CONDITIONAL USE PERMIT (CUP)
APPROVAL BY CITY COUNCIL

DEPARTMENT OF DEVELOPMENT SERVICES
10601 Magnolia Avenue
Santee, CA 92071
(619) 258-4100, Ext 167

THIS PACKAGE PROVIDES AN OVERVIEW OF THE CONDITIONAL USE PERMIT PROCESS FOLLOWED BY THE SUBMITTAL REQUIREMENTS AND APPLICATION FORMS

PURPOSE:

The Santee Zoning Ordinance delineates permitted uses for each zoning district of the City. Each zoning district also lists various "conditional uses" which are permitted subject to a use permit. The use permit process provides the City sufficient flexibility to determine whether a specific land use with unusual characteristics will be compatible with its environs, the General Plan, and the zoning on adjacent properties. In reviewing a use permit application the staff and City Council will evaluate such items as building placement and size, traffic generation, compatibility of the use with adjoining properties, and other related development impacts. Conditions may be imposed as necessary to ensure the project's compatibility with surrounding neighborhoods and the Santee General Plan. Conditional Use Permits (CUP) are described in Section 13.06.030 of the Santee Municipal Code.

PROCESS:

Pre-application

Projects which require a public hearing before the City Council must process a Pre-Application. The Pre-Application process is designed to identify those issues which may impact the design of the project early in the approval process. The applicant would submit the attached application and as many of the supporting documents as possible and pay the Pre-Application **fee**. The more project details provided the better review that can be conducted.

Engineering and Planning staff will review the submitted documents and will provide input on possible environmental concerns, General Plan and zoning requirements, traffic, site and design criteria. This early identification of issues will limit possible delays and plan revisions. Approximately four (4) weeks from the date of submittal a pre-application meeting ("Design Conference") will be held at City Hall. This meeting is an opportunity for the applicant to discuss comments with representatives of the Departments of Development Services, and Fire. The written comments from City staff and discussion at this meeting will be encapsulated in a letter to the applicant.

Application

After the pre-application meeting ("Design Conference") the applicant can redesign the project to incorporate any changes that may have been requested or required by City staff. An appointment shall then be made with the assigned Project Planner, prior to formal submittal. The applicant

should submit the completed formal application packet to the Department of Development Services. The Project Planner will review the materials to ensure that all of the required information is submitted. This completeness check shall be completed within 30 days of project submittal.

Project and Environmental Review

All environmental documents for submitted projects will be prepared by consultants hired by the applicant. The City of Santee will not prepare Negative Declarations, Mitigated Negative Declarations, or Environmental Impact Reports for submitted projects. After the application is submitted to the Department of Development Services, the site plans will be sent to the appropriate public agencies involved in the project for their review and comment. Once the proposed project has been deemed complete and after the completion of an Environmental Initial Study, an environmental determination will be made.

If City staff determines that no significant environmental impacts are anticipated, staff will direct the applicant to retain a consultant to prepare a Negative Declaration or Mitigated Negative Declaration. If City staff determines that the project will have a significant environmental impact, staff will direct the applicant to retain a consultant to prepare an EIR, which will be prepared and circulated for public review and comment.

City Council Hearing

Once the project is deemed complete, all issues addressed, and the environmental review process has been completed, the Project Planner will schedule item for a hearing before the City Council. The City Council will consider the recommendation of the Department of Development Services and will, at a public hearing, either approve the Tentative Map or Tentative Parcel Map as submitted, approve with modification(s), or deny the project.

Post Entitlement

If the map is approved, the applicant shall pay a document filing fee to the County Clerk and the California Department of Fish and Wildlife fee based on their level of CEQA review (State Law - AB3158). Contact the California Department of Fish and Wildlife for current fees (www.wildlife.ca.gov). The applicant shall also schedule a *Post-Entitlement meeting* with the Project Planner. The goal of the meeting is to ensure that all parties understand the conditions of approval, the expected project timeline, and the follow-on permitting process.

Note: Contact Santee Elementary School District at (619) 258-2320 and Grossmont Union High School District at (619) 644-8000 for their requirements.

SUBMITTAL CHECKLIST

1. **Application:**
   - a. X — Completed and signed Conditional Use Permit Application Form
   - b. X — Environmental Information Form
   - c. X — Sewer & Water Availability Forms (signed by Padre Dam Municipal Water District). Print forms at http://www.padredam.org/242/Development-Services
   - d. X — Storm Water Intake Form http://www.cityofsanteeca.gov/index.aspx?page=585
   - e. X — Hazardous Waste Statement
   - f. X — Ownership Disclosure Statement

2. **Plans:** (Eight copies 24" x 36" - collated, stapled and folded in sets to 8½" x 11" size and two sets 11" x 17")
   - a. X — Site plan showing all existing easements on-site and all structures, uses, and driveways within 100 feet of the subject property Information is shown on the attached VTM
   - b. N/A — Building elevations (with callouts showing building materials and colors to be used) Master Planned Phased project, see Development Plan Chapter 6
   - c. X — Preliminary landscape plan See attached Preliminary Landscape Plan
   - d. X — Preliminary grading plan (showing all cut and fill areas, pad elevations, slope heights, and retaining walls) and improvement plan Information is shown on the attached VTM
   - e. N/A — Floor plan Master Planned Phased project, see Development Plan Chapter 6
   - f. X — PDF copy of plans in a disk/thumb drive

3. **Title Report**
   - a. X — Three copies of current (not more than six months old) Preliminary Title Report and Grant Deed. The Preliminary Title Report shall have a copy of each easement referenced in the report.

4. **Technical Studies / Special Exhibits (as required – three copies each)**
   - a. ____ — Geotechnical report See EIR for Technical Studies. Date and Appendix location shown on attached EIR Appendices Summary
   - b. ____ — Drainage study
   - c. ____ — Storm Water Management Plan
   - d. ____ — Biology Report prepared by a certified Biologist.
   - e. ____ — Traffic Impact Study
   - f. ____ — Hydraulic Analysis prepared in accordance with the City of Santee Flood Study (This is only for projects that are located within the floodplain). Please contact the Engineering Division at (619) 258-4100 x 168 for questions regarding the Hydraulic Analysis.
   - g. ____ — Any other technical studies, documents, etc. as requested by Staff
   - h. ____ — A PDF copy of all technical reports on a disk/thumb drive
   - i. N/A — Color and materials board (one 11" x 17") showing samples and manufacturer's callouts of building materials

5. **Public Notice Package** To be provided as required.

   a. One (1) set of San Diego County Assessor's map(s), prepared by a Title Company, marked-up showing the entire property outlined in red with a green line encircling the property at a distance of 300 feet from the property line. Each parcel lying wholly or in-part within the 300 feet shall have its Assessor's number colored yellow with a "highlighter" pen or yellow colored pencil. Assessor's maps must be 11" x 17" (full size) at true scale **and not reduced.**

   b. Two (2) sets of mailing labels and one (1) copy of mailing labels in the standard mailing address format (Avery Template 5360). The list of labels shall be prepared by a Title Company. The typed list must include all affected property owner's parcels highlighted in yellow as above; by Assessor's Parcel Number with names and address. The addresses must be the property owner and not the leaser or renter. In addition, the mailing list shall include the name and address of the subject property owner, applicant, and the agent or individual responsible for the request.

   c. If a mobile home park and/or a multi-family residential development are located within the 300 foot radius of the project site, an additional mailing label shall be provided for the occupant. The label shall be addressed to "Occupant" and shall include the Assessor's Parcel Number and address. *Contact staff to verify this requirement*

   d. Envelopes and stamps are not required. Costs associated with the required public mailing/noticing will be charged to the project deposit account.

6. **Special Requirements for Wireless Communications Facilities (13.34.020 SMC)**

   a. N/A Visual Impact Demonstration. Photo simulations, photo overlays, scaled models that adequately demonstrate the visual impact of the facility. A map shall be provide that show the wireless communication facility and a keyed location of the site of every photo simulation.

   b. N/A Provide a map and narrative description explaining the site selection process including information about other sites considered and the reason for their rejection.

   c. N/A A report listing the effective radiated power generated by the proposed facility and that the facility, as proposed, meets the FCC guidance and regulations for electromagnetic radiation.

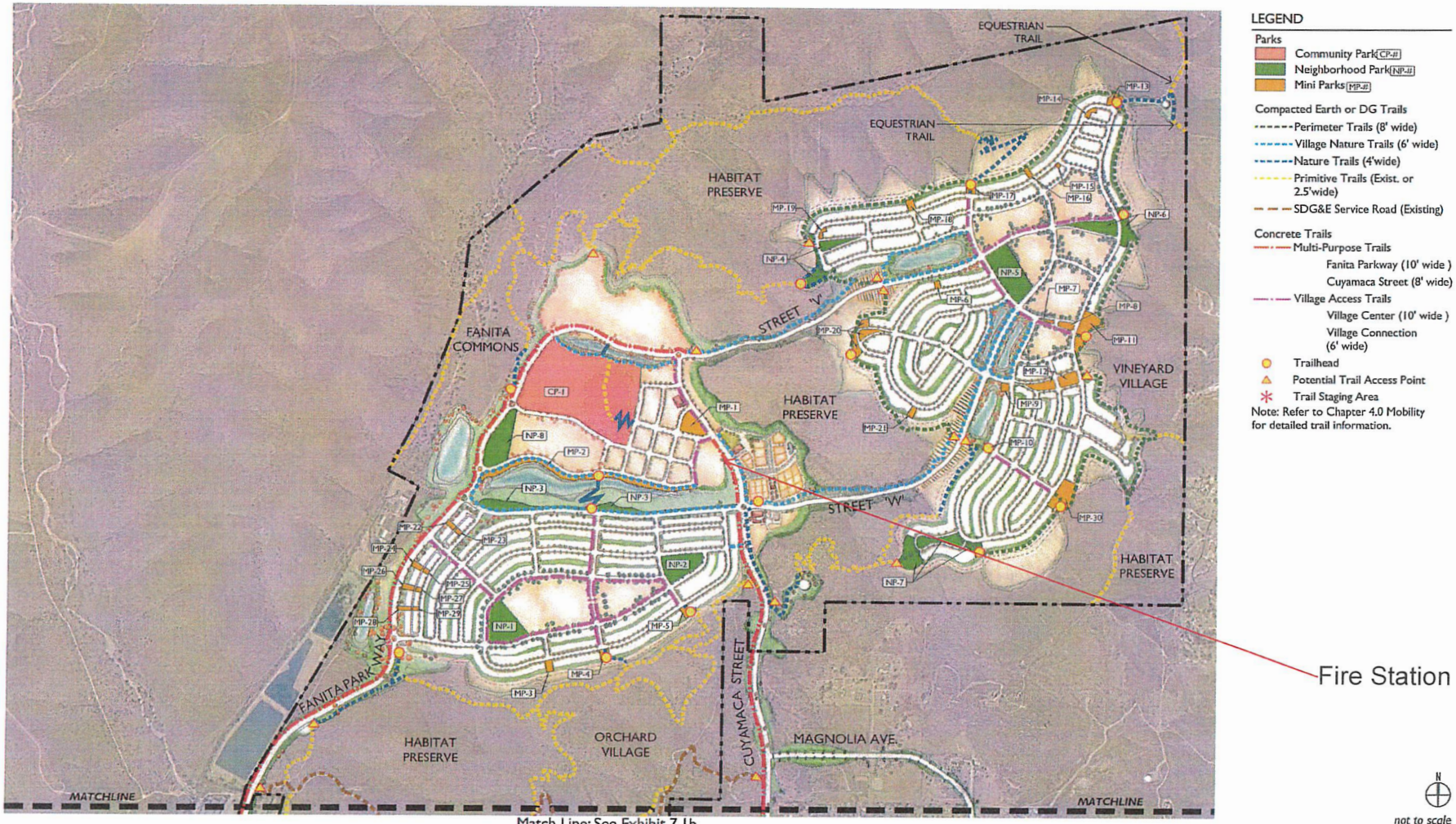
   d. N/A The plans shall show all other wireless communications facilities on the property and those within 100 feet of the site. Describe the cumulative effects.

   e. N/A Noise study for any stand-by or emergency generators and other equipment as identified by staff.

