

# Chapter 3:

## Land Use & Development Regulations

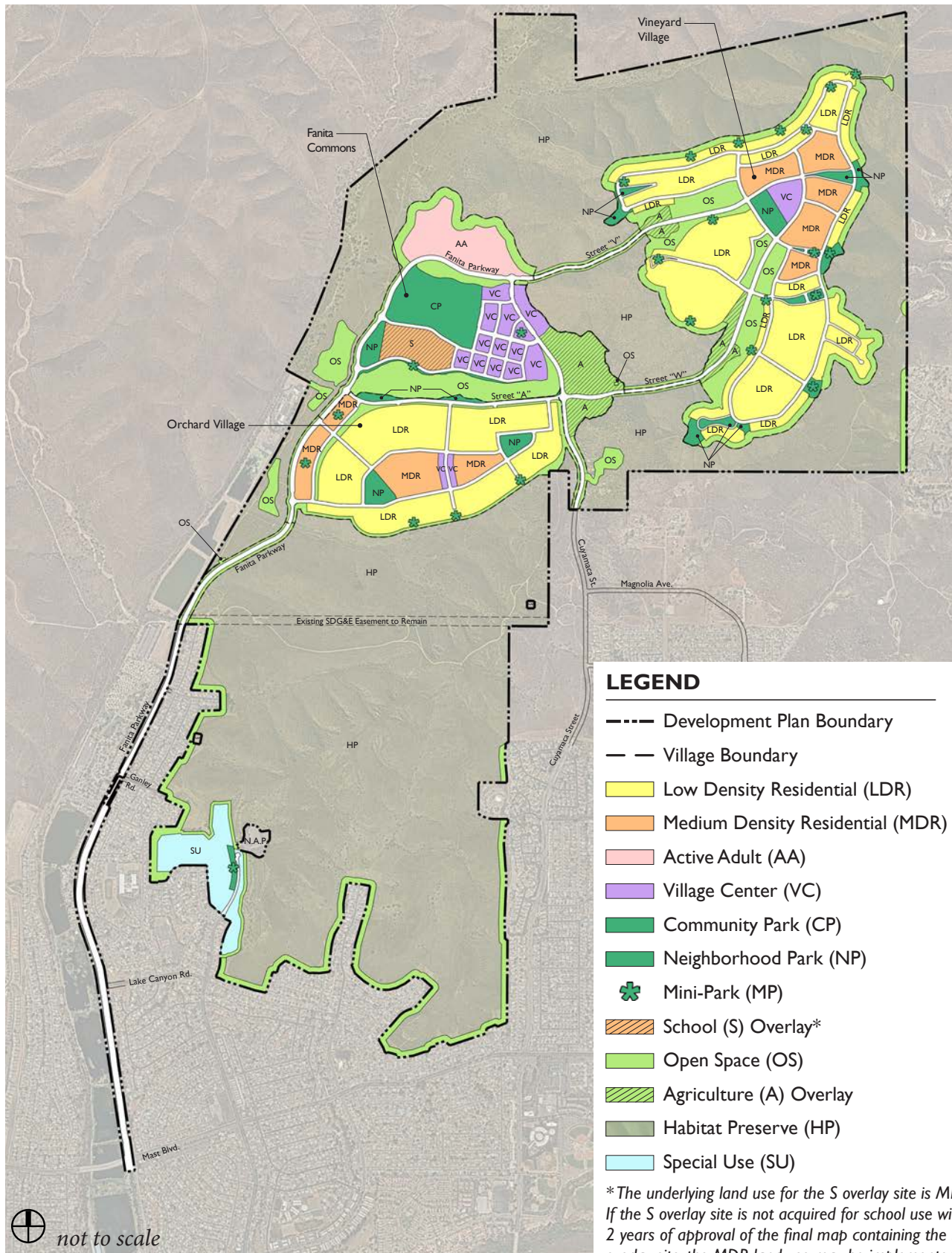
### 3.1 Land Use Plan

#### 3.1.1 Land Use Plan Description

The Fanita Ranch Development Plan proposes residential, mixed-use Village Center and agricultural uses, as well as a K-8 school site, parks, open space and a Special Use area. An overview of how the land uses are arranged is illustrated in *Exhibit 3.1: Land Use Plan* and is summarized in *Table 3.1: Land Use Plan Statistical Summary*.

In keeping with the Village concept described in *Chapter 2: Community Vision*, development is clustered into three Villages to preserve natural open space areas, drainages and key wildlife corridors: Fanita Commons, Vineyard Village and Orchard Village. Villages are arranged around a centralized Farm that will provide food and a focal point for the community. Additional agricultural areas are permitted throughout the Villages to support farming and wellness as the central theme for Fanita Ranch. Fanita Commons serves as the main Village and includes a Village Center that consists of a mix of retail, residential, civic and office uses, with a strong physical connection to the central Farm. A Village Green provides a central gathering place for the community and allows farm events to extend into the Village Center. Fanita Commons also includes a Community Park, a neighborhood park, a K-8 school site and an Active Adult neighborhood. The Vineyard and Orchard Villages include smaller mixed-use Village centers that allow for neighborhood serving uses, office space and other community services and amenities, as well as Medium Density Residential and Low Density Residential neighborhoods. A variety of parks are located within walking distance of all homes, and a comprehensive system of walking and biking trails connects the homes to key destinations throughout Fanita Ranch.

A Special Use area is located in the southernmost portion of the Development Plan Area, which was previously graded for a park and is not suitable for habitat preservation. The Special Use area allows for a limited range of uses, such as a solar farm, recreational vehicle storage and other uses appropriate to this area as stated in *Section 3.2.9: Special Use*. A mini-park serves as a trail staging area adjacent to the Special Use area.



**Exhibit 3.1: Land Use Plan**

**Table 3.1: Land Use Plan Statistical Summary**

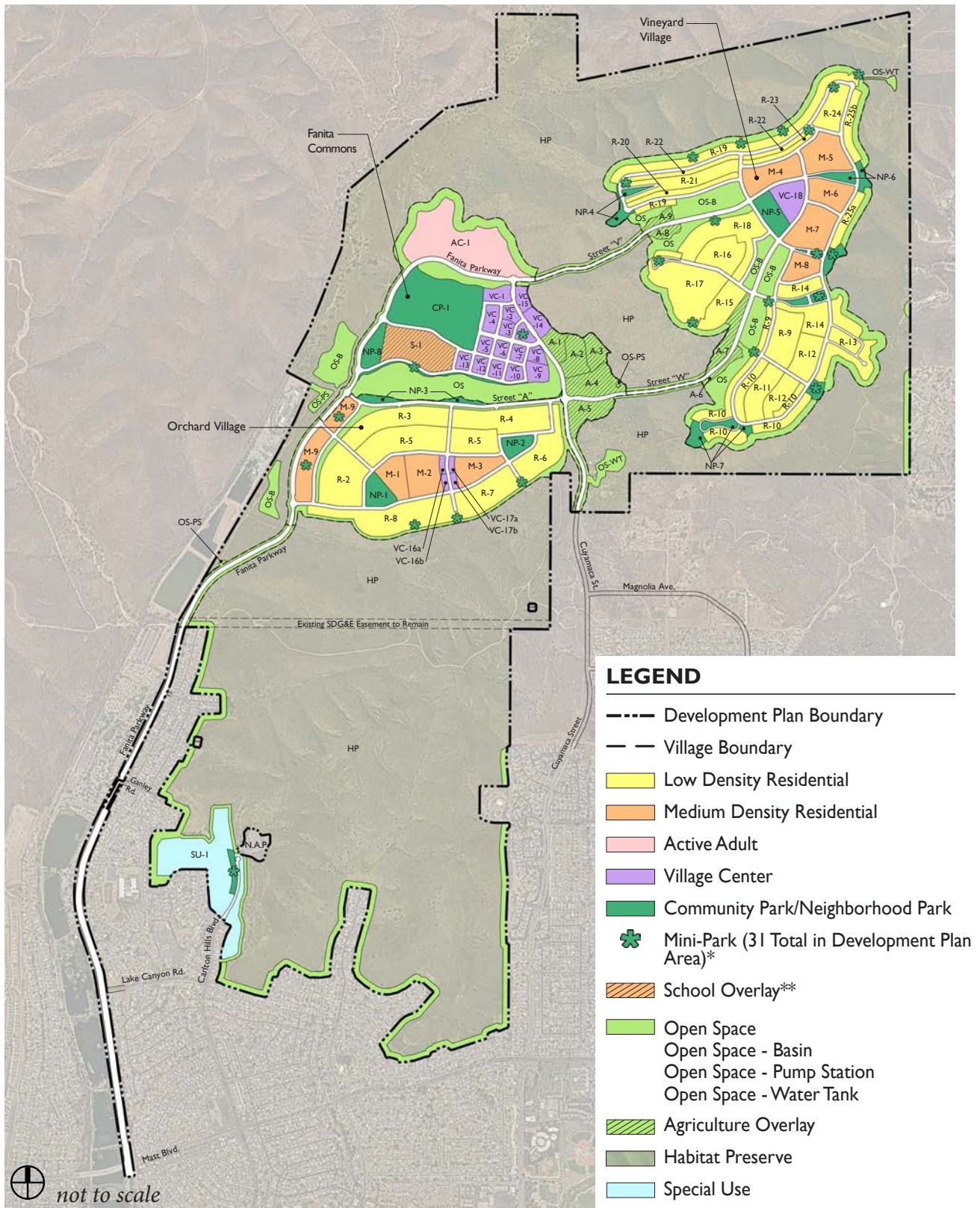
Land Use Designation	Area (Acres) <sup>1</sup>	Dwelling Units <sup>2</sup>	Density Range (Du/Ac)	Commercial Square Feet <sup>2</sup>
<b>Residential &amp; Village Center</b>				
Low Density Residential (LDR)	240.8	1,203	4 - 10	N/A
Medium Density Residential (MDR)	67.0	866	8 - 25	
Active Adult (AA)	31.0	445	5 - 25	
Village Center (VC) <sup>3</sup>	36.5	435	Up to 50	60,000
<b>Residential &amp; Village Center Subtotal</b>	<b>375.3</b>	<b>2,949</b>		<b>60,000</b>
<b>Other Uses</b>				
Community Park (CP)	31.2	N/A	N/A	N/A
Neighborhood Park (NP)	30.4			
Mini-Park (MP) <sup>4</sup>	16.4			
School (S) Overlay	15.0			
Special Use (SU)	31.9			
Open Space (OS)	256.0			20,000
Agriculture (A) Overlay <sup>7</sup>	38.2			
Habitat Preserve (HP)	1,650.4			N/A
Roadways <sup>5</sup>	193.3			
<b>Other Uses Subtotal</b>	<b>2,262.8</b>			<b>20,000</b>
<b>DEVELOPMENT PLAN TOTAL</b>	<b>2,638.1</b>	<b>2,949<sup>6</sup></b>		<b>80,000</b>

## Notes:

1. Acreage reflects the rounding of numbers to the 1/10th of an acre and may vary slightly from the calculated total.
2. The transfer of residential dwelling units and commercial square feet within the Development Plan Area is permitted, subject to the provisions set forth in *Section 10.7.1: Administrative Amendments (Minor Modifications)*.
3. VC reserves a 1.5-acre fire station site.
4. There are 31 mini-parks on approximately 16.4 acres distributed throughout the Development Plan Area, including the Village Green located in Fanita Commons.
5. Does not include approximately 28.6 acres of off-site roadway improvements.
6. The underlying land use for the S overlay site is MDR. If the reserved school site is not acquired for school use within 2 years of approval of the final map containing the S overlay site, the MDR land use may be implemented on the school site and the maximum total number of units in the Development Plan Area shall be 3,008 units - see *Section 3.2.5: School (S) Overlay* and *Section 10.7.1: Administrative Amendments (Minor Modifications)*.
7. The underlying land use for the A overlay sites is OS. If an A overlay site is not developed with agricultural related uses described in *Section 3.2.8: Agriculture (A) Overlay*, the OS land use shall be implemented on the A overlay sites.

### 3.1.2 Site Utilization Plan

Fanita Ranch is planned to build out the planning areas shown in *Exhibit 3.2: Site Utilization Plan*. *Table 3.2: Site Utilization Plan Statistical Summary* provides information on the acreage, target number of dwelling units, target density and commercial square footage, as applicable, for each planning area within Fanita Ranch. The planning areas consist of individual residential and Village Center neighborhoods and non-residential areas within the Villages, as well as the Special Use, Open Space and Habitat Preserve areas outside the Villages. These planning areas correspond to the neighborhoods and lots in the Tentative Map prepared for Fanita Ranch. Due to market conditions and refinements in design and engineering, it is anticipated that minor statistical variations in the planning area configuration and size may occur as the land use plan is implemented. Dwelling units and commercial square footage may be transferred within the Development Plan Area pursuant to *Section 10.7.1: Administrative Amendments (Minor Modifications)* of the Development Plan.



