

Chapter 7:

Parks, Recreation & Open Space

7.1 Parks, Recreation and Open Space Objectives

Exhibit 7.1: Conceptual Park, Recreation & Open Space Plan illustrates the parks and recreational facilities proposed for Fanita Ranch. This chapter is closely related to the trails described in *Chapter 4: Mobility*. Parks, trails, and recreational facilities play a key role in supporting the vision for Fanita Ranch as a healthy, active community by offering opportunities to exercise and interact with family and the community. The Fanita Ranch Conceptual Park and Recreation Plan seeks to achieve the following:

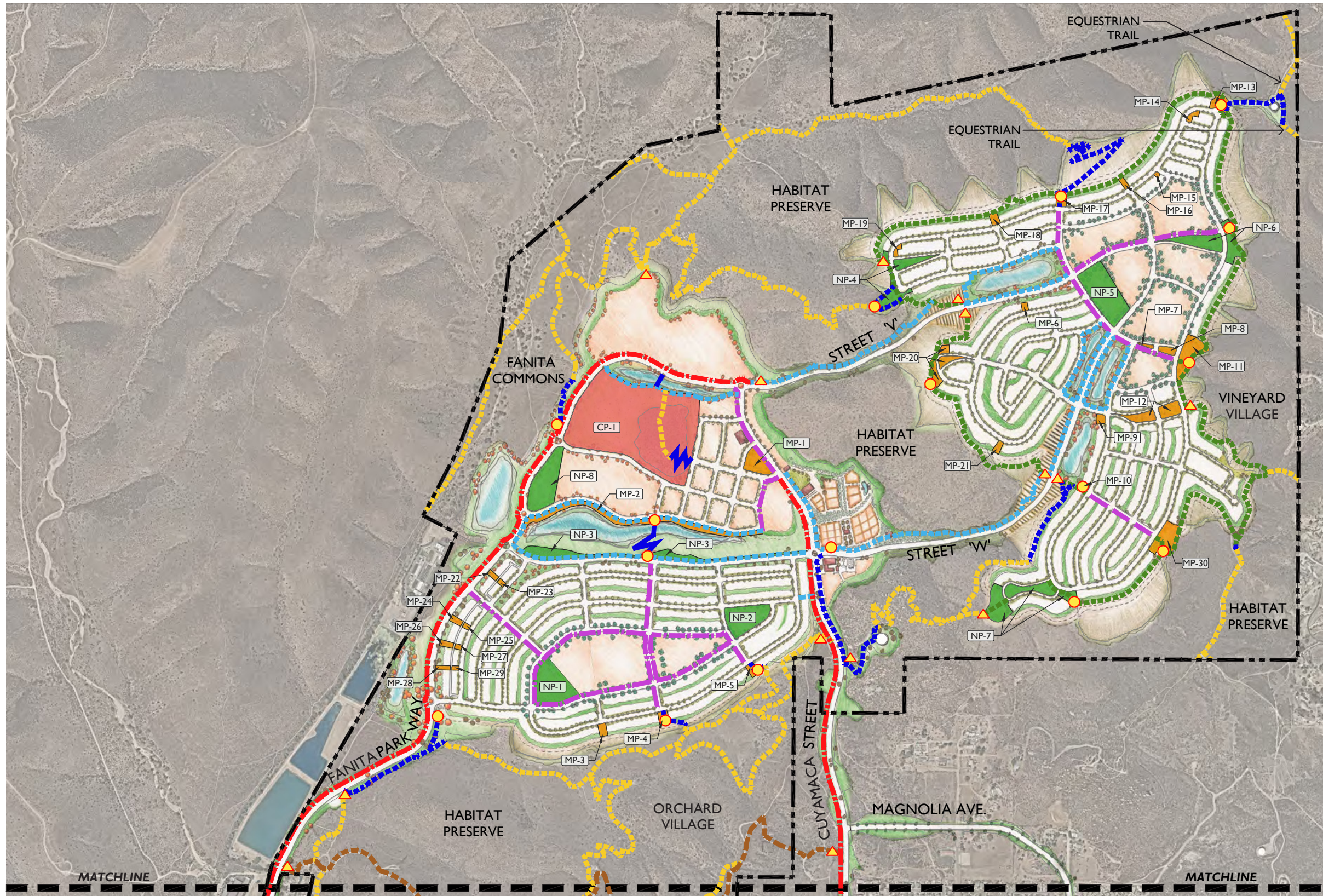
- Provide a coordinated system of parks and recreational facilities that meet the recreational needs of Fanita Ranch and Santee residents and provide opportunities to enjoy the scenic qualities of Fanita Ranch.
- Use parks as a defining element for Villages and neighborhoods.
- Use parks as primary trail heads for community trails and connections to existing primitive and regional trails.
- Promote a cohesive, pedestrian friendly community that encourages non-vehicular trips and interaction between residents.
- Provide recreational facilities to support a wide variety of leisure activities including active/organized recreation, nature learning, informal play, creative play, relaxation, performances, social activities and service programs.
- Use the AgMeander as both a learning experience and recreational amenity for residents.
- Utilize crime prevention through environmental design principles to provide safe and secure park and recreation facilities.

7.2 Park Land Dedication

Santee Municipal Code (SMC) Chapter 12.40, Park Lands Dedication establishes the provisions for dedication of land, payment of in-lieu fee or a combination of both for the purpose of providing park and recreation facilities to serve future residents of a subdivision development. SMC Section 12.40.070 requires the amount of land to be dedicated based on the average occupancy rate per dwelling type and the ratio of dedication equivalent to 5 acres per 1,000 population, according to the following: single-family dwellings at 740.5 square feet per unit and multi-family dwellings at 675.2 square feet per unit. Based upon the proposed 1,203 single-family homes and 1,746 multi-family homes, 47.6 acres of developed parks and recreation facilities must be provided at Fanita Ranch to satisfy the parkland dedication requirement of 5 acres per 1,000 population pursuant to SMC Section 12.40.070.

Per the public park credit provisions set forth in SMC Section 12.40.110, developed park land dedicated to and maintained by the City of Santee will receive up to 100 percent park credit. Developed park land maintained by an HOA and trail systems will receive up to 50 percent credit per the private park credit provisions in SMC Section 12.40.100. *Table 7.1: Summary of Park and Recreation Land Dedication* identifies the acreage of developed parks and trails provided at Fanita Ranch. The table shows that 78.0 acres of public and private park lands for active and passive recreation, as well as 4.5 acres of trail lands consisting of perimeter trails and the Stowe Trail connections, are planned within Fanita Ranch, for a total of 82.5 acres. 52.4 acres of the total 82.5 acres are available for park land dedication credit, which satisfies the SMC Chapter 12.40, Park Lands Dedication requirement of 5 acres of park land per 1,000 population and results in a surplus of 4.8 acres.

The underlying land use for the S overlay site is medium-density residential (MDR). However, if the 15-acre school site is not acquired for school use within two years of approval of the final map containing the school site, the MDR land use may be implemented on the site, increasing the Development Plan Area unit count by 59 units for a maximum total of 3,008 units. Should the land use revert to MDR, the developed park land and recreational facility dedication requirement would increase by 0.9 acre (59 multi-family units at 675.2 square feet per unit = 39,837 square feet = 0.9 acre), resulting in a total of park land dedication requirement of 48.5 acres. As stated above, 52.4 acres of park and trail lands within Fanita Ranch are available for park land dedication credit, which would satisfy the SMC Chapter 12.40, Park Lands Dedication requirement and results in a surplus of 3.9 acres should the land use for the S overlay site revert to MDR.