7. **Fees**

   a. TBD Conditional Use Permit Application Deposit

   b. TBD Application for Environmental Initial Study Fee



Match Line: See Exhibit 7.1b

not to scale *For illustrative purposes only; final design may vary.*

Fire Station Location Exhibit

CONDITIONAL USE PERMIT (CUP) APPLICATION

FOR DEPARTMENT USE ONLY

Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071-1222
(619) 258-4100, Extension 167

Site Location: Fanita Ranch Fire Station CUP #5

Assessor Parcel Number(s): See attached

1. Applicant

Name: HomeFed Fanita Rancho, LLC

Address: 1903 Wright Place #220

Carlsbad, CA 92008

Phone: 760-918-8200

Email: joconnor@hfc-ca.com

Signature: Jeff W. O'Co

Print Name: Jeff W. O'Connor

2. Property Owner

Name: HomeFed Fanita Rancho, LLC

Address: 1903 Wright Place #220

Carlsbad, CA 92008

Phone: 760-918-8200

Email: joconnor@hfc-ca.com

Signature: Jeff W. O'Co
(Authorizing Applicant to Submit Application)

Print Name: Jeff W. O'Connor

3. Applicant's Representative

Name: N/A

Address:

Phone:

Email:

Signature:

Print name:

4. Designer / Engineer

Name: Hunsaker & Associates San Diego, Inc.

Address: 9707 Waples Street

San Diego, CA 92121

Phone: 858-558-4500

Email: ccater@hunsakersd.com

Signature: 4/21/22

Print name: Chuck Cater

5. Parcel Size (Acres): 2638

6. Building Size (sq. ft.): N/A

7. Existing Land Use: Vacant

8. General Plan Land Use Designation: PD

9. Zone Designation: PD & P/OS

10. For Residential Projects:

A. Number of Units Proposed +/-2949
B. Number of Lots Proposed +/-2100
C. Project Density Proposed +/-1.12

11. DESCRIPTION OF PROPOSED USE

Describe below, or on an attached sheet if more space is required, the proposed use, its operation, the nature and type of buildings, structures and other facilities to be used and the types of services to be provided.

See attached

APPLICANT'S STATEMENTS OF JUSTIFICATION

Findings: Before approving a Conditional Use Permit, the City Council shall make certain findings that the circumstances prescribed below do apply. **On a separate sheet of paper, explain how your project meets the below findings:**

1. That the proposed use is in accord with the General Plan, the objectives of the Development Code, and the purposes of the district in which the site is located.

2. 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.

3. That the proposed use complies with each of the applicable provisions of the Development Code.

I, the undersigned, under penalty of perjury, claim the information contained within this application is correct to the best of my knowledge.

Signed: Jeff W. O'Co
(applicant)

Please Print Name: JEFF W. O'CONNOR

CUP #5

Description of Proposed Use

11. The Fanita Ranch Fire Station will be located in Fanita Commons Village Center centrally located to serve not only Fanita Ranch, but other parts of northern Santee. The site will be approximately 1.5 acres. The fire station will include drive through bays and accommodate an engine and brush truck. The station will be designed with living quarters, kitchen, shower and bathroom facilities, etc. to house an adequate firefighting and paramedic team.

Applicant's Statements of Justification

1. That the proposed use is in accord with the General Plan, the objectives of the Development Code, and the purposes of the district in which the site is located.

   The proposed fire station is a component of a certified essential housing project and therefore is consistent with the General Plan and zoning for the site.

2. 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.

   The purpose of the proposed Conditional Use Permit is to implement an integrated system of public safety into the Master Planned Community. The fire station will not prove detrimental to the health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the proposed use complies with each of the applicable provisions of the Development Code.

   The proposed fire station will comply with all applicable provisions of the Development Code.

Appendix	Date	Revised in Final EIR Errata Date
Appendix A, NOP and NOP Comment Letters Received	November 2018	NA
Appendix B, Photographs and Visual Simulations Process	March 2020	NA
Appendix C1, Air Quality Analysis	May 2020	August 2020
Appendix C2, Health Risk Assessment	May 2020	NA
Appendix D, Biological Resources Technical Report	May 2020	August 2020
Appendix E1, Cultural Resources Phase I Survey Report (Confidential)	December 2017	NA
Appendix E2, Phase II Cultural Resources Testing and Evaluations Report (Confidential)	May 2020	August 2020
Appendix E3, Tribal Cultural Resources Memorandum (Confidential)	May 2020	August 2020
Appendix E4, Fanita Ranch Development Project, Phase I In-Fill Pedestrian Surveys (Confidential)	February 2020	NA
Appendix F, Energy Analysis Report	May 2020	NA
Appendix G1, Geotechnical Investigation for Fanita Ranch – Fanita Commons, Orchard Village, and Vineyard Village	April 2020	NA
Appendix G2, Geotechnical Investigation for Fanita Ranch – Fanita Parkway Widening and Extension Station 9+35 to 111+50	April 2020	NA
Appendix G3, Geotechnical Investigation for Fanita Ranch – Off-Site Improvement to Cuyamaca Street	April 2020	NA
Appendix G4, Geologic Reconnaissance for Fanita Ranch – Off-Site Improvements to Magnolia Avenue	April 2020	NA
Appendix G5, Paleontological Resources Assessment	May 2020	NA
Appendix H, Greenhouse Gas Analysis	May 2020	August 2020
Appendix I, Phase I Environmental Site Assessment	December 2019	NA
Appendix J1, Master Drainage Study	January 2020	NA

Appendix J2, Priority Development Project Stormwater Quality Management Plan – On-Site Improvements	January 2020	NA
Appendix J3, Priority Development Project Stormwater Quality Management Plan – Off-Site Improvements	January 2020	NA
Appendix J4, Green Streets Priority Development Project Exempt Stormwater Quality Management Plan	January 2020	NA
Appendix J5, Stormwater Infiltration Feasibility Study	April 2020	NA
Appendix J6, Potential Critical Course Sediment Yield Area Analysis (On-Site)	September 2019	NA
Appendix J7, Potential Critical Course Sediment Yield Area Analysis (Off-Site)	September 2019	NA
Appendix K, Aggregate Report	March 2020	NA
Appendix L, Noise Technical Report	May 2020	August 2020
Appendix M, Will Serve Letters	May 2020	NA
Appendix N, Transportation Impact Analysis, Vehicle Miles Traveled Analysis, and Transportation Demand Management Plan	March 2020	August 2020
Appendix O1, Water Service Study	February 2020	NA
Appendix O2, Sewer Service Study	February 2020	NA
Appendix O3, Water Supply Assessment	February 2020	NA
Appendix O4, Dexter Wilson Report	March 2020	NA
Appendix P1, Fire Protection Plan and Construction Fire Prevention Plan	May 2020	August 2020 (FPP only)
Appendix P2, Wildland Fire Evacuation Plan	May 2020	NA

CITY OF SANTEE
ENVIRONMENTAL INFORMATION FORM

Permit Application: _____
Date Submitted: _____

1. **Project Title**: Fanita Ranch

2. **Proposed Use of the Site**: Master Planned Community

3. **Project Location**: Northwest corner of City; North of Mast Blvd. between Fanita Parkway and SR 67

4. **Project APN(s)**: See Attached List of APN's - Owners Item 4

5. **Applicant**

Name: HomeFed Corporation, Jeff O'Connor

Address: 1903 Wright Place, Suite 220

City, State, ZIP: Carlsbad, CA 92008

Telephone: 760-918-8200

Property Owner

Name: HomeFed Corporation
See Attached List of APN's - Owners

Address: 1903 Wright Place, Suite 220

City, State, ZIP: Carlsbad, CA 92008

Telephone: 760-918-8200

6. **Description of Project**: Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary. **Attach a site plan and vicinity map in 8 ½" X 11" format.**

See Attached Project Details Item 6

7. **Existing General Plan Designation**: PD

8. **Existing Zoning**: PD & P/OS

9. **Existing Conditions**: (Is the site currently served by the following?)

Paved Road	☐ Yes	☒ No
Water Services	☐ Yes	☒ No
Sewer Services	☐ Yes	☒ No
Septic System	☐ Yes	☒ No
Electric Service	☐ Yes	☒ No

10. **Surrounding Land Uses and Setting**: Briefly describe the project's surroundings, including plants, animals, any cultural, historic, or scenic aspects, type of land use, intensity of land use, and scale of development.

North: Vacant land
South: Single family housing
East: Vacant land, distant single family housing
West: Vacant land, wastewater treatment plant, treatment lakes, campgrounds

11. **Gillespie Field Airport Land Use Compatibility Plan (ALUCP)**: Use the SD Airport Authority online tool http://www.san.org/Airport-Projects/Land-Use-Compatibility#118025-gis-data to answer the following:

Airport Influence Area (AIA) (Exhibit III-5):
- ☐ 1
- ☒ 2
- ☐ Not Applicable

Overflight Zone (Exhibit III-4):
- ☒ Yes
- ☐ No

Safety Zone (Exhibit III-2):

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6
- ☒ None

Noise Contour (Exhibit III-1):

- ☒ < 60dB CNEL
- ☐ 60-65dB CNEL
- ☐ 65-70dB CNEL
- ☐ 70-75 dB CNEL
- ☐ 75+dB CNEL

Avigation Easement Area (Exhibit III-6):

- ☒ Yes
- ☐ No

FAA Height Notification Boundary (Exhibit III-3):

- ☒ Yes
- ☐ No

The entire Gillespie Field plan can be download from:
http://www.san.org/Airport-Projects/Land-Use-Compatibility#118076-alucps

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement, including those required by local regional, state, and federal agencies):

See Attached List of Agency Approvals Required Item 12

13. **TOPOGRAPHY**: Describe the existing topography of the site.

See Attached Item 13

14. **WILL GRADING BE REQUIRED?** ☒ Yes ☐ No

CUT (CU/YDS): 25,000,000 CY FILL(CU/YDS): 25,000,000 CY PERCENT OF LOT GRADED: 30%

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 9/21/22

Applicant Signature

HOMEFED FANITA RANCHO

For (Name of the Property Owner)

TM Parcels:

Homefed Franklin, LLC Assessor's Parcels –
Apn 380-040-43
Apn 380-040-44
Apn 376-020-03
Apn 374-030-02
Apn 374-050-02
Apn 374-060-01
Apn 376-010-06
Apn 376-030-01
Apn 378-020-54
Apn 378-030-08
Apn 378-391-59
Apn 378-392-61
Apn 378-392-62
Apn 378-382-58
Apn 378-381-49
Apn 378-020-46
Apn 378-020-50
Apn 380-031-26 (Lake Canyon LLA Parcel)

JWO Land Company LLC, a Delaware Limited Liability Company Assessor's Parcels
Apn 378-210-01
Apn 378-210-10
Apn 378-210-11
Apn 378-220-01

JWO Land LLC Assessor's Parcels
Apn 378-210-04

Rampage Vineyard LLC Assessor's Parcels
Apn 378-210-03

Not Included in TM Boundary:

Homefed Franklin, LLC Assessor's Parcels -
Apn 380-730-22
Apn 380-730-23
Apn 380-031-08

