Fanita Ranch

The Biological Resources Technical Report for Fanita Ranch (Fanita Ranch EIR Appendix D) identifies and maps existing habitats and species onsite. This mapping was used to determine the most suitable locations for development and the most valuable and prolific areas of biological diversity in the Development Plan Area to be preserved within the Habitat Preserve.

Exhibits 9.1: Habitat Preserve Plan illustrates the portions of Fanita Ranch proposed to contribute to the City of Santee Multiple Species Conservation Program (MSCP) Subarea Plan. A large portion of this open space is located in the southerly portion of the Development Plan Area. Additionally, areas between and surrounding the Villages were selected based upon the high quality of habitat and the opportunity to provide wildlife movement corridors in these locations.

Permitted uses within the Habitat Preserve, as discussed in *Chapter 3: Land Use & Development Regulations*, include utilities and utility access roads, trails, revegetated slopes and other uses consistent with the NCCP design guidelines and standards. Restoration and enhancement of native habitat will be conducted as described in *Section 5.7: Habitat Restoration Program*. Management of the Habitat Preserve will be permitted consistent with the draft MSCP and Subarea Plans.

9.2.2 MSCP Subarea Plan

The MSCP is a comprehensive, long-term, multi-jurisdictional habitat conservation program developed pursuant to state NCCP legislation to preserve a network of habitat and open space areas throughout the San Diego region and to protect biodiversity. The MSCP Subregional Plan identifies the potential impacts of urban growth and establishes an overarching plan for habitat avoidance, conservation and mitigation to protect "covered species" and their habitat. The City of Santee is one of 12 jurisdictions participating in the Program, which was adopted in 1997 and covers approximately 900 square miles.

Participation in the MSCP requires local jurisdictions to adopt a Subarea Plan to implement the Subregional Plan. The Subarea Plan is a policy document that establishes a framework for the conservation of covered species and their habitats that exist within the City's jurisdiction. The Subarea

Plan serves as the basis for a Section 10(a)(1)(b) Incidental “Take” Permit, which is issued by the United States Fish and Wildlife Service and a Section 2835/2081 permit issued by the California Department of Fish and Wildlife to the City of Santee. The permit issued by these federal and state wildlife agencies grants the City long-term authority to “take” identified Covered Species as defined in the Endangered Species Act and allow landowners to impact sensitive species and their habitat as approved as part of the City’s MSCP Subarea Plan. Prior to pursuing mitigation outside of the Subarea Plan Area, landowners and/or project proponents must demonstrate to the City that all mitigation options within the City have been exhausted.

9.2.3 Fanita Ranch Preserve Management Plan

A Preserve Management Plan (PMP) has been prepared for the Habitat Preserve that is consistent with the NCCP design guidelines and standards. The PMP will direct the long-term management of the biological resources within the Habitat Preserve in accordance with the Preserve Management objectives provided below.

9.2.4 Preserve Management Objectives

This Development Plan establishes the following objectives for Preserve Management within Fanita Ranch:

- A. Designate biologically sensitive and diverse areas within Fanita Ranch as Habitat Preserve for inclusion in the City of Santee MSCP Subarea Plan.
- B. Ensure the long-term viability and sustainability of native ecosystems within Fanita Ranch through long-term funded open space management.
- C. Implement the NCCP design guidelines and standards, including conservation and enhancement of sensitive habitats and species, promotion of healthy biodiversity and allowing managed passive recreation uses such as trails.
- D. Provide carefully planned and managed public access to the Habitat Preserve to allow residents and visitors to enjoy the scenic qualities of Fanita Ranch, connect with nature and learn about and appreciate the Development Plan Area’s biodiversity.
- E. Restore and enhance native plant and animal communities in key locations to support long-term propagation of viable populations of sensitive plant and animal species.
- F. Close existing informally established and potentially harmful trails and provide revegetation in those areas.

- G. Maintain viable wildlife corridors through the Development Plan Area and provide wildlife corridor connections to adjoining open space habitat areas in order to maintain large-scale wildlife movement.
- H. Develop a management strategy to enhance and protect sensitive species, habitats, wildlife corridors and linkages to ensure they remain functional and healthy.

