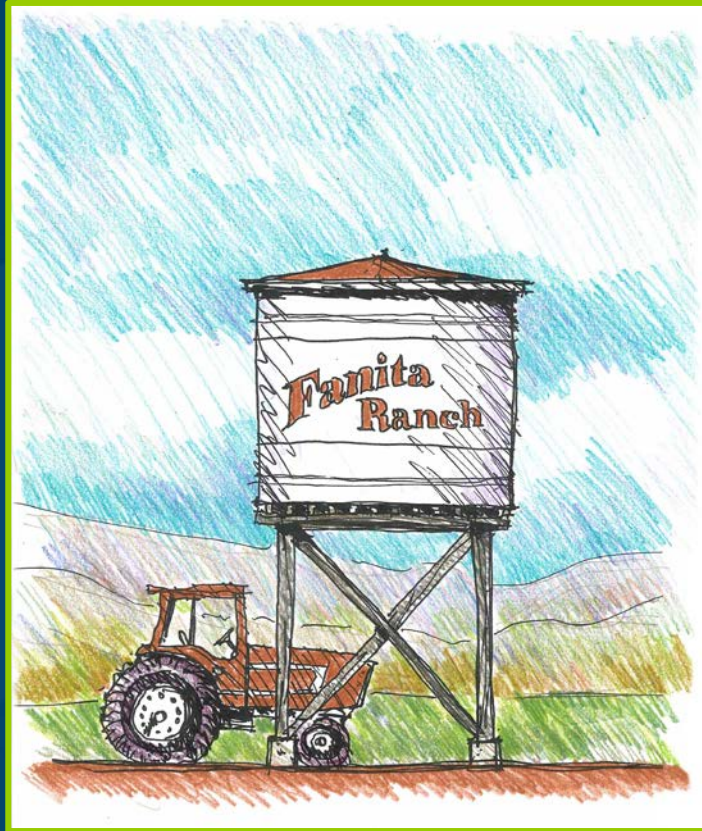


Fanita Ranch

September 23, 2020



Fanita Ranch

Consultant Team



ENVIRONMENTAL PLANNING AND CEQA COMPLIANCE:

Harris & Associates: **Diane Sandman**



CIVIL ENGINEERING:

Hunsaker & Associates: **Chuck Cater**

Geocon Inc.: David Evans

Michael Baker International: Joel Bowdan

REC Consultants: Luis Parra

Freeman Associates: Vern Freeman

Fanita Ranch

Consultant Team



TRAFFIC: Transportation and Impact Analysis
Linscott, Law and Greenspan: **John Boarman**

NOISE: Acoustical Modeling and Analysis
Harris & Associates: **Sharon Toland**



BIOLOGY: Biological Resources Analysis
Dudek: **Brock Ortega**

WILDFIRE: Fire Protection Plan, Wildland Fire Evacuation Plan, Construction
Fire Prevention Plan
Dudek: **Michael Huff**



Fanita Ranch

Consultant Team



AIR QUALITY, GREENHOUSE GAS, ENERGY: Air Quality, Greenhouse Gas and Energy Modeling and Analysis

LSA Associates, Inc.: **Michael Hendrix**



CULTURAL RESOURCES, TRIBAL CULTURAL RESOURCES:

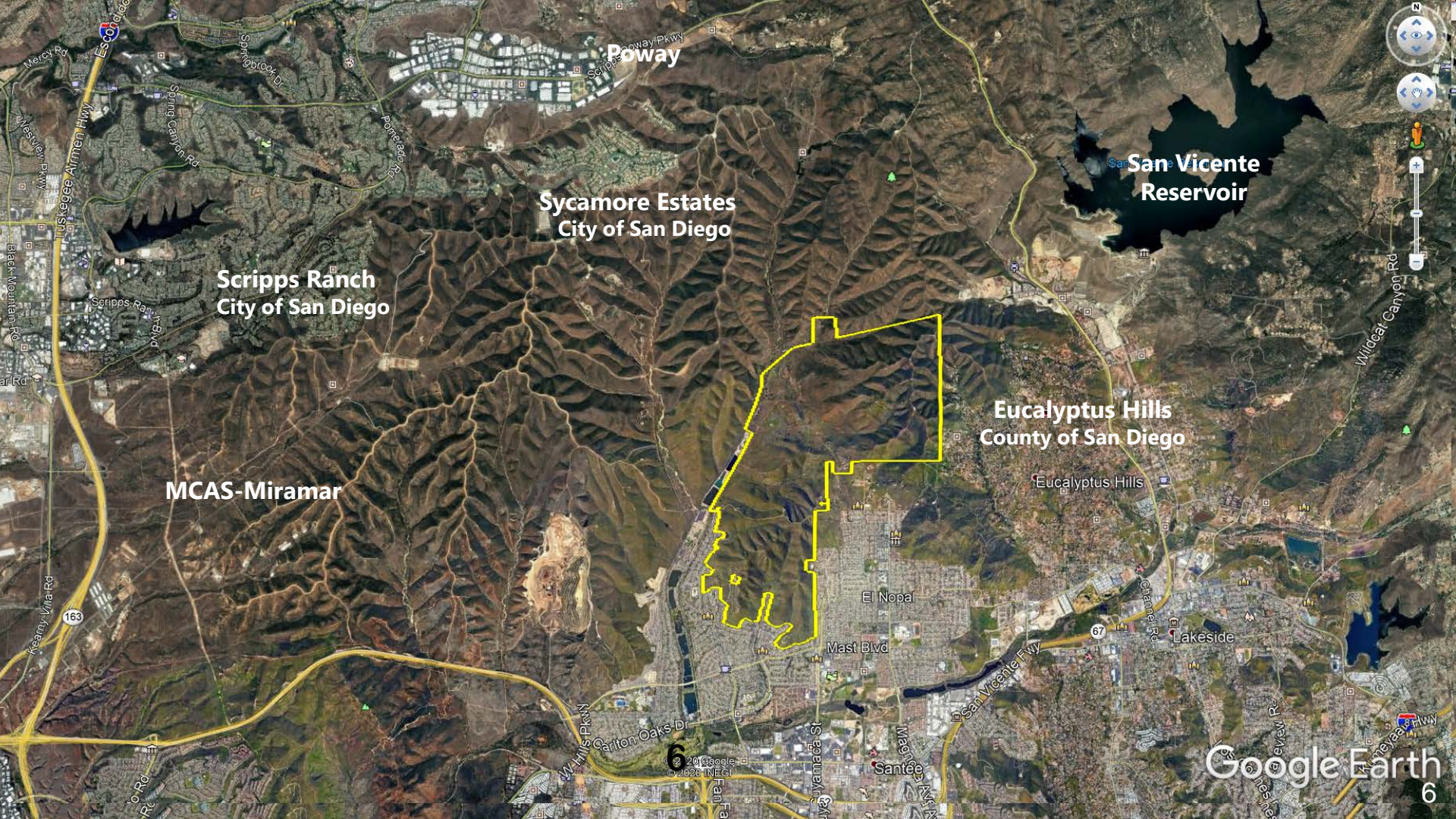
Cultural and Tribal Resources Identification,
Site Monitoring and Assessment

Rincon Consultants, Inc.: **Breana Campbell-King**

Fanita Ranch

Public Notice/Review Process

- Notice of EIR Preparation November 7, 2018
- Public scoping meeting November 29, 2018
- Notice of Availability (NOA) for Draft Revised Environmental Impact Report (REIR) issued for a 45-day public review period from May 29 to July 13, 2020
- City received comments on the Draft Revised EIR
- Responses to public agencies' comments sent on August 13, 2020
- Public Hearing Notice published in East County Californian on August 14, 2020
- Public Hearing Notice published in East County Californian on September 11, 2020



Poway

Sycamore Estates
City of San Diego

Scripps Ranch
City of San Diego

MCAS-Miramar

Eucalyptus Hills
County of San Diego

San Vicente
Reservoir

Google Earth
6



Fanita Ranch

Location

- Northern end of City
- 2,638 acres
- Approximately ¼ of City
- Largest land holding in City



Fanita Ranch

History

- 1885 – Hosmer P. McKoon purchases 9,500 acres of Rancho El Cajon and names it Fanita Rancho in honor of his wife Fannie
- 1950s – Carlton Company purchases 4,300 acres of Fanita Rancho and develops southern portion with tract homes
- Remaining Carlton Company holding (2,638-acre project site) now under ownership of HomeFed Fanita Rancho, LLC

