

Chapter I: Introduction

I.1 Project Location and Regional Context

The Fanita Ranch Development Plan Area consists of approximately 2,638 acres of land located in the northwest quadrant of the City of Santee in eastern San Diego County. Santee is located approximately 18 miles east of downtown San Diego and the Pacific Ocean. Santee is accessible via State Route 52 (SR-52), which connects to Interstate 5 (I-5) and Interstate 805 (I-805) to the west and State Route 67 (SR-67) to the east. SR-67 and State Route 125 (SR-125) both provide connections to Interstate 8 (I-8) south of Santee. From SR-52, Fanita Ranch can be accessed from Fanita Parkway or Cuyamaca Street via Mast Boulevard or the future extension of Magnolia Avenue.

The Development Plan Area is bordered by existing City of Santee residential neighborhoods to the south and the unincorporated residential communities of Lakeside and Eucalyptus Hills to the east, as illustrated in *Exhibit 1.1: Project Location and Context*. Sycamore Canyon County Preserve and Goodan Ranch Regional Park are to the north. Goodan Ranch Regional Park is jointly owned by the Cities of Santee and Poway, the County of San Diego and the State of California. These open space areas include existing and potential trail connections into Fanita Ranch including Stowe County Trail, which currently extends through Fanita Ranch along Sycamore Creek. Stowe County Trail also provides access to Mission Trails Regional Park, a 5,800-acre open space preserve in the City of San Diego, located adjacent to the City of Santee's western corporate limit. Marine Corps Air Station Miramar and Padre Dam Municipal Water District facilities, including Santee Lakes Recreation Preserve, lie west of the Development Plan Area. Santee Lakes Recreation Preserve consists of recycled water ponds surrounded by campgrounds with tent and recreational vehicle (RV) sites and rental cabins. The facility offers fishing, boating, camping, picnicking and other recreational activities, as well as RV storage.