LEGEND

Parks

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

Compacted Earth or DG Trails

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

Concrete Trails

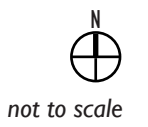
- Multi-Purpose Trails
 - Fanita Parkway (10' wide)
 - Cuyamaca Street (8' wide)
- Village Access Trails
 - Village Center (10' wide)
 - Village Connection (6' wide)

Trailhead

Potential Trail Access Point

Trail Staging Area

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

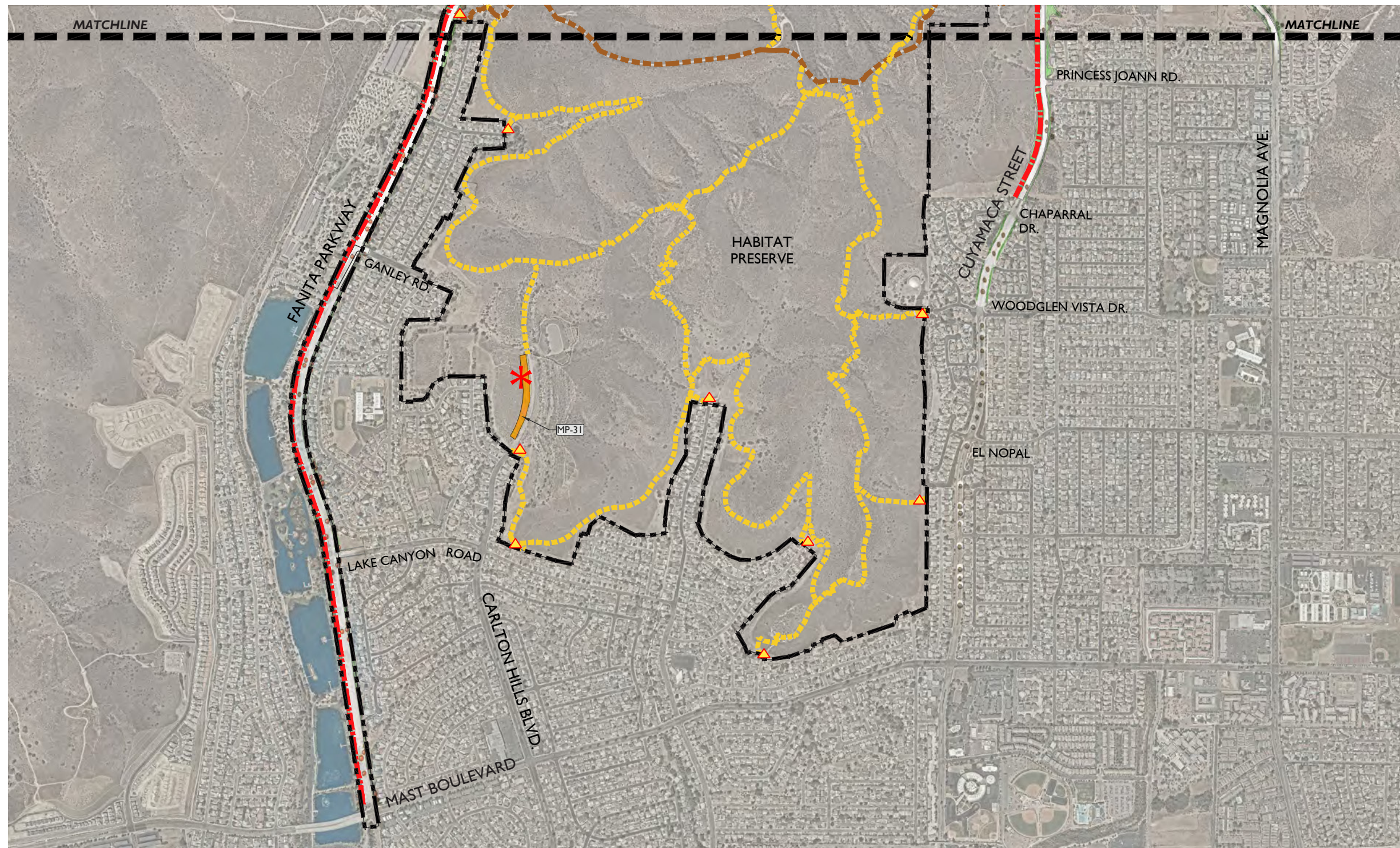


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Match Line: See Exhibit 7.1b

Exhibit 7.1a: Conceptual Park, Recreation & Open Space Plan (North)

Match Line: See Exhibit 7.1a



LEGEND

- Parks**
 - Community Park
 - Neighborhood Parks
 - Mini Parks
 - Compacted Earth or DG Trails**
 - Perimeter Trails (8' wide)
 - Village Nature Trails (6' wide)
 - Nature Trails (4'wide)
 - Primitive Trails (Exist. or 2.5'wide)
 - SDG&E Service Road (Existing)
 - Concrete Trails**
 - Multi-Purpose Trails
 - Fanita Parkway (10' wide)
 - Cuyamaca Street (8' wide)
 - Village Access Trails
 - Village Center (10' wide)
 - Village Connection (6' wide)
 - Trailhead
 - Potential Trail Access Point
 - Trail Staging Area
- Note: Refer to Chapter 4.0 Mobility for detailed trail information.

Exhibit 7.1b: Conceptual Park, Recreation & Open Space Plan (South)

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

Table 7.1: Summary of Park and Recreation Land Dedication

Park Land Dedication Requirement¹			
Dwelling Type	Square Feet Per Unit ¹	Number of Units ²	Required Acreage
Single-Family	740.5	1,203	20.5
Multi-Family	675.2	1,746	27.1
Total Park Land Dedication Requirement		2,949	47.6
Park Land Provided			
Park Type	Percentage Credit	Acreage ^{3,4}	Credit Acreage ^{4,5}
Community Park - Active	100%	19.7	18.4
Community Park - Passive	50%	11.5	5.8
Neighborhood Park 1	50%	4.6	2.3
Neighborhood Park 2	50%	3.3	1.7
Neighborhood Park 3 (Linear Park)	50%	3.2	1.6
Neighborhood Park 4	50%	2.6	1.3
Neighborhood Park 5	50%	5.3	2.7
Neighborhood Park 6	50%	3.4	1.7
Neighborhood Park 7	50%	3.8	1.9
Neighborhood Park 8	100%	4.2	4.2
Mini Park 1 (Village Green)	50%	1.6	0.8
Mini Park 2 (Linear Park)	50%	1.7	0.9
Mini Park 3	50%	0.2	0.1
Mini Park 4	50%	0.4	0.2
Mini Park 5	50%	0.4	0.2
Mini Park 6	50%	0.2	0.1
Mini Park 7	50%	0.1	0.1
Mini Park 8	50%	0.4	0.2
Mini Park 9	50%	0.3	0.2
Mini Park 10	50%	0.2	0.1
Mini Park 11	50%	2.1	1.1
Mini Park 12	50%	1.7	0.9
Mini Park 13	50%	0.8	0.4
Mini Park 14	50%	0.3	0.2
Mini Park 15	50%	0.1	0.1
Mini Park 16	50%	0.2	0.1
Mini Park 17	50%	0.4	0.2
Mini Park 18	50%	0.3	0.2
Mini Park 19	50%	0.2	0.1
Mini Park 20	50%	1.0	0.5
Mini Park 21	50%	0.3	0.2
Mini Park 30	50%	1.6	0.8
Mini Park 31	50%	1.6	0.8
Mini Parks 22 to 29 (Paseos)	0%	0.6	0.0
Estimated Park Acreage		78.0	50.1

Table 7.1: Summary of Park and Recreation Land Dedication (continued)

