

FANITA RANCH

DEVELOPMENT PLAN



CITY OF SANTEE

JUNE 2022

FANITA RANCH

DEVELOPMENT PLAN

Prepared for:

City of Santee

10601 Magnolia Avenue

Santee, CA 92071

(619) 258-4100

Contact: Marni Borg

Applicant:

HomeFed Fanita Rancho LLC

1903 Wright Place, Suite 220

Carlsbad, CA 92008

(760) 918-8200

Contact: Jeff O'Connor

Table of Contents

Table of Contents

Chapter I: Introduction

- 1.1 Project Location and Regional Context.....1-1
- 1.2 Regulatory Context1-3
 - 1.2.1 Development Plan Authority1-3
 - 1.2.2 Development Plan Purpose.....1-4
 - 1.2.3 Relationship to the Santee General Plan.....1-5
 - 1.2.4 Relationship to the Santee Zoning Ordinance.....1-6
 - 1.2.5 Airport Compatibility1-7
 - 1.2.6 Relationship to Other City Documents1-8
 - 1.2.7 Legal Significance and CEQA1-8
- 1.3 Document Organization.....1-8
 - 1.3.1 Development Plan Organization1-8
 - 1.3.2 Technical Studies and Supporting Documents..... 1-10
- 1.4 Development Approvals 1-11

Chapter 2: Community Vision

- 2.1 Fanita Ranch History2-1
- 2.2 Development Plan Objectives.....2-2
 - 2.2.1 Land Use Planning and Community Design Objectives.....2-2
 - 2.2.2 Mobility Objectives.....2-3
 - 2.2.3 Recreation and Open Space Objectives2-3
 - 2.2.4 Resource Conservation Objectives.....2-4
 - 2.2.5 Economic Objectives.....2-4
- 2.3 Community Vision.....2-5

Chapter 3: Land Use & Development Regulations

3.1	Land Use Plan	3-1
3.1.1	Land Use Plan Description	3-1
3.1.2	Site Utilization Plan	3-4
3.2	Land Use Designations and Development Regulations	3-11
3.2.1	Village Center (VC)	3-12
3.2.2	Medium Density Residential (MDR)	3-16
3.2.3	Low Density Residential (LDR)	3-20
3.2.4	Active Adult (AA)	3-24
3.2.5	School (S) Overlay	3-28
3.2.6	Parks (CP, NP and MP)	3-29
3.2.7	Open Space (OS)	3-31
3.2.8	Agriculture (A) Overlay	3-32
3.2.9	Special Use (SU)	3-36
3.2.10	Habitat Preserve (HP)	3-40
3.2.11	Regulations Applying to Multiple Land Use Designations	3-41
3.2.11.1	Projections, Encroachments and Height Exceptions	3-41
3.2.11.2	Accessory Dwelling Units	3-42
3.2.11.3	Accessory Uses and Structures	3-42
3.2.11.4	California Rooms	3-43
3.2.11.5	Reciprocal Use Easements	3-44
3.2.11.6	Equipment Screening	3-44
3.2.11.7	Trash Enclosures	3-45
3.2.11.8	Fencing, Walls and Landscaping	3-45
3.2.11.9	Parking	3-47
3.2.11.10	Performance Standards	3-51
3.2.11.11	Signage	3-52
3.2.11.12	Stormwater Low Impact Development Standards	3-53

Chapter 4: Mobility

4.1	Mobility Plan.....	4-1
4.1.1	Regional Access.....	4-1
4.1.2	Complete Streets	4-1
4.1.3	Traffic Calming Plan.....	4-5
4.1.4	Bicycle Circulation.....	4-15
4.1.5	Pedestrian Circulation	4-17
4.1.6	Alternative Vehicles & Ride-sharing.....	4-24
4.1.7	Transit.....	4-26
4.2	Street Corridor & Landscape Standards.....	4-28
4.2.1	Fanita Parkway - 4-Lane Parkway/Major Arterial (Mast Boulevard to Lake Canyon Road)	4-30
4.2.2	Fanita Parkway - 3-Lane Parkway (Lake Canyon Road to Ganley Road).....	4-32
4.2.3	Fanita Parkway - 2-Lane Parkway Type II (Ganley Road to Street “E”).....	4-34
4.2.4	Fanita Parkway - 2-Lane Parkway Type III (Street “E” to Street “N”).....	4-36
4.2.5	Cuyamaca Street, Off-Site - 4-Lane Major Arterial (Mast Boulevard to Chaparral Drive).....	4-38
4.2.6	Cuyamaca Street, On & Off-Site - 2-Lane Parkway Type I (Chaparral Drive to Street “A”/Street “W”)	4-40
4.2.7	Cuyamaca Street - Residential Collector Type V (Street “A”/Street “W” to Street “T”)	4-42
4.2.8	Cuyamaca Street - Village Collector (Street “T” to Fanita Parkway).....	4-44
4.2.9	Magnolia Avenue, Off-Site - Collector Type IV (Existing Terminus to Cuyamaca Street).....	4-46
4.2.10	Residential Collector Type I (Fanita Parkway to Cuyamaca Street).....	4-48
4.2.11	Residential Collector Type II (Through Habitat Preserve - Streets “V” and “W”).	4-50
4.2.12	Residential Collector Type III	4-52
4.2.13	Residential Collector Type VII	4-54
4.2.14	Residential Street	4-56
4.2.15	Carlton Hills Boulevard (Private Street).....	4-58
4.2.16	Split Residential Street (One-Way).....	4-60
4.2.17	Private Residential Street	4-62
4.2.18	Village Streets	4-64
4.2.19	Private Residential Driveway	4-67
4.3	Trail Corridor & Landscape Standards.....	4-69