\* There is a total of 8 mini-parks in M-9.

\*\* The underlying land use for the S overlay site is MDR. If the S overlay site is not acquired for school use within 2 years of approval of the final map containing the S overlay site, the MDR land use may be implemented on the S overlay site pursuant to Development Plan Section 3.2.5: School (S) Overlay and Section 10.7.1: Administrative Amendments (Minor Modifications).

**Exhibit 3.2: Site Utilization Plan**

**Table 3.2: Site Utilization Plan Statistical Summary**

Planning Area <sup>2</sup>	Area (Acres) <sup>1</sup>	Target Dwelling Units <sup>2</sup>	Target Density (Du/Ac)	Commercial Square Feet <sup>2</sup>
<b>RESIDENTIAL</b>				
<b>LOW DENSITY RESIDENTIAL (LDR)</b>				
<b>Orchard Village</b>				
R-2	12.3	79	6	N/A
R-3	10.7	53	5	
R-4	11.3	56	5	
R-5	18.5	80	4	
R-6	9.1	53	6	
R-7	9.9	50	5	
R-8	16.8	83	5	
<i>LDR Subtotal - Orchard Village</i>	88.6	454		
<b>Vineyard Village</b>				
R-9	9.5	48	5	N/A
R-10	17.7	59	3	
R-11	6.0	33	6	
R-12	10.0	52	5	
R-13	12.8	43	3	
R-14	8.7	41	5	
R-15	6.4	26	4	
R-16	6.4	30	5	
R-17	15.8	52	3	
R-18	12.0	67	6	
R-19	16.2	67	4	
R-20	3.8	28	7	
R-21	6.8	70	10	
R-22	3.1	28	9	
R-23	2.4	20	8	
R-24	7.0	57	8	
R-25a	3.5	13	4	
R-25b	4.2	15	4	
<i>LDR Subtotal - Vineyard Village</i>	152.2	749		
<b>LOW DENSITY RES. TOTAL</b>	<b>240.8</b>	<b>1,203</b>		

**Table 3.2: Site Utilization Plan Statistical Summary (continued)**

Planning Area <sup>2</sup>	Area (Acres) <sup>1</sup>	Target Dwelling Units <sup>2</sup>	Target Density (Du/Ac)	Commercial Square Feet <sup>2</sup>
<b>RESIDENTIAL</b>				
<b>MEDIUM DENSITY RESIDENTIAL (MDR)</b>				
Orchard Village				
M-1	6.1	102	17	N/A
M-2	8.9	111	13	
M-3	6.5	79	12	
M-9	5.6	76	14	
<i>MDR Subtotal - Orchard Village</i>	<i>27.2</i>	<i>368</i>		
Vineyard Village				
M-4	8.5	106	13	N/A
M-5	9.4	117	13	
M-6	6.8	85	13	
M-7	10.3	129	13	
M-8	4.9	61	13	
<i>MDR Subtotal - Vineyard Village</i>	<i>39.8</i>	<i>498</i>		
<b>MED. DENSITY RES. TOTAL</b>	<b>67.0</b>	<b>866</b>		
<b>ACTIVE ADULT (AA)</b>				
Fanita Commons				
AC-1	31.0	445	14	N/A
<b>ACTIVE ADULT TOTAL</b>	<b>31.0</b>	<b>445</b>		

**Table 3.2: Site Utilization Plan Statistical Summary (continued)**

Planning Area <sup>2</sup>	Area (Acres) <sup>1</sup>	Target Dwelling Units <sup>2</sup>	Target Density (Du/Ac)	Commercial Square Feet <sup>2</sup>
<b>VILLAGE CENTER</b>				
<b>VILLAGE CENTER (VC)</b>				
Fanita Commons				
VC-1	2.6	323	Up to 50	40,000
VC-2 <sup>3</sup>	1.5			
VC-3	1.4			
VC-4	2.4			
VC-5	1.5			
VC-6	1.5			
VC-7	1.5			
VC-8	1.7			
VC-9	2.7			
VC-10	1.7			
VC-11	1.5			
VC-12	1.5			
VC-13	1.6			
VC-14	2.8			
VC-15	1.9			
<i>VC Subtotal - Fanita Commons</i>	<i>27.7</i>	<i>323</i>		<i>40,000</i>
Orchard Village				
VC-16a	0.7	33	Up to 50	10,000
VC-16b	0.7			
VC-17a	0.6			
VC-17b	0.6			
<i>VC Subtotal - Orchard Village</i>	<i>2.6</i>	<i>33</i>		<i>10,000</i>
Vineyard Village				
VC-18	6.1	79	Up to 50	10,000
<i>VC Subtotal - Vineyard Village</i>	<i>6.1</i>	<i>79</i>		<i>10,000</i>
<b>VILLAGE CENTER TOTAL</b>	<b>36.5</b>	<b>435</b>		<b>60,000</b>
<b>RESIDENTIAL &amp; VILLAGE CENTER TOTAL</b>	<b>375.3</b>	<b>2,949</b>		<b>60,000</b>



**Table 3.2: Site Utilization Plan Statistical Summary (continued)**

Planning Area <sup>2</sup>	Area (Acres) <sup>1</sup>	Target Dwelling Units <sup>2</sup>	Commercial Square Feet <sup>2</sup>
<b>OTHER USES</b>			
<b>PARKS</b>			
<b>COMMUNITY PARK (CP)</b>			
CP-1 (Active)	19.7	N/A	N/A
CP-1 (Passive)	11.5		
<b>CP Total</b>	<b>31.2</b>		
<b>NEIGHBORHOOD PARK (NP)</b>			
NP-1	4.6	N/A	N/A
NP-2	3.3		
NP-3	3.2		
NP-4	2.6		
NP-5	5.3		
NP-6	3.4		
NP-7	3.8		
NP-8	4.2		
<b>NP Total</b>	<b>30.4</b>		
<b>MINI-PARK (MP)</b>			
All MPs <sup>4</sup>	16.4	N/A	N/A
<b>MP Total</b>	<b>16.4</b>		
<b>PARK TOTAL</b>	<b>78.0</b>		
<b>SCHOOL (S) OVERLAY<sup>6</sup></b>			
S-1 (School)	15.0	0	N/A
<b>SCHOOL OVERLAY TOTAL</b>	<b>15.0</b>		
<b>SPECIAL USE (SU)</b>			
SU-1	31.9	0	N/A
<b>SPECIAL USE TOTAL</b>	<b>31.9</b>		
<b>OPEN SPACE (OS)</b>			
OS (Open Space)	210.7	N/A	N/A
OS-B (Open Space - Basin)	37.8		
OS-PS (Open Space - Pump Station)	2.5		
OS-WT (Open Space - Water Tank)	5.0		
<b>OPEN SPACE TOTAL</b>	<b>256.0</b>		

**Table 3.2: Site Utilization Plan Statistical Summary (continued)**

Planning Area <sup>2</sup>	Area (Acres) <sup>1</sup>	Target Dwelling Units <sup>2</sup>	Commercial Square Feet <sup>2</sup>
<b>OTHER USES</b>			
<b>AGRICULTURE (A) OVERLAY<sup>7</sup></b>			
Fanita Commons			
A-1	3.4	0	20,000
A-2	5.7		
A-3	3.8		
A-4	8.2		
A-5	6.3		
<i>A Overlay Subtotal - Fanita Commons</i>	27.3		20,000
Vineyard Village			
A-6	1.8	0	0
A-7	5.3		
A-8	2.0		
A-9	1.8		
<i>A Overlay Subtotal - Vineyard Village</i>	10.9		0
<b>AGRICULTURE OVERLAY TOTAL</b>	<b>38.2</b>		<b>20,000</b>
<b>HABITAT PRESERVE (HP)</b>			
HP	1,650.4	N/A	N/A
<b>HABITAT PRESERVE TOTAL</b>	<b>1,650.4</b>		
<b>ROADWAYS</b>			
Major Roadways	56.4	N/A	N/A
Neighborhood Roadways	136.8		
<b>ROADWAY TOTAL<sup>5</sup></b>	<b>193.3</b>		
<b>OTHER USES TOTAL</b>	<b>2,262.8</b>		<b>20,000</b>
<b>DEVELOPMENT PLAN TOTAL</b>	<b>2,638.1</b>	<b>2,949<sup>6</sup></b>	<b>80,000</b>

Notes:

1. Acreage reflects the rounding of numbers to the 1/10th of an acre and may vary slightly from the calculated total.
2. The planning areas in the Site Utilization Plan correspond to the neighborhoods and lots in the Tentative Map for Fanita Ranch. The transfer of residential dwelling units and commercial square feet within the Development Plan Area is permitted, subject to the provisions set forth in *Section 10.7.1: Administrative Amendments (Minor Modifications)*.
3. VC-2 reserves a 1.5-acre fire station site.
4. There are 31 mini-parks on approximately 16.4 acres distributed throughout the Development Plan Area, including the Village Green located in Fanita Commons.
5. Does not include approximately 28.6 acres of off-site roadway improvements.
6. The underlying land use for the S-1 planning area is MDR. If the reserved school site is not acquired for school use within 2 years of approval of the final map containing the S-1 planning area, the MDR land use may be implemented on the S-1 planning area and the maximum total number of units in the Development Plan Area shall be 3,008 units - see *Section 3.2.5: School (S) Overlay* and *Section 10.7.1: Administrative Amendments (Minor Modifications)*.
7. The underlying land use for the A overlay planning areas is OS. If an A overlay planning area is not developed with agricultural related uses described in *Section 3.2.8: Agriculture (A) Overlay*, the OS land use shall be implemented on the A overlay planning areas.

## 3.2 Land Use Designations and Development Regulations

The following sections provide a description, a list of permitted uses and development regulations for each land use designation within the Development Plan Area. Permitted uses are intended to provide flexibility to encourage creativity, diversity and innovation that support the sustainable and agrarian community concept. As such, land uses that are similar in character to another use permitted by the Development Plan are allowed. Similarly, the development regulations seek to support sustainability and wellness as key themes for the community and are therefore tailored to the unique vision for Fanita Ranch.

Development standards provide the minimum and/or maximum standards for building setbacks, heights, lot coverage and more. Buildings should not always be designed to maximum height and minimum setback standards; instead, setbacks, heights and massing should be varied to avoid monotonous repetition and rhythms along the streets. In the Village Center, Medium Density Residential and Active Adult land use designation areas, no minimum standards are set for the lot areas, depths and widths to promote maximum flexibility in building design, placement and innovation. Design and construction of all buildings within the Development Plan Area shall comply with the California Building Code and Fire Code, which may be amended from time to time. These standards are intended to work together with the community design, landscape and architectural design guidelines provided in *Chapter 5: Landscape Architecture, Community Design & Outdoor Lighting Design Plan* and *Chapter 6: Architectural Design Guidelines* to create eclectic and visually interesting neighborhoods that each maintain their own identities. The appropriate building typologies for each land use designation are identified herein and described in greater detail in *Chapter 6: Architectural Design Guidelines*.

### 3.2.1 Village Center (VC)

#### A. Description

The Village Center land use designation allows for a mix of residential, commercial, civic and recreational uses in a walkable mixed-use configuration. Residential densities range up to 50 du/ac. When uses are mixed, they may be combined horizontally (side-by-side or adjacent to one another) or vertically (residential or office above retail). There are three Village Centers within Fanita Ranch. The largest is located in Fanita Commons and is intended to serve the entire Development Plan Area. Two smaller Village Centers are located in the Orchard Village and Vineyard Village, which are intended to provide for similar mixed-use residential, retail, service, office and/or recreational needs of those individual Villages.