9.2.5 Preserve Management Plan Strategies

A Preserve Management Plan has been prepared for the Habitat Preserve that is consistent with the NCCP design guidelines and standards and implements the following strategies:

- A. Identify key habitats, species, and wildlife corridors within the preserve.
- B. Develop a habitat restoration and enhancement plan that includes recommendations for short-term and long-term preserve management designed to maximize the success of conservation efforts.
- C. Provide strategies and prescriptions to manage key habitats, species and wildlife corridors for the long-term protection of these areas.
- D. Strategically locate and design trails to utilize existing trails and dirt roadways to avoid existing sensitive habitats and create passive and intentional recreational amenities for the public. Manage trails in a manner that supports the long-term viability of sensitive species.

9.3 Open Space

The Development Plan Area includes 256 acres of open space areas outside of the Habitat Preserve, which consist of two riparian areas in Fanita Commons, brush management areas at the edge of development, slopes adjacent to streets and within Villages, trailheads and water quality basins that will be maintained and managed by the Homeowners Association, and open space land for water tanks and pump stations that will be dedicated to and maintained by Padre Dam Municipal Water District (PDMWD).

The Fanita Ranch project will implement a habitat restoration and enhancement program that will offset impacts to existing biological resources located within the development footprint and generally increase the integrity of ecological systems across the property. Restoration activities will occur in upland and wetland-riparian areas that increase native habitat, which will benefit sensitive species and wildlife in general. Manufactured slopes on the exterior of the development footprint will be revegetated to blend with the adjacent landscape.

Brush management areas and the habitat restoration program are described in greater detail in *Chapter 5: Landscape Architecture, Community Design & Outdoor Lighting Design Plan* and *Chapter 8: Grading, Utilities & Services*. These open space areas are subject to the provisions set forth in the Fanita Ranch Fire Protection Plan (see Fanita Ranch EIR Appendix P1).

9.4 Cultural Resource Protection

A significant number of cultural resources are present in the Development Plan Area. A Phase I intensive survey and report was completed to determine the presence or absence of archaeological features within the Development Plan Area where proposed development or activity could have a potential effect. The survey included archival research of California Historical Resource Information System (CHRIS), a Sacred Lands File search, contacting local tribes, reviewing historical aerial photographs and maps, and a pedestrian survey. See the EIR prepared for Fanita Ranch for additional information.

9.5 Smart Growth and Sustainable Community

Smart growth is a planning paradigm that advocates thoughtful and sustainable development patterns and avoids urban sprawl to conserve resources, reduce impacts, promote alternatives to single occupancy vehicle use, support livability, offer opportunities for social engagement and achieve fiscal sustainability. In 2015, the San Diego Association of Governments (SANDAG) adopted “San Diego Forward, The Regional Plan,” which combines the big-picture vision for how the San Diego region will grow over the next 35 years with an implementation program to help make that vision a reality. The Regional Plan calls for integrated coordination between land use and transportation and includes a Smart Growth Concept Map that identifies locations in the region that can support smart growth, transit, walking and biking.

Fanita Ranch embraces the smart growth paradigm by applying these smart growth principles comprehensively throughout the Development Plan Area to create a compact, vibrant, walkable and mixed-use community and preserve large, contiguous open space as Habitat Preserve to ensure long-term protection of sensitive species and habitats. New development will be sustainably designed to conform to the State of California’s goals for greenhouse gas reduction, conserve water and energy and provide sustainable buildings, which in turn will reduce impacts on the environment, enhance the quality of life and encourage a healthy lifestyle for the Fanita Ranch residents.

Sustainability is an integral part of the design vision for Fanita Ranch. The following is a summary of the key Development Plan sustainability objectives and features that may be implemented within Fanita Ranch, including some that are now or may become mandatory with future updates to CALGreen or other applicable provisions of law. All sustainability features that are required at the time of construction will be implemented during the development of Fanita Ranch.