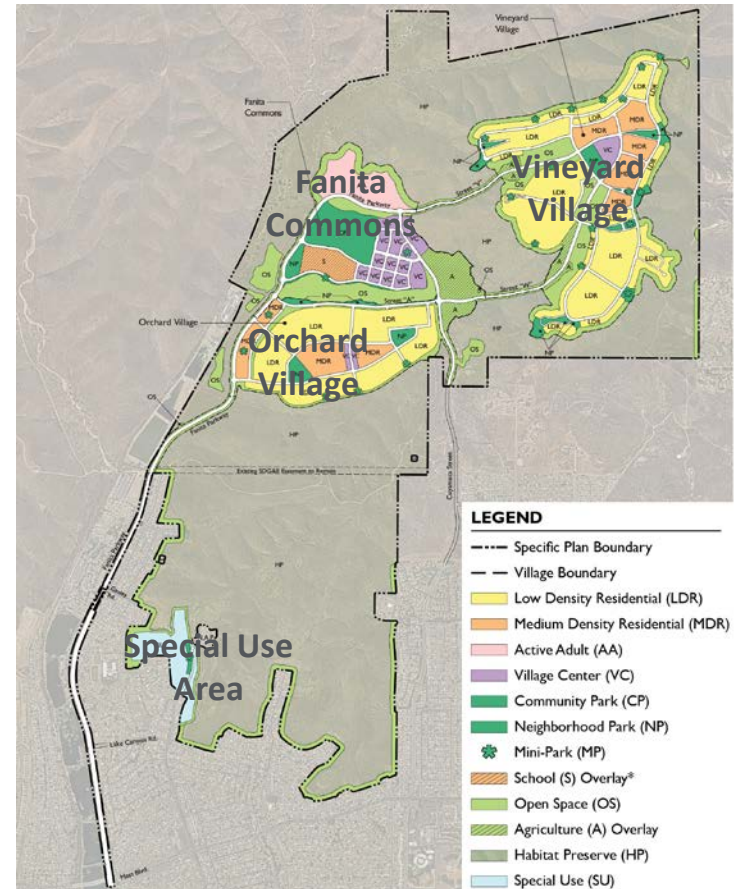


Fanita Ranch

Development Proposal

Three New Villages consisting of:

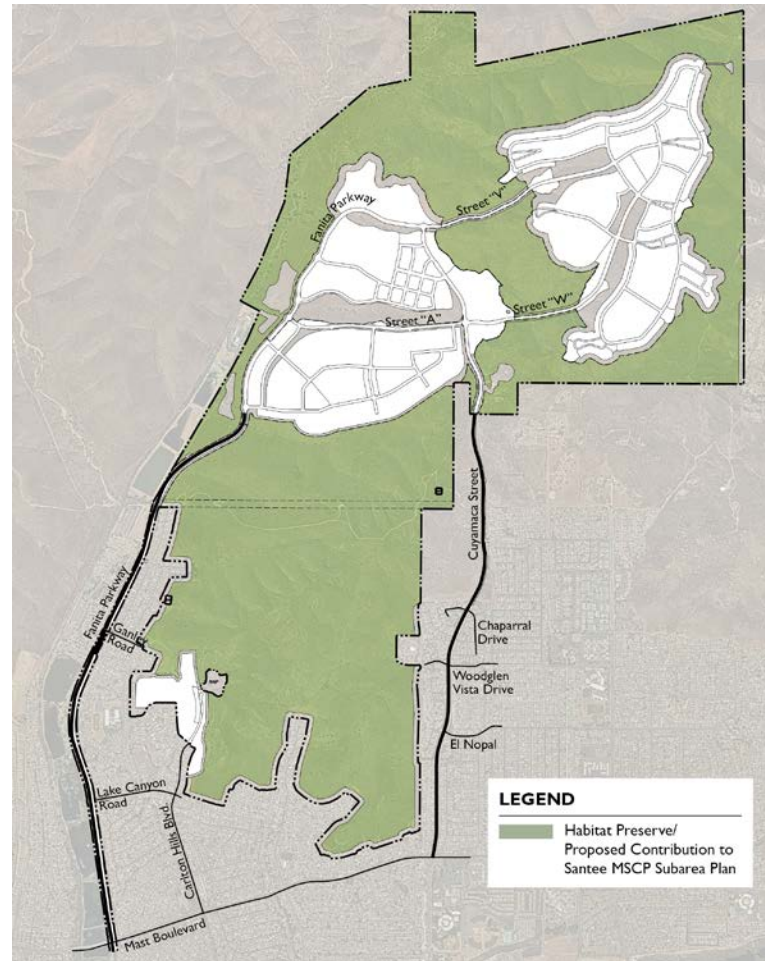
- 2,949 homes (single and multi-family)
- 80,000 square feet of commercial space
- Community farm
- K-8 school
- Fire station/Law enforcement office
- 1,650-acre habitat preserve (63% of site)
- 35-mile network of trails
- Special Use Area



Fanita Ranch

Open Space

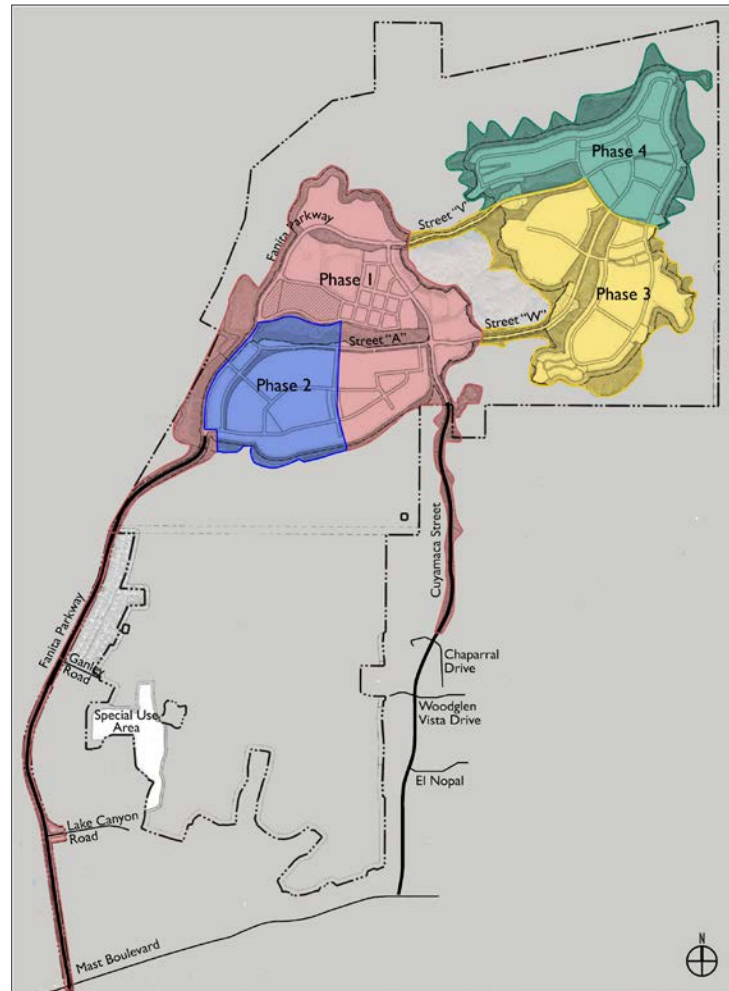
- **Open Space (OS)** – 256 acres
- **Habitat Preserve (HP)** – 1,650 acres



Fanita Ranch

Project Implementation & Phasing

- Four phases
- 10-15 year build-out

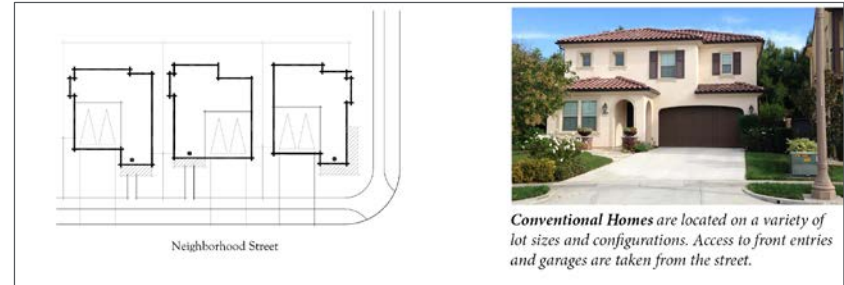


Fanita Ranch

Specific Plan

Implements:

- Land Use & Development Regulations
- Landscaping & Lighting
- Architecture
- Parks/Recreation/Open Space
- Sustainability Features
- Mobility