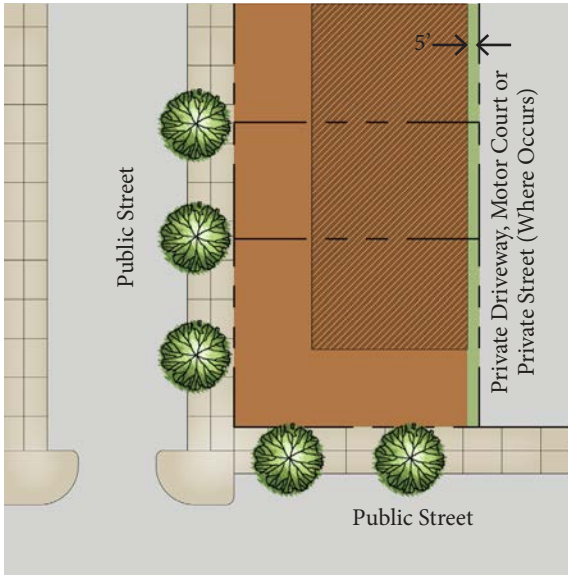
#### B. Permitted Uses

Permitted Uses in VC Land Use Designation Areas
<b>Food and Beverage Sales or Service</b>
Farmer’s market, farm stands and food halls
Groceries, specialty food markets and corner markets (including sale of alcohol for off-site consumption) <sup>1</sup>
Live entertainment or dancing - including nightclubs, dance halls, restaurants, social clubs, lodges and similar uses <sup>1</sup>
With alcohol sales and service - restaurants, breweries, cocktail lounges, bars, tasting rooms and similar uses <sup>1</sup>
Without alcohol - including delicatessens, bakeries, cafes, restaurants and similar uses
<b>Retail Sales and Services, Office</b>
Business services - photocopying, mail services and similar uses
Commercial recreation, indoor - bowling lanes, theaters, billiards, arcades and similar uses
Commercial recreation, outdoor - including mazes, kiddie rides, pony rides, petting zoos and similar uses <sup>2</sup>
Financial services and institutions
Garden center nursery
Health/athletic clubs and studios - yoga, dance, martial arts and similar uses
Health and wellness spas and services such as chiropractic, acupuncture and similar uses
Kiosks and carts for general retail and food sales
Minor auto repairs, car wash and gasoline station <sup>3</sup>
Lodging - hotels, motels, inns, farm-stays and similar uses
Offices - administrative, executive offices, medical, dental, co-working space, and other non-profit and professional offices
Personal care - barber and beauty shops, manicure/pedicure shops, health and wellness spas, tanning salons, massage establishments <sup>5</sup> and similar uses
Personal services - drug stores, pharmacies, dry cleaners (off-site processing only), laundry, shoe repair, tailor, automated teller machines and similar uses
Retail - stores that sell goods and merchandise
Studios and galleries - art, music, photography and similar uses
Veterinary, grooming, daycare and other pet service

Permitted Uses in VC Land Use Designation Areas
<b>Residential</b>
Congregate care facilities
Cooperative community
Home occupation
Live-work
Multi family residential
Single family residential
<b>Public and Quasi-Public Uses</b>
Assembly halls, wedding chapels, religious and spiritual assembly space and similar uses <sup>2</sup>
Business school, trade school, private school
Commercial kitchens, amphitheaters and similar facilities associated with farm education and promotion <sup>2</sup>
Civic uses such as a fire station, law enforcement satellite office, post office and other public buildings
Museums, nature centers, or similar cultural and public education uses <sup>2</sup>
Day care, small family
Day care, large family; child care center
Elementary, middle and high school (public, charter or private)
Professionally managed community gardens and community supported agriculture
Private community recreation facilities including, but not limited to, clubhouses, pool facilities and similar uses
Tutoring center
<b>Other Uses</b>
Accessory uses typically associated with a primary use
HOA maintenance/storage
Parking lots, park & ride lots and structures
Temporary uses such as festivals, carnivals, model homes and sales offices and similar uses <sup>4</sup>
Water quality features including swales, basins, bio-retention areas and other BMPs

1. See *Section 3.2.11.10 (B): Sale of Alcohol* for applicable regulations.
2. See *Section 3.2.11.10 (C): Places of Worship or Assembly* for applicable regulations.
3. Gasoline stations shall be limited to an outflow of 3.6 million gallons of fuel per year.
4. Temporary uses shall be subject to the applicable criteria and conditions of Santee Municipal Code (SMC) Section 13.06.070.
5. Massage establishments shall be subject to the applicable criteria and requirements of SMC Chapter 4.17, Massage.

**C. Development Standards**



Legend

- Primary Building
- Garage (Where Occurs)

**Lot Standards<sup>1</sup>**

Min. Net Lot Area	None
Density Range (du/gross acre)	Up to 50
Minimum Lot Depth	None
Minimum Lot Width	None
Maximum Lot Coverage	90%
Maximum Height <sup>2</sup>	55 feet (4 Stories)

**Minimum Setbacks & Separations<sup>2</sup>**

Building Separation	0 feet
Primary Building to Public Street Right-of-Way	0 feet
Garage to Private Driveway, Motor Court or Private Street (Where Occurs)	5 feet
Building to Interior Property Line	0 feet

**D. Appropriate Building Typologies**

- Detached Cluster Homes
- Attached/Semi-Detached Homes
- Attached Buildings
- Community Buildings

1. Where development standards are not provided herein, those standards will be determined at the Development Review stage. Individual planning areas shown within a Village Center shown in *Exhibit 3.2: Site Utilization Plan* and *Table 3.2: Site Utilization Plan Statistical Summary* may be combined and/or reconfigured during the Development Review stage, as described in *Section 10.6.5: Development Review*.
2. See *Section 3.2.11.1* for projection, encroachment and height exceptions.



The Village Center designation allows for a mix of retail, office and/or higher density residential uses. Stoops and storefront windows should be designed and oriented to define and engage the sidewalk to create a walkable, pedestrian oriented-district. Outdoor seating adds activity to the street contributing to a positive pedestrian experience.

## E. Parking

Vehicle parking shall be provided in accordance with SMC Section 13.24.040, Parking Requirements, unless otherwise stated herein. The Village Center land use designation allows for shared vehicle parking between uses as a means of reducing large parking lots and pavement areas that contribute to heat island effect. Shared parking agreements shall comply with the provisions in *Section 3.2.10.9: Parking* of the Development Plan. Shared parking shall be managed pursuant to the Transportation Demand Management (TDM) Plan's shared parking requirements (See *Section 4.1.8: Transportation Demand Management*). Each Village Center shall also provide electric vehicle (EV) charging stations and preferred parking per CALGreen requirements, and designated passenger loading areas to encourage alternative fuel vehicle use and car sharing. On-street parking may be counted toward fulfilling the required number of on-site parking spaces.

Bicycle parking is required as specified by CALGreen. In addition, each Village Center shall provide a bike station. The bike station may include access to air and water, a bike share and/or charging stations for electric bicycles.

Minimum Number of Required Vehicle Spaces by Use	
Use	Spaces Required
Residential	
Studio & 1 bedroom	1 per unit (1 enclosed)
2 or more bedroom	2 per unit (1 enclosed)
Resident Guest	0.1 per unit
Congregate Care	Per Parking Study
Lodging	1 per key + 2 spaces
Automobile Service and Gas Station	3 spaces + 2 per service bay
Daycare (not accessory to another use)	1 per staff member + 1 per 5 children
Restaurants <sup>1</sup>	1 per 100 SF of seating area
Churches and Other Places of Assembly	1 per 100 SF of principal assembly space
Museums and Galleries	1 per 500 SF of gross floor area
Retail (Orchard Village and Vineyard Village)	1 per 250 SF of gross floor area
Retail (Fanita Commons)	1 per 400 SF of gross floor area

1. Outdoor seating may be provided up to 25% of the interior seating area without additional parking required.
2. Uses not listed shall provide parking in accordance with the SMC or pursuant to a City approved TDM Plan.

## F. Open Space

1. A minimum of 60 square feet per residential dwelling unit of private open space shall be provided. Private open space may be in the form of side and rear yards, patios, porches, decks and/or balconies.
2. The minimum dimension of any ground-floor private open space shall be 5 feet.
3. The minimum dimension of any above-ground private open space shall be 4 feet.

### 3.2.2 Medium Density Residential (MDR)

#### A. Description

The Medium Density Residential (MDR) land use designation establishes areas for residential uses in a variety of attached, detached and semi-detached building typologies, at densities ranging from 8 to 25 du/ac. The MDR land use designation occurs in the Orchard Village and Vineyard Village near parks and the Village Centers to promote walkability. Homes may be served by public or private streets along the front, private driveways at the rear or in motor courts.



*The Medium Density Residential designation allows for a wide variety of attached and detached building typologies, providing diverse housing choices for a range of income levels, household types and lifestyles.*



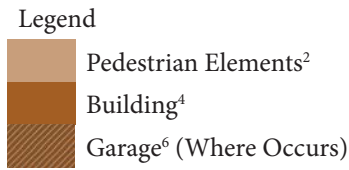
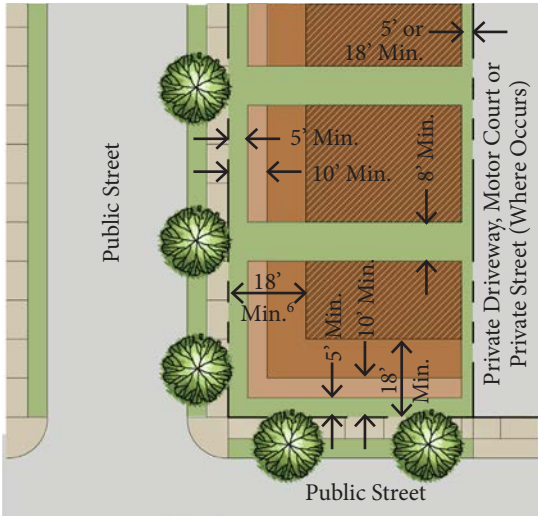
**B. Permitted Uses**

Permitted Uses in MDR Land Use Designation Areas
<b>Residential</b>
Cooperative community
Home occupation
Live-work
Multi-family residential
Single family residential
Age-restricted residential
<b>Public and Quasi-Public Uses</b>
Day care, small family
Day care, large family <sup>1</sup>
Elementary, middle and high school (public, charter or private)
Professionally managed community gardens and community supported agricultural uses
Private community recreation facilities including, but not limited to, clubhouses, pool facilities and similar uses
<b>Other Uses</b>
Accessory uses typically associated with a primary use including, but not limited to, rental offices
HOA maintenance/storage
Temporary uses for model homes, sales offices and similar uses <sup>2</sup>
Water quality features including swales, basins, bio-retention areas and other BMPs

1. Large family day care shall comply with the regulations of SMC Section 13.30.020(H).

2. Temporary uses shall be subject to the applicable criteria and conditions of SMC Section 13.06.070.

**C. Development Standards**



**D. Appropriate Building Typologies**

- Single Family Detached Homes<sup>7</sup>
- Detached Cluster Homes
- Attached/Semi-Detached Homes
- Community Buildings

Lot Standards <sup>1</sup>	
Min. Net Lot Area	None
Density Range (du/gross acre)	8-25
Minimum Lot Depth	None
Minimum Lot Width	None
Maximum Lot Coverage	75%
Maximum Height <sup>5</sup>	45 feet (3-4 Stories) <sup>3</sup>
Minimum Setbacks & Separations <sup>5</sup>	
Building Separation	0 <sup>4</sup> or 8 feet
Primary Building to Public Street Right-of-Way	10 feet
Pedestrian Elements <sup>4</sup> to Public Street Right-of-Way	5 feet
Front-Entry Garage Face to Public Street Right-of-Way	18 feet
Side-Entry Garage to Public Street Right-of-Way <sup>6</sup>	10 feet
Garage to Private Driveway, Motor Court or Private Street (Where Occurs)	5 feet or ≥18 feet

1. Where development standards are not provided herein, those standards will be determined at the Development Review stage.
2. Pedestrian elements include porches, courtyards, patios, stoops, arcades and single story projections that express the architectural style of the building and add human scale.
3. Only attached residential homes may be 4 stories tall and have a maximum height of 55 feet. Variations in massing and height of 4-story buildings are strongly encouraged.
4. Buildings may be fee simple, semi-detached buildings that are joined together by a sheet metal cap at the roof level but are structurally independent, with separate foundations and an airspace of approximately 4 to 8 inches between units. See the row home example in *Section 6.2.3: Attached/Semi Detached Home*.
5. See *Section 3.2.11.1* for projection, encroachment and height exceptions.
6. Side-entry garages shall be limited to lots 55 feet or wider to allow for adequate back-up space.
7. Refer to the diagram in *Section 3.2.3.C: Low Density Residential Development Standards* for front-loaded single-family detached homes.

## E. Parking

Vehicle parking for the MDR land use designation shall be provided in accordance with SMC Section 13.24.040, Parking Requirements, unless otherwise stated herein. Parking should reflect the anticipated household demographic, consider proximity to the Village Center and parks, and seek to promote walkability or alternative modes to single occupancy vehicle use. Off-street parking should be distributed throughout the attached residential development sites to ensure proximity to the units being served and avoid large parking areas. On-street parking may be counted toward fulfilling the required number of guest parking spaces for detached cluster homes and attached/semi-detached homes.

Minimum Number of Required Vehicle Spaces by Use	
Use	Spaces Required
Residential - Detached Cluster Homes and Attached/Semi-Detached Homes	
Studio & 1 bedroom units	1 per unit (enclosed)
2 or more bedroom units	2 per unit (1 enclosed)
Resident Guest <sup>1</sup>	0.25 per unit

1. Guest parking is required for dwellings that do not have full garage driveways. On-street parking may be counted toward meeting the guest parking space requirements.