Homefed Fanito Rancho LLC (Lake Canyon LLA Parcel)
Apn 380-031-27

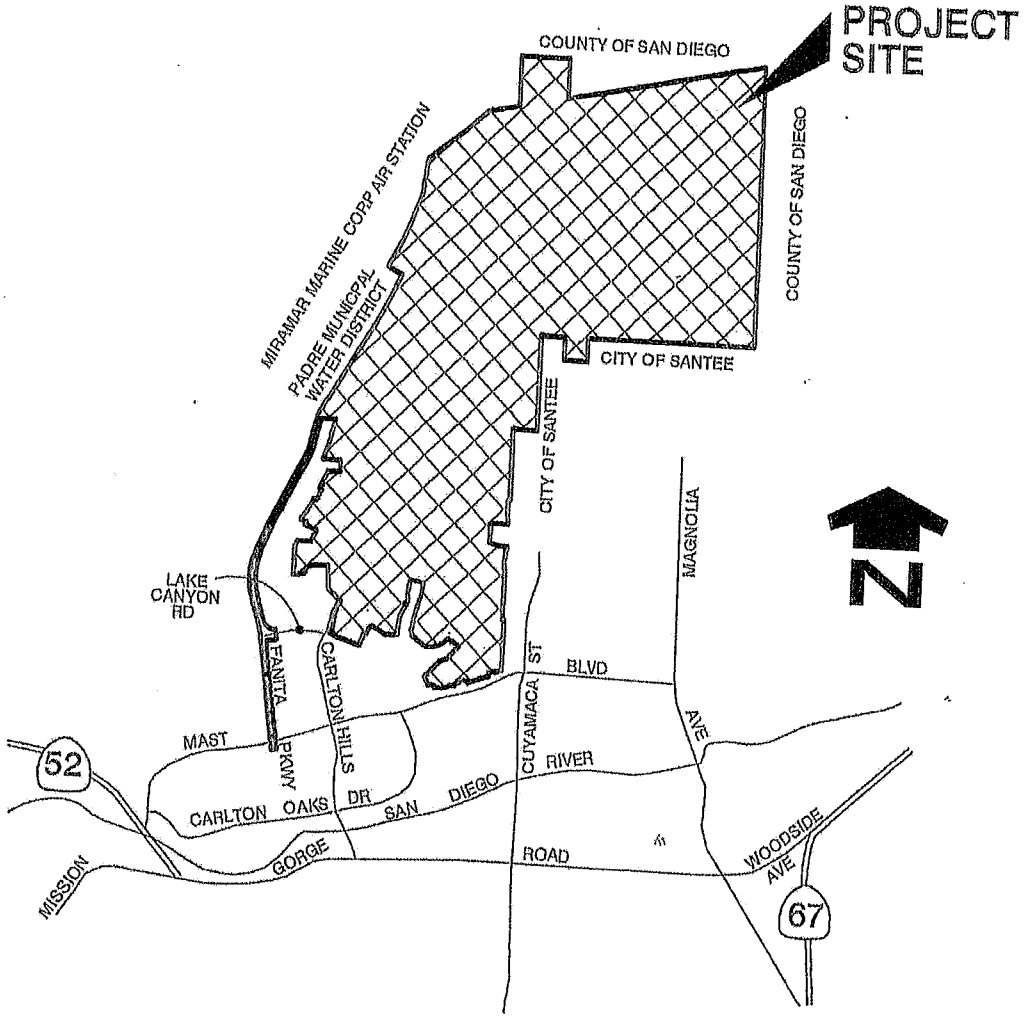
6. Project Details

Fanita Ranch is a Master Planned Community located on approximately 2638 acres in northwestern Santee. Fanita Ranch is zoned Planned Development (PD) and will have a Development Plan. The total number of units will be up to 3008, and be a mix of single family and multi-family homes. The roadways that will connect Fanita Ranch will be the extension of Fanita Parkway, Cuyamaca Street and Magnolia Avenue.

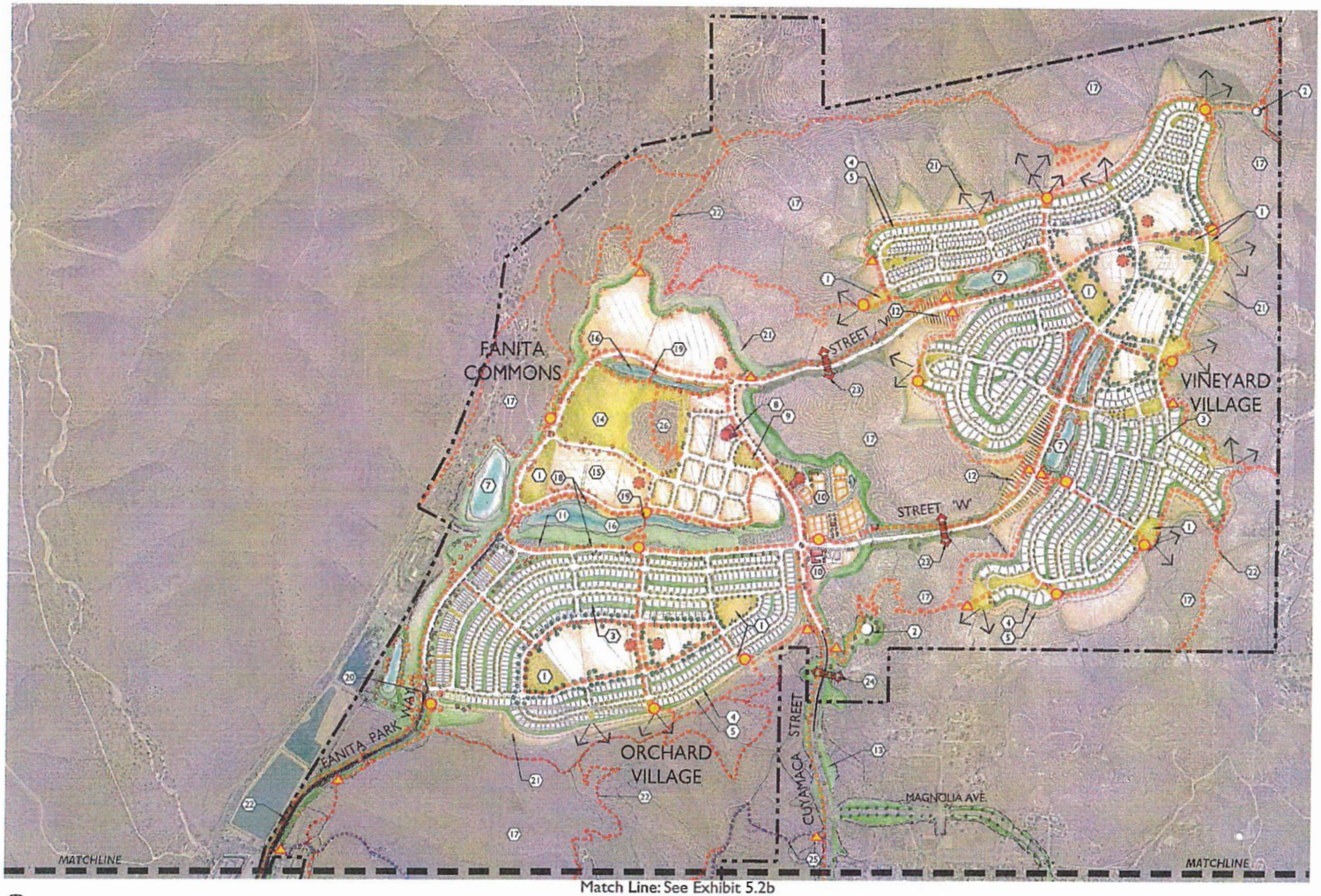
Some of the project features includes a Community Park with lighted sport fields, a dog park, K-8 school, organic farm, an extensive trail system connecting to Gooden Ranch and Mission Trails Park and a Town Center, home to retail and restaurants. Fanita Ranch will also provide over 55 senior housing.

Fanita Ranch will be carefully planned with sustainable features such as roof top solar, a solar farm to reduce the carbon footprint. In addition, homes in Fanita Ranch will be all electric and vehicle charging stations will be located in every single family detached home as well as though out the community.

Fanita Ranch has a unique development footprint. Less than 350 of the vast 2638 acres will be developed for housing, leaving 75% for open space, habitat preservation, parks and agricultural. Fanita Ranch will be the premier Master Planned Community in San Diego County.



6. Vicinity Map



LEGEND

1. Neighborhood and Mini Parks
2. Water Reservoir
3. Interior Slope Erosion Control Planting
4. FMZ Zone 1 Planting
5. FMZ Zone 2
6. *Item Intentionally Deleted*
7. Water Quality Basin (Typ.)
8. Fire Station Site
9. Village Green
10. Farm
11. Orchard (Typ.)
12. Vineyard (Typ.)
13. Cuyamaca Gateway w/ Informal Oak/ Chaparral Style Planting
14. Community Park
15. School Site
16. Riparian Enhancement and Preserve Area
17. Habitat Preserve
18. Linear Park
19. Pedestrian Bridge
20. Fanita Gateway with Informal Riparian Style Planting
21. Preserve Revegetation Area
22. Trail
23. At-grade Wildlife Crossing
24. Below Grade Wildlife Crossing
25. SDG&E Service Road
26. Community Park Passive Area

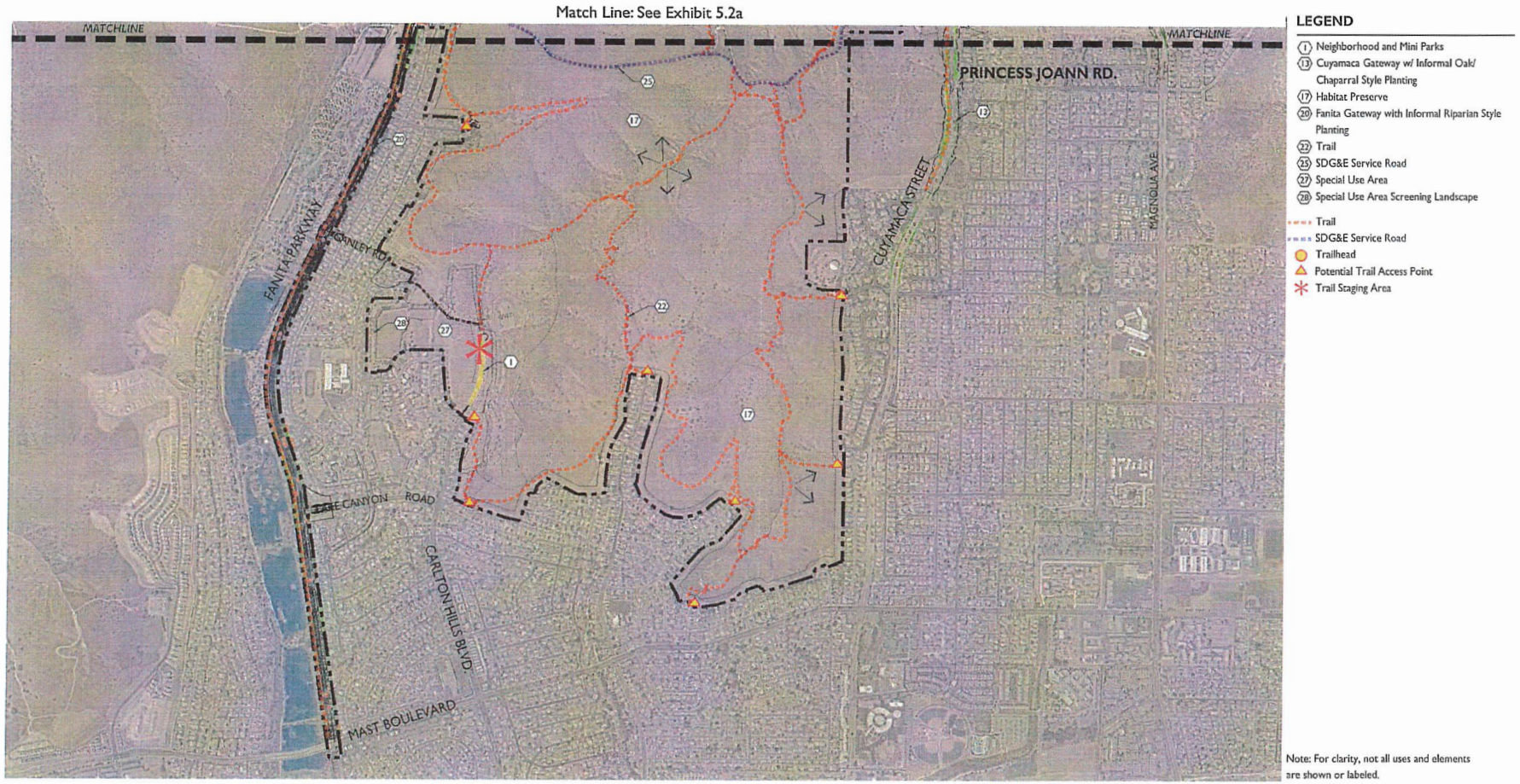
- Community Landmark
- View Point
- Trail
- SDG&E Service Road
- Trailhead
- Potential Trail Access Point
- Wildlife Crossing

Note: For clarity, not all uses and elements are shown or labeled.