Trail Land Provided			
Trail Type - Trail Width (Assumed) ⁶	Total		50% Credit
	Length (L.F.)	Acreage ^{3,4}	Acreage ^{4,5}
Perimeter - 8'	21,116	3.9	2.0
Stowe Trail Connection to Sycamore Canyon - (6' min)	4,207	0.6	0.3
Estimated Trails	4.8 Miles	4.5	2.3
Estimated Park & Trail Acreage		82.5	52.4
Required Park & Trail Acreage			47.6
Estimated Park & Trail Acreage Surplus			4.8

Notes:

1. Per Santee Municipal Code (SMC) Section 12.40.070.
2. Actual number and type of units will be finalized during the final mapping process.
3. Acreage rounded to the nearest tenth and may vary slightly from the Vesting Tentative Map.
4. Acreage rounded to the nearest tenth and may vary slightly from the calculated total.
5. Neighborhood parks, mini parks (except mini parks 22 to 29) and trails proposed to be HOA maintained are credited at 50% of net acreage per SMC Section 12.40.100. Community park is credited at 100% of usable pad area acreage per SMC Section 12.40.110.
6. Existing trail width varies. Regional trail connection to be improved to minimum 6' wide.

7.3 Park and Recreation Concepts

A hierarchy of parks is provided throughout the Development Plan Area. The Community Park in Fanita Commons will provide the primary location for active and organized recreational activities within Fanita Ranch. Neighborhood parks are provided in key locations to define neighborhoods and provide community gathering spaces. Mini-parks are designed to enhance open space areas such as vistas and riparian corridors, break up development patterns and provide visual relief. Mini-parks create diversity and interest as well as provide recreational opportunities within walking distance of all homes. The Village Green is a special mini-park that will complement the Village Center and the Farm to establish a centralized landmark and event space for the entire community. Park designs shall be consistent with the Fanita Ranch Fire Protection Plan.

Utilizing the proposed trail, path and sidewalk system, the AgMeander will provide numerous interpretive stations and exhibits. Potential AgMeander stops include farm fields, orchards, vineyards, edible landscapes, pollinator gardens, community gardens and scenic viewpoints.

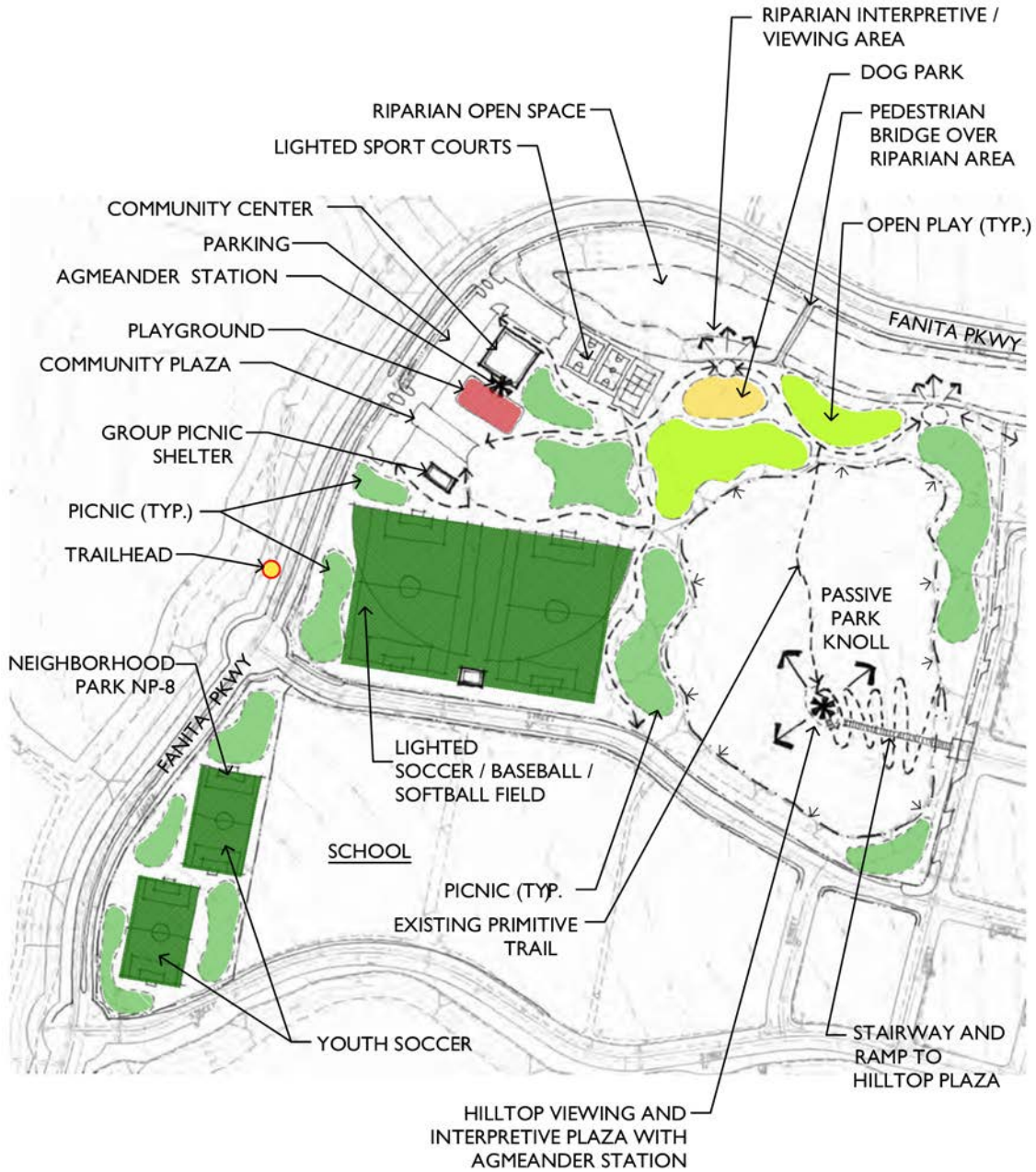
7.3.1 Community Park

The 31.2-acre Community Park is located in the Fanita Commons Village. *Exhibit 7.2: Community Park Concept Plan* illustrates one potential layout for the Community Park. The Community Park will include two multi-purpose ballfields, sport courts, restrooms, parking, tot lots, open play areas, and passive picnicking areas, and may include an aquatic element, community gathering plaza and dog park.

Within the Community Park, a 7,000 to 10,000 square-foot community center will provide multi-purpose, flexible spaces to support recreation, learning, arts and crafts, social and service functions. The community center will also provide support spaces such as staff offices, reception area, restroom and storage areas.

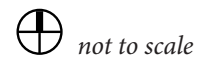
Trails will meander throughout the park, including the passive eastern knoll. The park will serve as a visual landmark by preserving the eastern knoll, which contains natural rock formations and a unique geographical character that defines the existing Fanita Ranch landscape. A knoll-top lookout will provide panoramic views, seating and educational elements. The entire park will be owned, maintained and programmed by the City of Santee.

In addition, the Community Park will include AgMeander stations and other elements tied to the agricultural theme of Fanita Ranch. These elements may include a pollinator garden, edible landscaping and proposed knoll-top lookout. Along the north side of the park, overlooks and interpretive elements will inform residents of the beauty and importance of the adjacent riparian environment.



For illustrative purposes only; final design may vary.