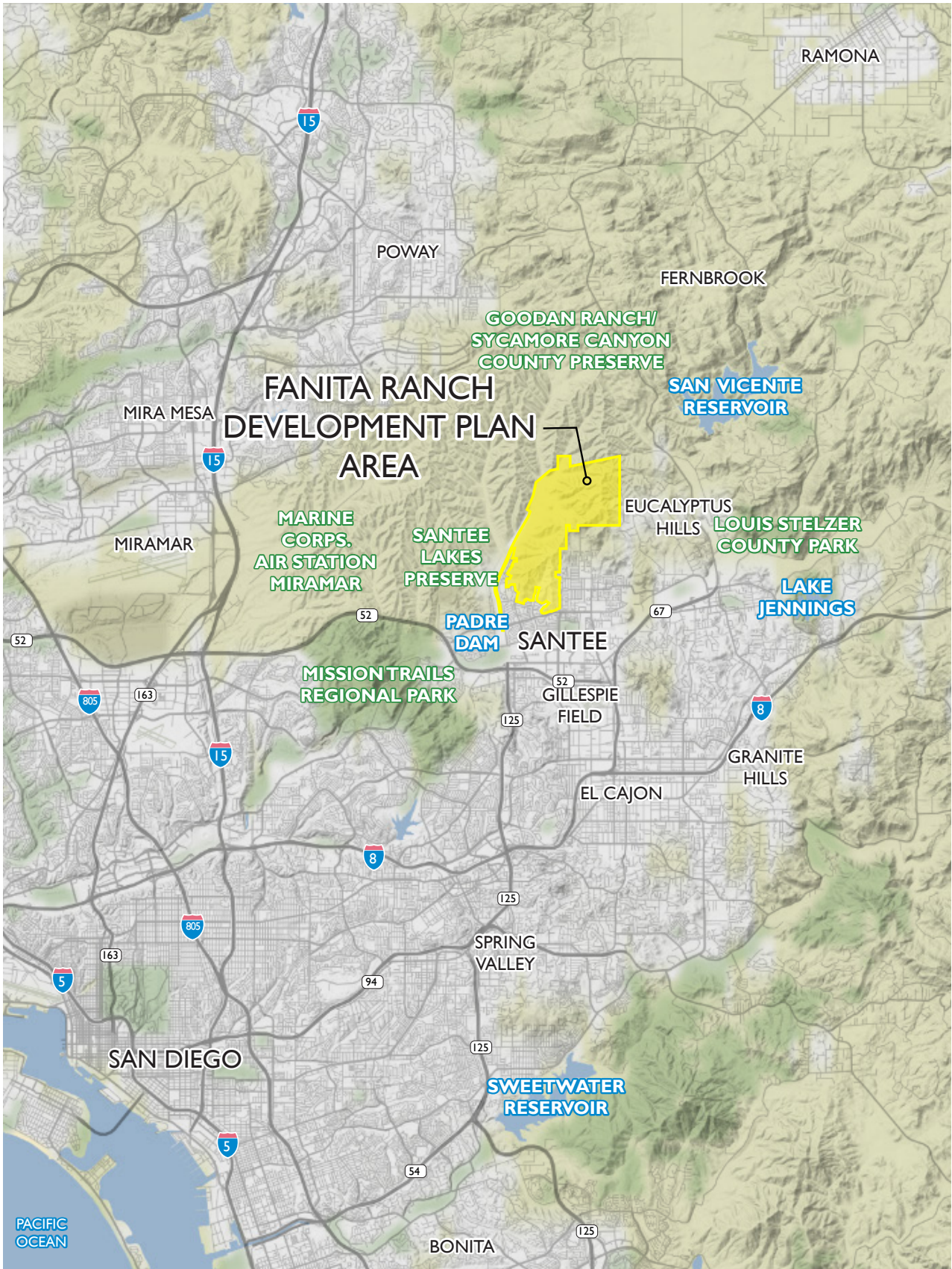



Exhibit I.1: Project Location and Context

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I.2 Regulatory Context

I.2.1 Development Plan Authority

The City's General Plan Land Use Element designates Fanita Ranch as a Planned Development (PD) area. This designation is intended for those select properties within the City that could provide for innovative and high-quality mixed-use development that may not have been possible under standard land use designations.

In defining the Planned Development Land Use Element Designation, the General Plan states:

This designation provides for mixed-used development potential including employment parks, commercial, recreational, and various densities of residential development pursuant to a development plan and entitlements being approved by the City Council. This designation is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high-quality development in a manner which may not be possible under standard land use designations and their corresponding zones.

The PD designation does not, in itself, limit the extent or mix of development to occur, other provisions within the General Plan may do so for particular properties. All development which takes place pursuant to the Planned Development Designation shall be consistent with the General Plan (p. 1-28 and -29).

The Santee General Plan, Section 5.5, identifies Fanita Ranch as an area for special study for a variety of reasons, as summarized below:

- The site has varied topography, scenic resources, and significant vegetation and habitats found nowhere else in the City limits.
- It is the largest single ownership area in the City and represents an area of tremendous development potential.
- Potential natural hazards related to slope stability and geologic resources exist within this area.
- The development of Fanita Ranch will have a significant, positive economic impact on the rest of the City, through increased property taxes and sales taxes generated by increased sales at local businesses.

- Fanita Ranch is the only remaining area in the City where a significant number of new housing units can be built. The project will increase the much needed housing stock in Santee and will offer a variety of home sizes with a range of market rate prices. The additional housing supply and residents could attract new businesses and office users to the City’s planned office and technology parks.

1.2.2 Development Plan Purpose

On August 25, 2021, the City of Santee adopted Urgency Ordinance No. 592, an Essential Housing Program to boost housing production and improve housing affordability in the City. The program addresses the current statewide and local housing emergency by expediting and incentivizing the construction of new housing projects that meet specific criteria. Under the program, projects that meet the specified criteria set forth by the City Council are deemed to be in compliance with the City’s General Plan, including the General Plan Land Use Element and Housing Element, and therefore do not require an amendment to the General Plan, rezone, or other legislative act in order to move forward with entitlements. In a streamlined fashion designed to urgently address the housing deficit in the City, the Program criteria ensure projects that provide housing are consistent with Santee’s General Plan policies and objectives.