Bicycle parking is required to encourage bicycling as an alternative to motor vehicle use. Bicycle parking for attached residential development shall be provided as specified by CALGreen.

## F. Open Space

1. A minimum of 100 square feet per residential dwelling unit of private open space shall be provided. Private open space may be in the form of side and rear yards, patios, courtyards, California Rooms, porches, decks and/or balconies.
2. The minimum dimension of any ground-floor private open space shall be 5 feet.
3. The minimum dimension of any above-ground private open space shall be 4 feet.
4. A minimum of 50 square feet per residential dwelling unit of common open space shall be provided for attached residential development.

### 3.2.3 Low Density Residential (LDR)

#### A. Description

The Low Density Residential (LDR) land use designation establishes areas for low density detached residential uses in a variety of lot sizes and configurations, with densities ranging from 4 to 10 du/ac. The Low Density Residential land use designation occurs in Orchard Village and Vineyard Village near parks and trailheads to promote walkability and wellness.



*The Low Density Residential designation allows for a wide range of housing sizes, providing homeownership opportunities for a range of income levels, household types and lifestyles.*

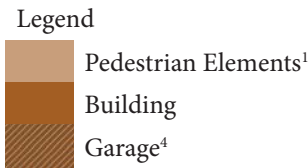
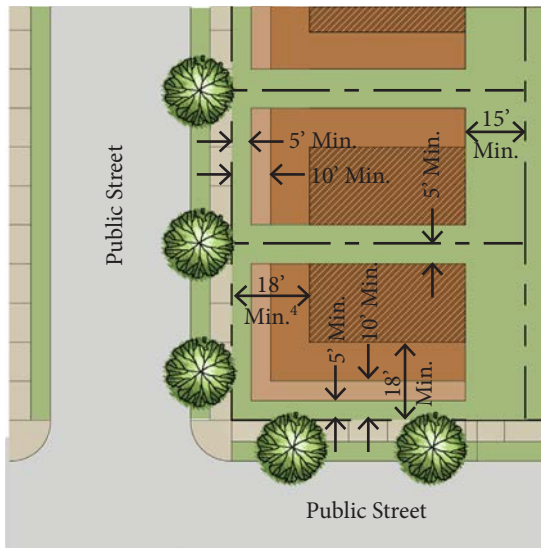
**B. Permitted Uses**

Permitted Uses in LDR Land Use Designation Areas
<b>Residential</b>
Cooperative community
Home occupation
Live-work
Single family residential
<b>Public and Quasi-Public Uses</b>
Day care, small family
Day care, large family <sup>1</sup>
Professionally managed community gardens and community supported agriculture
Private community recreation facilities including, but not limited to, clubhouses, pool facilities and similar uses
<b>Other Uses</b>
Accessory uses typically associated with a primary use including, but not limited to, accessory dwelling units
HOA maintenance/storage
Temporary uses for model homes, sales offices and similar uses <sup>2</sup>
Water quality features including swales, basins, bio-retention areas and other BMPs

1. Large family day care shall comply with the regulations of SMC Section 13.30.020(H).

2. Temporary uses shall be subject to the applicable criteria and conditions of SMC Section 13.06.070.

**C. Development Standards**



**D. Appropriate Building Typologies**

- Single Family Detached Homes<sup>5</sup>
- Detached Cluster Homes<sup>5</sup>
- Community Buildings

Lot Standards	
Min. Net Lot Area	3,750 SF
Density Range (du/gross acre)	4-10
Minimum Lot Depth	75 feet
Minimum Lot Width	50 feet
Maximum Lot Coverage	60%
Maximum Height <sup>3</sup>	45 feet (3 Stories) <sup>2</sup>
Minimum Setbacks & Separations <sup>3</sup>	
Building Separation	10 feet
Building to Public Street Right-of-Way <sup>6</sup>	10 feet
Pedestrian Elements <sup>2</sup> to Public Street Right-of-Way	5 feet
Front-Entry Garage Face to Public Street Right-of-Way	18 feet
Side-Entry Garage to Public Street Right-of-Way <sup>4</sup>	10 feet
Garage to Private Driveway, Motor Court or Private Street (Where Occurs)	5 feet or ≥18 feet
Building to Interior Side Property Line	5 feet
Building to Rear Property Line Not Abutting an Open Space Land Use Designation Area	15 feet
Building to Rear or Side Property Line Located at Edge of a Building Pad Abutting an Open Space Land Use Designation Area	15 feet
Building to Rear or Side Property Line Located on a Slope Abutting Open Space Land Use Designation Area	65 feet <sup>7</sup>

1. Pedestrian elements include porches, courtyards, patios, stoops, arcades and single story projections that express the architectural style of the building and add human scale.
2. Where provided, the third-floor square footage shall not exceed 80% of the second-floor square footage. Three-story buildings may not be located on corner lots.
3. See *Section 3.2.11.1* for projection, encroachment and height exceptions.
4. Side-entry garages shall be limited to lots 55 feet or wider to allow for adequate back-up space.
5. Refer to the diagram in *Section 3.2.2.C* for rear-loaded single-family and detached cluster homes.
6. Additional front setbacks may be needed to accommodate retaining walls located in the front yards.
7. 50 feet of the rear or side setback is defined as FMZ 1B (where required) and FMZ 1C in the Fanita Ranch FPP.

**F. Parking**

Vehicle parking shall be provided in accordance with SMC Section 13.24.040, Parking Requirements. A minimum of 2 enclosed spaces per residential unit are required within the Low Density Residential neighborhoods, consistent with City's single family parking requirements. Guests parking may be provided on-street or off-street. Bicycle parking can occur in garages or privately fenced setback areas.

**G. Open Space**

1. A minimum of 350 square feet per dwelling unit of private open space shall be provided. Private open space may be in the form of side and rear yards, patios, courtyards, California Rooms, porches, decks and/or balconies.
2. The minimum dimension of any ground-floor private open space shall be 5 feet.
3. The minimum dimension of any above-ground private open space shall be 4 feet.

### 3.2.4 Active Adult (AA)

#### A. Description

The Active Adult land use designation establishes areas for age-restricted residential uses in a variety of building typologies, with densities ranging from 5 to 25 du/ac. The Active Adult land use designation occurs in Fanita Commons near the Village Center, Farm and Community Park to promote walkability.



*The Active Adult designation allows for a wide variety of attached and detached building typologies, providing housing opportunities for a range of income levels and lifestyles.*

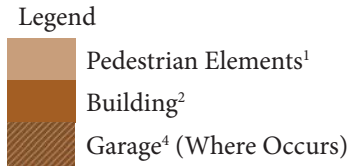
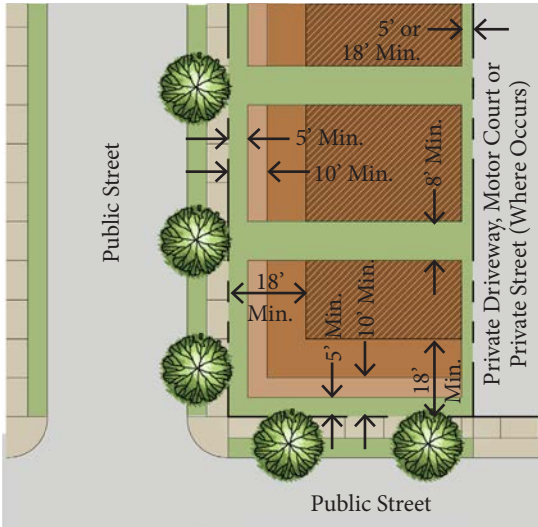


**B. Permitted Uses**

Permitted Uses in AA Land Use Designation Areas
<b>Residential</b>
Cooperative community
Home occupation
Live-work
Multi family residential
Single family residential
<b>Public and Quasi-Public Uses</b>
Professionally managed community gardens and community supported agriculture
Private community recreation facilities including, but not limited to, clubhouses, pool facilities and similar uses
<b>Other Uses</b>
Accessory uses typically associated with a primary use including, but not limited to, rental offices
HOA maintenance/storage
Temporary uses for model homes, sales offices and similar uses <sup>1</sup>
Water quality features including swales, basins, bio-retention areas and other BMPs

1. Temporary uses shall be subject to the applicable criteria and conditions of SMC Section 13.06.070.

**C. Development Standards**



**D. Appropriate Building Typologies**

- Single Family Detached Homes<sup>5</sup>
- Detached Cluster Homes
- Attached/Semi-Detached Homes
- Community Buildings

Lot Standards <sup>7</sup>	
Min. Net Lot Area	None
Density Range (du/gross acre)	5-25
Minimum Lot Depth	None
Minimum Lot Width	None
Maximum Lot Coverage	75%
Maximum Height <sup>3</sup>	55 feet (4 Stories)
Minimum Setbacks & Separations <sup>3</sup>	
Building Separation	0 <sup>2</sup> or 8 feet
Primary Building to Public Street Right-of-Way	10 feet
Pedestrian Elements <sup>1</sup> to Public Street Right-of-Way	5 feet
Garage Face to Public Street Right-of-Way	18 feet
Side-Entry Garage to Public Street Right-of-Way <sup>4</sup>	10 feet
Garage to Private Driveway, Motor Court or Private Street (Where Occurs)	5 feet or ≥18 feet
Building to Rear Property Line Not Abutting an Open Space Land Use Designation Area	15 feet
Building to Rear or Side Property Line Located at Edge of a Building Pad Abutting an Open Space Land Use Designation Area	15 feet
Building to Rear or Side Property Line Located on a Slope Abutting an Open Space Land Use Designation Area	65 feet <sup>6</sup>

1. Pedestrian elements include porches, courtyards, patios, stoops, arcades and single story projections that express the architectural style of the building and add human scale.
2. Buildings may be fee simple, semi-detached units that are joined together by a sheet metal cap at the roof level but are structurally independent, with separate foundations and an airspace of approximately 4 to 8 inches between units. See the row home example in *Section 6.2.3: Attached/Semi-Detached Homes*.
3. See *Section 3.2.11.1* for projection, encroachment and height exceptions.
4. Side-entry garages shall be limited to lots 55' or wider to allow for adequate back-up space.
5. Refer to the diagram in *Section 3.2.3.C* for front-loaded single-family detached homes.
6. 50 feet of the rear or side setback is defined as FMZ 1B (where required) and FMZ 1C in the Fanita Ranch FPP.
7. Where development standards are not provided herein, those standards will be determined at the Development Review stage.

## E. Parking

Vehicle parking requirements for the Active Adult land use designation shall be provided in accordance with SMC Section 13.24.040, Parking Requirements, unless otherwise stated herein. Parking should reflect the anticipated household demographic, consider proximity to the Village Center and the Farm, and seek to promote walkability or alternative modes to single occupancy vehicle use. On-street parking may be counted toward fulfilling the required number of guest parking spaces for detached cluster homes and attached/semi-detached homes.

Minimum Number of Required Vehicle Spaces by Use	
Use	Spaces Required
Residential - Detached Cluster Homes and Attached/Semi-Detached Homes	
Studio & 1 bedroom units	1 per unit (enclosed)
2 or more bedroom units	2 per unit (1 enclosed)
Resident Guest <sup>1</sup>	0.25 per unit

1. Guest parking is required for dwellings that do not have full garage driveways. On-street parking may be counted toward meeting the guest parking space requirements.

Bicycle parking is required to encourage bicycling as an alternative to motor vehicle use. Bicycle parking shall be provided as specified by CALGreen.

## F. Open Space

1. A minimum of 60 square feet per dwelling unit of private open space shall be provided. Private open space may be in the form of side and rear yards, patios, courtyards, California Rooms, porches, decks and/or balconies.
2. The minimum dimension of any ground-floor private open space shall be 5 feet.
3. The minimum dimension of any above-ground private open space shall be 4 feet.
4. A minimum of 50 square feet per residential dwelling unit of common open space shall be provided for attached residential development.

### 3.2.5 School (S) Overlay

#### A. Description

The School (S) overlay reserves a site for a potential K-8 public school or other educational uses. If acquired by the Santee School District, the site can accommodate up to 700 students, including existing Santee students and new students within Fanita Ranch.