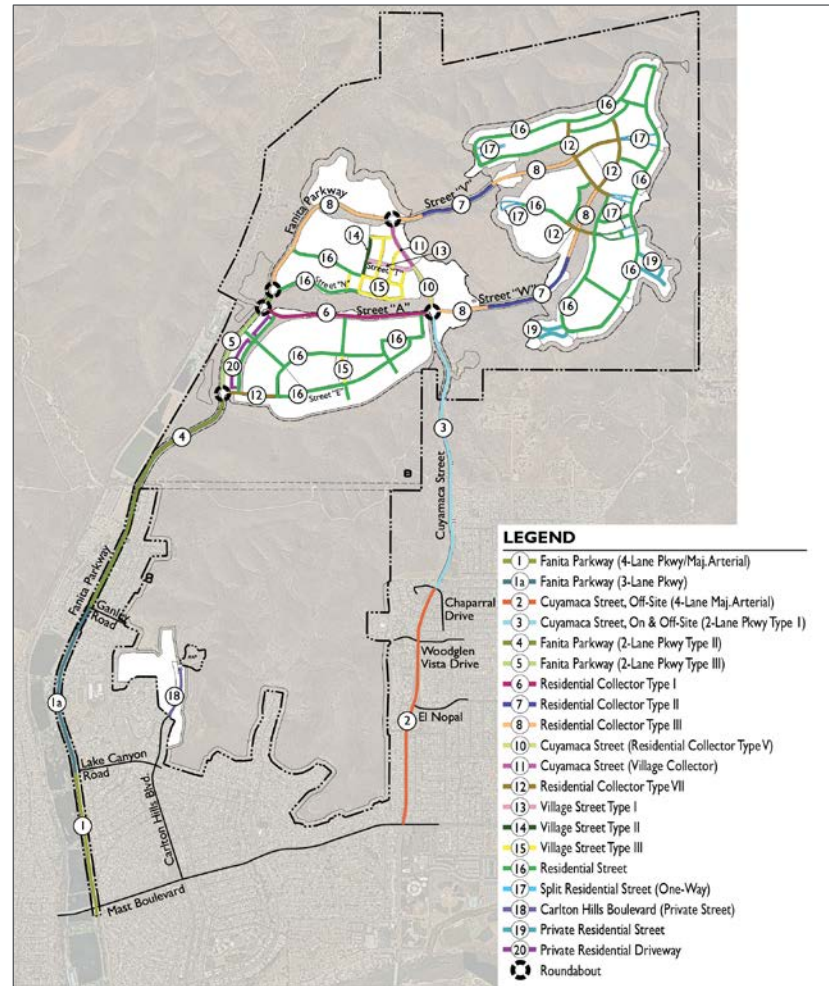


Active Adult designation

Fanita Ranch

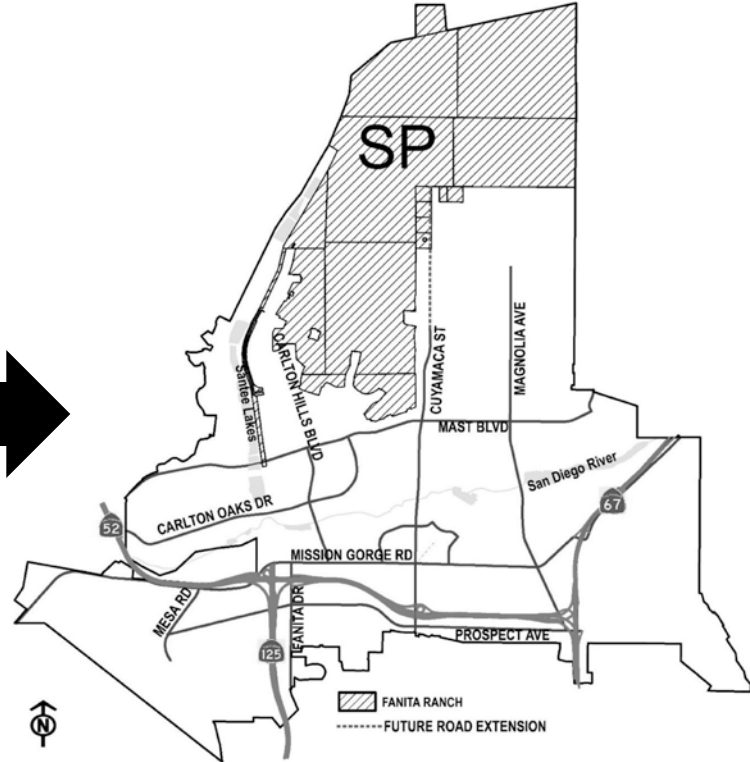
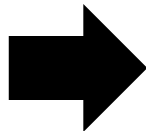
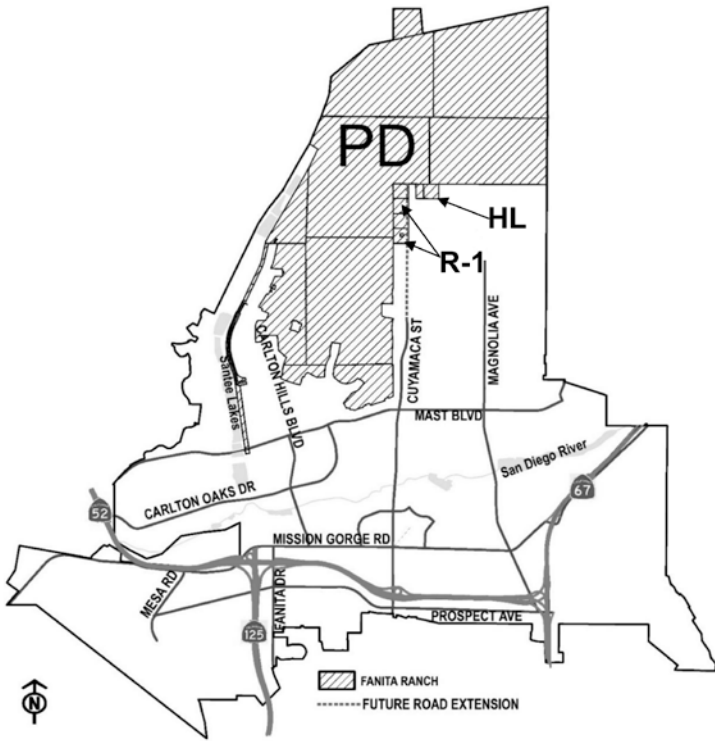
Mobility

- Extension and improvements to Cuyamaca Street and Fanita Parkway
- Complete street design
- Roundabouts
- Well-connected neighborhoods
- Landscaped streets w/sidewalks
- Agmeander
- Trails



Fanita Ranch

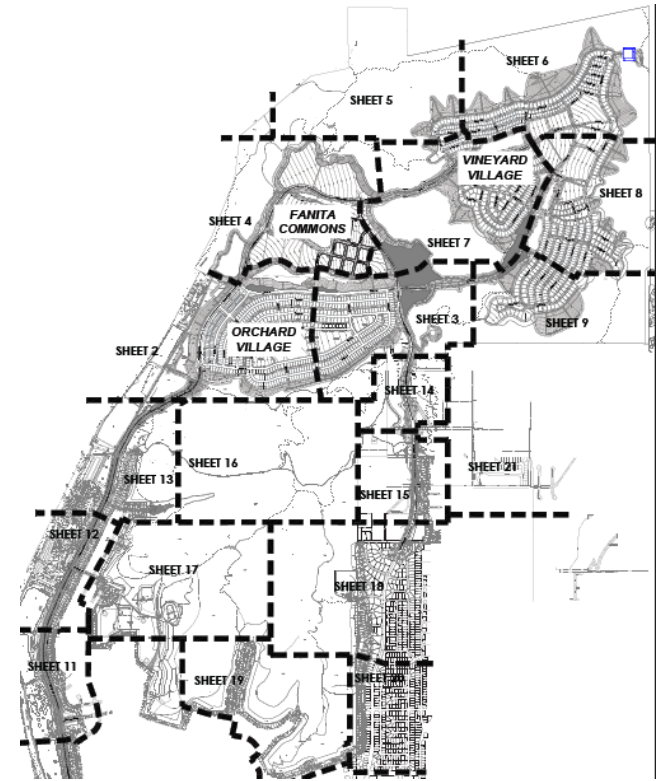
General Plan Amendment & Rezone



Fanita Ranch

Vesting Tentative Map

- The Vesting Tentative Map confers a right to proceed with development in substantial compliance with the City's Ordinances, Policies, and Standards.
- Conditions of approval include requirements for final street improvement plans, grading plans, dedications, and storm water compliance.
- Supports Specific Plan development standards for lot sizes and dimensions
- Establishes Landscape & Irrigation Standards including Fuel Modification Zones
- SR-52 improvements prior to occupancy of the first dwelling unit