Chapter 5: Landscape Architecture, Community Design & Outdoor Lighting Design Plan

5.1	Community Organization and Landscape Theme.....	5-1
5.2	Gateways.....	5-5
5.2.1	Cuyamaca Street Gateway.....	5-5
5.2.2	Fanita Parkway Gateway.....	5-7
5.3	Landmarks.....	5-9
5.4	Villages.....	5-9
5.4.1	Fanita Commons.....	5-11
5.4.2	Orchard Village.....	5-18
5.4.3	Vineyard Village.....	5-25
5.5	Community-Wide Street Landscape Palette.....	5-32
5.6	Brush Management/Fuel Modification.....	5-42
5.7	Habitat Restoration Program.....	5-42
5.8	Walls and Fencing.....	5-43
5.9	Conceptual Lighting Plan.....	5-47

Chapter 6: Architectural Design Guidelines

6.1	Architectural Styles.....	6-1
6.2	Building Typologies.....	6-26
6.2.1	Single Family Detached Homes.....	6-28
6.2.2	Detached Cluster Homes.....	6-30
6.2.3	Attached/Semi-Detached Homes.....	6-34
6.2.4	Attached Buildings.....	6-39
6.2.5	Community Buildings.....	6-42
6.3	Building Design.....	6-43
6.3.1	Building Placement and Orientation.....	6-43
6.3.2	Form and Massing.....	6-45
6.3.3	Garage Placement and Parking Areas.....	6-46
6.3.4	Roof Considerations.....	6-47
6.3.5	Articulation and Details.....	6-49
6.3.6	Materials and Colors.....	6-52
6.3.7	Functional Elements.....	6-52
6.3.8	Loading, Service and Trash Storage Areas.....	6-53

Chapter 7: Parks, Recreation & Open Space

7.1	Parks, Recreation and Open Space Objectives	7-1
7.2	Park Land Dedication	7-2
7.3	Park and Recreation Concepts.....	7-7
7.3.1	Community Park	7-7
7.3.2	Neighborhood Parks	7-12
7.3.3	Village Green	7-14
7.3.4	Mini-Parks	7-17
7.3.5	AgMeander	7-19
7.3.6	Linear Parks.....	7-22
7.3.7	Typical Vista Points and Trailheads.....	7-25
7.4	Other Recreation and Open Space Areas.....	7-27

Chapter 8: Grading, Utilities & Services

8.1	Grading Plan	8-1
8.2	Drainage and Stormwater Management.....	8-5
8.3	Sewer	8-7
8.4	Water	8-9
8.4.1	Recycled Water/Advanced Treated Water	8-11
8.4.2	Water Conservation.....	8-12
8.5	Dry Utilities.....	8-12
8.6	Fire Protection	8-13
8.6.1	Fire Station.....	8-14
8.6.2	Fire Protection Plan.....	8-14
8.6.2.1	Fuel Modification Zones	8-15
8.6.2.2	Other Vegetation Management	8-16
8.6.2.3	Fuel Modification Maintenance and Compliance Inspection.....	8-17
8.6.3	Wildland Evacuation Plan	8-17
8.6.4	Construction Fire Protection Plan	8-19
8.7	Law Enforcement.....	8-20
8.8	Solid Waste and Recycling	8-20
8.8.1	Solid Waste and Recycling.....	8-20
8.8.2	Material Conservation and Waste Reduction	8-21
8.9	Education.....	8-22