Exhibit 7.2: Community Park Conceptual Plan



The Community Park is located adjacent to a proposed 15-acre school site. Connections between the park and school site would create a strong relationship between these uses. The park may function as an extension of the school and offer activities for play as well as education. The interrelationship between the park and school would be supported by the adjacent 4.2-acre neighborhood park. This neighborhood park may include play fields, open play areas and other amenities. The neighborhood park will be owned, maintained and programmed by the City of Santee. In the event that the school site is not developed as a school, the S-1 site shown on *Exhibit 3.2: Site Utilization Plan* would revert to its underlying medium density residential land use.



A. Potential Amenities & Facilities

- Lighted multipurpose sports fields
- Play equipment¹
- Lighted sports courts
- Seating
- Group and individual picnic shelters
- Open play area
- Community plaza
- Passive recreation and shaded picnic areas
- Riparian area overlooks
- 7,000 - 10,000 s.f. community building
- Parking
- Restrooms
- Trail, stairway and accessible ramp to the top of the passive park knoll
- Connections to community and regional trails as shown on *Exhibit 7.1: Conceptual Park, Recreation & Open Space Plan*
- Dog park
- Adult exercise equipment
- Running / walking DG track
- Aquatic resource elements
- Arbors or trellises
- AgMeander Stations

B. Hardscape Materials

- Sports courts, gathering plazas and primary walkways – low albedo concrete
- Parking areas – asphalt
- Nature trails – decomposed granite or compacted native earth

C. Lighting Standards

- Pedestrian scaled walkway lighting
- Sport field and court lighting
- Security lighting
- Shielding standards required adjacent to Habitat Preserve

D. Representative Plant Palette

- Refer to *Exhibit 5.10: Fanita Commons Plant Palette*.
- 1. *Play structures in the parks shall be of non-combustible or other materials approved by the Santee Fire Department.*



E. Representative Plant Palette

Trees



PLATANUS RACEMOSA -
California Sycamore



CINNAMOMUM CAMPHORA -
Camphor Tree



JACARANDA MIMOSIFOLIA-
Jacaranda

Trees List:

- ALNUS RHOMBIFOLIA / White Alder
- CINNAMOMUM CAMPHORA / Camphor Tree
- JACARANDA MIMOSIFOLIA / Jacaranda
- KOELREUTERIA PANICULATA / Golden Rain Tree
- LIQUIDAMBAR STYRACIFLUA / Sweet Gum
- PLATANUS RACEMOSA / California Sycamore

Edible Trees List:

- ARBUTUS UNEDO - Strawberry Tree
- CERATONIA SILIQUA - Carob Tree
- JUGLANS CALIFORNICA - California Walnut
- LAURUS NOBILIS - Sweet Bay

Shrubs/Perennials/Edibles/Medicinals



CEANOTHUS SP. -California Lilac



LANTANA SP. -Lantana



PHORMIUM SP.- New Zealand Flax

Shrubs List:

- ALOE SP. / Aloe
- CEANOTHUS SP. / California Lilac
- CISTUS SP. / Rockrose
- FESTUCA MAIREI / Atlas Fescue
- GALVEZIA SPECIOSA / Island Snapdragon
- IVA HAYESIANA / Hayes Iva
- LANTANA SP. / Lantana
- PHORMIUM SP. / New Zealand Flax
- RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / Coffeeberry
- RHAPHIOLAPIS SP. / Indian Hawthorne

Groundcovers List:

- BACCHARIS P. 'PIGEON POINT' / Dwarf Coyote Bush
- CEANOTHUS SP. / California Lilac
- MYOPORUM PARVIFOLIUM 'PINK' / Pink Myoporum

Edibles/Medicinals List:

- ALOE VERA - Aloe Vera
- ALOYSIA TRIPHYLLA - Lemon Verbena
- LAVANDULA STOECHAS - Spanish Lavender

7.3.2 Neighborhood Parks

Fanita Ranch includes a total of 8 neighborhood parks. *Exhibit 7.3: Typical Neighborhood Park Concept Plans* illustrates two potential layouts for a typical neighborhood park – one active recreation oriented and one non-sports use oriented. Although these parks are smaller in size, they will offer similar recreational features as the Community Park but at a smaller scale. Amenities may include open play fields with benches, fencing and backstops when appropriate, playgrounds, sport courts, gardens, picnic facilities, and restrooms. Some will have trailheads and viewpoints. Sport courts and active sport fields will not be lighted for nighttime use. Neighborhood parks are proposed to be HOA maintained (except for the neighborhood park adjacent to the school site which will be owned, maintained and programmed by the City – see “NP-8” on *Exhibit 3.2: Site Utilization Plan*) and are designed as defining features for the Village to help create identity and support the neighborhood character. Due to their proximity to homes, most neighborhood park users may walk to the parks, therefore parking will be limited to on-street spaces unless adjacent street grade necessitates on-site accessible parking.

A. Potential Amenities & Facilities

- Open play areas suitable for organized sport practices or neighborhood social events
- Passive use/picnic areas
- Connections to community and regional trails where shown on *Exhibit 7.1: Conceptual Park, Recreation & Open Space Plan*
- Seating
- Shade
- Sports courts
- Play equipment¹
- Community garden (at HOA parks)
- Small group and individual picnic shelters
- Shade arbor or trellis
- Pollinator garden
- Neighborhood multi-generational garden (at HOA parks)
- Event green for neighborhood social events
- Greenhouse (at HOA parks)
- Trailhead and/or viewpoints
- AgMeander stations
- Gathering plazas
- Restrooms
- Landscape interpretive station

B. Hardscape Materials

- Sport courts, gathering plazas and primary walkways – low albedo concrete
- Secondary walkways and informal park plazas – decomposed granite

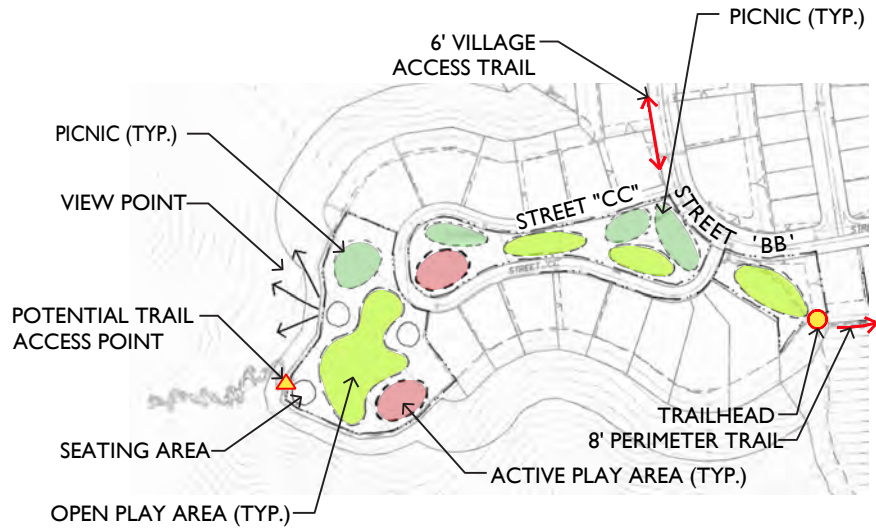
C. Lighting Standards

- Pedestrian scaled lighting
- Security lighting
- Shielding standards required adjacent to Habitat Preserve

D. Representative Plant Palette

- Refer to *Chapter 5: Landscape Architecture, Community Design & Outdoor Lighting Design Plan* for the appropriate Village plant palette.