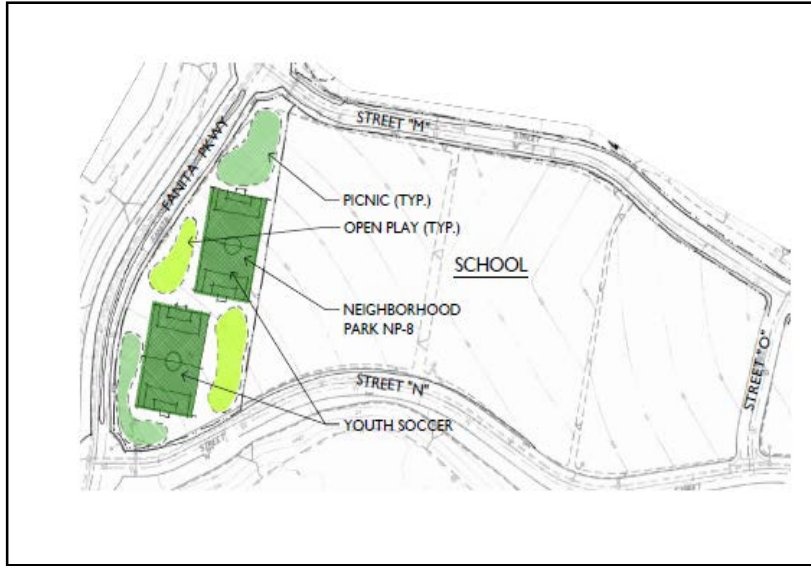
Fanita Ranch

Development Review Permit

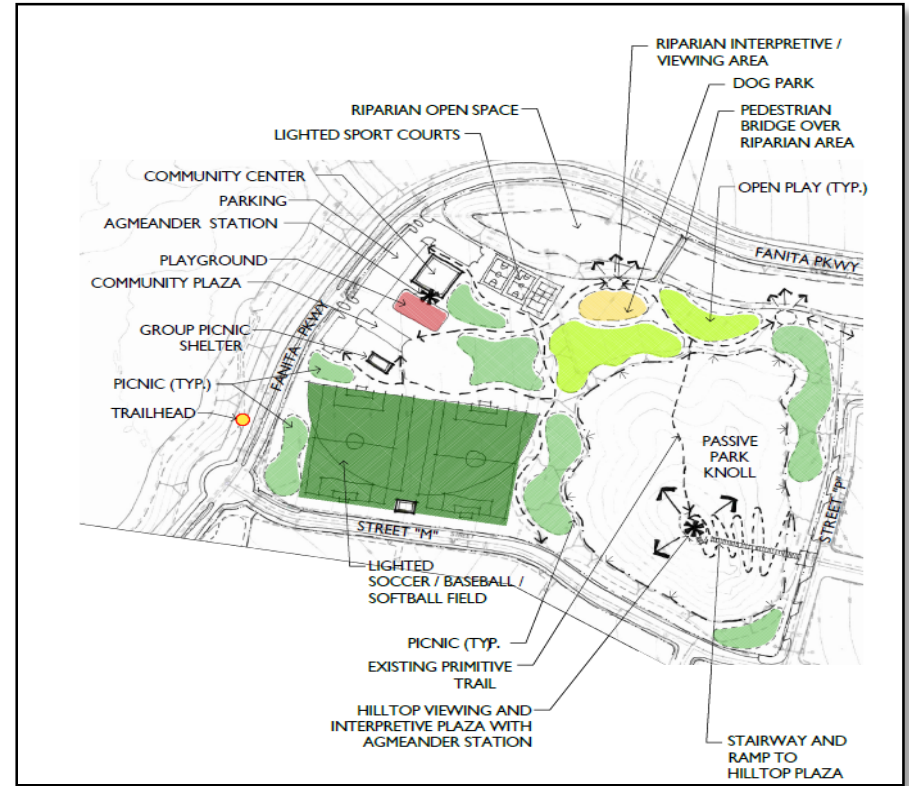
- Encourages development which exemplifies best professional design practices
- Ensures new development is designed to comply with the intent of the General Plan and Fanita Ranch Specific Plan
- Conditions of approval include:
 - Implementation of Mitigation, Monitoring and Reporting Program (MMRP)
 - Creation of Master Homeowner's Association (HOA)
 - Development of Public Information Program
 - Payment of Development Impact Fees

Fanita Ranch

Conditional Use Permits



Neighborhood Park – 4.2 acres



Community Park – 31.2 acres

Fanita Ranch

Development Agreement

- Construct, staff and equip a permanent fire station
- Construct and dedicate to City a community park w/community center and neighborhood Park
- Expand existing or provide new aquatic facility
- State Route 52 improvements
- \$5 million for other transportation infrastructure to ease traffic congestion
- Open space dedication and habitat management
- \$2.6 million toward affordable housing
- \$2.6 million toward off-site Capital Improvement Program project

Fanita Ranch

Revised Final Environmental Impact Report



Volumes I and II - Draft Revised EIR + Technical Appendices

- Areas of study: Aesthetics, Air Quality, Biological Resources, Cultural & Tribal Cultural Resources, Energy, Geology/Soils & Paleontological Resources, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology & Water Quality, Land Use & Planning, Mineral Resources, Noise, Population & Housing, Public Services, Recreation, Transportation, Utilities & Service Systems, Wildfire
- Significant and unavoidable impacts: Air Quality, Noise, Transportation, Utilities, and Recreation
- Evaluated 5 project alternatives
- 34 supporting technical appendices prepared by technical experts

Fanita Ranch

Revised Final Environmental Impact Report



Volume III - First Errata + Responses to Comments

- Responds to timely comments on the Draft Revised EIR
- Provides thematic responses to repeat comments
- Identifies changes made to text and technical appendices of Draft Revised EIR
- Determination: No new significant information or impacts or increase in the severity of impacts identified in the Draft Revised EIR

Volume IV – Second Errata

- Addresses removal of Magnolia Avenue extension per applicant's notice of project change on 8/20/20
- Evaluated key environmental topics relevant to removal with supplemental technical analyses
- Determination: No new significant information or impacts or increase in the severity of impacts identified in the Final Revised EIR

Fanita Ranch

Revised Final Environmental Impact Report



Key Topics: Biological Resources and Cultural/Tribal Cultural Resources

Biological Resources

- Significant impacts to sensitive species, habitats, wetlands and wildlife corridors
- 21 biological mitigation measures including Preserve Management Plan
- All biological impacts mitigated to less than significant level

Cultural/Tribal Cultural Resources

- Significant impacts to archaeological, tribal cultural resources and human remains
- 11 cultural/tribal mitigation measures including avoidance of some areas
- All cultural impacts mitigated to less than significant level

Fanita Ranch

Revised Final Environmental Impact Report

Key Topic: Air Quality

- Significant impacts related to:
 - Consistency with the Regional Air Quality Strategy (RAQS)
 - Significant net increase in criteria pollutant emissions
 - Exposure of sensitive receptors to substantial pollutant concentrations
- 10 Mitigation Measures are required to reduce impacts, including electric vehicle charging stations
- Sensitive receptors impact reduced to below a significant level
- Conflicts with air quality plans and cumulative net increase in criteria pollutants would be significant and unavoidable

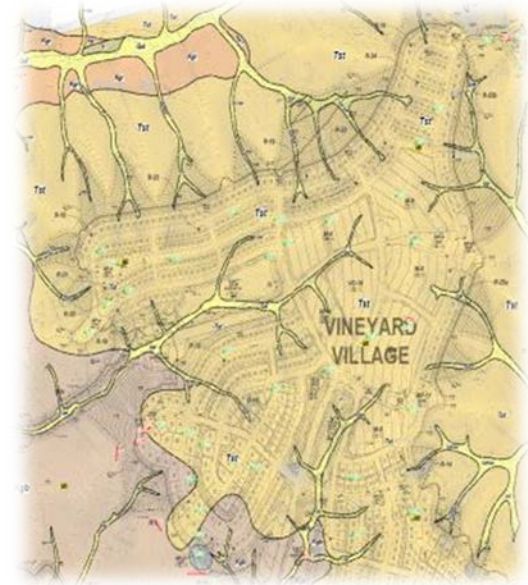


Fanita Ranch

Revised Final Environmental Impact Report

Key Topics: Geology/Soils/Paleontological Resources and Hazards/Hazardous Materials

- Significant impacts related to:
 - Geologic stability, soil erosion, expansive soils
Paleontological resources
 - Hazards from on-site groundwater well
 - All impacts mitigated to less than significant level



Fanita Ranch

Revised Final Environmental Impact Report

Key Topic: Greenhouse Gas (GHG) Emissions

- Significant impacts related to:
 - Generation of greenhouse gas emissions
 - Consistency with applicable plans
- Mitigation measures including “all-electric” homes and installation of rooftop photovoltaic panels
- All GHG impacts mitigated to less than significant level
- With mitigation, project is consistent with Santee Sustainable Plan

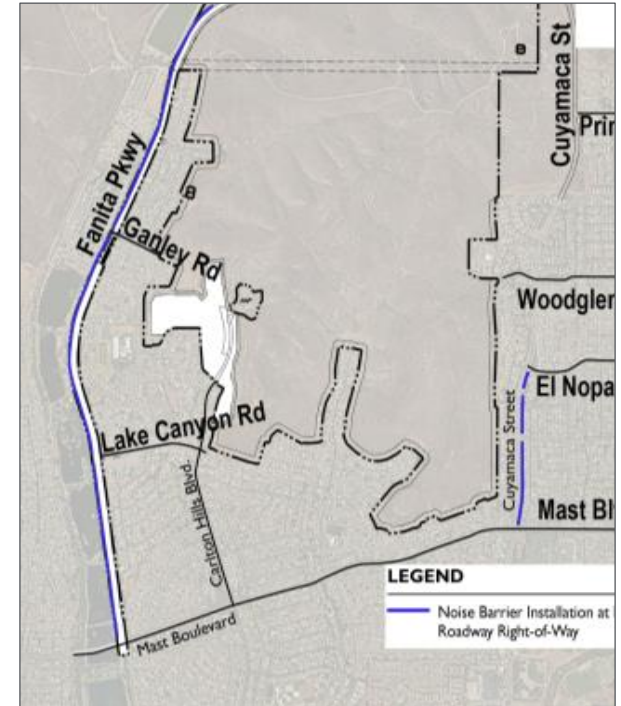


Fanita Ranch

Revised Final Environmental Impact Report

Key Topic: Noise

- Significant impacts related to:
 - Construction noise/vibration
 - Operational noise
 - Traffic noise
- 9 mitigation measures including limits on construction access road speeds and noise barriers along major roadways
- Construction noise/vibration and operational noise impacts mitigated to less than significant level
- Traffic noise on Fanita Parkway and Cuyamaca Street would be significant and unavoidable after mitigation