Chapter 9: Open Space, Conservation & Sustainability

9.1	Conservation Overview.....	9-1
9.2	Habitat Preserve.....	9-3
9.2.1	Habitat within Fanita Ranch	9-3
9.2.2	MSCP Subarea Plan.....	9-3
9.2.3	Fanita Ranch Preserve Management Plan.....	9-4
9.2.4	Preserve Management Objectives.....	9-4
9.2.5	Preserve Management Plan Strategies	9-5
9.3	Open Space.....	9-5
9.4	Cultural Resource Protection.....	9-6
9.5	Smart Growth and Sustainable Community.....	9-6
9.5.1	Open Space Conservation	9-7
9.5.2	Land Use, Transportation and Community Design.....	9-7
9.5.3	Energy, Atmosphere and Building System Performance.....	9-9
9.5.4	Water Conservation and Water Quality	9-10
9.5.5	Material Conservation, Recycling and Waste Reduction	9-11

Chapter 10: Implementation

10.1	Introduction.....	10-1
10.2	Required Public Improvements.....	10-1
10.3	Phasing.....	10-2
10.4	Public Improvements Financing	10-4
10.4.1	Special Assessment Districts	10-4
10.4.2	Mello-Roos Community Facilities Act of 1982	10-5
10.4.3	Business Improvement Districts.....	10-5
10.4.4	Community Service Districts.....	10-5
10.5	Operation and Maintenance	10-6
10.6	Administration and Implementation.....	10-8
10.6.1	Severability.....	10-8
10.6.2	Conflicts and Clarifications.....	10-8
10.6.3	Substantial Conformance	10-9
10.6.4	Subdivisions Standards and Procedures	10-10
10.6.5	Development Review	10-10
10.6.5.1	Applicability.....	10-10
10.6.5.2	Preliminary Review Procedures.....	10-11
10.6.5.3	Formal Development Review Procedures.....	10-11

10.7	Development Plan Modifications and Amendments	10-13
10.7.1	Administrative Amendments (Minor Modifications)	10-13
10.7.2	Formal Amendments	10-16
10.8	Monitoring and Updates	10-16

Appendix A: Definition of Terms

Appendix B: Fanita Ranch Street Design

List of Exhibits

Exhibit 1.1: Project Location and Context	1-2
Exhibit 2.1: Development Concept	2-6
Exhibit 3.1: Land Use Plan	3-2
Exhibit 3.2: Site Utilization Plan.....	3-5
Exhibit 3.3: Special Use Area Concept Plan.....	3-37
Exhibit 4.1: Circulation Plan.....	4-2
Exhibit 4.2: Conceptual Traffic Calming Plan	4-6
Exhibit 4.3.1: Conceptual Traffic Calming Gateway Design	4-9
Exhibit 4.3.2: Conceptual Roundabout Design	4-10
Exhibit 4.3.3: Conceptual Chicane Design	4-11
Exhibit 4.3.4: Conceptual Raised Crosswalk	4-12
Exhibit 4.3.5: Conceptual Intersection Pop-outs & On-Street Parking	4-13
Exhibit 4.3.6: Other Conceptual Traffic Calming Devices.....	4-14
Exhibit 4.4: Bicycle Circulation Plan	4-16
Exhibit 4.5: Pedestrian Circulation Plan	4-18
Exhibit 4.6: Enhanced Pedestrian Crossings	4-19
Exhibit 4.7: Southerly Bridge Crossing Detail.....	4-21
Exhibit 4.8: Regional Trail Context.....	4-22
Exhibit 4.9: Alternative Vehicle Circulation Plan	4-25
Exhibit 4.10: Conceptual Transit Plan	4-27
Exhibit 4.11: Planting Styles.....	4-29
Exhibit 4.12.1: Fanita Parkway - 4-Lane Parkway/Major Arterial.....	4-31
Exhibit 4.12.2: Fanita Parkway - 3-Lane Parkway	4-33
Exhibit 4.12.3: Fanita Parkway - 2-Lane Parkway Type II	4-35
Exhibit 4.12.4: Fanita Parkway - 2-Lane Parkway Type III.....	4-37
Exhibit 4.12.5: Cuyamaca Street, Off-Site - 4-Lane Major Arterial	4-39
Exhibit 4.12.6: Cuyamaca Street, On & Off-Site - 2-Lane Parkway Type I.....	4-41
Exhibit 4.12.7: Cuyamaca Street - Residential Collector Type V	4-43
Exhibit 4.12.8: Cuyamaca Street - Village Collector	4-45
Exhibit 4.12.9: Magnolia Avenue, Off-Site - Collector Type IV	4-47
Exhibit 4.12.10: Residential Collector Type I	4-49
Exhibit 4.12.11: Residential Collector Type II.....	4-51
Exhibit 4.12.12: Residential Collector Type III	4-53
Exhibit 4.12.13: Residential Collector Type VII.....	4-55