9.5.1 Open Space Conservation

A. Open Space Conservation Objective

Conserve natural open space and protect sensitive biological and cultural resources

B. Open Space Conservation Features

1. Cluster development areas to establish large, contiguous open space as the Habitat Preserve for dedication to the City of Santee MSCP Subarea Plan to ensure long-term protection of sensitive species and habitats.
2. Implement a Preserve Management Plan for the Habitat Preserve that is consistent with the NCCP design guidelines and standards.
3. Implement a Habitat Restoration Program that restores a variety of native upland vegetation communities within the open space areas and Habitat Preserve, increasing the integrity of ecological system across the Development Plan Area.
4. Preserve wildlife corridors within the Habitat Preserve.
5. Protect sensitive cultural resources.

9.5.2 Land Use, Transportation and Community Design

A. Land Use, Transportation and Community Design Objectives

1. Integrate land use and transportation planning to decrease reliance on vehicle use and reduce greenhouse gas emissions.
2. Provide a highly connected Complete Streets system that optimizes various modes of transportation to reduce fuel consumption while addressing functionality, aesthetics and safety.
3. Implement an extensive trail system available for use by the public that connects all neighborhoods to the Habitat Preserve and various destinations within Fanita Ranch, ensuring a walkable community to help minimize vehicular use and encourage interaction with the natural environment.

B. Land Use, Transportation and Community Design Features

1. Provide diverse housing types and sizes to accommodate people of different age groups, incomes, household types and abilities.
2. Locate parks and recreation amenities within easy walking distance of each home.
3. Implement an efficient, Complete Streets network with multiple routes to distribute traffic and encourage walking, biking and low speed vehicle use and increase destination accessibility.
4. Provide a street system of varying design capacities tailored to meet the unique Village concept and site constraints.
5. Incorporate traffic calming measures that reduce traffic speeds and enhance safety for pedestrians and cyclists.
6. Provide a pedestrian and bicycle mobility system consisting of sidewalks, trails and bikeways throughout Fanita Ranch, providing linkages between neighborhoods to other key land uses.
7. Reduce parking footprint through shared parking and structured parking.
8. Encourage bicycle parking and support facilities such as bike lockers, repair stations and rentals, education programs and events.
9. Provide Neighborhood Electric Vehicle (NEV) safe routes and designated parking, drop-off areas and other support facilities that encourage Electric Vehicle (EV) and alternative fuel vehicle use, carpooling and car sharing services.
10. Install EV chargers in all homes within the Low Density Residential land use designation areas, some homes in the Medium Density Residential, Active Adult and Village Center land use designation areas, as well as within the parking lots of commercial projects in the Village Centers (see Fanita Ranch EIR Appendix H, Greenhouse Gas Analysis).
11. Develop a Transportation Demand Management plan that considers community programs and includes ride-sharing, alternative modes and other strategies to reduce single occupancy vehicle use.
12. Encourage local food source to reduce vehicle trips and vehicle miles traveled associated with food distribution, and education programs for homeowners to grow sustainable and edible vegetation.

13. Support home-based businesses and telecommuting by allowing home-based businesses, live-work units, business support services and shared workspace in Village Centers.
14. Promote community education and lifelong learning opportunities through the provision of a Farm, edible landscaping and AgMeander trails, a K-8 school site and interpretive elements throughout the community, and a variety of educational programs that inform and promote a sustainable and healthy lifestyle, honor the land's agrarian legacy, and support community participation.

9.5.3 Energy, Atmosphere and Building System Performance

A. Energy, Atmosphere and Building System Objectives

1. Implement the required Green Building standards set forth in the California Building Energy Efficiency Standards (Title 24, Part 6) and CALGreen (Title 24, Part 11).
2. Consider passive building design and optimize building energy performance to help reduce energy consumption.
3. Reduce heat island effect through the use of cool roof or similar technologies and tree and shrub planting.
4. Incorporate green or renewable energy sources.