Fanita Ranch

Revised Final Environmental Impact Report

Key Topic: Transportation

- Significant impacts related to:
 - Construction traffic
 - Operational traffic
 - Vehicle Miles Traveled (VMT)
- Construction traffic impact mitigated to less than significant level with construction traffic control plan
- Operational traffic impacts – 29 mitigation measures - some mitigated to less than significant and some significant and unavoidable after mitigation
- Transportation Demand Management (TDM) program would reduce VMT impacts but not below significant – significant and unavoidable after mitigation



Fanita Ranch

Revised Final Environmental Impact Report

Key Topics: Recreation and Utilities

- Significant impacts related to:
 - Construction or expansion of recreational facilities
 - New or expanded utilities or service systems
- Applicable mitigation measures from other topics are required, including air quality, biological resources, cultural/tribal cultural resources, geology/soils/paleontological resources, greenhouse gas emissions, noise, and transportation
- Significant and unavoidable impacts to air quality, noise and transportation would occur from construction of recreational facilities and utilities



Fanita Ranch

Revised Final Environmental Impact Report



Key Topic: Wildfire

- Project evaluated:
 - Impacts to emergency response plan or emergency evacuation plan
 - Potential to exacerbate wildfire risk from site characteristics or project infrastructure
 - Significant risks associated with post-fire slope stability
- Fire protection features meet or exceed code requirements, including ignition resistant landscaping and structures, fuel management zones, and on-site fire station
- Project would result in less than significant impact on wildfire

Fanita Ranch

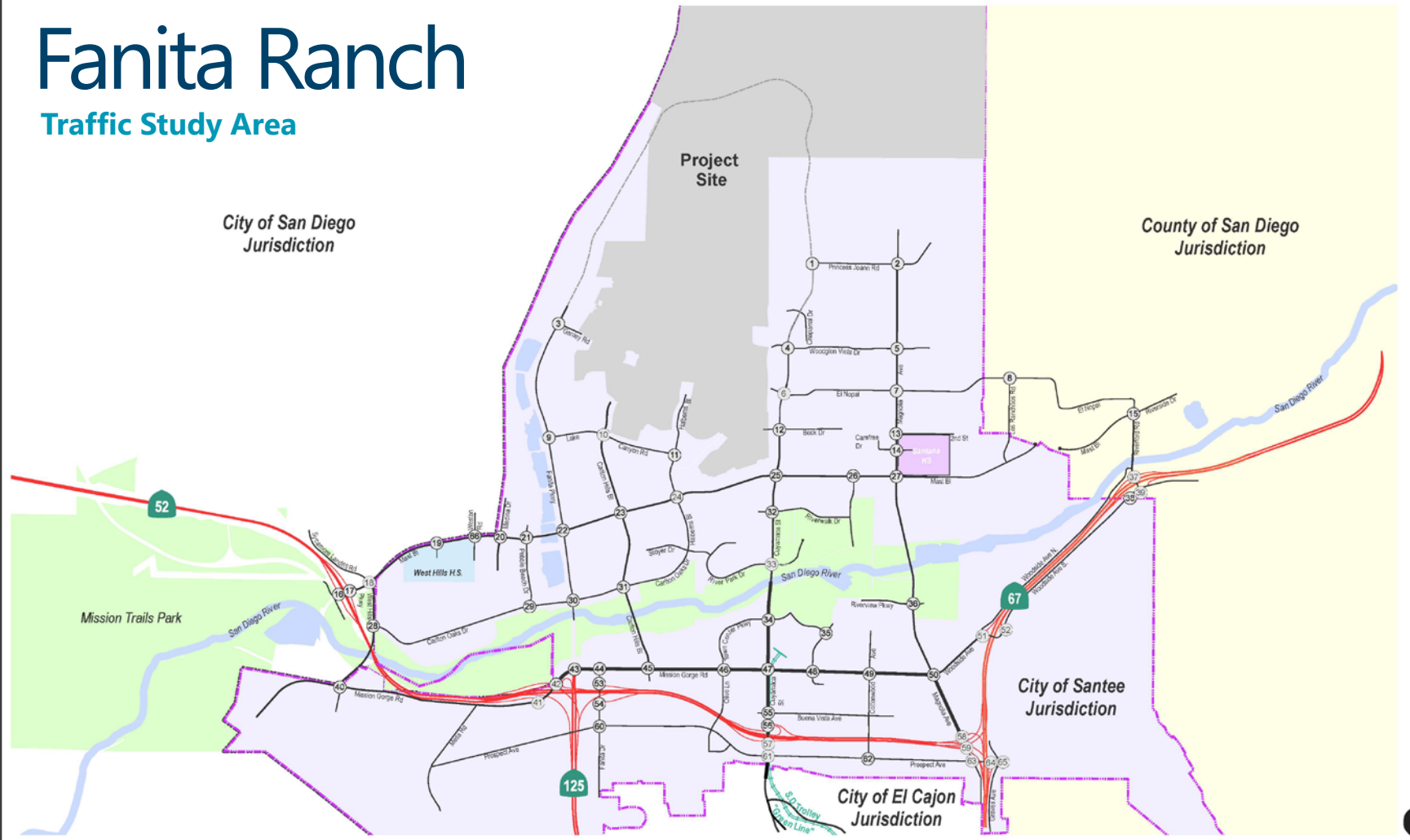
Revised Final Environmental Impact Report

Project Alternatives Summary

| Features | Proposed Project | No Project/No Build | No Project/General Plan Consistency | Modified Development Footprint | No Fanita Commons Reduced Project | No Vineyard Village Reduced Project |
|--------------------------|--|---------------------|--|--|--|--|
| Development Acreage | 988 | — | 1,173 | 785 | 692 | 462 |
| Habitat Preserve Acreage | 1,650.4 | — | 1,465 | 1,853 | 1,946 | 2,176 |
| Residential Units | 2,949 | — | 1,395 | 2,947 | 2,392 | 1,904 |
| Village Center Acreage | 36.5 | — | 13 | 36 | 8.7 | 27.8 |
| Park Acreage | 78 | — | 46 | 47.1 | 38.5 | 30 |
| Other Amenities | <ul style="list-style-type: none"> • Fire Station • School • Farm • Active Adult • Special Use Area | — | <ul style="list-style-type: none"> • Fire Station • Lake | <ul style="list-style-type: none"> • Fire Station • School • Special Use Area | <ul style="list-style-type: none"> • Fire Station • School • Special Use Area | <ul style="list-style-type: none"> • Fire Station • Farm • Active Adult • Special Use Area |

Fanita Ranch

Traffic Study Area



Fanita Ranch

Traffic Study Scenarios

- Existing
- Existing + Project
- Existing + Cumulative Projects
- Existing + Cumulative Projects + Project
- Year 2035 without Project
- Year 2035 with Project

Note: All scenarios analyzed with and without an on-site school.