Match Line: See Exhibit 5.2b

⊕ *not to scale* *For illustrative purposes only; final design may vary.*

6. Fanita Ranch Site Plan



6. Fanita Ranch Site Plan

For illustrative purposes only; final design may vary. ⊕ *not to scale*

12. List of Public Agencies

Army Corps of Engineers, Fish and Wildlife Agency, California Department of Fish and Wildlife, Padre Dam Municipal Water District, Santee School District, Grossmont Union High School District, CalTrans, City of Santee, San Diego Regional Water Quality Control Board

13. Topography Description

The Southern portion of Fanita Ranch consists of a series of east-west trending ridges dissected by moderately steep-sided canyons and tributaries. Elevations range from a high of 1180 feet MSL to a low of 340 feet MSL yielding a maximum relief of approximately 840 feet.

The Northeasterly portion of the site is characterized by a series of generally north-south and northeast-southwest trending ridges dissected by moderately steep sided canyons and tributaries. Elevations range from a high of 1200 feet MSL to a low of 630 feet MSL yielding a maximum relief of approximately 570 feet.

The Northwesterly portion of the site is characterized by a broad, relatively flat east-west valley. The valley drains into Sycamore Creek along the westerly boundary. Elevations range from 630 feet MSL to 480 feet MSL yielding a maximum relief of approximately 150 feet.

ATTACHMENT
ATTACH ADDITIONAL SHEETS, AS NEEDED, TO FULLY EXPLAIN ANY OF THE ANSWERS TO THE FOLLOWING QUESTIONS

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture / Forestry Resources	☒ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☒ Recreation	☒ Transportation	☐ Tribal Cultural Resources
☒ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

I. **AESTHETICS.** Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on scenic vista?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix B of the Fanita Ranch EIR dated March 2020.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings with a scenic highway?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix B of the Fanita Ranch EIR dated March 2020.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix B of the Fanita Ranch EIR dated March 2020.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion: Project will use low sodium and cutoff lighting adjacent to open space or where appropriate. See appendix D of the Fanita Ranch EIR dated August 2020.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information complied by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resource Board – Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☒ No Impact

Discussion: Project is not converting farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☒ No Impact

Discussion: Project will not create a conflict with agricultural uses.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☒ No Impact

Discussion: Project will not create a conflict with existing zoning.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☒ No Impact

Discussion: There will be no loss of forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☒ No Impact

Discussion: There will be no conversion of farmland to non-agricultural uses.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix C1of the Fanita Ranch EIR dated August, 2020.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix C1of the Fanita Ranch EIR dated August, 2020.

c) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix C1of the Fanita Ranch EIR dated August, 2020, and appendix C2 of the Health Risk Assessment, dated May, 2020.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix C1of the Fanita Ranch EIR dated August, 2020.

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix D of the Fanita Ranch EIR dated August, 2020.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix D of the Fanita Ranch EIR dated August, 2020.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix D of the Fanita Ranch EIR dated August, 2020.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix D of the Fanita Ranch EIR dated August, 2020.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix D of the Fanita Ranch EIR dated August, 2020.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix D of the Fanita Ranch EIR dated August, 2020.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix E1 of the Fanita Ranch EIR dated December 2017, appendix E2 of the Fanita Ranch EIR dated August 2020, and appendix E4 dated February 2020.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix E1 of the Fanita Ranch EIR dated December 2017, and appendix E2 of the Fanita Ranch EIR dated August 2020.

c) Disturb any human remains, including those interred outside of formal cemeteries?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix E1 of the Fanita Ranch EIR dated December 2017, E2 and E3 dated August 2020 and E4 dated February 2020.

VI. ENERGY. Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix F in the Fanita Ranch EIR dated May 2020, and see appendices C1 and H dated August 2020.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix F in the Fanita Ranch EIR dated May 2020, and see appendices C1 and H dated August 2020.

VII. GEOLOGY AND SOILS. Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendices G1, G2, G3, and G4 in the Fanita Ranch EIR dated April 2020.

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendices G1, G2, G3, and G4 in the Fanita Ranch EIR dated April 2020.

ii) Strong seismic ground shaking?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendices G1, G2, G3, and G4 in the Fanita Ranch EIR dated April 2020.

iii) Seismic-related ground failure, including liquefaction?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendices G1, G2, G3, and G4 in the Fanita Ranch EIR dated April 2020.

iv) Landslides?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendices G1, G2, G3, and G4 in the Fanita Ranch EIR dated April 2020.

b) Result in substantial soil erosion or the loss of topsoil?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendices G1, G2, G3, and G4 in the Fanita Ranch EIR dated April 2020.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendices G1, G2, G3, and G4 in the Fanita Ranch EIR dated April 2020.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendices G1, G2, G3, and G4 in the Fanita Ranch EIR dated April 2020.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☒ No Impact

Discussion: Sewer will be constructed for the project. N/A

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix G5 in the Fanita Ranch EIR dated May 2020.

VIII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix H in the Fanita Ranch EIR dated August 2020.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix H in the Fanita Ranch EIR dated August 2020.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact ☐ No Impact

Discussion: Project will not create significant hazardous materials. See Section 4.8 of the Fanita Ranch EIR dated May 2020.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix I of the Fanita Ranch EIR dated December 2019.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact ☐ No Impact

Discussion: Project will not emit hazardous emissions or handle hazardous materials, substances or wastes within ¼ mile of an existing or proposed school. See Section 4.8 of the Fanita Ranch EIR dated May 2020.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project is not on a listed hazardous materials site. See Appendix I of the Fanita Ranch EIR dated December 2019.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project is less than significant. Not subject to land restrictions from MCAS Miramar or Gillespie Field. Height of structures in the Special Use Area are subject to review Area 2 requirements. See Section 4.8 of the Fanita Ranch EIR dated May 2020.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix P1 of the Fanita Ranch EIR dated August 2020, and appendix P2 dated May 2020.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix P1 of the Fanita Ranch EIR dated May of 2020, and August 2020, and appendix P2 dated May 2020.

X. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendices J2, J3, and J4 in the Fanita Ranch EIR dated January 2020, and appendix J5 dated April 2020.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendices J2, J3, and J4 in the Fanita Ranch EIR dated January 2020, and appendix J5 dated April 2020.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendices J1 through J4 in the Fanita Ranch EIR dated January 2020, and appendix J5 dated April 2020, and appendices J6 and J7 dated September 2019.

i. result in substantial erosion or siltation on- or off-site;

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendices J1 through J4 in the Fanita Ranch EIR dated January 2020, and appendix J5 dated April 2020, and appendices J6 and J7 dated September 2019.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendices J1 through J4 in the Fanita Ranch EIR dated January 2020, and appendix J5 dated April 2020, and appendices J6 and J7 dated September 2019.

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendices J1 through J4 in the Fanita Ranch EIR dated January 2020, and appendix J5 dated April 2020, and appendices J6 and J7 dated September 2019.

iv. impede or redirect flood flows?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix J1 in the Fanita Ranch EIR dated January 2020.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☒ No Impact

Discussion: See appendices J1 through J4 in the Fanita Ranch EIR dated January 2020, and appendix J5 dated April 2020, and appendices J6 and J7 dated September 2019.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendices J1 through J4 in the Fanita Ranch EIR dated January 2020, and appendix J5 dated April 2020, and appendices J6 and J7 dated September 2019.

XI. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project will not physically divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project is in compliance with the Planned Development land use designation and is a Certified Essential Housing Project.

XII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project will not result in a significant loss of mineral resources. See Section 4.11 of the Fanita Ranch EIR dated May 2020.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant ☐ No Impact

Discussion: Project will not result in a significant loss of locally important mineral resource recovery. See Section 4.11 of the Fanita Ranch EIR dated May 2020.

XIII. NOISE. Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix L of the Fanita Ranch EIR dated August 2020.

b) Generation of excessive groundborne vibration or groundborne noise levels?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix L of the Fanita Ranch EIR dated August 2020.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix L of the Fanita Ranch EIR dated August 2020.

XIV. POPULATION AND HOUSING. Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project is located in a planned development area of Santee.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project will not displace existing homes or persons. The site is vacant.

XV. PUBLIC SERVICES. Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire Protection?
ii. Police Protection?
iii. Schools?
iv. Parks?
v. Other Public Facilities?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project will develop government facilities such as a fire station and parks, but will not cause significant environmental impacts. See Section 4.14 of the Fanita Ranch EIR dated May 2020.

XVI. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project will develop new parks and recreation facilities and potentially upgrade existing facilities. See Section 4.15 of the Fanita Ranch EIR dated May 2020.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: Construction of recreation facilities has the potential to significantly adversely affect air quality, noise and transportation. See appendix C1 dated August 2020, appendix L dated August 2020 and appendix N dated August 2020 of the Fanita Ranch EIR.

XVII. TRANSPORTATION. Would the project:

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix N of the Fanita Ranch EIR dated August 2020.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix N of the Fanita Ranch EIR dated August 2020.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See project's vesting tentative map and Section 4.16 of the Fanita Ranch EIR dated May 2020.

d) Result in inadequate emergency access?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendices P1 and P2 dated May 2020, and August 2020 and Sections 4.8 and 4.16 of the Fanita Ranch EIR dated May 2020.

XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in the Public Resources Code section 5020.1(k), or

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix E1 of the Fanita Ranch EIR dated December 2017, and appendices E2 and E3 dated August 2020, and appendix E4 dated February 2020.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix E1 of the Fanita Ranch EIR dated December 2017, and appendices E2 and E3 dated August 2020, and appendix E4 dated February 2020.

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: Construction of new and expanded water, wastewater, drainage, electric power, natural gas and telecommunications facilities could cause significant effects on air quality, noise and transportation. See appendices C1, L and N dated August 2020 of the Fanita Ranch EIR.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix M of the Fanita Ranch EIR dated May 2020, and appendix O1 and O3 dated February 2020.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix M of the Fanita Ranch EIR dated May 2020, and appendix O2 dated February 2020.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project will comply with state and local solid waste regulations.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: Project will comply with state and local solid waste regulations.

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix P1 of the Fanita Ranch EIR dated May 2020, and August 2020, and appendix P2 dated May 2020.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix P1 of the Fanita Ranch EIR dated May 2020, and August 2020, and appendix P2 dated May 2020.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix P1 of the Fanita Ranch EIR dated May 2020, and August 2020, and appendix P2 dated May 2020.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact ☐ No Impact

Discussion: See appendix P1 of the Fanita Ranch EIR dated May 2020, and August 2020, and appendix P2 dated May 2020.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See appendix D of the Fanita Ranch EIR dated December 2017.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See chapters 4.1-4.18 of the Fanita Ranch Final EIR dated September 23, 2020.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Potentially Significant Impact ☒ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact ☐ No Impact

Discussion: See chapters 4.1-4.18 of the Fanita Ranch Final EIR dated September 23, 2020.

Authority: Public Resources Code 21083, 21094.5.5
Reference: Public Resources Code Sections 21094.5 and 21094.5.5

Storm Water Intake Form for All Permit Applications

This form must be completed in its entirety and accompany all permit applications. Please reference the City's BMP Design Manual for more detailed guidance in completing this form. Requirements for all Development Projects are also discussed within the City's Jurisdictional Runoff Management Plan, and Storm Water Ordinance (13.42). The purpose of this form is to establish the Storm water Quality Management Plan (SWQMP) requirements applicable to the project.

Step 1: Project Identification	
Applicant Name: Jeff O'Connor	
Project Address: N/A	
APN(s): See Attached List of APN's	Project ID:
Step 2: Project Determination (Standard or Priority Development Project)	
Is the project part of another Priority Development Project (PDP)? ☐ Yes ☒ No If yes, a PDP SWQMP is required. **Go to Step 3.**	
The project is (select one): ☒ New Development ☐ Redevelopment[1]	
The total proposed newly created or replaced impervious area is:	20,321,176 ft2
The total existing (pre-project) impervious area is:	0.0 ft2
The total area disturbed by the project is:	34,742,585 ft2
If the total area disturbed by the project is one acre (43,560 sq. ft.) or more OR the project is part of a larger common plan of development (e.g., a building permit within a previously approved subdivision) disturbing one acre or more, a Waste Discharger Identification (WDID) number must be obtained from the State Water Resources Control Board.	WDID: TBD
Is the project in any of the following categories, (a) through (f)? [2]	
(a) New development projects that create 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☒ Yes ☐ No	
(b) Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No	

[1] Redevelopment is defined as: The creation, addition, and or replacement of impervious surface on an already developed site. Examples include the expansion of a building footprint, road widening, the addition to or replacement of a structure. Replacement of impervious surfaces includes any activity where impervious material(s) are removed, exposing underlying soil during construction. Redevelopment does not include routine maintenance activities, such as trenching and resurfacing associated with utility work; pavement grinding; resurfacing existing roadways, sidewalks, pedestrian ramps, or bike lanes on existing roads; and routine replacement of damaged pavement, such as pothole repair.