1. Play structures in the parks shall be of non-combustible or other materials approved by the Santee Fire Department.



Non-sports Type Neighborhood Park (NP-7)



Active Type Neighborhood Park (NP-5)

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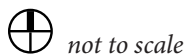


Exhibit 7.3: Typical Neighborhood Park Concept Plans

7.3.3 Village Green

Exhibit 7.4: Typical Village Green Concept illustrates a conceptual plan for the Village Green mini park located in Fanita Commons. The Village Green provides multi-purpose space that will accommodate performances, art fairs, outdoor movies and other social functions. In addition, it can provide a focal point for larger community festivals, with connections to the Farm and Farmer’s Market across Cuyamaca Street, the mixed-use Village Center and Community Park. When not in use for community events, the large open turf area, with possible shade trellises and seating along the perimeter, will provide passive use spaces for Fanita Commons residents. The Village Green is a mini-park proposed to be HOA programmed and maintained and all parking will be on the adjacent streets unless adjacent street grades necessitates on-site accessible parking.

A. Potential Amenities & Facilities

- Community focal point such as a sculpture, fountain, or small structure
- Seating
- Large multi-purpose lawn area
- Shade
- Gazebo or pavilion
- Shade structures or tree bosque
- Extensive seating on the perimeter



B. Hardscape Materials

- Enhanced decorative pavements

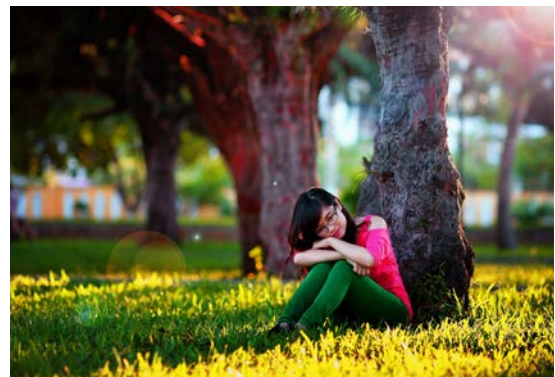


C. Lighting Standards

- Pedestrian scaled lighting
- Decorative landscape lighting
- Bollards lights

D. Representative Plant Palette

- Refer to *Exhibit 5.10: Fanita Commons Plant Palette*



E. Representative Plant Palette

Trees



PLATANUS RACEMOSA -
California Sycamore



CINNAMOMUM CAMPHORA -
Camphor Tree



JACARANDA MIMOSIFOLIA-
Jacaranda

Trees List:

- CINNAMOMUM CAMPHORA / Camphor Tree
- JACARANDA MIMOSIFOLIA / Jacaranda
- KOELREUTERIA PANICULATA / Golden Rain Tree
- PLATANUS RACEMOSA / California Sycamore

Shrubs/Perennials/Edibles/Medicinals



CISTUS SP. -
Rockrose



CRASSULA MULTICAVA -
Fairy Crassula



WISTERIA SINENSIS -
Wisteria

Shrubs List:

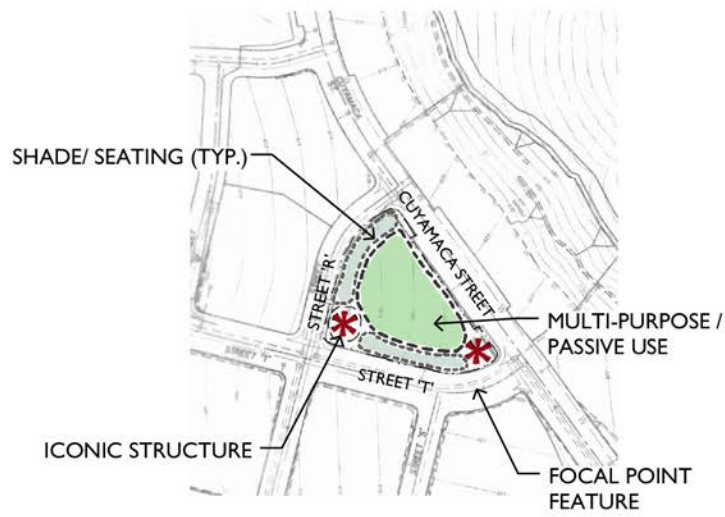
- BUDDLEJA SP. / Butterfly Bush
- CEANOTHUS SP. / California Lilac
- CISTUS SP. / Rockrose
- FESTUCA MAIREI / Atlas Fescue
- GALVEZIA SPECIOSA / Island Snapdragon
- GREVILLEA CULTIVARS / Grevillea
- LEUCOPHYLLUM SP. / Texas Sage
- PHORMIUM SP. / New Zealand Flax
- RHAPHIOLAPIS SP. / Indian Hawthorne

Groundcovers List:

- CRASSULA MULTICAVA / Fairy Crassula
- FRAGARIA CHILOENSIS / Ornamental Strawberry
- MYOPORUM PARVIFOLIUM 'PINK' / Pink Myoporum


Vines List:

- JASMINUM SP. / Jasmine
- WISTERIA SINENSIS / Wisteria



For illustrative purposes only; final design may vary.

Exhibit 7.4: Village Green Concept Plan

 not to scale



7.3.4 Mini-Parks

Exhibit 7.5: Typical Mini-Park Concept Plan demonstrates how the 31 small mini-parks distributed throughout the community can provide opportunities for recreation, activity and relaxation within walking distance of the homes. Many will be access points for the trail system and will be access points for firefighters and brush management maintenance personnel. Mini-parks are proposed to be HOA owned and maintained. Mini-parks are intended to serve residents who live within walking distance and will not have on-site parking facilities except as necessary to accommodate accessible parking.

A. Potential Amenities & Facilities

- Shade trees
- Seating
- Connections to community and regional trails where shown on *Exhibit 7.1: Conceptual Park, Recreation & Open Space Plan*
- AgMeander stations
- Native and drought tolerant landscape interpretive stations
- Passive lawn or lawn-like areas
- Shade arbors or trellises
- View point maps or distant mountain identification signs
- Pollinator garden
- Community garden
- Walkways
- Individual picnic areas

B. Hardscape Materials

- High use areas – low albedo concrete
- All other areas – decomposed granite or compacted native earth
- Trail Connections – decomposed granite or compacted native earth

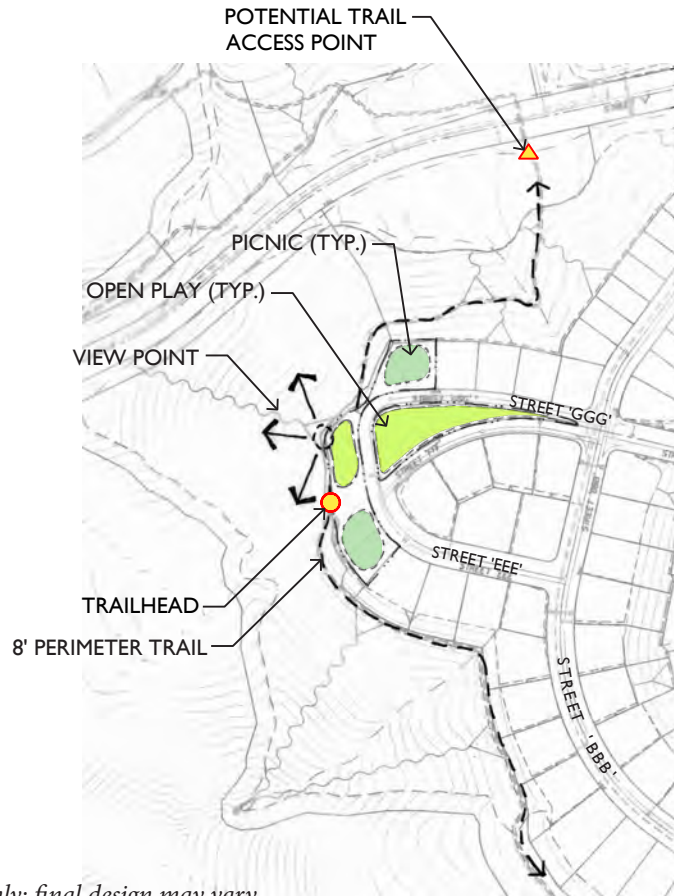
C. Lighting Standards

- Pedestrian scaled lighting (where appropriate)
- Bollards
- Shielding standards required adjacent to Habitat Preserve

D. Representative Plant Palette


- Refer to *Chapter 5: Landscape Architecture, Community Design & Outdoor Lighting Design Plan* for the appropriate Village plant palette.