#### B. Permitted Uses

Permitted Uses in S Overlay Area
<b>Public and Quasi-Public Uses</b>
Public schools
Charter schools
Private schools
Child care center
Nature centers, cultural and farm education facilities
<b>Other Uses</b>
Temporary uses such as festivals, carnivals, and similar uses <sup>1</sup>
Water quality features including swales, basins, bio-retention areas and other BMPs

1. Temporary uses shall be subject to the applicable criteria and conditions of SMC Section 13.06.070.

#### C. Alternative Residential Uses

The community vision for Fanita Ranch includes a K-8 school site in Fanita Commons. The underlying land use for the S overlay site is MDR. In the event that the school site (S-1 planning area shown in *Exhibit 3.2: Site Utilization Plan*) 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, the underlying MDR land use designation may be implemented and the maximum total number of units permitted in the Development Plan Area shall be 3,008 units. The additional 59 MDR units have been analyzed in the EIR, and additional units may be transferred from other residential or Village Center planning areas within Fanita Ranch to this site to achieve the required MDR density, subject to the density transfer requirements set forth in *Section 10.7.1: Administrative Amendments (Minor Modifications)*.

#### D. Parking

Parking for vehicles and bicycles in the School overlay area shall be provided per SMC Section 13.24.040.

### 3.2.6 Parks (CP, NP and MP)

#### A. Description

The park designations include Community Parks (CP), Neighborhood Parks (NP) and Mini-Parks (MP) that are distributed throughout the community to provide active and passive recreational opportunities and gathering spaces within walking distance of all homes. Some of the MP designated areas also provide trail access and serve as the primary access point to the trail system in the Habitat Preserve and Open Space land use designation areas. *Chapter 7: Parks, Recreation & Open Space* includes a detailed description, design criteria and a list of anticipated uses for each type of park.

#### B. Permitted Uses

Permitted Uses in CP, NP and MP Land Use Designation Areas <sup>1</sup>
Agriculture including orchards, vineyards, crops
Play structures, play equipment and similar uses typically associated with parks
Cultural and historic monument, public art
Gardens - Community, children's, educational, demonstration, therapy, botanical and similar uses
Community buildings, swimming pools, play fields, sport courts, community aquatic recreation facilities and other recreational uses typically associated with a park and recreational uses as appropriate to the size and scale of the park (See <i>Chapter 7: Parks Recreation &amp; Open Space</i> )
Interpretive signage, trail markers, building identification and other wayfinding and educational signage
Kiosks, benches, shade structures, bike repair stations and similar park amenities
Paseos
Public utilities, associated rights-of way and grading (including photo voltaic)
Restrooms
Trailheads
Walking and biking trails (no equestrian)
Water quality features including swales, basins, bio-retention areas and other BMPs

1. Permitted uses listed above may be expanded based on park plans approved by the City of Santee. Public parks shall be subject to the approval of Conditional Use Permits pursuant to the procedures set forth in SMC Section 13.06.030.

#### C. Permitted Building Typologies

- Community Buildings

**D. Parking Requirements**

Vehicle parking for the Community Park and public neighborhood park (see CP-1 and NP-8 on *Exhibit 3.2, Site Utilization Plan*) shall be provided in accordance with the parking ratios listed herein, Americans with Disabilities Act and California Building Code Title 24 regulations. Parking may be provided by on-site parking facilities, on adjacent streets or a combination thereof. Parking may be shared with the adjacent K-8 school site, subject to a shared parking agreement.

Private neighborhood parks and mini-parks are intended to serve residents who live within walking distance of the parks. The parking needs for private parks will be met through on-street parking on adjacent streets (except as necessary to accommodate accessible and EV parking).

Bicycle parking and EV charging spaces shall be provided as specified by CALGreen.

Minimum Number of Required Vehicle Spaces by Use	
Use	Spaces Required
Community Park and Public Neighborhood Park	
Non-programmed Park Land <sup>1</sup>	5 per acre
Multi-purpose Fields	30 per backstop
Community Center/ Recreation Center	1 per 200 SF of gross floor area
Tennis Courts and Basketball Courts	12 per 6 courts; none if less than 6 courts
Swimming Pool	1 per 175 SF of water surface area

1. Non-programmed park land includes passive recreation and picnic areas that are not scheduled for regular activities. Unusable park land such as steep slopes or natural areas shall not be used in calculating parking space requirements.

### 3.2.7 Open Space (OS)

#### A. Description

The Open Space (OS) designation refers to open space areas outside of the Habitat Preserve within Fanita Ranch, including brush management areas at the edge of development (Fuel Modification Zones 1A, 1B and 2 – see the Fuel Modification Zone cross section exhibits in Fanita Ranch EIR Appendix P1), slopes adjacent to roads and within Villages, detention basins, trailheads and two riparian areas in Fanita Commons. Fire management areas and riparian open space are described in greater detail in *Chapter 5: Landscape Architecture, Community Design & Outdoor Lighting Design Plan*, *Chapter 8: Grading, Utilities & Services* and *Chapter 9: Open Space, Conservation & Sustainability*.

Within the OS land use designation, the open space and basin areas denoted as “OS” and “OS-B” on *Exhibit 3.2: Site Utilization Plan* will be maintained and managed by the Homeowners Association. Areas that contain pump stations and water tanks, shown as “OS-PS” and “OS-WT” on *Exhibit 3.2: Site Utilization Plan*, will be dedicated to and maintained/operated by the Padre Dam Municipal Water District (PDMWD). All OS land use designation areas are subject to the Fanita Ranch Fire Protection Plan (Fanita Ranch EIR Appendix P1).

#### B. Permitted Uses

Permitted Uses in OS Land Use Designation Areas
Agriculture including orchards, vineyards, crops
Apiaries
Cultural and historic monument, public art
Gardens - Community, children's, educational, demonstration, therapy, botanical and similar uses
Habitat enhancement riparian areas
Interpretive signage, trail markers, building identification and other wayfinding and educational signage
Non-combustible kiosks, benches, shade structures, bike repair stations and similar trail amenities
Public utilities, associated rights-of way and grading (including photo voltaic)
Trailheads
Walking and biking trails (no equestrian)
Water quality features including swales, basins, bio-retention areas and other BMPs

### 3.2.8 Agriculture (A) Overlay

#### A. Description

The Agriculture (A) overlay applies to areas reserved for the Farm and other agricultural uses. The Farm in Fanita Commons is the centerpiece of Fanita Ranch and honors Santee’s long tradition of agriculture. The Farm is planned to include a large iconic barn that will set the architectural theme of the community and provide a venue for special events and farm operations. The working farm will also include terraced vegetable fields, pasture lands, limited housing for employees, raised gardens and pastures/facilities for farm animals. The Farm will engage residents through volunteer opportunities, educational experiences, field trips, internships, festivals, a farm stand, Community Supported Agriculture (CSA) programs and more.

The underlying land use for the A overlay planning area is OS. The underlying OS land use designation may be implemented in the A overlay planning areas, in accordance with the provisions set forth in *Section 3.2.7: Open Space*, if uses permitted within the A overlay become infeasible in the A overlay planning areas. Caretaker units and commercial accessory uses are only permitted when the A overlay is applied to these planning areas.

#### B. Permitted Uses

Permitted Uses in A Overlay Areas
<b>Agricultural Uses</b>
Agriculture including orchards, vineyards, crops <sup>7</sup>
Gardens - Children’s, educational, demonstration, therapy, botanics, raised garden beds and similar uses
Pick-your-own operations and sales
Professionally managed community gardens and community supported agriculture
<b>Accessory Uses</b>
Accessory uses typically associated with agricultural uses
Apiaries and commercial animal keeping, husbandry and education programs such as 4H youth organizations (no butchering or slaughtering permitted) <sup>5</sup>
Accessory structures - Greenhouses, barns, post-harvesting facilities and similar structures for housing animals, storing equipment and supporting farm operations <sup>6</sup>
Composting, organic recycling and animal manure management practices <sup>4</sup>
Outdoor and commercial kitchens, amphitheaters and similar facilities associated with farm education and promotion
Commercial recreation, outdoor - including mazes, kiddie rides, pony rides, petting zoos and similar uses
Drying, processing and packing of fruits, nuts, vegetables and other products (outdoors or in permanent, accessory structures)
Offices - Farm administrative offices and other non-profit office space, including non-profit incubators
Outside storage of materials, such as irrigation equipment and farming machinery, stored in conjunction with the Farm



Permitted Uses in A Overlay Areas
Parking lots
Temporary events such as outdoor markets, Certified Farmers' Markets, pumpkin patches, Christmas tree lots, festivals, carnivals, outdoor entertainment, art shows and similar events <sup>1</sup>
Water quality features including swales, basins, bio-retention areas and other BMPs
Up to 6 caretaker units (units to be transferred from elsewhere in the Development Plan Area)
Accessory Commercial Uses
Community event venues with or without live entertainment, dancing and similar for weddings, conferences and similar events <sup>2</sup>
Farm lab and other educational activities related farming, gardening, food, nutrition and artisanal crafts
Food sales - Farmer's market, farm stands, food halls, specialty food markets, restaurants, delicatessens, cafes, tasting rooms and similar uses (including sale of alcohol for on-site and off-site consumption) <sup>2</sup>
Food related craft industries including, but not limited to, wineries, creameries, micro-breweries, bakeries, micro-distilleries and similar uses <sup>2</sup>
Garden center, nurseries, plant storage or plant propagation
Kennels and boarding facilities for animals
Lodging - farm-stay, bed and breakfast
Non-food related craft industries such as glass blowing, blacksmithing, metal working, jewelry making, pottery, baskets, natural apparel, art production and similar uses
Retail - stores that sell goods and merchandise associated with the Farm
Retail space for sales associated with local cottage and local craft industries (food and non-food)
Studios and galleries - art, music, photography and similar uses
Studios and pavilions for fitness/wellness programs such as yoga and similar uses
Wedding chapels, religious and spiritual assembly space and similar uses <sup>3</sup>

1. Temporary events and uses shall be subject to the applicable criteria and conditions of SMC Section 13.06.070. Special and temporary event attendance shall be limited to a maximum of 300 attendees.
2. See *Section 3.2.11.11 (B): Sale of Alcohol* for applicable regulations.
3. See *Section 3.2.11.11 (C): Places of Worship or Assembly* for applicable regulations.
4. See *Section 3.2.11.11 (A): Agriculture and/or Animal Keeping in Agriculture Overlay Areas* for applicable regulations.
5. Keeping, raising and boarding of large and small 4-legged animals, as defined in SMC, is permitted. The number of 4-legged animals shall not exceed 5 animals per gross acre of the Agriculture overlay areas. Keeping, raising and boarding of fowl such as chickens, roosters, ducks, geese and other similar fowl is also permitted.
6. Accessory structures for animal keeping shall occupy no more than 25% of the property on which they are located.
7. Farm equipment operations shall be limited to 7 a.m. to 7 p.m.

**C. Development Standards**

Lot Standards <sup>4</sup>	
Min. Net Lot Area	None
Max. Caretaker Units	6
Accessory Commercial Uses <sup>2</sup>	Up to 20,000 square feet of floor area
Minimum Lot Depth	None
Minimum Lot Width	None
Maximum Height <sup>3</sup>	35 feet (3 Stories) <sup>1</sup>
Minimum Building Separation	10 feet
Minimum Setbacks <sup>3</sup>	
Public Street Right-of-Way to Any Building	20 feet
From Public Street Right-of-Way to Parking Areas	10 feet

1. Silos, windmills, water tanks and similar iconic auxiliary structures may exceed the 35-foot structure height limit, subject to approval from Federal Aviation Administration.
2. Does not include accessory structures associated with farm operations.
3. See *Section 3.2.11.1* for projection, encroachment and height exceptions.
4. Where development standards are not provided herein, those standards will be determined at the Development Review stage.



**D. Appropriate Building Typologies**

- Detached Cluster Homes
- Attached/Semi-Detached Homes
- Community Buildings



### E. Parking Requirements

Minimum vehicle parking requirements shall be as stated herein. Parking requirements may be refined in the Farm Operations Manual. The minimum number of required vehicle parking spaces for the Agriculture overlay areas is based upon the Farm's relationship to the adjacent Village Center and the overall community, but may be modified to reflect the mix of uses proposed on the site based upon a shared parking scenario. Parking may be shared with the adjacent Village Center subject to a site-specific shared parking agreement.

Bicycle parking shall be provided as specified by CALGreen.