Fanita Ranch

Trip Generation

| ID | Land Use | Size | Daily Trip Ends (ADTs) ^a | | | AM Peak Hour | | | | | PM Peak Hour | | | | | |
|---|---|-----------------|-------------------------------------|----------------|-------------------|--------------|--------------|--------------|--------------|--------------|-------------------|--------------|--------------|--------------|--------------|--|
| | | | Rate ^b | Volume | Rate ^b | In:Out | | Volume | | | Rate ^b | In:Out | | Volume | | |
| | | | | | | Split | In | Out | Total | Split | | In | Out | Total | | |
| Residential | | | | | | | | | | | | | | | | |
| A | Village Center Medium-Density (Average 12 DU/acre) | 435 DU | 8 /DU | 3,480 | 8% | 20:80 | 56 | 222 | 278 | 10% | 70:30 | 244 | 104 | 348 | | |
| B | Active Adult ^e (Average 15 DU/acre) | 445 DU | 4.27 /DU | 1,900 | 0.24 | 33:67 | 35 | 72 | 107 | 0.30 | 61:39 | 82 | 52 | 134 | | |
| C | Medium-Density (Average 13 DU/acre) | 790 DU | 8 /DU | 6,320 | 8% | 20:80 | 101 | 405 | 506 | 10% | 70:30 | 442 | 190 | 632 | | |
| D | Low-Density (Average 5 DU/acre) | 1,279 DU | 10 /DU | 12,790 | 8% | 30:70 | 307 | 716 | 1,023 | 10% | 70:30 | 895 | 384 | 1,279 | | |
| E | Subtotal Residential (A+B+C+D) | 2,949 DU | — | 24,490 | — | — | 499 | 1,415 | 1,914 | — | — | 1,663 | 730 | 2,393 | | |
| Non-Residential | | | | | | | | | | | | | | | | |
| F | Local Serving Retail | 80 KSF | 40 /KSF | 3,200 | 3% | 60:40 | 58 | 38 | 96 | 9% | 50:50 | 144 | 144 | 288 | | |
| G | <i>Primary Trips</i> | | <i>45%</i> | <i>1,440</i> | <i>—</i> | <i>—</i> | <i>26</i> | <i>17</i> | <i>43</i> | <i>—</i> | <i>—</i> | <i>65</i> | <i>65</i> | <i>130</i> | | |
| H | <i>Pass-By/Diverted Trip Reduction</i> | | <i>55%</i> | <i>(1,760)</i> | <i>—</i> | <i>—</i> | <i>(32)</i> | <i>(21)</i> | <i>(53)</i> | <i>—</i> | <i>—</i> | <i>(79)</i> | <i>(79)</i> | <i>(158)</i> | | |
| I | K-8 School ^d | 1,000 students | 1.85 /student | 1,850 | 1.11 | 53:47 | 588 | 522 | 1,110 | 0.14 | 35:65 | 49 | 91 | 140 | | |
| J | <i>Primary Trips</i> | | <i>60%</i> | <i>1,110</i> | <i>—</i> | <i>—</i> | <i>353</i> | <i>313</i> | <i>666</i> | <i>—</i> | <i>—</i> | <i>29</i> | <i>55</i> | <i>84</i> | | |
| K | <i>Pass-By/Diverted Trip Reduction</i> | | <i>40%</i> | <i>(740)</i> | <i>—</i> | <i>—</i> | <i>(235)</i> | <i>(209)</i> | <i>(444)</i> | <i>—</i> | <i>—</i> | <i>(20)</i> | <i>(36)</i> | <i>(56)</i> | | |
| L | Agriculture/Farm ^e | 36.2 Acres | 2 /acre | 72 | 0.26 | 43:57 | 4 | 5 | 9 | 0.45 | 57:43 | 9 | 7 | 16 | | |
| M | Active Park ^f | 19.9 Acres | 50 /acre | 995 | 4% | 50:50 | 20 | 20 | 40 | 8% | 50:50 | 40 | 40 | 80 | | |
| N | Passive Park ^g | 53.5 Acres | 5 /acre | 268 | 0.15 | 57:43 | 5 | 3 | 8 | 0.2 | 45:55 | 5 | 6 | 11 | | |
| O | Recreation Center ^h | 10 KSF | 28.82 /KSF | 288 | 2.05 | 66:34 | 12 | 6 | 18 | 2.74 | 49:51 | 11 | 12 | 23 | | |
| P | RV Parking/Solar Farm ⁱ | 250 spaces | 0.2 /space | 50 | 6% | 50:50 | 2 | 1 | 3 | 9% | 50:50 | 3 | 2 | 5 | | |
| Q | Subtotal Non-Residential (F+I+L+M+N+O+P) | | | 6,723 | — | — | 689 | 595 | 1,284 | — | — | 261 | 602 | 563 | | |
| Gross Trip Generation (E+Q) | | | | 31,213 | — | — | 1,188 | 2,010 | 3,198 | — | — | 1,924 | 1,032 | 2,956 | | |
| R | Total Primary Trips (E+G+J+L+M+N+O+P) | | | — | 28,713 | — | — | 921 | 1,780 | 2,701 | — | — | 1,825 | 917 | 2,742 | |
| Total Pass-By/Diverted Link Trip Reduction (H+K) | | | | — | (2,500) | — | — | (267) | (230) | (497) | — | — | (99) | (115) | (214) | |
| S | Internal/Mixed-Use Reduction (R*8.5%) ^j | | | — | (2,441) | — | — | (78) | (151) | (229) | — | — | (155) | (78) | (233) | |
| Net External Trip Generation (R+S) | | | | — | 26,272 | — | — | 843 | 1,629 | 2,472 | — | — | 1,670 | 839 | 2,509 | |

Fanita Ranch

Fire Safety

Fire Protection Plan

- Prepared by Dudek's team of fire protection planners, retired fire prevention officers, and fire fighters
- Multiple City Fire Prevention Staff Reviews
- Comprehensive Fire Environment Analysis
- Guided and Restricted the Development and Landscape Plan

Fanita Ranch

Fire Safety

Fire Protection Plan

- Specifically addresses the site's fire risk through proven measures and application of stringent requirements
- Fire hazard severity zones do not indicate no development – they trigger fire protection measures
- This type of new, fire hardened community cannot be compared with recent wildfires impacting forests and older, vulnerable structures

Fanita Ranch

Fire Safety

Measures Exceeding Code Requirements

| Measure No. | Feature/Description |
|-------------|---|
| 1. | On-Site Fire Station. Emergency response travel times consistent with the City's requirements will be provided by an on-site fire station that will be provided in accordance with the approved Development Agreement. Travel times to all portions of the project will be less than six minutes with the new station. |
| 2 | Construction Fire Prevention Plan. Details the important construction phase restrictions and fire safety requirements that will be implemented to reduce risk of ignitions and pre-plans for responding to an unlikely ignition. |
| 3 | Code exceeding Fuel Modification Zones. Perimeter FMZs between 115 up to 165 feet wide, including the rear or side yard areas as part of the modified zone. |
| 4 | Landscape Plan Review and Approval. The HOA would hire a 3rd party landscape plan checker to review landscape plans for consistency with the limitations and requirements of the City and this FPP |
| 5 | Succulent and Rock FMZ. The project's Zone 1 and some Zone 2 areas will include extensive use of cacti habitat and cobble ground cover for habitat with a code-exceeding fire ignition resistance rating |
| 6 | FMZ for Existing Communities. The Fanita Ranch will provide and maintain 100 feet of FMZ along the south and east property lines, which abut the rear yards of existing residential development areas, providing maintained defensible space for those homes. |
| 7 | Fire Department Access Points for Engines. Fanita Ranch will provide new access points for fire engines at dead end streets on the northerly, westerly, and easterly sides of existing development areas. |
| 8 | FMZ Inspections. HOA will hire a 3rd party, SFD-approved, FMZ inspector and landscape plan reviewer to provide twice a year certification that the HOA maintained properties including all FMZs and trail system meet the requirements of this FPP. FMZ inspections will occur in June and late September. |
| 9 | Wildfire Evacuation Plan. A site-specific evacuation plan has been prepared for the Fanita Ranch residents and is consistent with the City's Emergency Operations Plan. |
| 10 | HOA Wildfire Education and Outreach. The Community HOA will include an outreach and educational role to coordinate with SFD, oversee landscape committee enforcement of fire safe landscaping, ensure fire safety measures detailed in this FPP have been implemented, and educate residents on and prepare facility-wide "Ready, Set, Go!" plans. |

Fanita Ranch

Fire Safety

Wildland Fire Evacuation Plan

- Evacuation Plan consistent with Santee's and San Diego County's Office of Emergency Services - EOP
- Evacuations are fluid events and evacuation plans seek to offer the following benefits:
 - Raising resident awareness
 - Increasing engagement with fire and law enforcement authorities
 - Informing agency pre-plans



Round up on Fanita Rancho, El Cajon.

Fanita Ranch

Staff Recommendations

1. Conduct and close the Public Hearing; and
2. Certify the Final Revised Environmental Impact Report (REIR) for Fanita Ranch, and adopt Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program in compliance with CEQA, per the attached Resolution; and

Fanita Ranch

Staff Recommendations

3. Approve General Plan Amendment (GPA2017-2) by Resolution
4. Introduce for First Reading the Ordinance amending Chapter 13.04 (“Administration”) and adding Chapter 13.20 (“Specific Plan District”) to Title 13 of the Santee Municipal Code, and adopting the Fanita Ranch Specific Plan; and

Fanita Ranch

Staff Recommendations

5. Approve Vesting Tentative Map (TM2017-3) by Resolution
6. Approve the Development Review Permit (DR2017-4) by Resolution
7. Approve Conditional Use Permits P2017-5 and P2020-2 by Resolutions

Fanita Ranch

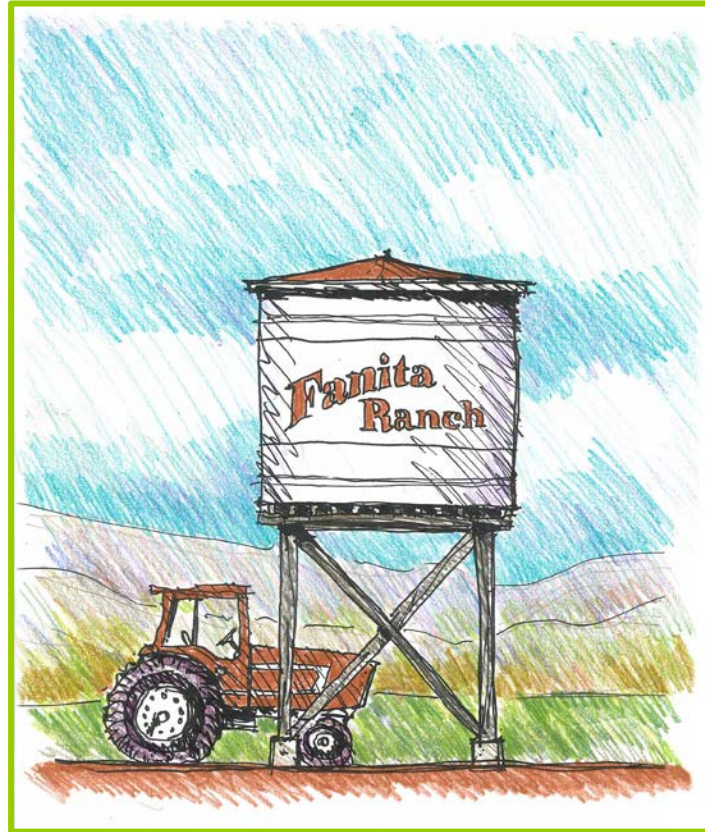
Staff Recommendations

8. Introduce for First Reading the Ordinance approving and authorizing the City Manager to execute the Fanita Ranch Development Agreement.