[2] Applicants should note that any development project that will create and/or replace 10,000 square feet or more of impervious surface (collectively over the entire project site) is considered a new development.

Step 2: (continued)

(c) New and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site), and support one or more of the following uses:

Restaurants. This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) code 5812).

(ii) Hillside development projects. This category includes development on any natural slope that is twenty-five percent or greater.

(iii) Parking lots. This category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce.

(iv) Streets, roads, highways, freeways, and driveways. This category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.

☒ Yes ☐ No

(d) New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharging directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).

Note: ESAs are areas that include but are not limited to all Clean Water Act Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the State Water Board and San Diego Water Board; State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Board and San Diego Water Board; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees. See BMP Design Manual Section 1.4.2 for additional guidance.

☒ Yes ☐ No

(e) New development projects, or redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface, that support one or more of the following uses:

(i) Automotive repair shops. This category is defined as a facility that is categorized in any one of the following SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.

(ii) (ii) Retail gasoline outlets (RGOs). This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

☐ Yes ☒ No

(f) New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.

Note: See BMP Design Manual Section 1.4.2 for additional guidance.

☒ Yes ☐ No

Does the project meet the definition of one or more of the Priority Development Project categories (a) through (f) listed above?

☒ Yes – the project is a Priority Development Project (PDP).

☐ No – the project is not a Priority Development Project (Standard Project).

Further guidance may be found in Chapter 1 and Table 1-2 of the BMP Design Manual.

Step 2: (continued)

The following is for redevelopment PDPs only:

The area of existing (pre-project) impervious area at the project site is: _____ ft2 (A)
The total proposed newly created or replaced impervious area is: _____ ft2 (B)
Percent impervious surface created or replaced (B/A)*100: _____%

The percent impervious surface created or replaced is (select one based on the above calculation):

☐less than or equal to fifty percent (50%) – ***only newly created or replaced impervious areas are considered a PDP and subject to storm water requirements.***

OR

☐greater than fifty percent (50%) – ***the entire project site is considered a PDP and subject to storm water requirements.***

Step 3: Storm Water Quality Management Plan Requirements

Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions?

To answer this item, complete the Project Type Determination Checklist on Pages 2 and 3 of this form, and see PDP exemption information below. *For further guidance, see Section 1.4 of the BMP Design Manual in its entirety.*

☐Standard Project:	Standard Project requirements apply, including Standard Project SWQMP. **Complete Standard Project SWQMP.**
☐PDP:	Standard and PDP requirements apply, including PDP SWQMP. **Go to Step 5 and Prepare a PDP SWQMP**
☒PDP Exemption:	**Go to Step 4.**

Step 4: Exemption to PDP definitions

Is the project exempt from PDP definitions based on:

☐Projects that are only new or retrofit paved sidewalks, bicycle lanes, or trails that meet the following criteria:

(i) Designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas; OR

(ii) Designed and constructed to be hydraulically disconnected from paved streets or roads [i.e., runoff from the new improvement does not drain directly onto paved streets or roads]; OR

(iii) Designed and constructed with permeable pavements or surfaces in accordance with County of San Diego Guidance on Green Infrastructure;

If the project is exempt per the above condition, then SDP requirements apply, AND any additional requirements specific to the type of project. Note: City concurrence with any exemption is required. **Go to Step 7 and Prepare a SDP SWQMP.**

Step 4: (continued)

If the project is claiming exemption under another condition, provide discussion / justification that demonstrates that the project is NOT a development project (i.e.: interior remodel only) and provide backup documentation if applicable. *Reference Section 1.3 of the BMP Design Manual.* Note: City concurrence with any exemption is required.
Click here to enter text.

Go to Step 7 and Prepare SDP SWQMP.

Step 5: Hydromodification Control (PDPs only)

Do hydromodification control requirements apply?

☒ Yes – Structural BMPs required for pollutant control (see Chapter 5), AND hydromodification control (see Chapter 6). **Go to Step 6.**

☐ No – Structural BMPs required for pollutant control. EXEMPT from hydromodification control (see Chapter 1.6)*. **Go to Step 7 and Prepare PDP SWQMP.**

* Justification for hydromodification exemption is required. Documentation must include drainage maps, photos, citations, and written explanation. This documentation will be included within the PDP SWQMP, Attachment 2.

Step 6: Critical Coarse Sediment (PDPs only)

Does protection of critical coarse sediment yield areas apply based on review of the WMAA Potential Critical Coarse Sediment Yield Area Map? See Section 6.2 of the BMP Design Manual for guidance.

☒ Yes – Management measures are required for the avoidance or protection of critical coarse sediment yield areas (see Chapter 6). **Go to Step 7 and Prepare PDP SWQMP.**

☐ No – Management measures are not required.* **Go to Step 7 and Prepare PDP SWQMP**

* If no management measures are required, provide brief discussion / justification demonstrating non-applicability.
Click here to enter text.

Step 7: Certification

Applicant Certification: I have read and understand that the City of Santee has adopted minimum requirements for managing urban runoff, including storm water, from construction and land development activities, as described in the BMP Design Manual. **I certify that this intake form has been completed to the best of my ability and accurately reflects the project being proposed. I also understand that non-compliance with the City's Storm Water Ordinance and/or Grading Ordinance may result in enforcement by the City, including fines, cease and desist orders, or other actions as determined by the City's Enforcement Response Plan.**

Signature of Applicant: Jeff W. O'C	Date: 4/21/22
Printed Name: Jeff O'Connor	

HAZARDOUS WASTE STATEMENT
CITY OF SANTEE

Application Number:

Section 65962.5(f) of the State of California Government Code requires that prior to the City of Santee accepting a development application; the applicant shall submit a signed statement indicating whether or not the project site has been identified as a hazardous waste or cleanup site.

Check the following sites for information:

1) California Department of Toxic Substance Control (DTSC):
http://www.envirostor.dtsc.ca.gov/public/

2) State Water Resources Control Board, Groundwater Ambient Monitoring and Assessment (GAMA):
http://geotracker.waterboards.ca.gov/gama/

3) State Water Resources Control Board (SWRCB), Water Data Library (WDL):
http://www.water.ca.gov/waterdatalibrary/

PROJECT SITE INFORMATION	
PROJECT ADDRESS: N/A Property Location: Northwest corner of City; North of Mast Blvd. between Fanita Parkway & SR 67	**ASSESSOR'S PARCEL NUMBER (APN):** See attached List of APN's - Owners

IS THE PROJECT SITE AS A HAZARDOUS WASTE OR CLEAN UP SITE:

DTSC : ☐ YES ☒ NO **CASE FILE:** _____ **DATE OF LIST:** _____

GAMA: ☐ YES ☒ NO **CASE FILE:** _____ **DATE OF LIST:** _____

SWQCB WDL: ☐ YES ☒ NO **CASE FILE:** _____ **DATE OF LIST:** _____

APPLICANT'S NAME/ADRESS:	**PROPERTY OWNER'S NAME ADDRESS:**
HomeFed Fanita Rancho, LLC, Jeff O'Connor 1903 Wright Place, Suite 220 Carlsbad, CA 92008	HomeFed Fanita Rancho, LLC See Attached List of APN's - Owners 1903 Wright Place, Suite 220 Carlsbad, CA 92008
APPPLICANT'S PHONE / EMAIL: (760) 420-8307	joconnor@hfc-ca.com
APPLICANT'S SIGNATURE Jeff W. O'Co	**DATE SIGNED:** 4/21/22

City of Santee
Development Services Dept.
10601 Magnolia Avenue
Santee, CA 92071-1222
(619) 258-4100)

OWNERSHIP DISCLOSURE STATEMENT

Project Title: Fanita Ranch **Project No.** *For City Use Only*

Project Address: N/A Property Location: Northwest corner of City; North of Mast Blvd. between Fanita Parkway & SR 67

Legal Status (please check):

☐ Corporation (☒ Limited Liability –or- ☐ General) What State? Delaware
Corporate Identification No.: HomeFed Fanita Rancho, LLC
☐ Partnership (list names below) ☐ Individual

(Type or Print Name of Partner) (Type or Print Name of Partner)

(Type or Print Name of Partner) (Type or Print Name of Partner)

Please list below the owner(s) and tenants(s) (if applicable) of the above referenced property. The list must include the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants, if known, who will benefit from the permit, all individuals, all corporate officers, and all partners in partnership who own the property).

Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property.

Name (type or print): HomeFed Fanita Rancho, LLC
Title/Property Interest (type or print): See attached list of APN's - Owners
Street Address: 1903 Wright Place, Suite 220
City/State/Zip: Carlsbad, CA 92008
Phone No.: (760) 918-8200 **Fax No.:**
Signature: Jeff W. O'Le

Name (type or print):
Title/Property Interest (type or print)
Street Address:
City/State Zip:
Phone No.: **Fax No.:**
Signature:

FOR ADDITIONAL NAMES, PLEASE WRITE ON BACK OF THIS FORM – THANK YOU

March 22, 2019

Ms. Diane Sandman, AICP
Senior Director, Environmental Planning & Compliance
Harris & Associates
600 B Street, Suite 2000
San Diego, CA 92101

Subj: School Service to Fanita Ranch – Will Serve Letter

Dear Ms. Sandman:

The Grossmont Union High School District (District) is in receipt of your letter regarding school service for Fanita Ranch. The District is responsible for providing education for students in grades 9 through 12 and the entire Fanita Ranch project is located within the GUHSD boundary.

In response to your questions:

1. The proposed project is within the West Hills High School attendance area (8756 Mast Blvd., Santee, CA 92071). If need be, the District may consider a boundary adjustment to allow students from the project to attend Santana High School. The District has no plans to build a new high school as a result of the project as we expect enrollments to be supported by either or both West Hills and Santana High Schools.
2. An enrollment projection graph is provided for the period 2019 to 2040. It is a very rough projection.
3. The District has a "Choice" program whereby students may attend the campus of their choosing.

Anticipated services: The district has adequate capacity to serve students from Fanita Ranch. We do not anticipate the need to modify schools to accommodate additional students from this project.

