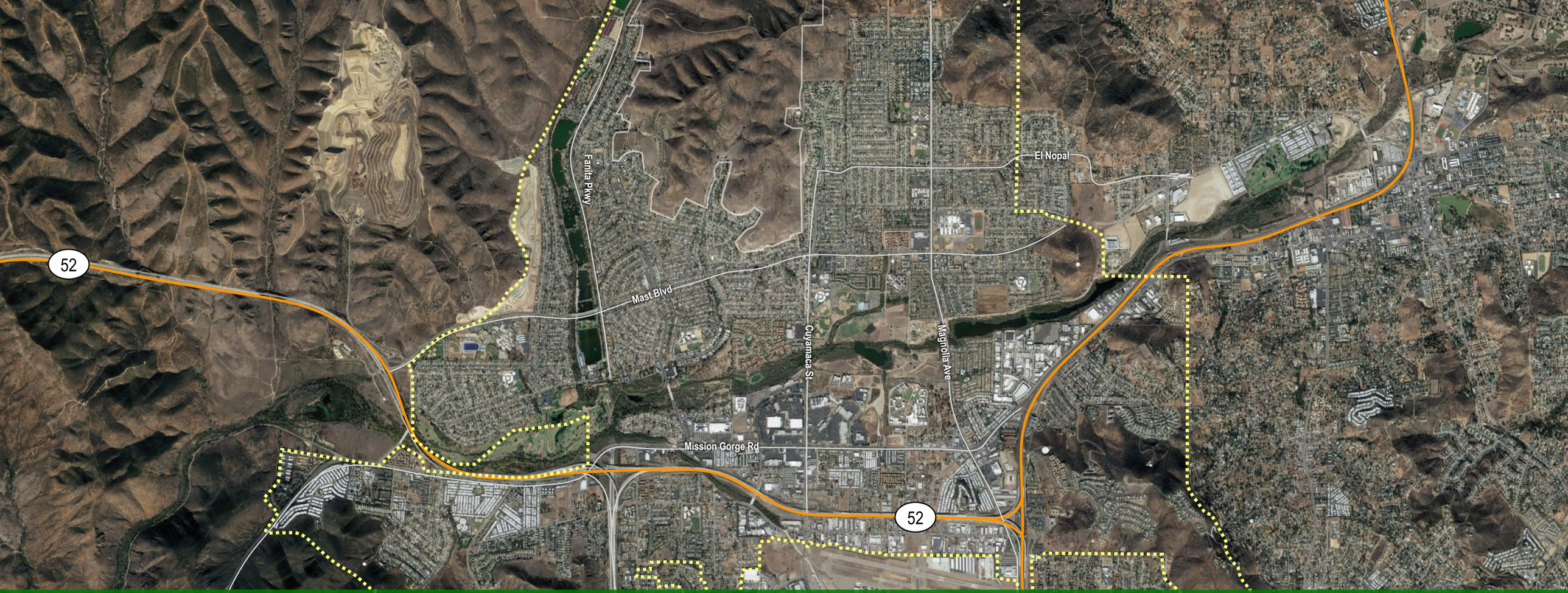
FANITA RANCH, PLANS TO IMPROVE LIFE FOR ALL SANTEE RESIDENTS

FANITA RANCH



IN SANTEE, FANITA RANCH CAN **IMPROVE TRAFFIC**

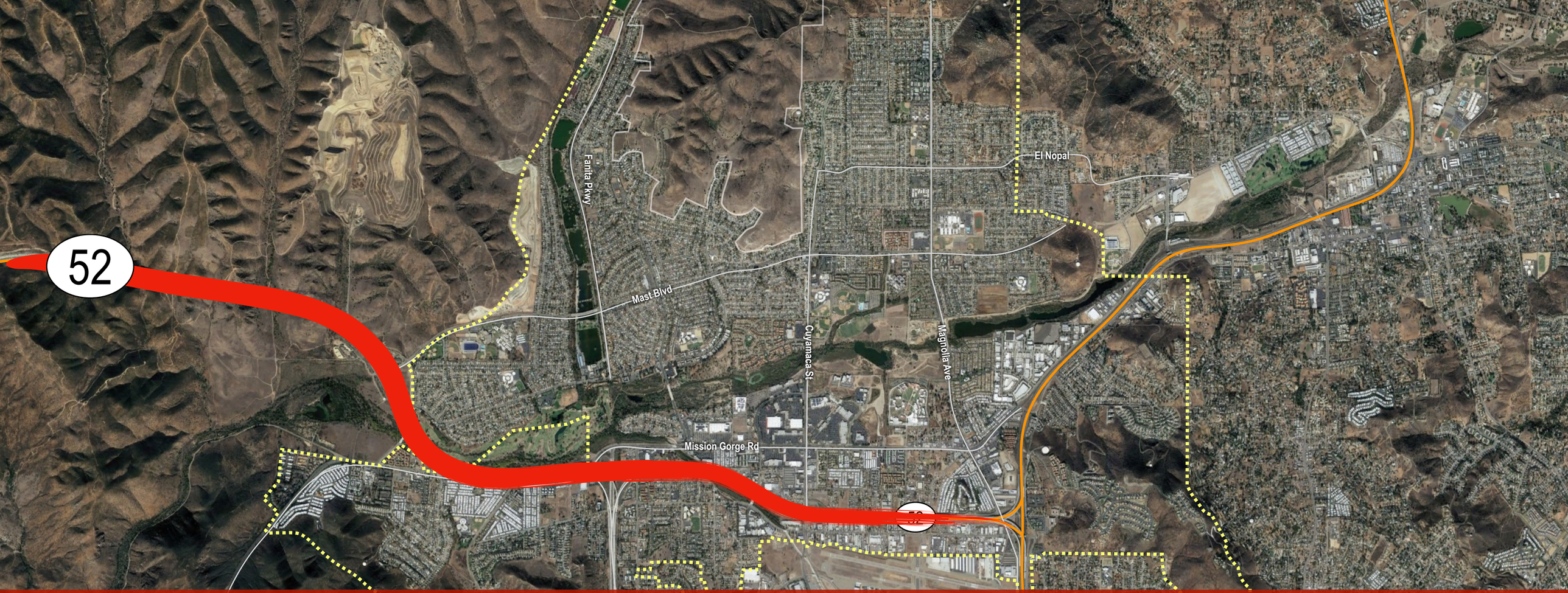
IN SANTEE, FANITA RANCH CAN **IMPROVE TRAFFIC**