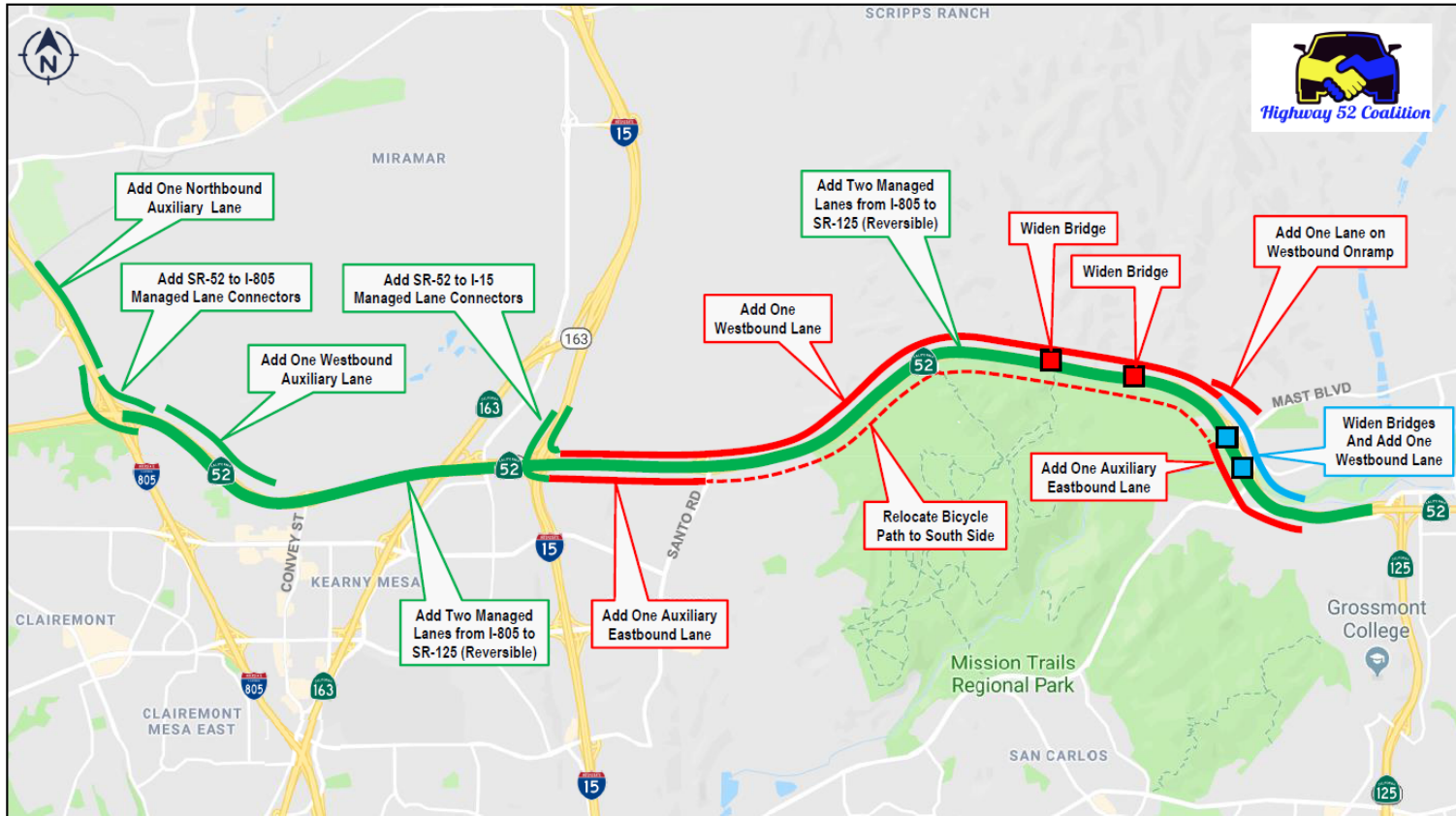
Fanita Ranch

Staff Recommendations

1. Conduct and close the Public Hearing; and
2. Certify the Revised Environmental Impact Report (SCH # 2005061118) for the Fanita Ranch Project; adopt Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program under CEQA; and approve the Project, per the attached Resolution No.093-2020; and
3. Approve General Plan Amendment (GPA2017-2) per the attached Resolution No.094-2020; and
4. Introduce for First Reading Ordinance No. 580 amending Chapter 13.04 (“Administration”) and adding Chapter 13.20 (“Specific Plan District”) to Title 13 of the Santee Municipal Code, and adopting the Fanita Ranch Specific Plan; and
5. Approve Vesting Tentative Map (TM2017-3) per the attached Resolution No.095-2020; and
6. Approve Development Review Permit (DR2017-4) per the attached Resolution No. 096-2020; and
7. Approve Conditional Use Permits P2017-5 and P2020-2 per the attached Resolution Nos 097-2020 and 098-2020; and
8. Introduce for First Reading Ordinance No. 581 approving and authorizing the City Manager to execute the Development Agreement with HomeFed Fanita Rancho LLC



HIGHWAY 52 IMPROVEMENTS PHASING



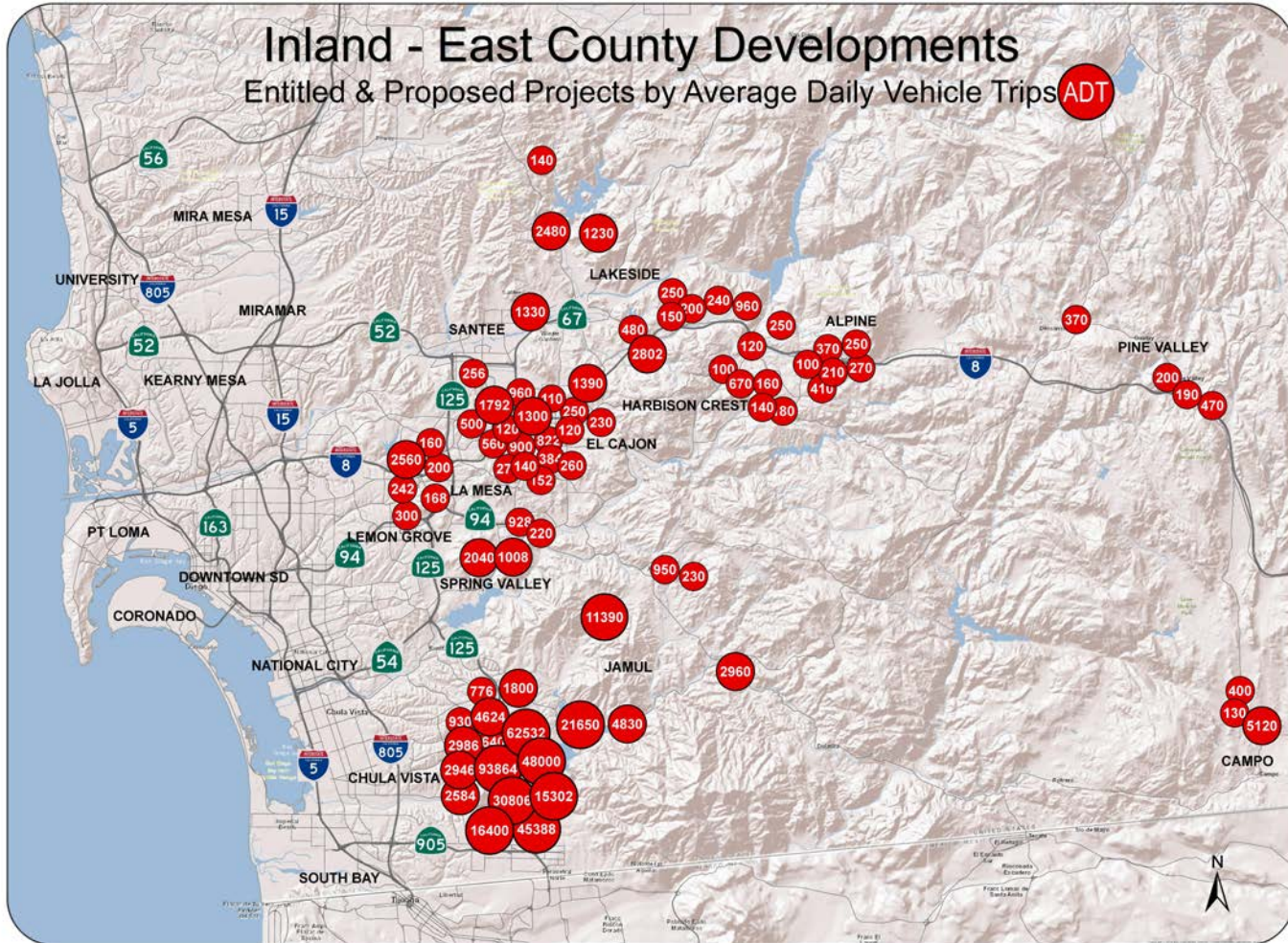
- - Phase 1 Improvements
- - Phase 2 Improvements
- - Phase 3 Improvements