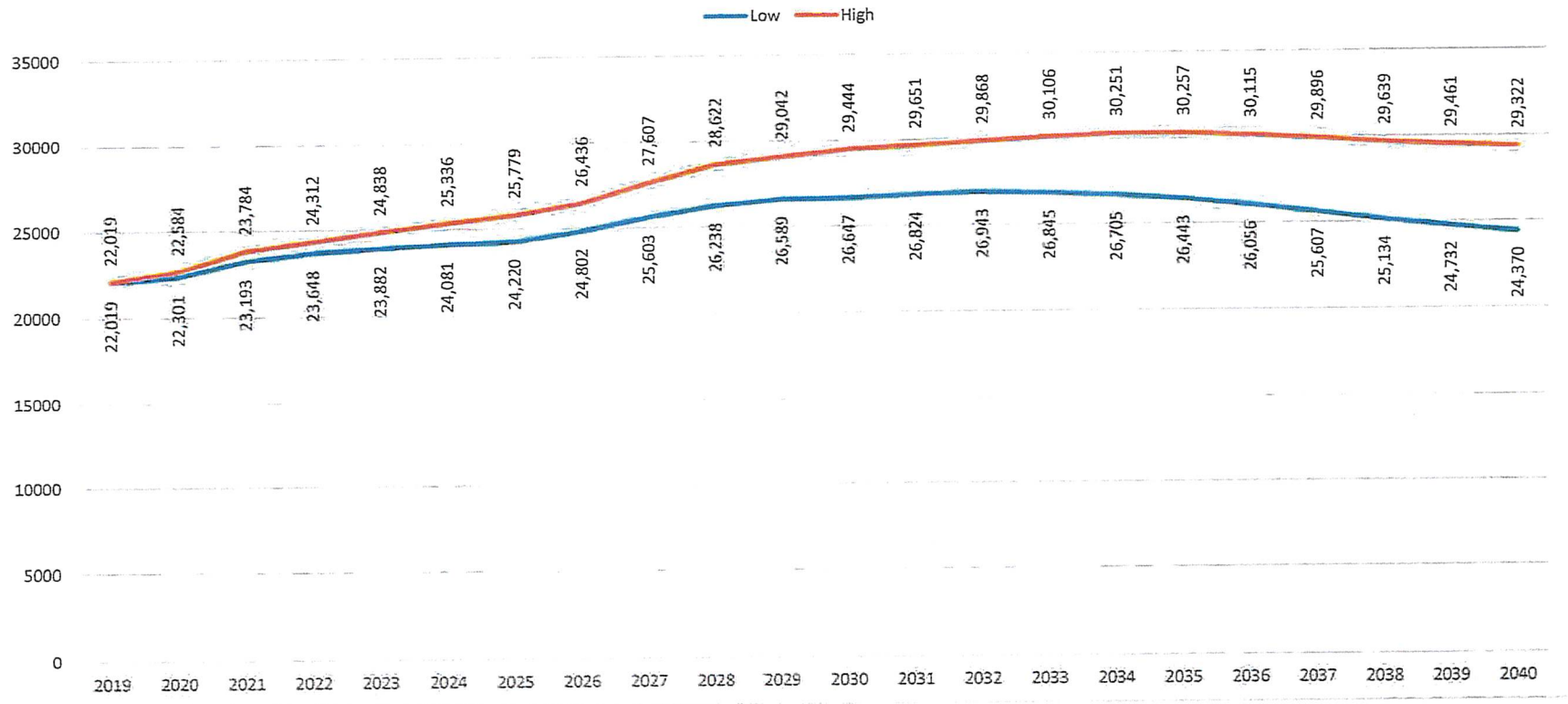
As previously mentioned, given the number of units in the development, the District would prefer to engage with the developer to discuss the formation of a Community Facilities District in lieu of the collection of school fees. The District desires to work proactively with the City to ensure that school facilities are available for students that will be potentially generated by the additional residential units within the Fanita Ranch Project plan.

Sincerely,

Katy Wright
Executive Director Facilities Management

POST OFFICE BOX 1043
TELEPHONE (619) 644-8000
LA MESA, CALIFORNIA 91944-1043
www.guhsd.net
FAX (619) 465-1349

9-12 Enrollment Projections
GUHSD + Charters
(Reported Through GUHSD & Feeder Districts)



Santee School District

SCHOOLS
Cajon Park
Carlton Hills
Carlton Oaks
Chet F. Harritt STEAM
Hill Creek
Pepper Drive
PRIDE Academy
at Prospect Avenue
Rio Seco
Sycamore Canyon
Alternative
Success Program

March 15, 2019

Harris & Associates
Attn. Diane Sandman, Senior Director, Environmental Planning & Compliance
600 B Street
San Diego, CA 92101

Re: School Service to the Fanita Ranch Project Site – Request for Will-Serve Letter

Dear Ms. Sandman,

The District is in receipt of your letter dated February 28, 2019 in which you request the District respond to specific questions related to its existing facilities and capacity to serve the new Fanita Ranch Project ("Project") to be built by HomeFed Corporation ("Developer").

First, it is important to note that the District has previously provided detailed information to the Developer regarding the probable impact to District facilities related to the Project. This was done through written comments submitted by the District to the City of Santee for the Developer's General Plan Amendment request and Specific Plan Submittal. I have attached those responses ("HomeFed Submittal Comments") to provide the contextual details for the District's response to your specific questions delineated below:

Existing Facilities

Q1: Identify the Santee School District's existing service area boundaries, and state whether the project site is located within these boundaries.

A1: The map in Appendix 1 depicts the District's boundaries (black line, shaded area), location of its existing 9 schools, the City of Santee limits (red line), and approximate location of the Project. The planned residential development of the Project is entirely within the District's boundaries.

Q2: Identify the total district enrollment for the past 3 school years, and provide projections for the buildout of the project (approximately 20 years), including district-run and charter populations.

A2: The table in Appendix 2 reports the actual District enrollment for school years 2015-16 through 2018-19 and projected enrollment from 2019-20 through 2028-29. These projections are done by a company named Decision Insite using a sophisticated model analyzing past trends,

birthrates, and planned residential developments ("Developments"). This projection incorporates 18 separate Developments within the District's boundaries, including the Project. An absorption rate of 125 homes per year was used for the Project starting with the 2021-22 school year. Years from 2029 through 2040 assume the average annual growth rate for the prior 3 years. This portends an enrollment increase from 6,826 in 2018-19 to 7,990 in 2040-41. However, only a portion of this increase is attributable to the Project (see attached HomeFed Submittal Comments for details).

Q3: What is the Santee School District's policy, if any, regarding school attendance closest to students' current residences?

A3: The District utilizes a centralized, open enrollment system whereby students are assigned to schools based on available space. While the District makes every attempt to assign students to their school of residence, when requested, this is not always possible given available space. This means that students do not necessarily attend the school that is within the attendance boundary of their residence. I have attached Board Policy 5116: School Attendance Boundaries which provides the authority for the aforementioned practice. The last paragraph of this Board Policy outlines this potential.

Anticipated Services

Q4: Identify and discuss potential impacts to district schools and strategies to manage enrollment growth resulting from the proposed project, analyzing if the proposed K-8 school is built on the project site or if the school is not built.

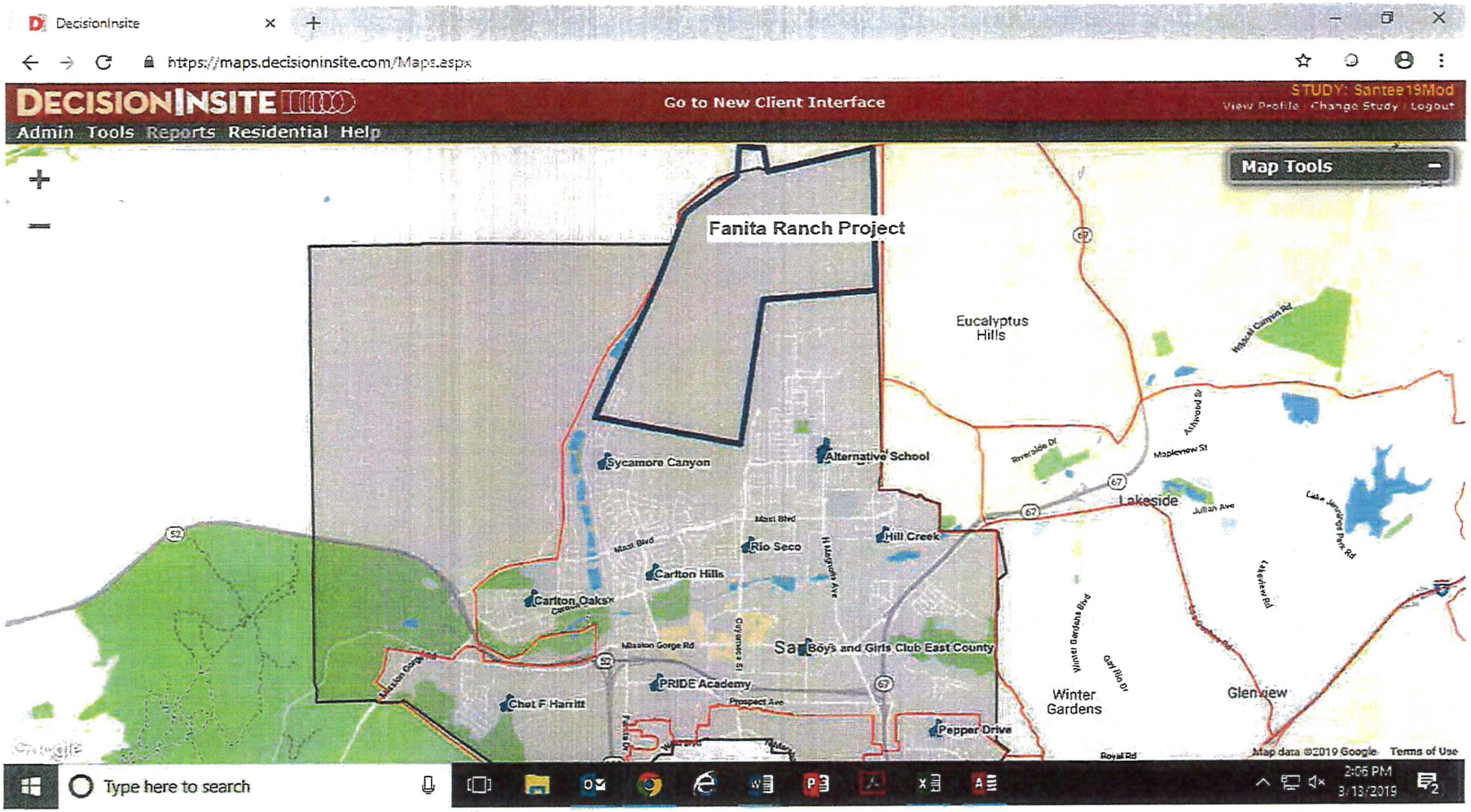
A4: Please refer to the attached HomeFed Submittal Comments for details on potential impacts and options.

If you have any additional questions or need further information, please feel free to contact me by email at karl.christensen@santeesd.net or by phone at 619-258-2321.

Sincerely,

Karl Christensen
Assistant Superintendent
Business Services

Appendix 1: District Boundary Map



Appendix 2: District Enrollment

							Fanita Ranch Dwelling Units								
Santee School District (Santee19Mod) (DU Scn 2019)							125	125	125	125	125	125	125	125	1949
Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2040
TransK	120	117	145	113	116	117	118	119	120	120	120	120	120	120	
K	752	786	717	737	753	760	769	777	782	784	784	784	784	784	
1	720	741	796	751	772	771	782	791	798	800	800	800	799	799	
2	737	709	736	763	740	761	764	774	791	796	795	795	795	795	
3	730	755	695	723	766	745	770	771	781	795	799	798	800	800	
4	698	736	743	688	717	764	748	772	776	783	800	802	803	806	
5	700	687	733	738	693	722	774	760	782	783	788	805	815	816	
6	671	672	648	714	717	672	704	753	735	762	763	763	783	790	
7	664	640	660	654	709	714	674	703	756	740	765	767	767	787	
8	646	646	635	652	654	711	722	679	709	764	746	770	773	773	
Subtotals:	6438	6489	6508	6533	6637	6737	6825	6899	7030	7127	7160	7204	7239	7270	
SDC:	219	241	245	262	264	266	269	272	277	283	285	288	289	290	
Alternative Schls	38	31	35	31	35	35	35	35	35	35	35	35	35	35	
Totals:	6695	6761	6788	6826	6936	7038	7129	7206	7342	7445	7480	7527	7563	7595	7990
% Chg:		0.99%	0.40%	0.56%	1.61%	1.47%	1.29%	1.08%	1.89%	1.40%	0.47%	0.63%	0.48%	0.42%	

Santee School District

SCHOOLS:
Cajon Park
Carlton Hills
Carlton Oaks
Chet F. Harritt STEAM
Hill Creek
Pepper Drive
PRIDE Academy
at Prospect Avenue
Rio Seco
Sycamore Canyon
Alternative
Success Program

HAND DELIVERED

October 30, 2017

City of Santee
Development Services Department
10601 Magnolia Avenue
Santee, CA 92071

Re: Fanita Ranch General Plan Amendment (GPA 2017-2)

To Whom It May Concern,

The purpose of this letter is to provide comments and recommendations regarding the proposed General Plan Amendment submitted by HomeFed Corporation ("Developer") for the Fanita Ranch Project ("Fanita Ranch Project") as it relates to impacts to the Santee School District ("District") and school facilities.