Minimum Number of Required Vehicle Spaces by Use	
Caretaker Units	
Studio & one bedroom units	1 per unit
Two or more bedroom units	2 per unit
Agricultural	1 per employee (not including employees who live on-site)
Accessory Commercial Uses	1 per 250 square feet of floor area
Lodging	1 per key + 2 spaces

### 3.2.9 Special Use (SU)

#### A. Description

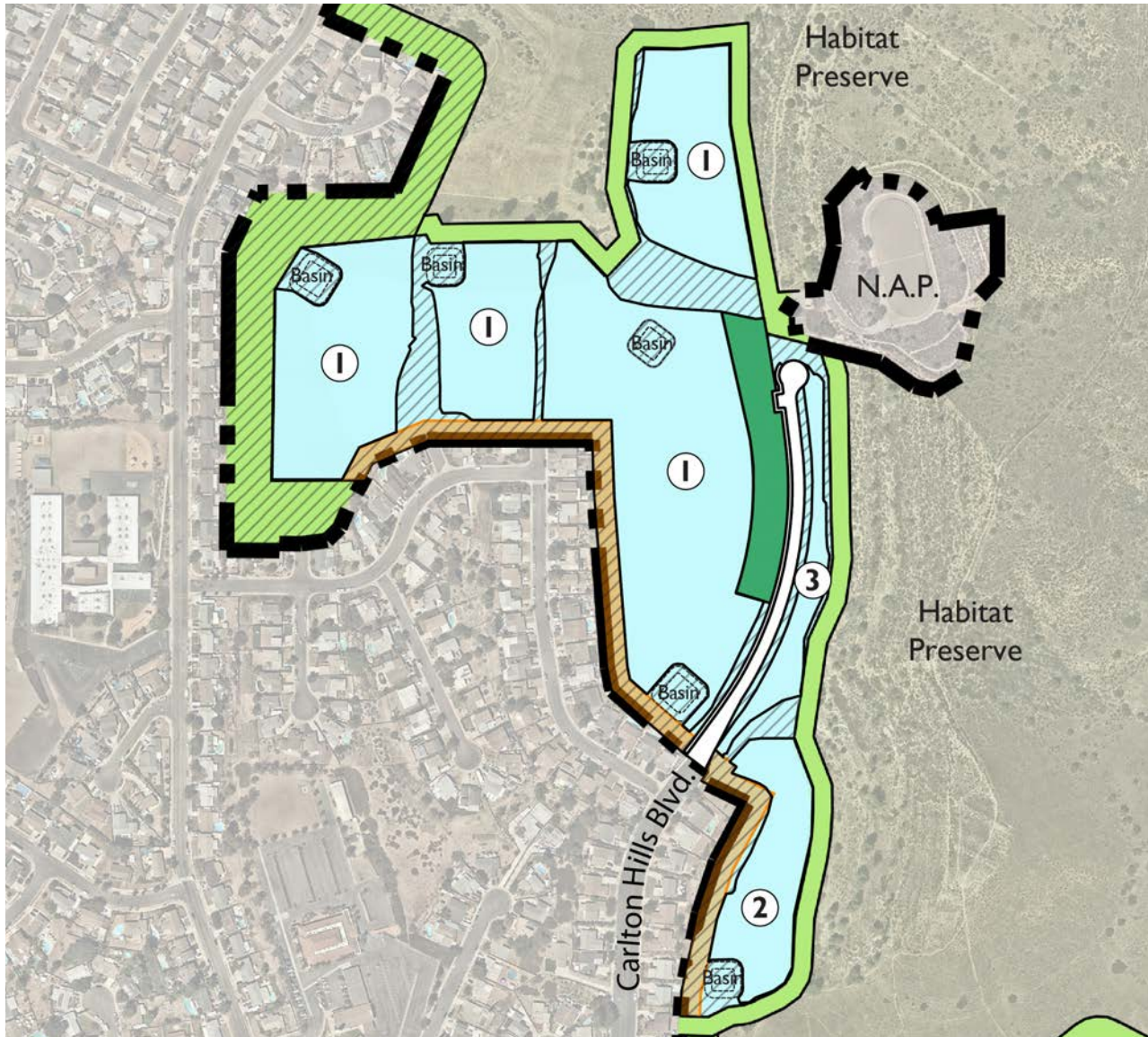
The Special Use (SU) land use designation applies to a 31.9-acre site located in the southwestern portion of the Development Plan Area, west of the existing PDMWD Carlton Hills water reservoir. The SU area was previously graded for a City park during repair of the Oak Hills Landslide in the late 1970s/early 1980s. The site includes multiple relatively level sheet graded pads totaling approximately 24.5 acres. Geotechnical conditions make the site unsuitable for park development. The SU area falls within the Gillespie Air Field notification area and has a 35-foot height limitation.

The Fanita Ranch Development Plan identifies permitted uses for the SU land use designation area, including water quality basins, the extension of Carlton Hills Boulevard, a solar farm, recreational vehicle (RV) and boat storage and above-ground agriculture. These uses are described below and shown in *Exhibit 3.3: Special Use Area Concept Plan* and *Table 3.3: Special Use Area Permitted Uses and Statistical Summary*. Due to site conditions, no significant grading or introduction of water into the soil is proposed in conjunction with implementation of permitted uses. Retail sales and residential uses, except one caretaker unit, are not permitted within the SU area. Access to the SU area is provided via the extension of Carlton Hills Boulevard. Uses in the SU area are buffered from adjacent existing homes by an OS slope area (a min. 100-foot non-irrigated FMZ) to the west to be managed by the HOA, and a 50-foot buffer along the south and southwest perimeter to be managed by the SU area owner/operator. A 50-foot non-irrigated FMZ is planned adjacent to the Habitat Preserve, to be maintained by the HOA. The SU area will be fenced at the perimeter, as shown in *Exhibit 5.18: Conceptual Fence and Wall Plan*. Security lighting will be provided in the SU area as indicated in *Exhibit 5.19: Conceptual Lighting Plan*.

#### B. Permitted Uses and Statistical Summary

*Exhibit 3.3: Special Use Area Concept Plan* depicts the locations of the following permitted uses within the SU area:

- **Water Quality/Hydromodification Basins**  
A series of six water quality hydromodification basins are conceptually located within the SU area. These basins are designed to control and treat run-off from the SU area before conveying flows to the existing public storm drain system.
- **Extension of Carlton Hills Boulevard**  
Carlton Hills Boulevard will be improved and extended northerly from its existing terminus into the SU area. The road is proposed as a two-lane road terminating adjacent to the PDMWD Carlton Hills water reservoir. The roadway will provide vehicular access to the reservoir and the proposed mini park, which is planned to include a trail staging and parking area.



**LEGEND**

- Development Plan Boundary
- Special Use Area
  - ① Solar Farm and RV/Boat Storage
  - ② Above-Ground Agriculture or Solar Farm and RV/Boat Storage
  - ③ Non-Utilized Area
  - 50' Managed Buffer
  - Basins, Slopes and Easements
  - Carlton Hills Boulevard Extension
- Mini-Park\*
- Open Space - 50' Fuel Modification Zone 2 (Non-Irrigated/70% Thinning)
- Open Space - 100' Fuel Modification Zone 2 (Non-Irrigated/70% Thinning)
- Habitat Preserve

\* Parking for the mini-park will be provided along the west side of Carlton Hills Boulevard - see Exhibit 4.12.15: Carlton Hills Boulevard and the Trail Staging Area in Exhibit 7.8: Typical Vista Point and Trailhead Concept Plan.

⊕ not to scale

**Exhibit 3.3: Special Use Area Concept Plan**

*Special Use*

- **Solar Farm and RV/Boat Storage**

Solar farm and RV/boat storage areas are proposed within approximately 18.4 acres designated ① on *Exhibit 3.3: Special Use Area Concept Plan*. These uses would occur on the graded pads located to the west and northwest of Carlton Hills Boulevard. A 50-foot buffer from adjacent existing homes would be provided along the southwestern limits of the SU area. Adjacent to the western edge of the SU area, a slope area would be designated a minimum 100-foot non-irrigated FMZ between existing single-family homes off-site and the SU area. Solar farm and RV/boat storage may also occur on the pad located southeast of Carlton Hills Boulevard within the area designated ②, which is described below.

- **Above-Ground Agriculture**

Above-ground agriculture is proposed within approximately 2.4 acres designated ② on *Exhibit 3.3: Special Use Area Concept Plan*. Above-ground agricultural uses would include water collection and reuse infrastructure that would prevent introduction of water into the soil. Solar farm and/or RV/boat storage may also occur within the area designated ②.

- **Non-Utilized Area**

A non-utilized area, approximately 1.3 acres, is located east of the extension of Carlton Hills Boulevard and is designated ③ on *Exhibit 3.3: Special Use Area Concept Plan*. No use is proposed for the non-utilized area at this time.

Several other land uses are depicted on *Exhibit 3.3: Special Use Area Concept Plan* for context but are not included within the overall 31.9-acre SU area. These land uses include a 1.6-acre mini park located west of Carlton Hills Boulevard which is planned as a trail staging area with parking, and OS designated areas surrounding the SU area which consist of non-irrigated/thinned FMZs as discussed in *Section 8.6.2.1* of the Development Plan. The mini park and OS acreages are included in their respective land use designations in *Table 3.1: Land Use Plan Statistical Summary* and *Table 3.2: Site Utilization Plan Summary*.

**Table 3.3: Special Use Area Permitted Uses and Statistical Summary**

Area/Use	Acreage
Solar Farm <sup>1</sup> and RV/Boat Storage <sup>2</sup> ①	18.4
Above-Ground Agriculture or Solar Farm and RV/Boat Storage ②	2.4
Non-Utilized Area ③	1.3
50' Buffer, Basins, Slopes and Easements	8.7
Carlton Hills Boulevard Extension	1.1
Caretaker Unit (to be transferred from another planning area)	--
<b>Special Use Area Total</b>	<b>31.9</b>

1. Includes solar farm and associated devices, equipment and infrastructure for solar energy collection, storage and distribution.
2. Recreational vehicle and boat storage hours of operation shall be limited to 7 a.m. to 7 p.m. on Mondays through Saturdays and 10 a.m. to 7 p.m. on Sundays. After hours drop-off and pick-up shall be at a specified location on-site to mitigate potential noise impacts on adjacent residences per the Noise Technical Report (see Fanita Ranch EIR Appendix L), as determined during the Development Review process.

### C. Development Standards

Development standards for the SU land use designation considers the site's relationship to Gillespie Air Field and adjacency to off-site neighbors. Height has been limited to 35 feet in conformance with the Gillespie Air Field Airport Land Use Compatibility Plan (ALUCP). A 50-foot minimum managed buffer is required adjacent to existing homes off-site to preserve neighbor privacy. Planting and irrigation may be subject to the recommendations of a focused geotechnical study.

### D. Landscaping

Landscaping shall be limited and shall be consistent with the requirements of the Fanita Ranch Fire Protection Plan (Fanita Ranch EIR Appendix P1). Landscape plans shall be approved by the Santee Fire Department.

Lot Standards <sup>1</sup>	
Min. Net Lot Area	None
Min. Lot Depth	None
Min. Lot Width	None
Max. Lot Coverage, including all Buildings and Accessory Structures	90%
Maximum Height	35 feet
Minimum Setbacks	
Public Roadway to any Building	20 feet
From adjacent Residential Property Lines <sup>2</sup>	50 feet

1. Where development standards are not provided herein, those standards will be determined at the Development Review stage.
2. Screening treatments may include solid perimeter fencing/walls, berming, architectural screens or similar features to visually screen development from adjacent neighbors. Walls and fencing shall be subject to the requirements of [Section 3.2.11.8](#).

### 3.2.10 Habitat Preserve (HP)

#### A. Description

The Habitat Preserve land use designation applies to open space areas outside the limits of development, as shown in *Exhibit 3.1: Land Use Plan* and *Exhibit 3.2: Site Utilization Plan*. It includes specific revegetated slopes at the edge of the development area. Revegetated slopes will consist of native materials planted to blend back into the existing natural landscape in conformance with a Habitat Restoration Plan. The intent of this land use is to designate areas that will ultimately be included in the City of Santee Subarea Plan, fulfilling the City’s commitment to participate in the San Diego Multiple Species Conservation Program (MSCP).

#### B. Permitted Uses

Permitted uses include trails, fencing (where necessary), interpretive signage, habitat restoration and revegetation, roadways necessary for public access, utilities and other uses consistent with the Natural Community Conservation Planning (NCCP) design guidelines and standards. Wireless telecommunication facilities that generally have minimal onsite maintenance and lighting are permitted, subject to the provisions of the NCCP.





### **3.2.II Regulations Applying to Multiple Land Use Designations**

The Development Plan Area is located in a Wildland-Urban Interface (WUI) area. As such, planning, design and construction of all buildings within the Development Plan Area shall comply with the applicable regulations and standards of SMC as may be amended from time to time, California Building Code Chapter 7A and Fanita Ranch Fire Protection Plan.

Unless stated otherwise within this Development Plan, the following standards shall also apply to all land use designations.