For illustrative purposes only; final design may vary.

Exhibit 7.5: Typical Mini-Park Concept Plan (MP-20)

 *not to scale*



7.3.5 AgMeander

The planned AgMeander is a series of trails and paths that unite nature and agriculture in an experiential journey. While the Farm is the agriculture heart of Fanita Ranch, the AgMeander, as depicted in *Exhibit 7.6: Conceptual AgMeander Plan*, utilizes community trails that connect the Farm to the Villages, school and parks. This plan expands the food concept beyond just commercial production. It provides context for food production and is an example of how everyday landscape can be ornamental and edible.

AgMeander information may be available in numerous forms including traditional interpretive signage, website and audio for the visually impaired. The AgMeander is proposed to be HOA programmed, owned and maintained except where it traverses city-owned parks.

A. Potential Amenities & Facilities

- Accessible pathways with distance markers
- Occasional seating
- Occasional shade areas
- Access to vineyards, orchards, row crops, edible landscapes and pollinator gardens.
- Access to food production processes from germination to harvest to compost
- Interpretive signage and exhibits, vineyards, orchards, row crops, edible landscapes, production processes and composting
- Access to farm equipment and tools



Potential AgMeander Stations

Local AgMeander:

- Start location: farm event barn. Numerous farm related activities display farm-to-table opportunities and a calendar of harvest and farm related activities.
- Accessible hilltop lookout point with shade structure and community view orientation maps.



Local AgMeander (continued)

- Active Adult community garden, focus on health-oriented and medicinal plant information
- Wildlife crossing information and observation point
- North Trail Vista Point in Vineyard Village, with information regarding native chaparral and other naturally occurring edible plants
- East Trail Vista Point in Vineyard Village, with supplemental native oak plantings for shade and education
- Vineyard Village vineyard with grape harvest opportunity
- Working farm compound and orchard food forest
- Open space preserve trail with opportunities for observing Habitat Preserve
- Orchard Village Center with possible community garden and outdoor kitchen opportunity
- Orchard Village orchard and overlook of riparian corridor with water quality education and orchard harvest opportunities
- Community center building located in Community Park

Regional AgMeander:

- Fanita Parkway and roundabout with boulders. Sycamores and endemic cactus plantings and overlook of water reclamation plant and MCAS Miramar military base to the west
- Santee Lakes recreation area with free entry for AgMeander users

- Solar farm in Special Use area, including educational displays regarding sustainability and carbon neutral aspects of Fanita Ranch
- Rustic open space trail corridor leading back to the northern villages with trailside displays of native vegetation

B. Hardscape Materials

- High use areas – low albedo concrete
- All other areas – decomposed granite, compacted native earth, gravel or bark mulch

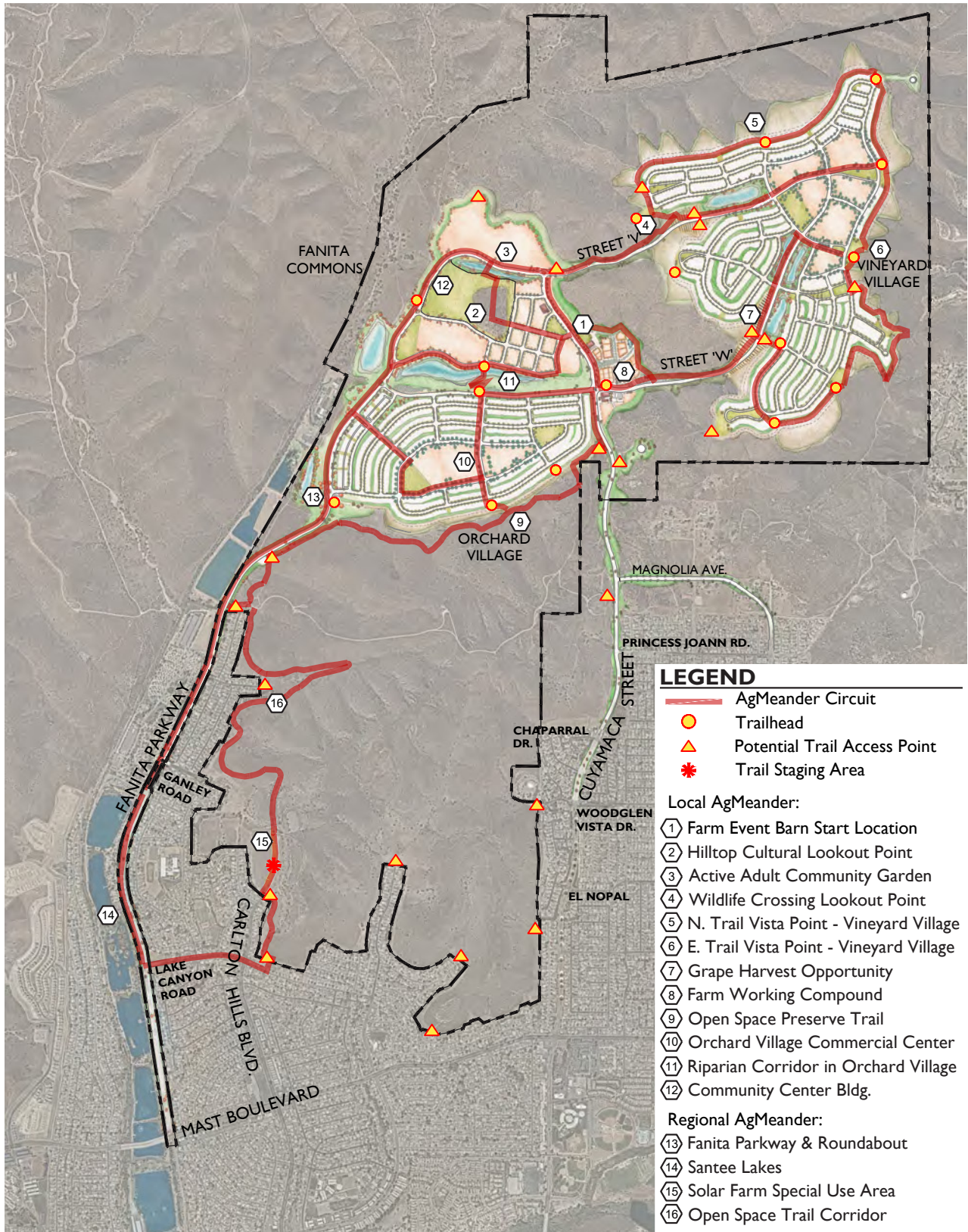
C. Lighting Standards

- Pedestrian scaled lighting in urban areas (where appropriate)

D. Representative Plant Palette

- Refer to *Chapter 5: Landscape Architecture, Community Design & Outdoor Lighting Design Plan* for the appropriate Village plant palette.