We note that the documents submitted by the Developer include "provision for ***schools*** (emphasis added) in the community-focused Village Center" (Page 4; Section 2.2 of Fanita Ranch Project Description) and specify that the Village Center include "civic uses, retail, office and high density residential uses in close proximity to ***schools*** (emphasis added), a community park, and a farm." (Page 7; Section 2.3 of Fanita Ranch Project Description). We also note that Exhibit 4.1 and Table 4.1 (Pages 11 and 12 of Fanita Ranch Project Description) outlining the Conceptual Land Use enumerate 14.9 acres for a ***School*** ("Proposed School Site"). We further note that Table 4.1 specifies that "if the Proposed School Site is not acquired for a public or private school use within two years of filing of the final map for the phase in which the site is located *(presumably Phase 1 as enumerated on Page 30 of the Fanita Ranch Project Description)*, the site may be developed as residential uses in addition to the 2,949 units proposed." Lastly, we note that the Development Phasing section of the Fanita Ranch Project Description (Section 10; Page 30) indicates that construction is anticipated to begin summer 2020 with a build-out of approximately 10 – 15 years. In response, the District offers the following comments and/or recommendations:

As an initial matter, a Specific Plan EIR was referenced several times throughout the Fanita Ranch Project documents. The District requests a copy of the updated environmental documents, as it is the District's understanding that the Fanita Ranch Project has now nearly doubled the amount of projected residential units,

from 1,380 to 2,949 units, within the project area. The District has concerns not only for the school site impacted by the increase of residential units, but also for the significant impact to the City's traffic patterns.

As to the provision of educational services, the District believes it is best to be able to serve students generated from the Fanita Ranch Project within their own community concurrent with occupancy of homes. The District recently conducted a study of student generation rates for various types of residential developments constructed within the City of Santee during the past 20 years (1997 – 2016). Based on that analysis and the potential 2,949 dwelling units proposed by the Developer, the District will have to accommodate approximately 800 to 1,000 new students, depending on the mixture of residential product types constructed by the Developer. This will require construction of a new school, as the District does not have sufficient classroom space at its current nine (9) schools to accommodate this quantity of students. However, it must be noted that, given the 10 – 15 year build-out proposed, a new school may not be needed for several years after residential units begin to be occupied. Therefore, an interim solution for housing new students generated from the Fanita Ranch Project will likely be necessary. Consequently, Fanita Ranch students may be assigned by the District to any of its current nine (9) schools, depending on space availability. Furthermore, the District uses a centralized, open enrollment system whereby students are assigned to schools based on available space. This means that students do not necessarily attend the school that is within the attendance boundary of their residence. While students in the Fanita Ranch Project would receive a high quality education at any of the District's schools, an interim solution may not necessarily appeal to Fanita Ranch residents. Therefore, the District expects that any interim solution have a short duration and Fanita Ranch students receive services within their own community as much as possible and practical.

The District also has concerns about the possible residential unit developments should the District not acquire the land designated for the new school within the two-year time frame. It is the District's understanding the Developer is requesting approval for one of three options: up to 150 single family units, up to 187 multifamily units, or up to 407 active adult units. As these units are in addition to the anticipated 2,949 units planned for the Fanita Ranch Project, the District does not have sufficient classroom space to accommodate the additional quantity of students generated by these potential developments.

The District requests that the City of Santee grant a density bonus incentive to the Developer to develop the additional units in other areas within the Fanita Ranch Project. If the City were to grant this incentive, the District would be able to acquire the land at a lesser cost and provide a new school site to accommodate the increase in student population. The siting and acreage for schools is

governed by provisions numerous California Code Sections including Code of Regulations Title 5, Education Code, and Government Code, as well as regulations and guidelines published by the California Department of Education ("CDE"). There are many factors that the District must consider to determine whether a site is feasible, adequate, and appropriate for construction of a new school. The CDE will need to evaluate the Proposed School Site and conduct a feasibility study to determine whether it meets the criteria established by CDE. Therefore, the District cannot, at this time, provide comment on whether the Proposed School Site meets the requirements of the CDE and code sections of law. The District reserves the right to decline siting of a new school on the Proposed School Site and require identification of an alternate school site should the Proposed School Site not meet established criteria. As a starting point, a preliminary calculation of a new school using CDE guidelines and the aforementioned student generation rates indicates the need for a school site with net usable acres of 18.6. We note that the acres set-aside for the school is 14.9 acres, of which 10.7 acres is designated for the school and 4.2 acres is designated for "joint use". We recommend the Developer obtain school siting criteria from the CDE and work with the District and CDE to determine siting and acreage for a new school.

The District also notes that the Developer's Phase 1 Environmental Site Assessment ("ESA") reviewed and relied upon previous Phase 1 ESAs prepared for the Proposed School Site. However, these reports that were reviewed and relied upon were made nearly twenty years ago. It is unknown whether the site conditions for the Proposed School Site have changed since the reports were conducted in 1998. If an ESA provided that the Proposed School Site is unsuitable for a K-8 school, the District will request an alternate school site be proposed.

Under current law, developers are required to mitigate the impact of their developments on a variety of public services, including schools. The current structure used by the State of California for funding new school construction through the Office of Public School Construction ("OPSC") and its governing body; the State Allocation Board ("SAB"), generally assumes the availability and use of three funding sources: State General Obligation ("GO") Bonds ("State Funds"), local GO Bonds ("Local Funds"), and Developer Fees ("Developer Fees"). However, the latter two sources are uncertain and dependent on the existence of favorable circumstances.

Over the last several years, the State exhausted its bonding authority for modernization and new construction of school facilities, and stopped making payments to school districts for projects already approved. This resulted in a backlog of projects on the OPSC's Unfunded Approvals List. Fortunately, in

November 2016, the voters approved new bond authority with passage of Proposition 51 but the State has been slow to sell the bonds, ostensibly due to the Governor's resistance to incurring new long-term debt and desire to restructure the State School Facilities Program. This makes the availability of State Funds uncertain for constructing a new school for the Fanita Ranch Project.

The capacity for the District to generate Local Funds is limited by a minimum voter approval threshold of 55% and a maximum tax rate of $30 per $100,000 of Assessed Valuation ("AV"). The District currently has approximately $15 million of bond authority remaining from the $60 million approved by the voters in November 2006. However, the tax rate to service existing, outstanding debt currently exceeds the maximum tax rate threshold. Therefore, the District cannot issue new bonds until one of the following events occur:

1. Assessed Valuation increases enough to reduce the tax rate below the $30 threshold
2. A measure is placed on the ballot to reauthorize the November 2006 bond authority and passed with at least 55% voter approval
3. A measure for new General Obligation Bonding authority is placed on the ballot and passed with at least 55% voter approval

This makes Local Funds uncertain for constructing a new school for the Fanita Ranch Project. (It is important to note that the $15 million in authorized but unissued bonding capacity is already committed for other Capital Improvement Program projects established in 2006 and is, therefore, not available to finance construction of a new school. It is only included here for illustrative purposes related to Assessed Valuation limitations.)

The levy and collection of Developer Fees for mitigating the impact of new developments on schools facilities is governed by Education Code section 17620 and Government Code sections 65995 through 65998 and 66000 through 66008. There are three (3) levels of Developer Fees that may be levied by a school district:

- Level 1 fees are the current statutory fees (also referred to as "Stirling Fees") allowed under Education Code section 17620

- Level 2 fees are outlined in Government Code section 65995.5, and allow school districts to impose higher fees on residential construction if certain conditions are met

- Level 3 fees are outlined in Government Code section 65995.7, and may be implemented by a district if the State certifies that there is no money available for facilities.

The District is currently authorized to levy Developer Fees at Level 1 for a per square foot amount of $2.16. Every even year, the SAB considers increase of the Level 1 statutory fee based on increases to the construction cost index. This was last done January 2016 and is scheduled to be considered again in January 2018. The District may also take future actions that would trigger the conditions for Level 2 fees.

Statutory Developer Fees, on their own, are inadequate to fund construction of a new school and fully mitigate the impact on school facilities for a project the size of Fanita Ranch. Therefore, in order for the District to ensure that school facilities are ready and available for students generated from the Fanita Ranch Project when they arrive, it will be necessary for the District to negotiate a Mitigation Agreement with the Developer. The District has been in discussions with the Developer regarding this but no meetings have yet taken place to start the negotiation process.

If you have any questions regarding the foregoing, please feel free to contact me by phone at 619-258-2321 or by email at karl.christensen@santeesd.net.

We look forward to working collaboratively with the Developer to provide adequate school facilities for Fanita Ranch residents.

Sincerely,

Karl Christensen
Assistant Superintendent, Business Services

Santee School District

SCHOOLS
Carlton Hills
Carlton Oaks
Chet F. Harritt STEAM
Hill Creek
Pepper Drive
PRIDE Academy at Prospect Avenue
Rio Seco
Sycamore Canyon Alternative Success Program

HAND DELIVERED

August 14, 2018

Marni Borg, Consulting Environmental Planner
City of Santee
Development Services Department
10601 Magnolia Avenue
Santee, CA 92071

Re: Fanita Ranch Specific Plan

Dear Ms. Borg,

The purpose of this letter is to provide comments regarding the proposed Specific Plan submitted by HomeFed Corporation ("Developer") for the Fanita Ranch Project ("Fanita Ranch Project") as it relates to impacts to the Santee School District ("District") and school facilities.

We note the following references to school facilities in the Fanita Ranch Project Description document:

- Page 9 describes the Fanita Commons main Village area which includes a K-8 school site
- Exhibit 2.1a and Table 2.1 indicate a "School Overlay" area of 19.2 acres
- Note 6 for Table 2.1 states; "The underlying land use for the S overlay sites is MDR *(Medium Density Residential)*. If the reserved school site is not acquired for school use within 2 years of filing the final map, the MDR land use may be implemented on the school site and adjacent joint use facility site and the maximum total number of units in the Specific Plan Area shall be 3,008 units."
- Page 23, section 2.5, describes the 19.2 acre School Overlay area in more detail. 15.0 acres is reserved for a potential K-8 public school site and 4.2 acres is reserved for a joint use area that "may include play fields, gardens, open play areas and other similar amenities that could remain open for public use after hours." This section also states; "If pursued by the Santee School District, the school site can accommodate up to 1,000 students, including existing Santee students and new students within Fanita Ranch".

As stated in the District's response to the Developer's General Plan Amendment application, the District believes it is best to be able to serve students generated

from the Fanita Ranch Project within their own community concurrent with occupancy of homes. However, in that response, the District also stated that the provision of educational services to students within their own community must be considered in light of what is possible and practical within available resources.

Recently, the Developer provided the District a more detailed accounting of the types of homes planned for the Fanita Ranch development. This data was analyzed together with the District's most recent student generation rates calculated in October 2017. This calculation used a 20 year history of residential developments from 1997 through 2016 and current enrollment data. Applying student generation rates to the Developer's proposed configuration of housing types indicates that 634 K-8 students may be generated from the Fanita Ranch development at full build-out.

School Operational Issues

Page 48 of the Fanita Ranch Project Description document, Section 7 – Development Phasing, states that construction on the project is expected to begin Summer 2021 with build-out of approximately 10 to 15 years. It is important to note that the District has calculated the "break-even" point at which a new school would generate enough new State Local Control Funding Formula Base Grant funding to at least cover the costs for operating a new school. This analysis indicates that as many as 340 new students would be needed before opening of a new school would be operationally feasible, depending on the variability of assumptions used.

State School Building Program

To service 700 students with a new school in Fanita Ranch would require substantial financial resources, none of which the District currently possesses. The costs for school construction generally fall into the following five categories:

1. General Planning
2. Site Acquisition
3. Site Development
4. Building Construction (Hard Costs)
5. Soft Costs (e.g. architectural; engineering; plan reproduction; agency fees; testing and inspection; furniture, fixtures, and equipment)

The State of California, through the Office of Public School Construction (OPSC), operates the School Facilities Program (SFP). The SFP was originally designed to be a 50/50 program for new school construction whereby the State

would provide 50% of the costs and the remaining 50% would come from local sources such as Developer Fees, local General Obligation Bonds, and/or Community Facilities Districts (CFDs). While the State's portion for funding cost categories #2 and #3 remains at 50%, the State's match for cost categories #4 and #5 is well below 50%.

The State's portion of funding for these categories is determined using a grant methodology applied to the number of "unhoused students" in a district. Consequently, the amount of State Grant funding available to pay for cost categories #4 and #5 is different for each district depending upon the value of various inputs. The formula for determining a district's State funding eligibility uses various district-specific factors including projected enrollment in five (5) years and existing classroom capacity determined by State loading factors. Variations in the underlying formula inputs can increase the amount of local funding necessary to build a new school to amounts well above the SFP's intended 50% level.