1

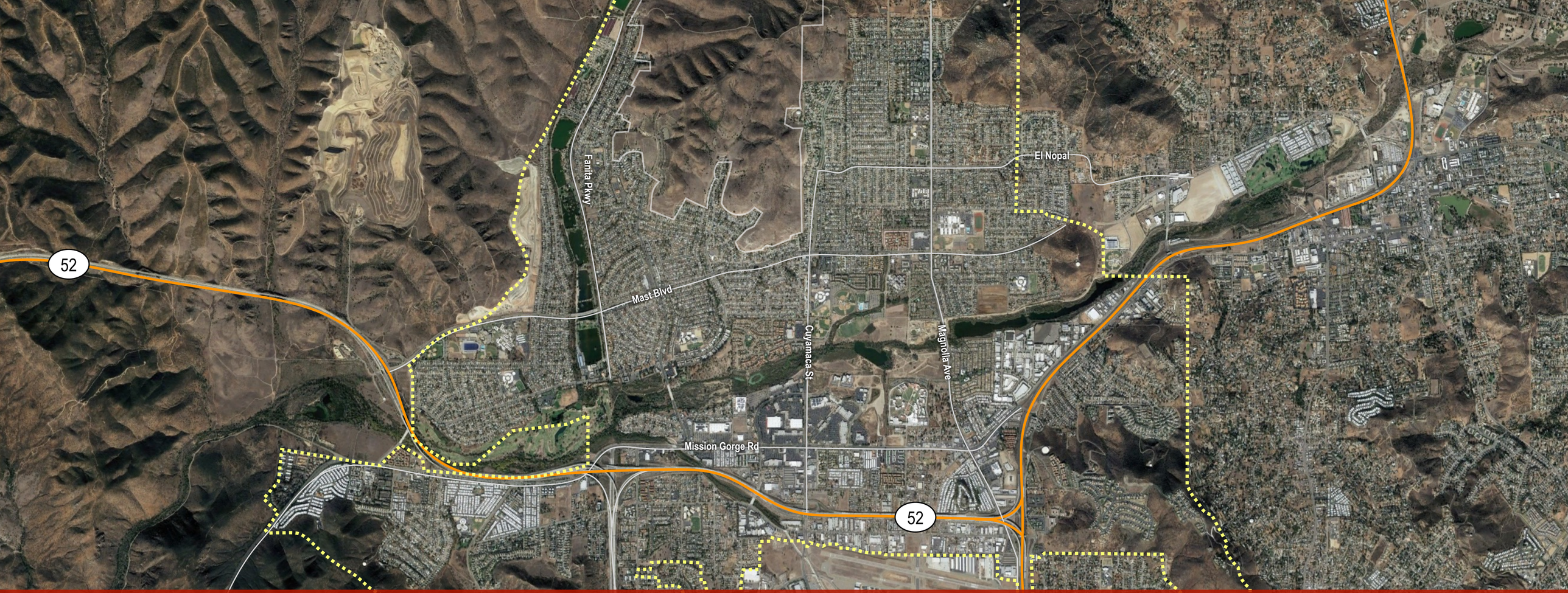
SR-52 improvements

2

Local streets expanded and improved



SANDAG DOES NOT PLAN TO UPGRADE SR-52 **UNTIL 2050**



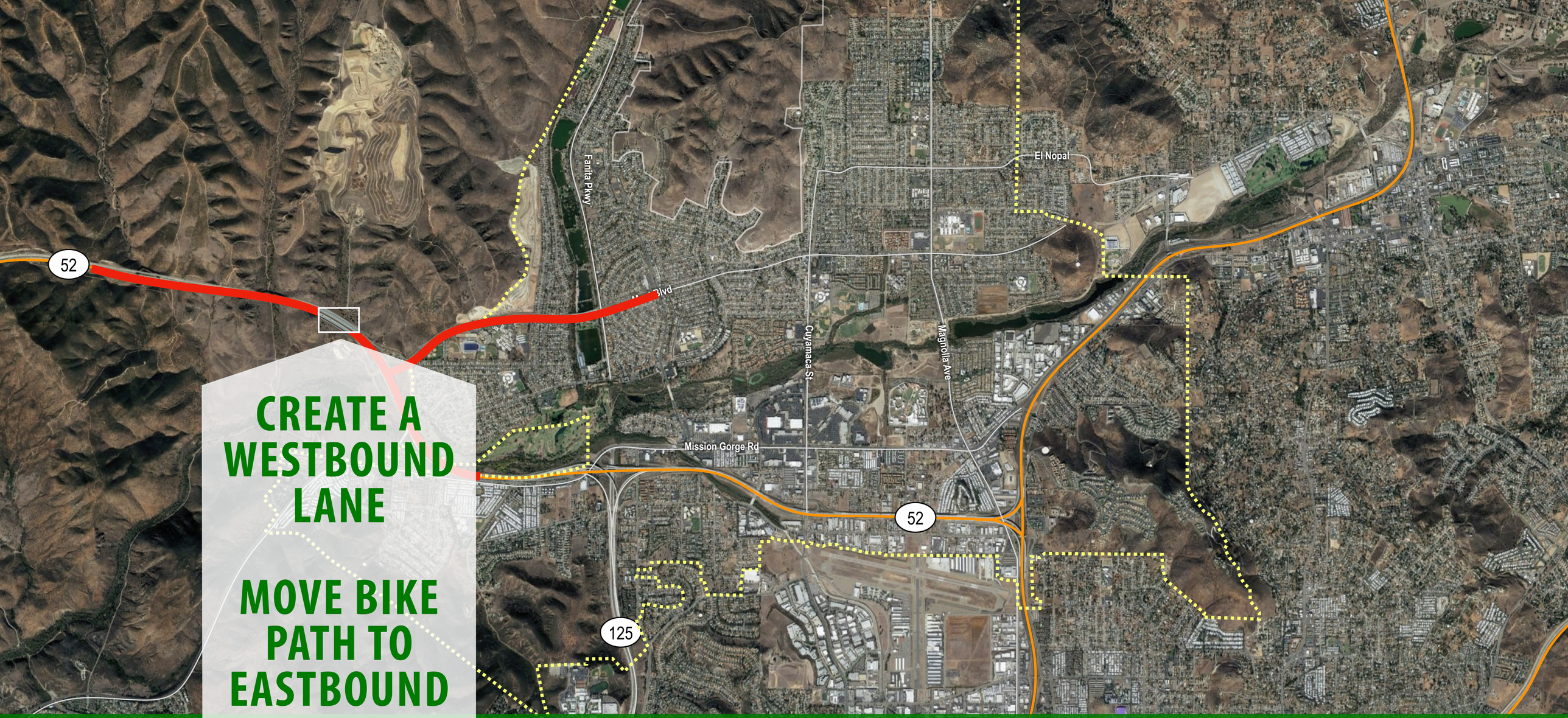