For illustrative purposes only; final design may vary.

not to scale

Exhibit 7.6: Conceptual AgMeander Plan

7.3.6 Linear Parks

Two Linear Parks flank the large southerly riparian area - a mini-park (MP-2) on the north side and a neighborhood park (NP-3) on the south side. They will provide visual relief between the Fanita Commons to the north and the Orchard Village to the south. The riparian character of Fanita Parkway will be continued to the west along Street “A” to Cuyamaca Street. In addition, the linear parks will be an important component of the AgMeander system, connecting the school and Orchard Village residences to the Farm via a series of naturalistic paths. AgMeander and native landscape stations will provide informative resting places along the nearly two miles of linear park paths. Linear parks are proposed to be HOA maintained.

A. Potential Amenities & Facilities

- Riparian landscape
- AgMeander stations
- Riparian interpretive stations
- Seating
- Shade
- Edible landscape
- Bridge across the riparian area
- Agricultural landscape

B. Hardscape Materials

- Nature Trails – decomposed granite or compacted native earth
- Village Access Trails – low albedo concrete

C. Lighting Standards

- Pedestrian scaled lighting (where appropriate)
- Shielding standards required adjacent to Habitat Preserve



D. Representative Plant Palette

Trees



PLATANUS RACEMOSA -
California Sycamore



ALNUS RHOMBIFOLIA -
White Alder



CERCIS OCCIDENTALIS-
Western Redbud

Trees List:

- CERCIS OCCIDENTALIS - Western Redbud Multi-Trunk
- POPULUS FREMONTII - Fremont Cottonwood
- QUERCUS AGRIFOLIA - Coast Live Oak
- SALIX GOODINGII - Black Willow
- SALIX LASIOLEPIS - Arroyo Willow
- SAMBUCUS MEXICANA - Mexican Elderberry

Edible Trees List:

- ARBUTUS UNEDO - Strawberry Tree
- CERATONIA SILIQUA - Carob Tree
- JUGLANS CALIFORNICA - California Walnut
- LAURUS NOBILIS - Sweet Bay
- MALUS DOMESTICA 'HONEYCRISP' - Honeycrisp Apple
- PERSEA AMERICANA 'HASS' / Avocado (To be maintained per FPP)

Shrubs/Perennials/Edibles/Medicinals



RIBES SPECIOSUM -
Fuchsiaflower Gooseberry



LEYMUS C. 'CANYON PRINCE' -
Canon Prince Wild Rye



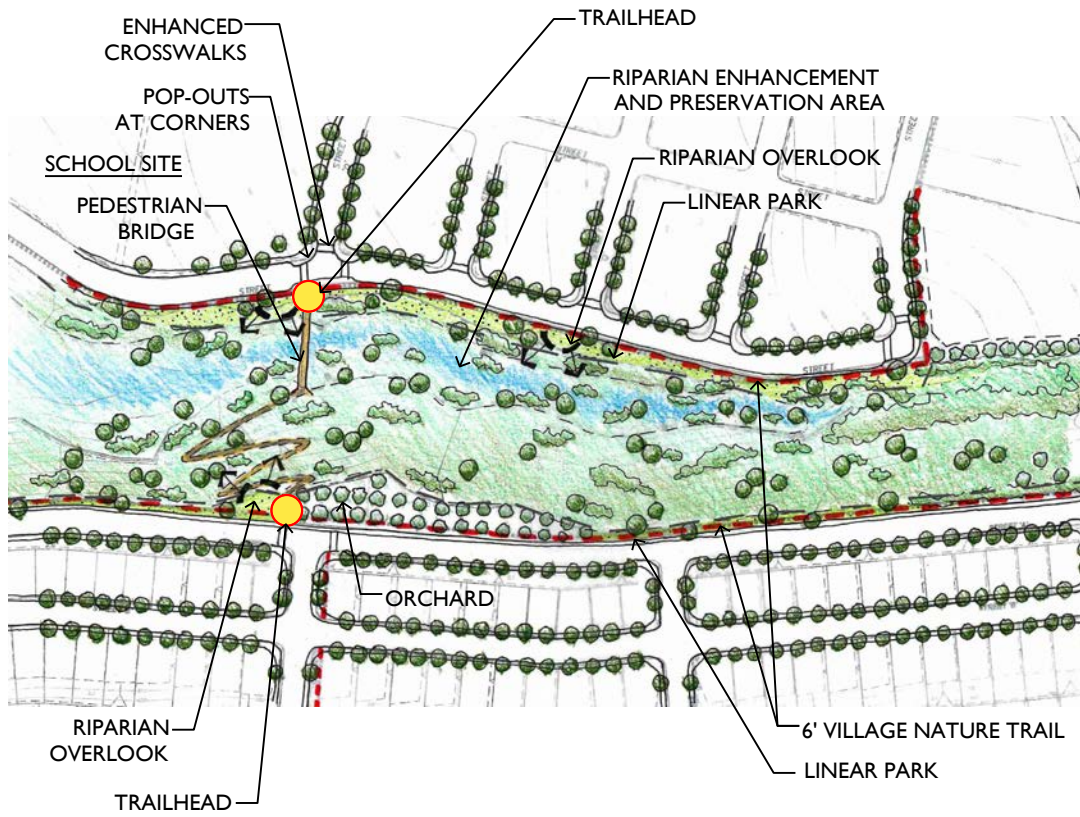
AECHILLEA MILLEFOLIUM-
Yarrow

Shrubs List:

- ACHILLEA MILLEFOLIUM - Yarrow
- ANEMOPSIS CALIFORNICA - Yerba Mansa
- ASCLEPIAS FASCICULARIS - Narrow-Leaf Milkweed
- FESTUCA MAIREI - Atlas Fescue
- IRIS DOUGLASIANA - Douglas Iris
- LEYMUS CONDENSATUS 'CANYON PRINCE' - Canyon Prince Wild Rye
- ROSA CALIFORNICA - California Rose
- SYSYRINCHIUM BELLUM - Blue-Eyed Grass


Edibles/Medicinals List:

- ALOE VERA - Aloe Vera
- ALOYSIA TRIPHYLLA - Lemon Verbena
- LAVANDULA STOECHAS - Spanish Lavender
- OPUNTIA FICUS-INDICA - Prickly Pear Or Nopales
- SALVIA OFFICINALIS - Sage
- SIMMONDSIA CHINENSIS - Jojoba
- THYMUS VULGARIS - English Thyme
- VITIS CALIFORNICA - California Grape



For illustrative purposes only; final design may vary.

Exhibit 7.7: Typical Linear Park Plan

 *not to scale*

7.3.7 Typical Vista Points and Trailheads

Vista points and trailheads will include trail connections, seating with accessible spaces for wheelchairs, and shade trees. Other amenities may include AgMeander stations, native culture and landscape interpretive stations, specialty gardens, and passive recreation areas. Trailheads also provide access for firefighters and brush management maintenance personnel. Vista points and trailheads are proposed to be HOA owned and maintained except where they are integrated into City owned parks.