*Design subject to Caltrans review and approval



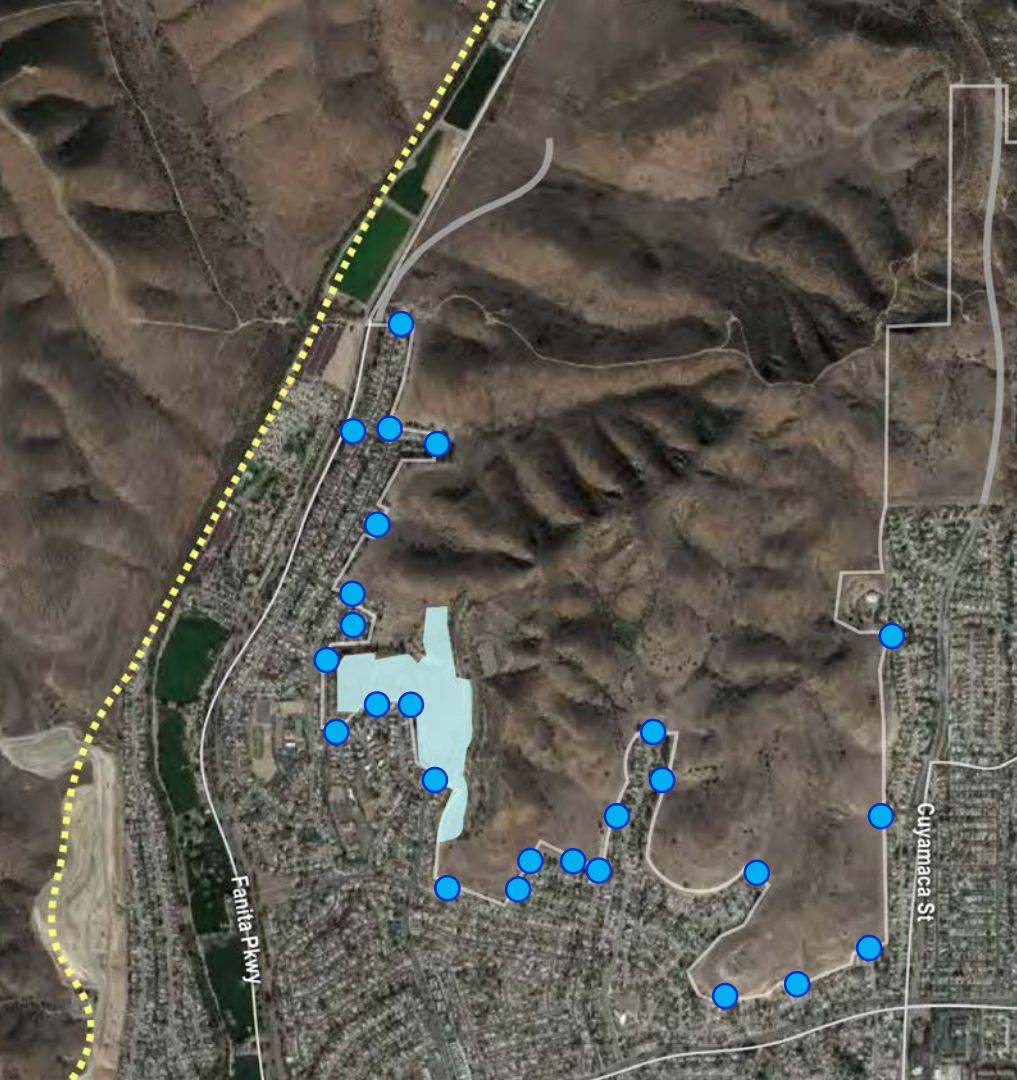
Inland - East County Developments

Entitled & Proposed Projects by Average Daily Vehicle Trips **ADT**



STREET ENDS

In adjacent neighborhoods



Fanita Ranch

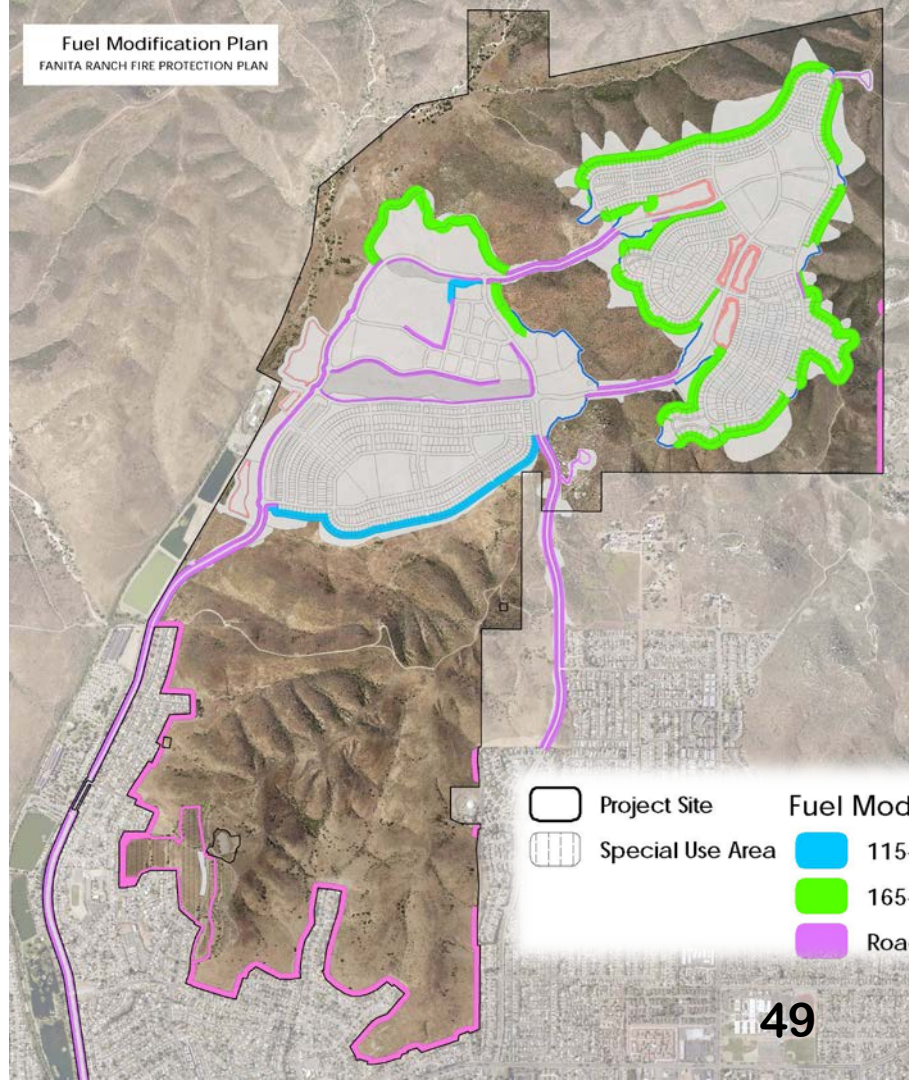
Revised Final Environmental Impact Report

Key Topic: Wildfire

- Onsite fire station
- Fire Protection Plan
- Wildfire Evacuation Plan
- Fuel modification zones (FMZs)
- Establishes FMZ for existing neighborhoods
- Third-party FMZ inspections and bi-annual reports
- Landscape plan review and approval by City
- HOA education and outreach



Fuel Modification Plan
FANITA RANCH FIRE PROTECTION PLAN



Project Site

Special Use Area

Fuel Modification

115-Ft Wide Fuel Modification

165-Ft Wide Fuel Modification

Roadside Fuel Modification

Water Quality Basin Fuel Modification

Preserve and Special Use Area Fuel Modification

10-Ft Fire Break