B. Energy, Atmosphere and Building System Features

1. Incorporate building orientation and fenestration that take advantage of sunlight, shade and prevailing winds to maximize passive solar energy, natural ventilation and take advantage of daylighting during daytime hours.
2. Incorporate overhangs or other shading device to limit solar heat gain.
3. Utilize EnergyStar appliances, energy efficient lighting fixtures, tankless water heaters, increased wall, window and duct insulation and minimizing air leaks to the building envelope by utilizing air barriers on exterior walls shall be utilized in all residential and commercial construction.
4. Utilize efficient and properly sized HVAC systems.
5. Implement pollutant control measures such as duct covering and mechanical equipment protection during construction and using low-VOC emitting building materials for flooring, carpet, adhesives, caulks, paints, insulations, etc. to protect air quality.

6. Prohibit wood-burning stoves, fire pits and fireplaces in all residential land use designation areas.
7. Permit a total of six (6) natural gas fire pits or fireplaces within community areas of the Villages.
8. Encourage shared parking between uses to reduce pavement areas.
9. Encourage the use of light-colored, semi-reflective or cool roof technology for roofing, parking lots and other hardscape applications.
10. Plant shade trees in parking lots, along the streets, walkways and other paved areas.
11. Install rooftop and carport solar power (PV) to offset the demand on the electric grid.
12. Implement a potential solar farm for generating sustainable power within the community.
13. Utilize LED or other high efficiency light bulbs for outdoor lighting.

9.5.4 Water Conservation and Water Quality

A. Water Conservation and Water Quality Objectives

1. Promote best management practices (BMPs) for water conservation as outlined in the Padre Dam Municipal Water District (PDMWD) Master Plan to minimize the use of imported water.
2. Reduce indoor water use by installing water efficient plumbing fixtures/fittings and appliances, including high efficiency water heaters, water efficient dishwashers, insulated hot water pipes and separated cold and hot water piping.
3. Reduce outdoor water use by using water efficient landscaping, limiting conventional turf to $\leq 25\%$ of required landscape areas and using efficient irrigation systems and other sustainable landscape practices, including weather-based irrigation control systems or moisture sensors. Landscape and irrigation will comply with the applicable provisions of the California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance (MWELO) or Guidelines for Implementation of the City of Santee Water Efficient Landscape Ordinance, whichever is more stringent.
4. Protect water quality by implementing feasible Low Impact Development (LID) and BMPs to maintain the current level of water runoff (discharge) leaving the site close to pre-development levels.

5. Design water quality features to minimize stormwater and urban runoff impacts generated from the development, consistent with state and regional stormwater quality requirements.

B. Water Conservation and Water Quality Features

1. Utilize Advanced Treated Water from the East County Advanced Water Purification Program.
2. Use feasible LID techniques and BMPs consistent with the City of Santee BMP Design Manual.
3. Implement Green Streets along portions of Fanita Parkway, Cuyamaca Street, Carlton Hills Boulevard and Magnolia Avenue that include bio-filtration features to slow, filter and cleanse stormwater runoff from impervious surfaces.
4. Use inlet filters and rain barrels for single family homes, and appropriately sized detention basins such that there is no impact on downstream drainage facilities, both natural and manmade.
5. Install low flow water fixtures, dual flush toilets, grey water systems (where appropriate) and other water efficient plumbing fixtures/fittings and appliances.
6. Install native, non-invasive and drought tolerant plant species, limitations on turf and landscaping techniques that reduce water demand and promote carbon sequestration.
7. Implement hydrozoning to allow for efficient application of water and optimum plant growth while minimizing evaporation and runoff.
8. Utilize high-efficiency/smart irrigation controllers.
9. Utilize green waste mulch and soil amendments to retain soil moisture.
10. Promote community programs that educate residents and businesses on water conservation.

9.5.5 Material Conservation, Recycling and Waste Reduction

A. Material Conservation, Recycling and Waste Reduction Objectives

1. Encourage simple building designs and efficient framing practices to reduce construction material use and waste.
2. Encourage recycling and diverting of construction waste from landfills.

3. Encourage the use of sustainable building materials.
4. Apply BMPs for waste management and recycling strategies as appropriate.