In addition to district specific variations in State Grants, the State's match has also eroded over the years due to actual school construction cost escalation outpacing increases to the State's per grant amounts. Consequently, the State's match is now well below 50% thereby requiring more local funds for new school construction.

Not only is State funding inadequate, the availability of State funding is uncertain. In recent years, the State has exhausted all of its bonding authority and, therefore, suspended payments for approved projects. More recently, although the State has new authorization approved by the voters in 2016, it has significantly reduced the amount of bonds issued to fund the SFP in order to relieve the State's General Fund from debt service costs. During the last three State budget cycles, Governor Brown has signaled a desire for the State to either completely discard or significantly alter the SFP.

All of these events are strong indicators that State funding cannot be relied upon for determining the feasibility of a new school. Therefore, it is likely that most, if not all, of the costs for planning and constructing a new school for Fanita Ranch would have to be paid from local sources. This being the case, the District analyzed the potential costs and possible funding sources to determine the feasibility of constructing a new school.

Growth Classrooms

First, it must be noted that the District has capacity for housing some new students in its existing nine (9) schools. This reduces the amount of State Grants available for new construction and is a significant factor for determining whether a new school is even necessary.

Since the inception of the Fanita Ranch development idea over 20 years ago, there have been several different developers. When the District negotiated a Mitigation Agreement with Barrett Homes ("Initial Mitigation Agreement"), the most recent developer prior to HomeFed, the plan was to construct new classroom additions at existing schools, rather than build a new school, in order to house the new students to be generated from 1,380 dwelling units. In fact, the aforementioned dwelling units were included in the State funding eligibility application submitted at the time the Initial Mitigation Agreement was executed. Eventually, the District received State funding based on this eligibility application and these funds were used to construct new classrooms at 6 of its 9 schools. Consequently, with 2,949 dwelling units now planned for Fanita Ranch, the District may only be able to submit for 1,569 dwelling units for Fanita Ranch when the tentative map is approved.

New School Requirements and Cost

If a new school in the Fanita Ranch community were pursued, the 19.2 acres designated for a school and joint use area generally appears to meet the size requirements of the California Department of Education (CDE). The calculations and parameters promulgated by CDE indicate a recommended school site size of 13.7 acres for 700 students and 20.2 acres for 1,000 students. However, it must be noted that CDE must approve any new school site and there are numerous criteria, in addition to size, that must be met. It should also be noted that the District currently owns two (2) vacant land sites that could be used for either siting future schools or for a land swap:

- Summit Property: 23.10 acres in the residential area just northwest of the northern terminus of Magnolia Avenue
- Elliott Property: 15.50 acres in the City of San Diego abutted on the northwest to the new Pardee Homes Weston development

To adequately house 700 students in a new school, the District estimates that 38 classrooms would be needed with a total building square footage of at least 65,000. Given the current per square foot new school construction cost (from new classroom building project estimate recently provided by a licensed

contractor) escalated to 2022, the cost per square foot for hard construction costs alone could be nearly $650. When all five cost categories are considered, the total cost for constructing a new school is likely to exceed $70 million.

Developer Fees

Under current law, developers are required to mitigate the impact of their developments on a variety of public services, including schools. Mitigation for school facilities is defined in various code sections related to payment of Developer Fees. Specifically, the levy and collection of Developer Fees is governed by Education Code section 17620 and Government Code sections 65995 through 65998 and 66000 through 66008. There are three (3) levels of Developer Fees that may be levied by a school district:

- Level 1 fees are the current statutory fees (also referred to as "Stirling Fees") allowed under Education Code section 17620
- Level 2 fees are outlined in Government Code section 65995.5, and allow school districts to impose higher fees on residential construction if at least 2 of 4 specified conditions are met
- Level 3 fees are outlined in Government Code section 65995.7, and may be implemented by a district if the State certifies that there is no State funds available for new school facilities.

The District is currently authorized to levy Level 1 Developer Fees at a per square foot amount of $2.35. In accordance with State regulations, dwelling units constructed for senior living (designated as "Active Adult" in the Fanita Ranch Specific Plan) are assessed at the Commercial/Industrial rate, which is currently $0.38 per square foot for the District. Every even year, the SAB considers increase of the Level 1 statutory fee based on increases to the construction cost index. This was last done January 2018 and is scheduled to be considered again in January 2020. The District may also take future actions that would trigger the conditions for Level 2 fees.

Conclusion

The District has analyzed 18 different scenarios for funding of a new school. These scenarios are based on variations in State funding, Developer Fees, and invoking a Community Facilities District (CFD). Given the fact the District currently owns significant vacant land, the District has further analyzed scenarios both including and excluding Site Acquisition costs. None of these

scenarios generate enough revenue to cover all new school costs. The shortfall ranges from a low of $7 million in the most optimistic of circumstances, some of which are highly unlikely; to a high of nearly $54 million in the most challenging of funding circumstances.

A development project of this magnitude will require the District to negotiate a Mitigation Agreement with the Developer. In light of the significant funding challenges for constructing a new school outlined above, during the negotiation process, it may be necessary for the District and Developer to analyze various options for providing adequate school facilities for Fanita Ranch residents other than construction of a new school. Options may include construction of new classrooms on existing school campuses, as was the plan with the Initial Mitigation Agreement with Barrett Homes.

If you have any questions regarding the foregoing, please feel free to contact me by phone at 619-258-2321 or by email at karl.christensen@santeesd.net.

We look forward to continuing to work collaboratively with the Developer to provide adequate school facilities for future Fanita Ranch residents.

Sincerely,

Karl Christensen
Assistant Superintendent, Business Services

SCHOOL ATTENDANCE BOUNDARIES

The Governing Board shall establish school attendance boundaries in order to maximize the efficient use of district facilities and effective administration of district schools. The Superintendent or designee shall periodically review school attendance boundaries and, as necessary, make recommendations to the Board for boundary adjustments.

When reviewing school attendance boundaries, the Superintendent or designee shall consider the following factors:

1. School enrollment data, including declining enrollment patterns
2. Facility capacity and design, including potential commercial and residential developments
3. School feeder patterns, including maintaining, to the extent practicable, continuity of student attendance
4. Federal, state, or court mandates
5. Community input
6. Student safety
7. Transportation capacity
8. Community and neighborhood identity
9. Geographic features of the district, including traffic patterns
10. Educational programs, such as magnet schools and charter schools
11. Consistency between municipal boundaries and high school boundaries
12. Other factors

Students residing in a community facilities district shall have priority, to the extent provided by law, for attendance at schools financed in whole or in part by the community facilities district. The degree of priority must reflect the proportion of each school's financing provided through the community facilities district.

In order to alleviate overcrowding, the Superintendent or designee may place some students in a school outside of their attendance area. Parents/guardians of students who are attending schools outside of their attendance area shall be notified of the school their child will be attending as soon as possible.

Legal Reference: (see next page)

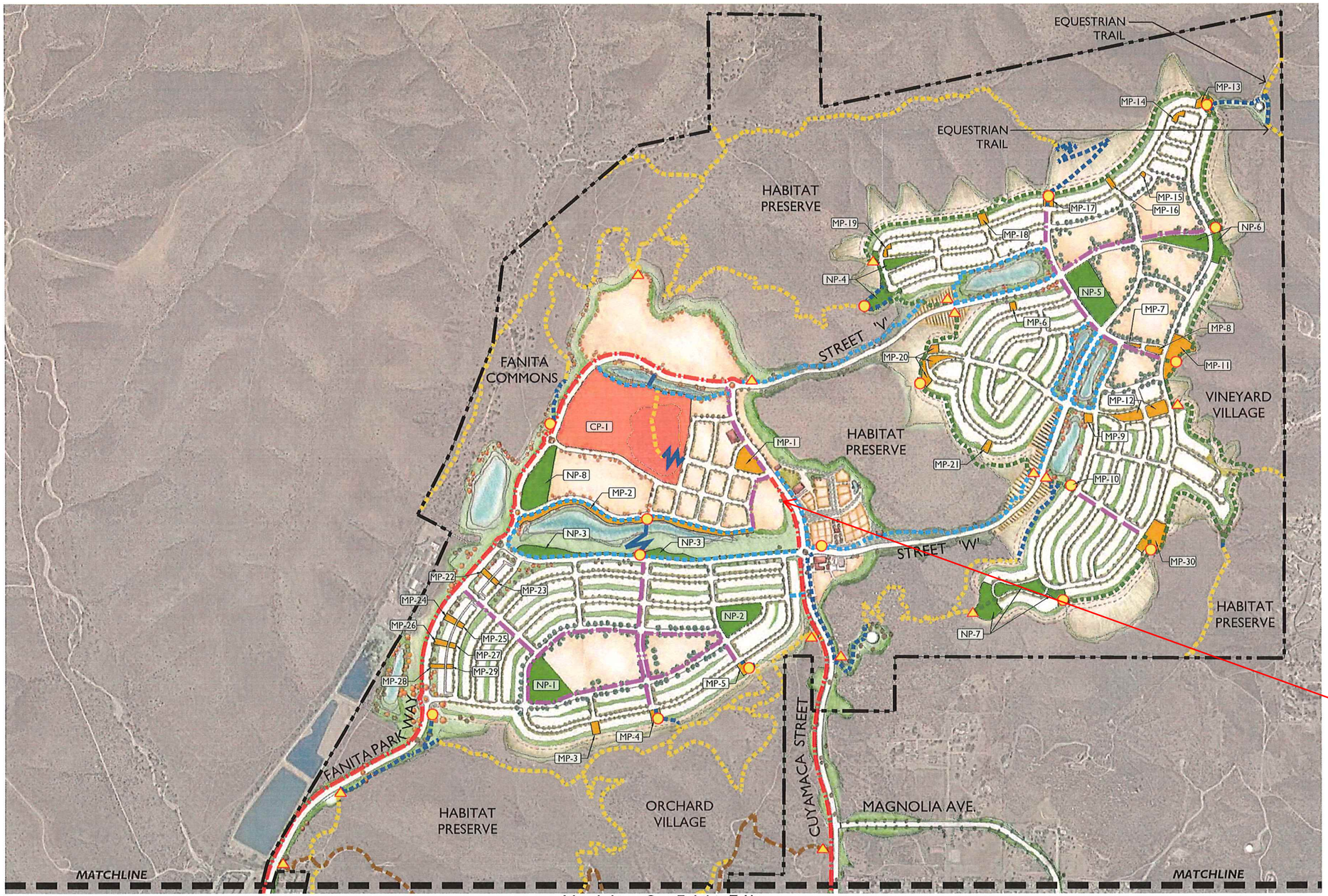
SCHOOL ATTENDANCE BOUNDARIES (continued)

Legal Reference:

EDUCATION CODE
35160 Authority of governing boards
35160.1 Broad authority of school districts
35160.5 District policies; rules and regulations
35291 Rules
35350 Transportation of students
35351 Assignment of students to particular schools
GOVERNMENT CODE
53311-53317.5 Establishment of community facilities district
CALIFORNIA CONSTITUTION
Article I, Section 31 Discrimination based on race, sex, color, ethnicity
COURT DECISIONS
Crawford v. Huntington Beach Union High School District (2002) 98 Cal.App.4th 1275
Crawford v. Board of Education (1976) 17 Cal.3d 280
Jackson v. Pasadena City School District (1963) 59 Cal.2d 876

Management Resources:

WEB SITES
California Department of Education: http://www.cde.ca.gov



LEGEND

Parks
- Community Park CP-#
- Neighborhood Park NP-#
- Mini Parks MP-#

Compacted Earth or DG Trails
- Perimeter Trails (8' wide)
- Village Nature Trails (6' wide)
- Nature Trails (4'wide)
- Primitive Trails (Exist. or 2.5'wide)
- SDG&E Service Road (Existing)

Concrete Trails
- Multi-Purpose Trails
  - Fanita Parkway (10' wide)
  - Cuyamaca Street (8' wide)
- Village Access Trails
  - Village Center (10' wide)
  - Village Connection (6' wide)

- Trailhead
- Potential Trail Access Point
- Trail Staging Area

Note: Refer to Chapter 4.0 Mobility for detailed trail information.

Fire Station

N

not to scale

Match Line: See Exhibit 7.1b

not to scale *For illustrative purposes only; final design may vary.*