On December 27, 2021, the Director of Development Services for the City of Santee certified the Fanita Ranch project as an Essential Housing Project under that program. As such, the project is to be streamlined using adjudicative and ministerial acts in an effort to promptly boost housing production and improve housing affordability in the City. The Development Plan described herein will efficiently implement the Fanita Ranch Project, a plan for the thoughtful development of diverse and flexible housing, that ensures wildfire safety, restores and preserves sensitive habitat areas, and provides supportive commercial facilities, parks, a fire station, and school.

As explained in *Section 1.2.4*, the City of Santee uses the Development Review process to analyze proposed development within the Planned Development (PD) zoning designation. A Development Review Permit is being concurrently processed which, by referencing this Development Plan, will serve as the implementing mechanism for the Fanita Ranch Project.

The Fanita Ranch Development Plan provides an opportunity to address the City’s need for diverse housing types and high-quality amenities, while restoring and preserving sensitive habitat areas. The Development Plan provides guidance to ensure development occurs thoughtfully and responsibly. The purpose of the Development Plan is to implement the Santee General Plan and Essential Housing Program, and create a unique community where nature is the defining and unifying theme for the community. Access to fresh and healthy food, life-long learning, opportunities for active and healthy lifestyles, and a wide range of housing types and sizes to accommodate a variety of incomes, ages and abilities, and an array of life stages and interests further define the community. The Development Plan is designed to ensure fiscally sound development by balancing appropriate land uses and providing

flexibility in the plan to respond to changing market conditions through the provision of diverse housing types and sizes supported by adequate services and infrastructure. The Development Plan also provides permitting procedures and development standards, design guidelines, financing mechanisms, maintenance entities and phasing to ensure proper implementation, operation and maintenance of the community over time.

1.2.3 Relationship to the Santee General Plan

The Santee General Plan Map designates Fanita Ranch as “Planned Development (PD),” which allows for innovative and high-quality mixed-use development that may not have been possible under standard land use designations. The 2003 General Plan also identifies 16 “Guiding Principles” for the Fanita Ranch Planned Development Area. As detailed above, in August 2021, the City of Santee adopted Urgency Ordinance No. 592 to amend its local regulatory process to boost housing production and improve housing affordability during a declared housing emergency. Identifying a current and immediate threat to the public health, safety, and welfare resulting from delayed housing production, lack of housing affordability, cost-burdened households, “missing middle” housing, lack of “move up/ move down” housing, and aging and deteriorating housing stock, the City has created an Essential Housing Program to streamline the approval and development of housing that meets specified criteria. Under the program, projects that meet the specified criteria set forth by the City Council via the Project Credits Assessment Guide and Checklist are deemed to be in compliance with the City’s General Plan, including the General Plan Land Use Element and Housing Element, and do not require an amendment to the General Plan, rezone, or other legislative act in order to move forward with entitlements.

Urgency Ordinance No. 592 explains that the Compliance with the City of Santee Essential Housing Project Credits Assessment Guide ensures consistency with the City’s General Plan by:

- a. Promoting economical and efficient use of the land while providing a variety of housing choices and mixed-use development that will create and maintain a high-quality environment;
- b. Preserving natural and scenic qualities of open spaces and areas;
- c. Promoting design and construction techniques that are responsive to relevant environmental resources and minimize hazards;
- d. Requiring energy conservation through solar and other renewable energy sources; Ensuring adequate provision of community public services, trails, and parks and recreation facilities to serve new and existing communities;

- e. Supporting a balanced transportation network that meets future circulation needs and promotes alternative modes of travel and site design to reduce vehicular trips, save energy, and improve air quality; and
- f. Enhancing quality of life and revitalizing City neighborhoods through new residential development.