Exhibit 4.12.14: Residential Street.....	4-57
Exhibit 4.12.15: Carlton Hills Boulevard - Private Street.....	4-59
Exhibit 4.12.16: Split Residential Street (One-Way)	4-61
Exhibit 4.12.17: Private Residential Street.....	4-63
Exhibit 4.12.18: Village Street Type I.....	4-65
Exhibit 4.12.19: Village Street Type II.....	4-65
Exhibit 4.12.20: Village Street Type III	4-66
Exhibit 4.12.21: Private Residential Driveway	4-68
Exhibit 4.13: Trails Map.....	4-70
Exhibit 4.14.1: Multi-Purpose Trail	4-71
Exhibit 4.14.2: Village Access Trail	4-71
Exhibit 4.14.3: Perimeter Trail.....	4-72
Exhibit 4.14.4: Village Nature Trail	4-72
Exhibit 4.14.5: Nature Trail	4-73
Exhibit 4.14.6: Primitive Trail.....	4-73
Exhibit 4.14.7: SDG&E Service Road	4-74
Exhibit 5.1: Community Organization.....	5-2
Exhibit 5.2a: Fanita Ranch Illustrative Plan (North)	5-3
Exhibit 5.2b: Fanita Ranch Illustrative Plan (South)	5-4
Exhibit 5.3: Cuyamaca Street Gateway Concept	5-6
Exhibit 5.4: Fanita Parkway Gateway Concept.....	5-8
Exhibit 5.5: Conceptual Landmark Imagery.....	5-10
Exhibit 5.6: Fanita Commons Illustrative Plan	5-12
Exhibit 5.7: Fanita Commons Imagery	5-13
Exhibit 5.8: Fanita Commons Plant Palette	5-14
Exhibit 5.9: Orchard Village Illustrative Plan	5-19
Exhibit 5.10: Orchard Village Imagery	5-20
Exhibit 5.11: Orchard Village Plant Palette.....	5-21
Exhibit 5.12: Vineyard Village Illustrative Plan.....	5-26
Exhibit 5.13: Vineyard Village Imagery.....	5-27
Exhibit 5.14: Vineyard Village Plant Palette	5-28
Exhibit 5.15: Community Streets Plant Palette.....	5-33
Exhibit 5.16: Exterior Slopes Plant Palette	5-37
Exhibit 5.17: Edible / Medicinal Plant Palette	5-39

Exhibit 5.18a: Conceptual Wall and Fencing Plan (North) 5-45

Exhibit 5.18b: Conceptual Wall and Fencing Plan (South) 5-46

Exhibit 5.19: Conceptual Lighting Plan 5-49

Exhibit 7.1a: Conceptual Park, Recreation & Open Space Plan (North)7-3

Exhibit 7.1b: Conceptual Park, Recreation & Open Space Plan (South).....7-4

Exhibit 7.2: Community Park Conceptual Plan7-8

Exhibit 7.3: Typical Neighborhood Park Concept Plans..... 7-13

Exhibit 7.4: Village Green Concept Plan 7-16

Exhibit 7.5: Typical Mini-Park Concept Plan (MP-20) 7-18

Exhibit 7.6: Conceptual AgMeander Plan..... 7-21

Exhibit 7.7: Typical Linear Park Plan..... 7-24

Exhibit 7.8: Typical Vista Point and Trailhead Concept Plan..... 7-26

Exhibit 8.1: Conceptual Grading Plan8-2

Exhibit 8.2: Conceptual Cut & Fill8-3

Exhibit 8.3: Conceptual Storm Drainage Plan.....8-6

Exhibit 8.4: Conceptual Sanitary Sewer Plan.....8-8

Exhibit 8.5: Conceptual Water Plan 8-10

Exhibit 9.1: Habitat Preserve Plan.....9-2

Exhibit 10.1: Conceptual Phasing Plan..... 10-3

Exhibit 10.2: Operation & Maintenance Responsibility Areas..... 10-7

List of Tables

Table 3.1: Land Use Plan Statistical Summary.....	3-3
Table 3.2: Site Utilization Plan Statistical Summary	3-6
Table 3.3: Special Use Area Permitted Uses and Statistical Summary.....	3-39
Table 4.1: Street Design Criteria	4-4
Table 4.2: Traffic Calming Measures	4-7
Table 4.3: Trail Design	4-69
Table 6.1: Appropriate Building Typologies by Land Use Designation.....	6-27
Table 7.1: Summary of Park and Recreation Land Dedication	7-5
Table 7.2: Other Recreation and Open Space Areas	7-28
Table B.1: Fanita Ranch Development Plan Streets	B-3

Intentionally Blank