A. Potential Amenities & Facilities

- Seating with accessible space
- Shade trees
- Trail connections where shown on *Exhibit 7.1: Conceptual Park, Recreation & Open Space Plan*
- AgMeander stations
- Edible landscape station
- Pollinator garden
- Vista interpretive signage
- Shade arbor or structure



B. Hardscape Materials

- High Traffic Areas – low albedo concrete
- All Other Areas - decomposed granite or compacted native earth



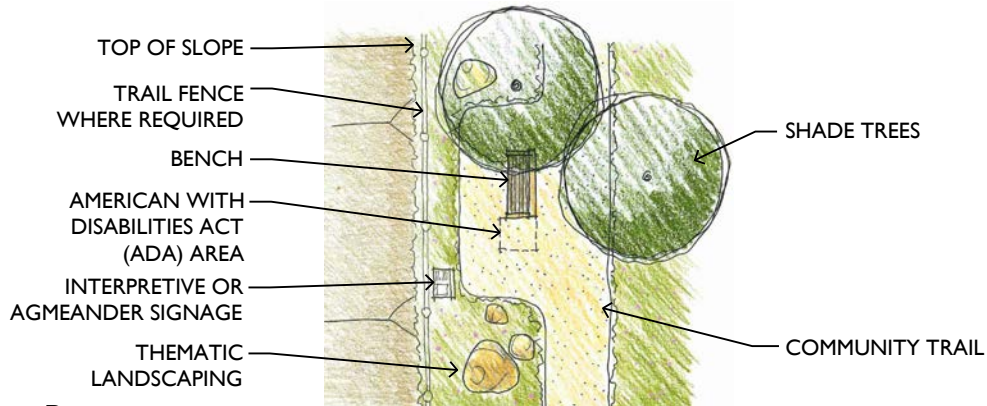
C. Lighting Standards

- Pedestrian scaled lighting (where appropriate)
- Shielding standards required adjacent to Habitat Preserve

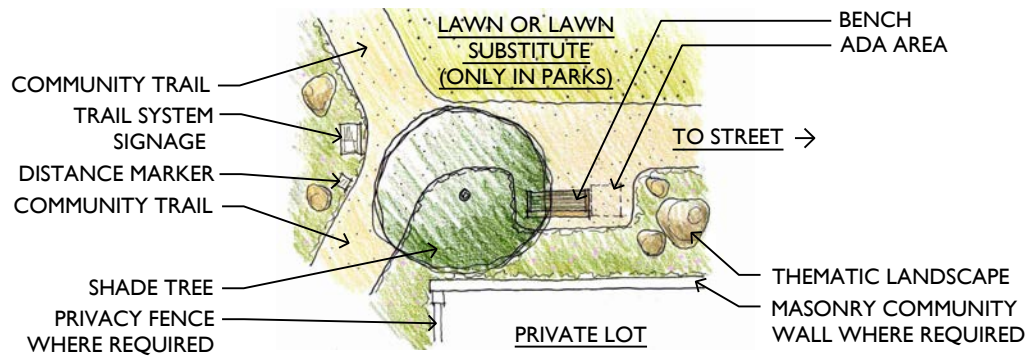
D. Representative Plant Palette

- Refer to *Chapter 5: Landscape Architecture, Community Design & Outdoor Lighting Design Plan* for the appropriate Village plant palette.

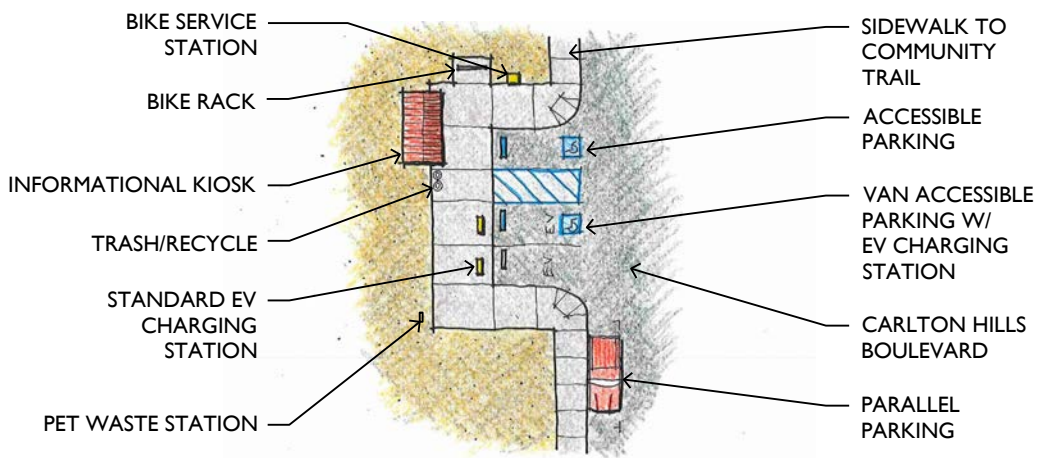




View Point



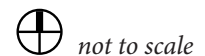
Improved Trailhead



Trail Staging Area

For illustrative purposes only; final design may vary.

Exhibit 7.8: Typical Vista Point and Trailhead Concept Plan



7.4 Other Recreation and Open Space Areas

The Goal of the Santee General Plan Recreation Element is “to provide a system of public parks and recreational facilities which serve the citizens of Santee.” Objective 1.0 of the Recreation Element is to “Provide a minimum of 10 acres of parks and recreation facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds and other public facilities that meet part of the need for local recreational facilities.”

The Development Plan includes a wide range of parks, trails and other recreation and open space areas that meet Santee General Plan Recreation Element Objective 1.0. As discussed in *Section 7.2: Park Land Dedication* of the Development Plan, a total of 82.5 acres of public and private park lands for active and passive recreation (78.0 acres) and trail lands (4.5 acres) are planned within Fanita Ranch, of which 52.4 acres are available for park land dedication credit. After satisfying SMC Chapter 12.40, Park Lands Dedication requirement of 5 acres of park land per 1,000 population (which equates to 47.6 acres), there is a surplus of 4.8 acres available to meet a portion of the remaining 5 acres per 1,000 population required by General Plan Recreation Element Objective 1.0. Based on the same average occupancy rate per dwelling type and the ratio equivalent to 5 acres per 1,000 population used in *Section 7.2*, a total of 47.6 acres of parks, other recreation and open space areas is needed to meet the remaining parks and recreation facilities required by Recreation Element Objective 1.0. Fanita Ranch meets this objective through a combination of public and private park land, open space areas, the farm and multi-purpose trails, as shown in *Table 7.2: Other Recreation and Open Space Areas*.

Table 7.2: Other Recreation and Open Space Areas

Other Recreation & Open Space Area Objective			
Dwelling Type	Square Feet Per Unit ¹	Number of Units ²	Objective Acreage ³
Low Density	740.5	1,203	20.5
Medium Density	675.2	1,746	27.1
Other Recreation & Open Space Area Objective		2,949	47.6

Other Recreation & Open Space Areas Provided	
Other Recreation & Open Space Area Type	Acreage ⁴
Surplus Public and Private Park and Trail Land	4.8
Farm	27.3
Open Space Land w/Agricultural Overlay	10.9
Multi-Purpose Trails	6.0
Estimated Other Recreation & Open Space Area Acreage Provided	49.0
Other Recreation & Open Space Area Objective	47.6
Estimated Other Recreation & Open Space Area Acreage Surplus	1.4

Notes:

1. Based on the same average occupancy rate per dwelling type and ratio equivalent to 5 acres per 1,000 population used in *Section 7.2: Park Land Dedication*.
2. Actual number and type of units will be finalized during the final mapping process.
3. Consistent with Santee General Plan Recreation Element Objective 1.0, 10 acres of parks and recreation facilities will be provided for every 1,000 population, including 47.6 acres provided to satisfy the park land dedication of 5 acres per 1,000 population required per SMC 12.40.070 as discussed in *Section 7.2: Park Land Dedication* and 5 acres of other recreation and open space areas per 1,000 residents based on the same average occupancy rate per dwelling type and equivalent ratio used in *Section 7.2: Park Land Dedication*.
4. Acreage rounded to the nearest tenth and may vary slightly from the Vesting Tentative Map.

In addition to the areas described above, playgrounds and other recreational facilities would be provided at the reserved school site should the Santee School District acquire the site and construct a school. Together, these parks, trails, recreation and open space areas will support a broad range of active and passive recreational opportunities to serve the residents and exceed the General Plan Recreation Element Objective 1.0.