Fanita Ranch applied for Essential Housing Project certification in December 2021. On December 27, 2021, the Director of Development Services for the City of Santee certified the Fanita Ranch project as an Essential Housing Project under that program, confirming the Project complied with the Credits Assessment Guide and Checklist. The certification confirms that Fanita Ranch is consistent and compliant with the City's General Plan, including the General Plan's Land Use Element and Housing Element, and does not require an amendment to the General Plan, rezone, or other legislative act in order to move forward with entitlements.

1.2.4 Relationship to the Santee Zoning Ordinance

The City of Santee Zoning District Map designates the Fanita Ranch property as "Planned Development (PD)." The "Planned Development (PD)" designation provides that planned development be consistent with the General Plan. Section 17.19.030 of the Zoning Ordinance regulates the establishment of land uses and development standards through a Development Review Permit that is consistent with the guidelines contained in Section 5.5, Areas for Special Study, within the Land Use element of the General Plan and other provisions of Section 17.19.030.

As discussed above, General Plan, Section 5.5, identifies Fanita Ranch as an area for special study for a variety of reasons including:

- The site has varied topography, scenic resources, and significant vegetation and habitats found nowhere else in the City limits.
- It is the largest single ownership area in the City and represents an area of tremendous development potential.
- Potential natural hazards related to slope stability and geologic resources exist within this area.
- The development of Fanita Ranch will have a significant, positive economic impact on the rest of the City, through increased property taxes and sales taxes generated by increased sales at local businesses.

- Fanita Ranch is the only remaining area in the City where a significant number of new housing units can be built. The project will increase the much-needed housing stock in Santee and will offer a variety of home sizes with a range of market rate prices. The additional housing supply and residents could attract new businesses and office users to the City's planned office and technology parks.

Further, during the period of the declared housing emergency under Urgency Ordinance No. 592, projects that meet the specified criteria set forth by the City Council via the Project Credits Assessment Guide and Checklist are deemed to be in compliance with the City's General Plan and do not require a zoning amendment in order to move forward with entitlements.

A Development Review Permit is being concurrently processed which, by referencing this Development Plan, will serve as the implementing mechanism for the Fanita Ranch Project. The Fanita Ranch Development Plan does not require a zoning amendment to move forward because of Project certification as an Essential Housing Project.

Nonetheless, consistent with Section 5.5 of the General Plan, the Development Plan is designed to substantially increase the City's housing stock while being mindful of slopes, potential hazards, and geologic, and biological resources. The Project provides a unique set of development standards that allow for creative housing types and use configurations. The Plan further promotes shared amenities, walkability and housing attainability by creating greater energy efficiency and addressing the diverse range of incomes, lifestyles, special needs and household types in Santee and the greater San Diego County region.

1.2.5 Airport Compatibility

Fanita Ranch is located in the vicinity of two airports: Marine Corps Air Station (MCAS) Miramar and Gillespie Field. The Airport Land Use Commission for San Diego County adopted Airport Land Use Compatibility Plans (ALUCPs) for each airport that establish land use compatibility policies and development criteria for new development within Airport Influence Areas to protect these airports from incompatible land uses and provide the City with development criteria that will allow for the orderly growth of the areas surrounding the airports. Compatibility concerns addressed by the ALUCPs include noise, safety, airspace protection, and overflight.

Fanita Ranch abuts the easterly property line of the MCAS Miramar. The Development Plan Area is within the Federal Aviation Regulations (FAR) Part 77 Outer Boundary, and the easterly portions of the site are within a High Terrain zone; however, only a small northerly portion of the site falls within Review Area 2 of the Airport Influence Area. Since the portion of the site within Review Area 2 will be dedicated as Habitat Preserve and will not be developed, and the remainder of the property is located outside of any Airport Influence Area, the proposed Development Plan is not subject to any land use

restrictions because of MCAS Miramar. In addition, the areas proposed for development fall outside of any Overflight Zones and are not subject to overflight-related disclosure or notification requirements.