#### **3.2.II.1 Projections, Encroachments and Height Exceptions**

- A. Projections and encroachments into setbacks shall comply with the requirements and limitations of the Fire Protection Plan.
- B. Eaves, roof projections, awnings and similar architectural features, when located at least 8 feet above grade, may project into required setbacks a maximum distance of 3 feet, provided that such feature shall be at least 3 feet from a property line. There shall be no combustible awnings, canopies or similar combustible overhangs within Fuel Modification Zone 1A.
- C. Fireplaces, chimneys, bay windows, balconies, fire escapes, exterior stairs and landings, and similar architectural features may project into the required setback a maximum distance of 2 feet and shall be at least 3 feet from a property line.
- D. Uncovered decks, platforms, uncovered porches and landing places which do not extend above the first floor level of the main building and are not at any point more than 32 inches above grade, may project into any rear or interior side setback up to the property line. Where not extending above the first floor level but where greater than 32 inches above grade, they must be at least 5 feet from all side property lines and 10 feet from the rear property lines.
- E. If a structure is constructed such that it projects over a slope and the structure is visible from a public street, the underside of the structure shall either be enclosed, or landscaping shall be provided to screen the underside of the structure from public view. Projections shall be 1-hour rated and approved by the Santee Fire Department prior to issuance of a building permit. Any landscape screening shall be approved by the Santee Fire Department.
- F. Unless otherwise specified in this Development Plan, flues, chimneys, antennas, elevators, or other mechanical equipment or utility may exceed the height limit by up to 15 feet, provided such feature shall not be used for habitable space and an appropriate architectural treatment or screening is provided, as determined by the Development Services Director.

- G. Architectural appurtenances such as steeples, towers and similar design elements on commercial structures may exceed the maximum height by up to 10 feet. Additional height may be approved by the Development Services Director through a Development Review permit process if it is determined that architectural compatibility and appropriate building scale are achieved and maintained.

### 3.2.11.2 Accessory Dwelling Units

Accessory dwelling units (ADUs) are permitted within the LDR and MDR land use designation areas to allow for multi-generational households and opportunities for additional rental housing options. An ADU is a residential dwelling unit that is detached from, attached to or located within the living area of a primary dwelling unit and is located on the same lot as the primary dwelling unit. ADUs are subject to California state laws, as they may be amended from time to time.

### 3.2.11.3 Accessory Uses and Structures

Accessory structures, excluding ADUs, include attached and detached structures that are not part of the primary building and require a building permit. Such uses include, but are not limited to, unenclosed patio covers, cabanas, detached garages, carports, play structures and storage sheds. Accessory structures located in Fuel Modification Zone 1A (setback zone, as described in *Section 8.6.2.1: Fuel Modification Zones*) shall be limited to decks, patio covers, gazebos, arbors and other non-habitable structures of non-combustible construction and shall be approved by the Santee Fire Department.

Accessory structures shall be subject to applicable criteria provided in the Fire Protection Plan.

- A. **Interior Side and Rear Setbacks.** Unless otherwise specified in this Development Plan or the Fire Protection Plan, accessory structures may encroach into a required interior side or rear setback up to 5 feet from the property line, excluding eave overhang.
- B. **Front and Exterior Side Setback.** No attached or detached accessory structure shall occupy any portion of a required front or exterior (corner) side setback.
- C. **Height.** A height limit of 15 feet (one story) shall apply within the required setback area.
- D. **Minimum Separation.** Accessory structures shall maintain a minimum separation of 6 feet from the main structure.
- E. **Size.** Detached accessory structures shall occupy no more than 25% of a rear yard.

- F. **Outdoor Recreation.** Swimming pools, spas, tennis courts, basketball courts or similar paved outdoor recreational courts shall not be located in any required front setback and shall be located no closer than 3 feet from any rear, side or corner side property line.
- G. **Lighting.** Unless otherwise specified in this Development Plan, outdoor lighting poles and fixtures associated with accessory uses and structures shall not exceed 15 feet in height, unless otherwise approved by the Development Services Director. All lighting shall be designed to project light downward and shall not create glare on adjacent properties.

#### 3.2.11.4 California Rooms

The California Room provides a transition from indoor to outdoor environments and may include options such as built-in fireplaces, pre-wired lighting or fan fixtures for comfort and entertaining. The California Room is typically accessed through sliding or folding doors at the rear or side of the home, and the space acts as a transition to the backyard and the entertaining opportunities there. The area is notched into the main dwelling with a solid roof integral to the home. California Rooms may not be located in Fuel Modification Zone 1A. California Rooms must meet the following requirements, unless approved by the Development Services Director:

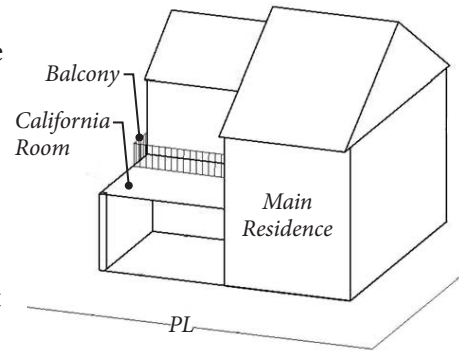


*California Room*

- A. California Rooms must have at least two open sides or have movable, transparent walls/windows that open to the rear and/or side setback;
- B. The rear setback from a California Room may be a minimum of 5 feet, provided the California Room's width does not exceed 50% of the residence's width. California Rooms shall be equipped with automatic residential fire sprinklers. The side setbacks of a California Room shall be subject to the side setback requirements of the primary building.
- C. If the rear setback of the California Room is less than 10 feet, the rear elevation of the California Room must be open.
- D. Second story living areas above the California Rooms shall be subject to the setback requirements of the primary building.

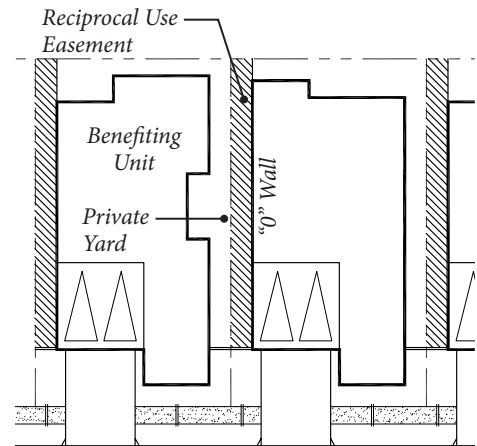
E. Second story balconies above the California Rooms may not extend more than 50% over the California Room and are permitted in the following conditions:

1. Permitted on lots with rear setbacks adjacent to open space unless otherwise prohibited by the Fire Protection Plan.
2. Permitted on any lot with a grade separation of 10 feet or more at the rear lot line.
3. Permitted on interior lots where the California Room is set back 15 feet or more from the rear property line.



### 3.2.11.5 Reciprocal Use Easements

Residential building typologies such as z-lot homes, rear loaded homes and motor court homes may utilize reciprocal use easements, subject to building code requirements. Properties with reciprocal use easements are plotted with conventional setbacks, but the wall is constructed such that the side setbacks of adjacent units are combined into one private yard for the use of one of the units. An easement shall be established through deed restrictions on the property benefiting from the combined yard space to allow maintenance access for the non-benefiting property. The side of the non-benefiting unit forms the “0” wall adjacent to the easement. The easement shall be of sufficient width to allow for maintenance of the “0” wall and to accommodate the overhang of the roof eave and gutter. Eaves along the “0” wall line may project a maximum of 18” over the adjacent property line. The easement shall be kept free of permanent obstructions such as sheds or fences without a gate. The “0” wall shall not have any doors or primary windows on the ground floor that face onto the easement of the benefiting unit’s yard area to preserve privacy.



Example of Reciprocal Use Easement

### 3.2.11.6 Equipment Screening

With the exception of photovoltaic (PV) and solar hot water (SHW) systems, equipment shall be screened from view to the extent permitted by the utility and/or service provider. This requirement applies whether the equipment is located on the roof, on the side of a building or on the ground. The method of screening shall be architecturally integrated with the building design or landscaping in terms of material, color, shape and size. Equipment screening with landscaping shall be approved by the Santee Fire Department.

### 3.2.11.7 Trash Enclosures

All trash enclosures shall be designed to meet the City's trash enclosure standards and the stormwater pollution prevention best management practices (BMPs) in the City's BMP Design Manual. Refuse and recycling material pickups shall be on a regular basis, or more often as needed, to keep collection bins from overflowing. Property owner/operator shall be responsible for the cleanliness and sanitary conditions of the trash enclosure areas. Structural elements of trash enclosures that are subject to damage (such as screens, covers and signs) shall be maintained by the property owner/operator. Maintenance agreements between the City and the owner/operator or maintenance deed restrictions may be required. If required, maintenance agreements or deed restrictions shall be executed by the property owner/operator before improvement plans are approved.

### 3.2.11.8 Fencing, Walls and Landscaping

- A. All required front and street side setbacks and parkways shall be landscaped. For parking lot landscaping requirements, see *Section 3.2.11.9: Parking* of the Development Plan.
- B. Where feasible, infiltration BMPs shall be integrated into the landscape design to reduce the quantity and velocity of storm water discharging from paved areas.
- C. The visibility of decorative water features, including but not limited to, ponds, decorative fountains, basins, reflective pools and spray/mist fountains should be confined to areas of high visibility and high use. Re-circulating water shall be used for all decorative water features. All such features shall be designed such that they present a positive visual statement when water is not available.
- D. Landscape plans required pursuant to a Development Review Permit shall be prepared and signed by a registered landscape architect unless waived by the Development Services Director. All landscape plans shall be reviewed and approved by the Santee Fire Department.
- E. Property owners and applicable HOAs are responsible for the continual maintenance of their respective landscaped areas. All landscaped areas shall be kept free from weeds and debris and maintained in a healthy, growing condition, and shall receive regular pruning, fertilizing, mowing and trimming. Any damaged, dead, diseased or decaying plant material shall be replaced within 30 days from the date of damage.
- F. Fences and walls located in a required front setback, including courtyard and patio walls, shall not exceed 3.5 feet in height. Retaining walls within the required front setback shall not exceed 4 feet in height.

- G. Fences and walls located in a required exterior side, interior side or rear setback shall not exceed 6 feet in height. Walls required for noise mitigation may exceed this height limit, as determined by an acoustical analysis.
- H. Security fencing up to 6 feet in height located in the front and exterior side setbacks and up to 8 feet in height located in the interior side and rear setbacks may be approved by the Development Services Director. Security fencing located in the front and exterior side setbacks shall be constructed of decorative metal materials and shall be non-view obstructing.
- I. Fencing within the Habitat Preserve land use designation areas shall be provided in accordance with applicable Fanita Ranch EIR, Fanita Ranch FPP, and Habitat Restoration Plan requirements.
- J. All fences and walls shall be kept in good repair and adequately maintained at all times. Any dilapidated, dangerous or unsightly walls or fences shall be removed or repaired. Anti-graffiti surfaces shall be provided where surfaces are visible to the public.
- K. Retaining walls constructed next to public streets shall be constructed with decorative masonry materials. Anti-graffiti surfaces shall be provided. Plantable retaining walls shall be considered where a wall is 10 feet or more in height and visible from public spaces.
- L. A visibility clearance area shall be required on corner lots and at commercial driveway locations in which nothing shall be erected, placed, planted or allowed to grow exceeding 3.5 feet in height. For corner lots, such area shall consist of a triangular area bounded by the curbs of streets bounding the corner lot not less than 20 feet from their point of intersection. Sight distance triangles along streets and roads with 2,000 or more average daily trips (ADT) shall meet the City's current Public Works Standards and will be determined during the development review process and is dependent upon roadway geometry, topography, and anticipated vehicular speeds.
- M. Landscape and irrigation shall comply with the Santee Water Efficient Landscape Ordinance.
- N. All landscaping shall be designed, installed and maintained in conformance with the Fire Protection Plan and shall be approved by the Santee Fire Department.
- O. All fencing shall be designed, constructed and maintained in conformance with the Fire Protection Plan and shall be approved by the Santee Fire Department.

### 3.2.11.9 Parking

#### A. Shared Parking Agreements

Shared parking is encouraged for commercial, residential and/or office off-street parking. Parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours or when peak hours vary. Shared parking agreements are subject to the approval of the Development Services Director and must meet the following conditions:

1. A parking study shall be submitted to the Development Services Director demonstrating that substantial conflict will not exist in the principal hours or periods of peak demand for the uses which the joint use is proposed.
2. Parking facilities designated for joint use should not be located further than ¼ mile from any structure or use served.
3. A shared parking agreement shall be prepared to the satisfaction of the City Attorney and executed by all parties concerned, assuring the continued availability of the number of stalls designated for joint use.