Fanita Ranch is located north of Gillespie Field. Southerly portions of the site are located within the Federal Aviation Administration (FAA) Height Notification Boundary and are proposed as Habitat Preserve and Special Use Area. Within this boundary, the FAA shall be notified of any proposed construction or alteration having a height greater than an imaginary surface extending 100 feet outward and 1 foot upward (slope of 100 to 1) from the runway elevation. The Special Use Area also falls within Review Area 2, which requires limitations on the height of structures. Review Area 2 also requires overflight notification documents for residential uses; however, residential uses are not permitted within the Special Use Area, except for a caretaker unit as described in *Section 3.2.9: Special Use*. If a caretaker unit is proposed, notification in accordance with Review Area 2 requirements will be made.

1.2.6 Relationship to Other City Documents

Wherever this Development Plan contains provisions which differ from those provisions contained in other adopted City codes and regulations, the Development Plan shall prevail and supersede the applicable provisions of that Code. Where the Development Plan is silent on a particular issue, the City of Santee Zoning District Map and Zoning Ordinance shall prevail.

1.2.7 Legal Significance and CEQA

The Fanita Ranch Development Plan is subject to the California Environmental Quality Act (CEQA). All mitigation measures and monitoring activities identified by the Environmental Impact Report (EIR) prepared for the Development Plan and incorporated into the Fanita Ranch project shall be implemented through the Development Plan. All future discretionary permits shall be consistent with the Development Plan.

1.3 Document Organization

1.3.1 Development Plan Organization

The Fanita Ranch Development Plan contains 10 chapters and 2 appendices. Below is a summary of each chapter contained in the Development Plan:

- *Chapter 1: Introduction* explains the physical and regulatory setting of the Development Plan Area, as well as the organization of the Development Plan.
- *Chapter 2: Overview* discusses the history of the Development Plan Area and summarizes the overall vision and inspiration for Fanita Ranch.

- *Chapter 3: Land Use & Development Regulations* establishes land use designations, permitted uses for each land use designation, and development standards such as setbacks, building height, parking, open space and more.
- *Chapter 4: Mobility* summarizes the Development Plan Complete Streets roadway system, establishes Development Plan street sections unique to Fanita Ranch and addresses alternative modes including walking, biking and transit.
- *Chapter 5: Landscape Architecture, Community Design & Outdoor Lighting Design Plan* discusses the community organization, landscape themes and concepts for the three Villages, plant palettes, brush management/fuel modification, walls/fencing and outdoor lighting.
- *Chapter 6: Architectural Design Guidelines* provides guidelines for building typologies, appropriate architectural styles and building design.
- *Chapter 7: Parks, Recreation & Open Space* describes the various parks and recreational amenities provided in Fanita Ranch, consistent with the applicable goals and objectives of the Santee General Plan Recreation Element and Santee Municipal Code park land dedication requirements.
- *Chapter 8: Grading, Utilities & Services* presents the overall grading concept and identifies major backbone utilities necessary to serve future development within the Development Plan Area. A description of how public services, including fire protection, law enforcement, education and other public services, will be provided for future residents and businesses is also included.
- *Chapter 9: Open Space, Conservation & Sustainability* explains the wide range of conservation strategies, including habitat and cultural resource protection and water and energy conservation, and sustainability objectives and potential features that may be implemented in Fanita Ranch.
- *Chapter 10: Implementation* discusses the required public improvements, phasing, financing mechanisms and operation and maintenance responsibilities, and explains how the Development Plan will be administered.
- The Development Plan appendices include the following:
 - » *Appendix A: Definition of Terms*
 - » *Appendix B: Fanita Ranch Street Design*

I.3.2 Technical Studies and Supporting Documents

A number of technical studies and supporting documents have been prepared to address the design, environmental, engineering, financial and operational aspects of Fanita Ranch. Together, these studies and documents contribute to the formulation of the planning concepts presented in the Fanita Ranch Development Plan, support the analysis and conclusions contained in the Fanita Ranch EIR, and identify the public services/improvements funding sources and ongoing operation and maintenance responsibilities/costs associated with implementation of the Development Plan. In most instances, the Development Plan provides a summary of the technical studies and supporting documents. Most of the technical studies are under separate cover and provided as appendices to the EIR.

Below is a list of the technical studies and supporting documents prepared for Fanita Ranch:

- Vesting Tentative Subdivision Map (herein referred to as Tentative Map)
- Photographs and Visual Simulations Process (EIR Appendix B)
- Air Quality Analysis (EIR Appendix C1)
- Health Risk Assessment (EIR Appendix C2)
- Biological Resources Technical Report (EIR Appendix D)
- Cultural Resources Phase I Survey Report (Confidential) (EIR Appendix E1)
- Phase II Cultural Resources Testing and Evaluations Report (Confidential) (EIR Appendix E2)
- Tribal Cultural Resources Memorandum (Confidential) (EIR Appendix E3)
- Phase I In-Fill Pedestrian Surveys (Confidential) (EIR Appendix E4)
- Energy Analysis Report (EIR Appendix F)
- Geotechnical Investigation for Fanita Ranch and Off-Street Improvements (EIR Appendices G1-G3)
- Geologic Reconnaissance for Fanita Ranch and Off-Street Improvements (EIR Appendix G4)
- Paleontological Resource Assessment (EIR Appendix G5)
- Greenhouse Gas Analysis (EIR Appendix H)
- Phase I Environmental Site Assessment (EIR Appendix I)
- Master Drainage Study (EIR Appendix J1)
- Priority Development Project Stormwater Quality Management Plan (EIR Appendices J2-J3)
- Green Streets Priority Development Project Exempt Stormwater Quality Management Plan (EIR Appendix J4)
- Stormwater Infiltration Feasibility Study (EIR Appendix J5)
- Potential Critical Course Sediment Yield Area Analysis (On-Site) (EIR Appendix J6)
- Potential Critical Course Sediment Yield Area Analysis (Off-Site) (EIR Appendix J7)
- Aggregate Report (EIR Appendix K)
- Noise Technical Report (EIR Appendix L)
- Public Services Will Serve Letters (School, Police, Fire, and Waste Management) (EIR Appendix M)
- Traffic Impact Analysis, Vehicle Miles Traveled Analysis and Transportation Demand Management Plan (EIR Appendix N)

- Water Service Study (EIR Appendix O1)
- Sewer Service Study (EIR Appendix O2)
- Water Supply Assessment (EIR Appendix O3)
- Dexter Wilson Report (EIR Appendix O4)
- Fire Protection Plan and Construction Fire Protection Plan (EIR Appendix P1)
- Wildland Fire Evacuation Plan (EIR Appendix P2)
- Fanita Ranch Essential Housing Certification and Urgency Ordinance No. 592 (EIR Appendix R)

I.4 Development Approvals

The following discretionary approvals and permits are associated with the Fanita Ranch project:

- Environmental Impact Report;
- Vesting Tentative Map;
- Development Plan;
- Development Review Permit; and
- Conditional Use Permit(s) (Public Parks, School, Fire Station, Agricultural Overlay).

The following future discretionary approvals and permits from the City of Santee and other agencies including, but not limited to the following, may be required:

- Section 404 Permit - Clean Water Act
- Endangered Species Act - Section 7 Consultation or Section 10 (a) Incidental Take Permit, if needed
- California Fish & Game Code Section 1600 et. seq - Streambed Alteration Agreement/
Memorandum of Understanding
- Clean Water Act Section 401 Permit - Water Quality Certification
- National Pollutant Discharge Elimination System Permit; General Construction Activity Storm
Water Permit, including Storm Water Pollution Prevention Plan (SWPPP)
- General Construction Storm Water Permit

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