#### B. Parking Design Standards

The parking space requirements for uses in each land use designation area are provided in *Section 3.2.1* to *Section 3.2.10*. The design standards for the parking areas are listed below:

1. **Stall Size.** Each parking space shall consist of a rectangular area not less than 9 feet wide by 19 feet long. The required minimum measurements may not include the exterior walls or supports of any structure. Parallel spaces shall be a minimum of 9 feet wide by 23 feet long. All parking spaces shall have a vertical clearance of not less than 7.5 feet. Parking spaces may overhang adjacent landscape areas up to 2.5 feet, provided the overhang does not extend into any required landscape setback area.
2. **Motorcycle Stall Size.** Those areas designated for use by motorcycles shall consist of a minimum usable area of 54 square feet.
3. **Recreational Vehicles.** Parking, storing or loading of recreational vehicles on public or private streets, other public areas or in driveways for more than 72 hours is prohibited.
4. **Garage Size.**
  - a. One-car garages for residential dwellings shall have a minimum interior dimension of 10 feet in width and 20 feet in depth of unobstructed area provided for parking purposes.

- b. Two-car garages for residential dwellings shall have a minimum interior dimension of 20 feet in width and 20 feet in depth of unobstructed area provided for parking purposes.
  - c. Two-car tandem garages for residential dwellings shall have a minimum interior dimension of 10 feet in width and 40 feet in depth of unobstructed area provided for parking purposes.
  - d. All garages for residential dwellings shall provide a minimum vertical clearance of 7.5 feet.
5. **Driveways.**
- a. Driveways providing access to garages, carports and parking areas serving more than one garage shall be a minimum width of 20 feet. Where feasible, shared driveways shall be used to reduce impermeable area. Where feasible, permeable surfaces, such as permeable concrete or permeable pavers, are encouraged.
  - b. All driveway and access way widths and designs must be approved by the Santee Fire Department for purposes of emergency accessibility.
6. **Paving.** Except in the Agriculture overlay areas, parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete or other permanent surface material sufficient to prevent mud, dust, loose material and other nuisances from entering the storm drain. Permeable surfaces, such as permeable concrete or permeable pavers, are allowed for parking lots. Crushed aggregate, rock, dirt or similar types of surfacing shall not be used as a permanent parking or loading facility surface but are permitted in Agriculture overlay areas. Unpaved roadways and parking in areas within the Agriculture overlay lands shall be designed to include swales and other BMPs.
7. **Landscaping.** Paved parking lots shall be landscaped according to the following standards:
- a. A minimum of 10% of the total off-street parking area shall be landscaped with appropriate ground cover and at least one 24-inch box tree with root barrier at a ratio of one tree per 5 required parking spaces. Parking lot trees may be clustered and are not required to be spaced at regular intervals. The parking area shall be computed by adding the areas used for access drives, aisles, stalls, maneuvering and landscaping within the portion of the premises that is devoted to vehicular parking and circulation.
  - b. Each unenclosed parking facility shall provide a perimeter landscaped strip at least 5 feet wide (inside dimension) where the facility adjoins a side property line. The perimeter landscaped strip may include any landscaped setback or landscaped area otherwise required and shall be continuous, except for required access to the site or to the parking facility.



8. **Drainage.** All parking and loading facilities shall be graded and provided with permanent storm drainage facilities. Surfacing, curbing and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties, public streets, private streets or driveways and standing pools of water within the parking facility. Infiltration BMPs shall be integrated into the drainage design to reduce the quantity and velocity of storm water discharging into the storm drain system, consistent with the San Diego Regional Water Quality Control Board (SDRWQCB) requirements.
9. **Lighting.** Lighting within any parking facility or paved area shall be designed to reflect away from residential uses, adjacent properties, the Habitat Preserve, riparian areas and motorists. Light standards shall be a low-profile design and be compatible with the architectural design of adjacent buildings. Light fixtures shall not exceed 15 feet in overall height from the finished grade of the parking facility, except that light fixtures up to 25 feet in height may be permitted if it is determined by the Development Services Director that the size of the parking area and site design warrants a taller light fixture. Lighting shall be consistent with *Section 5.9: Conceptual Lighting Plan*. A photometric analysis shall be prepared demonstrating that the lighting program is consistent with the Fanita Ranch Development Plan requirements provided herein.
10. **Safety features.** Parking lots, parking structures and loading facilities shall meet the following safety standards:
  - a. Safety barriers, protective bumpers or curbing and directional markers shall be provided to assure pedestrian/vehicular safety, efficient utilization and protection to landscaping, and prevent encroachment onto adjoining public or private property.
  - b. Parking lot circulation shall be designed to ensure visibility of pedestrians, bicyclists and motorists when entering and exiting a parking facility and individual parking spaces.
  - c. Internal circulation patterns, as well as the location and traffic direction of all access drives, shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety.
11. **Noise.** Areas used for primary circulation of frequent idling of vehicle engines or for loading activities shall be designed and located to minimize impacts on adjoining properties. These areas shall include screening or sound baffling.
12. **Screening.** Unenclosed off-street parking areas shall be screened from view using one or any combination of the following methods:
  - a. Low profile walls, not exceeding 3.5 feet in height, consisting of stone, brick or similar types of decorative solid masonry materials.

- b. Plant materials consisting of compact evergreen plants with a minimum height of 3.5 feet within 18 months after initial installation or screening as per (a) or (c) shall be installed.
- c. Berms. Earthen berm at least 3.5 feet above grade.
- d. In order to allow law enforcement surveillance into parking lots, the above screening methods shall be designed to provide for view corridors into the site from adjacent streets and properties. Screening and planting materials shall be approved by the Santee Fire Department.

13. **Parking Structures.** The following additional design standards shall apply to parking structures:

- a. Storage lockers, when provided, shall be placed so as not to preclude parking of a vehicle in a stall.
- b. A storage/maintenance room shall be included in the facility.
- c. High efficiency lighting shall be used in conjunction with daylighting for above grade structures.
- d. Elevators and/or stairwells shall be designed to allow complete visibility for persons entering and exiting.
- e. Floor surfaces shall be non-slip surfaces.
- f. Security devices shall be installed, such as surveillance cameras, audio and emergency call buttons.
- g. When mechanical ventilation systems are required, they shall be high efficiency systems and back-up power systems shall be installed.
- h. Points of intersection between pedestrians and vehicles shall be designed for adequate safety of movement; separate paths for the pedestrians from their cars to specific points of destination shall be integrated in the facility.
- i. Wayfinding signs shall be installed.

14. **Electric Vehicle (EV) Chargers.** EV chargers shall be installed in all homes within the Low Density Residential land use designation areas, some homes in the Medium Density Residential, Active Adult and Village Center land use designation areas, as well as within the parking lots of commercial projects in the Village Centers (see Fanita Ranch EIR Appendix H, Greenhouse Gas Analysis).

### 3.2.11.10 Performance Standards

Performance standards for specific uses are provided below to maintain or remedy land use compatibility, security or crime control issues that may result in a nuisance to surrounding residents.

#### A. Agriculture and/or Animal Keeping in Agriculture Overlay Areas

1. All Agriculture overlay lands and associated operations shall be professionally managed to ensure the Farm is well maintained and farming activities do not become a nuisance to neighboring residents.
2. The site and activities on-site shall be designed to minimize noise. The use of mechanical equipment such as tractors, exhaust fans, circulating pumps and/or generators and other exterior noise-generating operations that result in a one-hour average sound level of 50 decibels or more, as measured at the nearest adjacent residential property line, shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Noise barriers shall be installed around any noise generating equipment if necessary to meet the required limitations.
3. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare and direct illumination of streets, adjoining properties or the Habitat Preserve.
4. The site and activities on-site shall be designed to minimize offensive odors. An odor is offensive if it can be detected from a nearby residential or commercial use or an adjoining right-of-way. All poultry and animal enclosures shall be maintained in a clean, sanitary condition, free from offensive odors at all times. Evidence of unsanitary conditions includes, but is not limited to, numerous flies, fly larvae in the vicinity of the property, an accumulation of debris, refuse or manure, offensive odors and rat droppings. All composting, refuse, manure and any material conducive to the breeding of flies or which would create any offensive odor, shall be placed in suitable tight containers or bags until entirely removed from the premises or turned under the soil surface where such materials are used as fertilizer.
5. Composting, recycling and animal manure management practices on the Farm and in other Agriculture overlay areas shall be kept not less than 50 feet from any dwelling unit or public right-of-way. Screening may be required. Composting operations on the Farm and in other Agriculture overlay areas shall follow City of Santee, San Diego County and State of California best management practices and regulations as amended from time to time.
6. On-site advertising signs shall be consistent with *Section 3.2.11.11: Signage* of this Development Plan and comply with all applicable City of Santee signage requirements.

7. All residential, commercial and mixed-use properties within Fanita Ranch shall record a Right-to-Farm covenant to protect the ongoing operation of agricultural uses.
8. All agricultural areas shall be maintained in conformance with the Fire Protection Plan.

### **B. Sale of Alcohol**

All businesses or establishments offering the sale of alcoholic beverages, for consumption both on and off-site, shall be required to obtain and continuously maintain all applicable California Department of Alcohol Beverage Control licenses. All City permits and business licenses related to the property and/or use shall be contingent upon the maintenance of required State licenses.

### **C. Places of Worship or Assembly**

1. All places of worship and assembly shall maintain adequate circulation and access so as not to block or impede public rights-of-way or emergency access. The City shall reserve the right to require a parking and access management plan if the Development Services Director determines that the use, as operated or maintained, results in inadequate access and circulation.
2. The subject use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
3. The subject use shall be conducted in full compliance with all applicable local and state laws and regulations.
4. The site shall be maintained free of litter, refuse and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage.
5. The subject use shall meet all requirements of the Santee Fire Department, including, but not limited, to the maximum occupancy of the facility.

### **3.2.11.11 Signage**

A comprehensive community signage program for Fanita Ranch shall be submitted to the Development Services Director for review and approval prior to the issuance of the first building permit(s). All signage in Fanita Ranch shall comply with the applicable provisions of SMC Chapter 13.32, except when the comprehensive community signage program expressly provides any specific new or alternative standards. Temporary real estate wayfinding and identification signs indicating the name, location, use and related information of Fanita Ranch, Villages and model homes shall be addressed in the community signage program.

### 3.2.II.12 Stormwater Low Impact Development Standards

Fanita Ranch utilizes a comprehensive Low Impact Development (LID) design approach with the objectives of maintaining a landscape functionally equivalent to pre-development hydraulic conditions and minimizing the generation of pollutants of concern to protect water quality and associated aquatic habitat. Development projects within Fanita Ranch shall include, but not be limited to, the following measures:

- A. Applicable and feasible LID practices and best management practices (BMPs) consistent with the City of Santee BMP Design Manual, County of San Diego LID Manual and the Fanita Ranch EIR.
- B. Source control and treatment control BMPs that reduce storm water pollutants of concern in urban runoff, including storm drain system stenciling and signage, inlets fitted with State certified trash capture devices, fully enclosed outdoor trash and material storage areas, and efficient irrigation systems.
- C. LID BMPs, where feasible, that minimize disturbances to natural drainages, maximize infiltration, provide retention, slow runoff, minimize impervious footprint, direct runoff from impervious areas into landscaping, minimize soil compaction, and construct impervious surfaces to minimum widths necessary provided that public safety and a walkable environment for pedestrians are not compromised. Examples of Site Design LID BMPs include using permeable pavements, rain gardens, rain barrels, grassy swales, soil amendments and native plants.
- D. Green Street techniques along portions of Fanita Parkway, Cuyamaca Street and Magnolia Avenue that include bio-filtration features to slow, filter and cleanse stormwater runoff from imperious surfaces.
- E. Buffer zones for natural water bodies, where feasible. Where buffer zones are infeasible, other buffers such as trees, access restrictions, etc., shall be implemented where feasible.
- F. For development projects with landscaped or other pervious areas, impervious areas (rooftops, parking lots, sidewalks, walkways, patios, etc.) shall drain into pervious areas prior to discharging to the municipal separate storm sewer systems (MS4s). The amount of runoff from impervious areas to be drained to pervious areas shall correspond with the total capacity of the project's pervious areas to infiltrate or treat runoff, taking into considerations the pervious areas' soil condition, slope, and other pertinent factors.
- G. For development projects with landscaped or other pervious areas, properly design and construct the pervious areas to effectively receive and infiltrate or treat runoff from impervious areas, taking into consideration the pervious areas' soil conditions, slope and other pertinent factors.

- H. For development projects with low-traffic areas and appropriate soil conditions, construct a portion of walkways, trails, overflow parking lots, alleys or other low-traffic areas with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers and granular materials. Additional provisions for parking lot paving, landscaping and drainage are included in *Section 3.2.11.9: Parking*.
- I. All structural post-construction BMPs within the project shall be operated and maintained into perpetuity. Proof of on-going, long-term maintenance of all post-construction BMPs shall be submitted annually to the Development Services Director or designee.
- J. Provide pet waste stations and trash receptacles at parks and along trails, where appropriate, to encourage responsible cleanup by residents.