RESEARCH DETERMINED

THREE MAIN TRAFFIC CHALLENGES

1. CURRENT CHALLENGE: SR-52 WEST

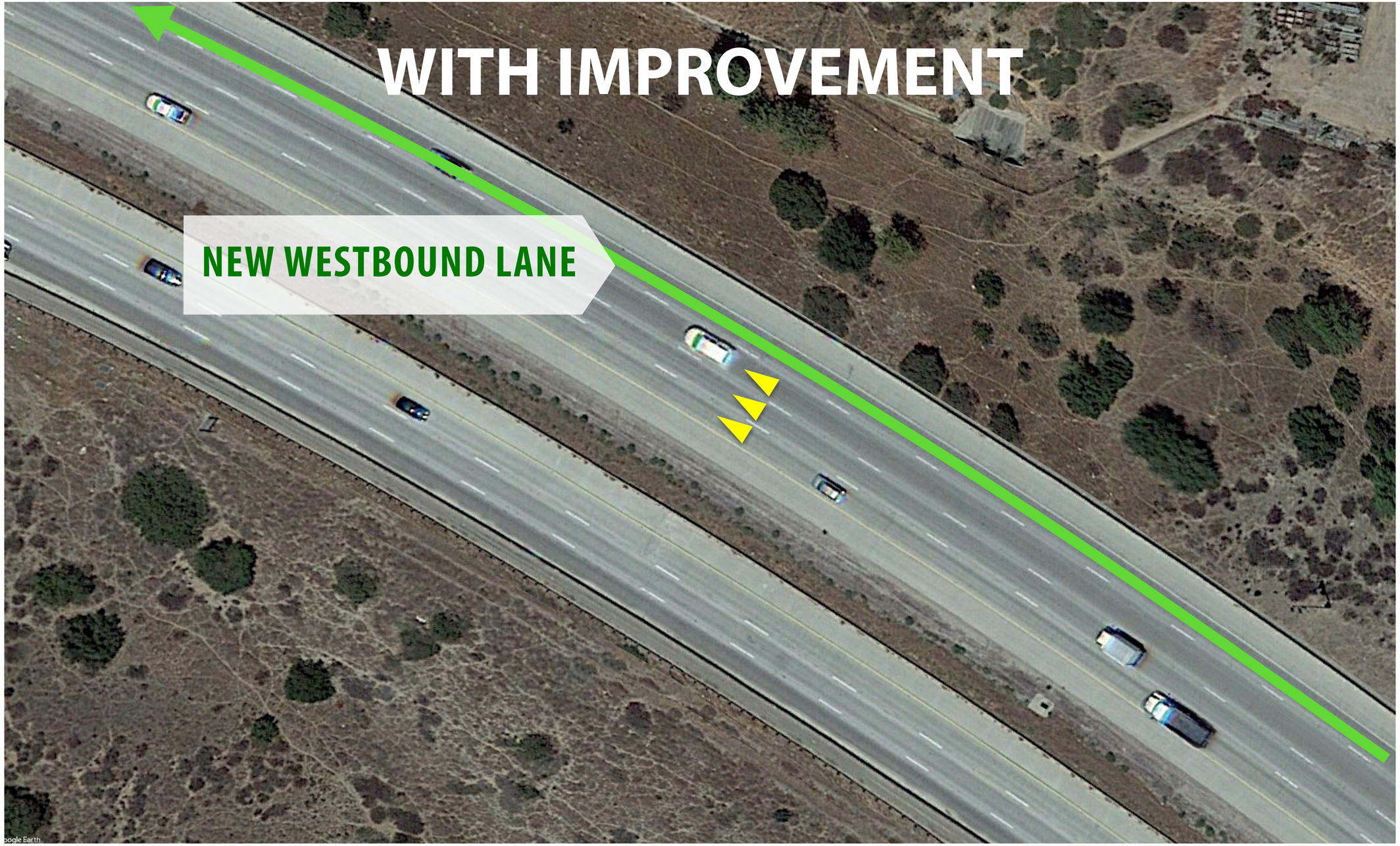
2. CURRENT CHALLENGE: SR-52 EAST

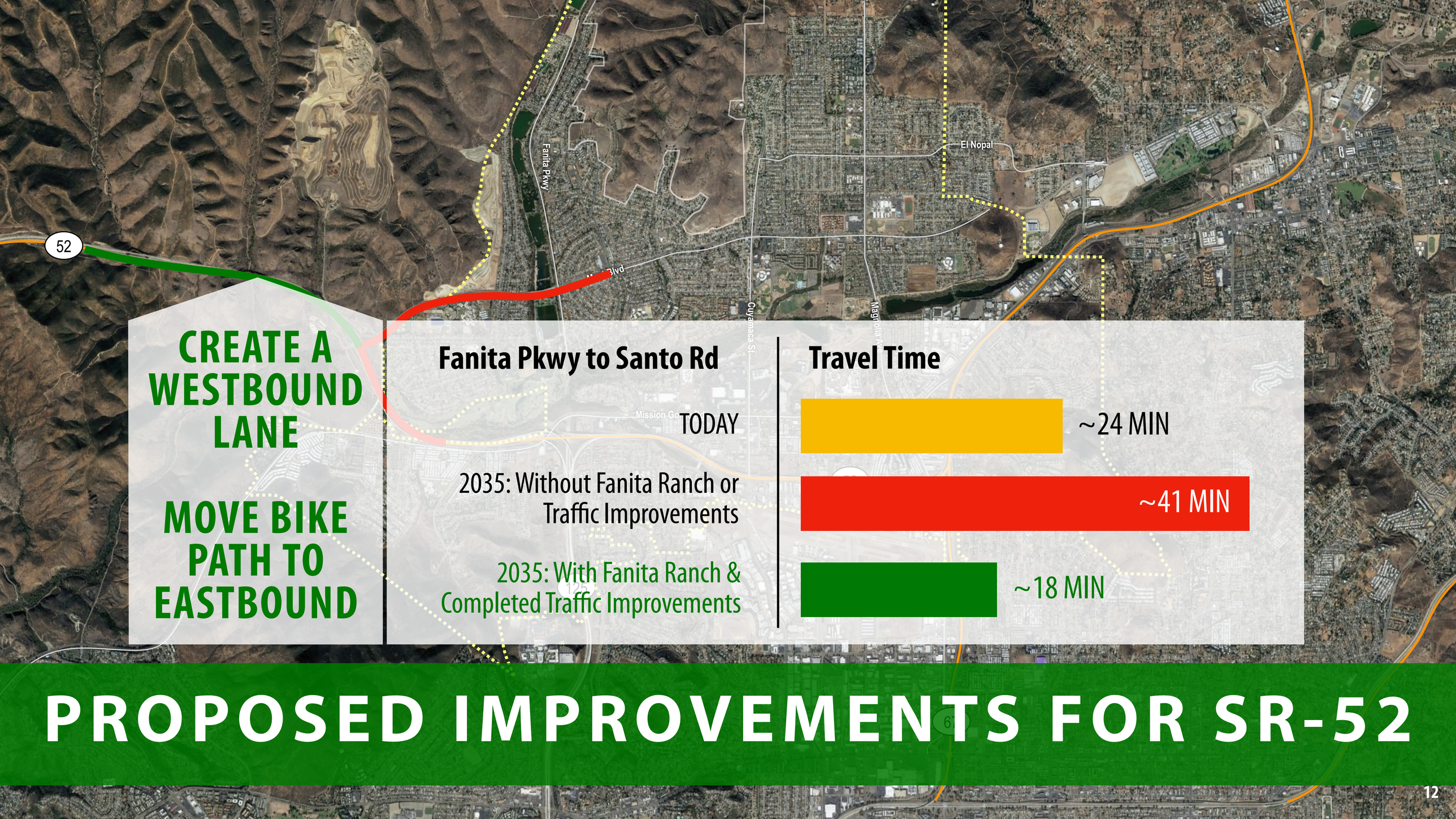
3. CURRENT CHALLENGE: MAST BLVD



PROPOSED IMPROVEMENTS FOR SR-52

TODAY
ogle Earth


WITH IMPROVEMENT
NEW WESTBOUND LANE
Google Earth



CREATE A WESTBOUND LANE

MOVE BIKE PATH TO EASTBOUND

Fanita Pkwy to Santo Rd

TODAY

2035: Without Fanita Ranch or Traffic Improvements

2035: With Fanita Ranch & Completed Traffic Improvements

Travel Time

~24 MIN

~41 MIN

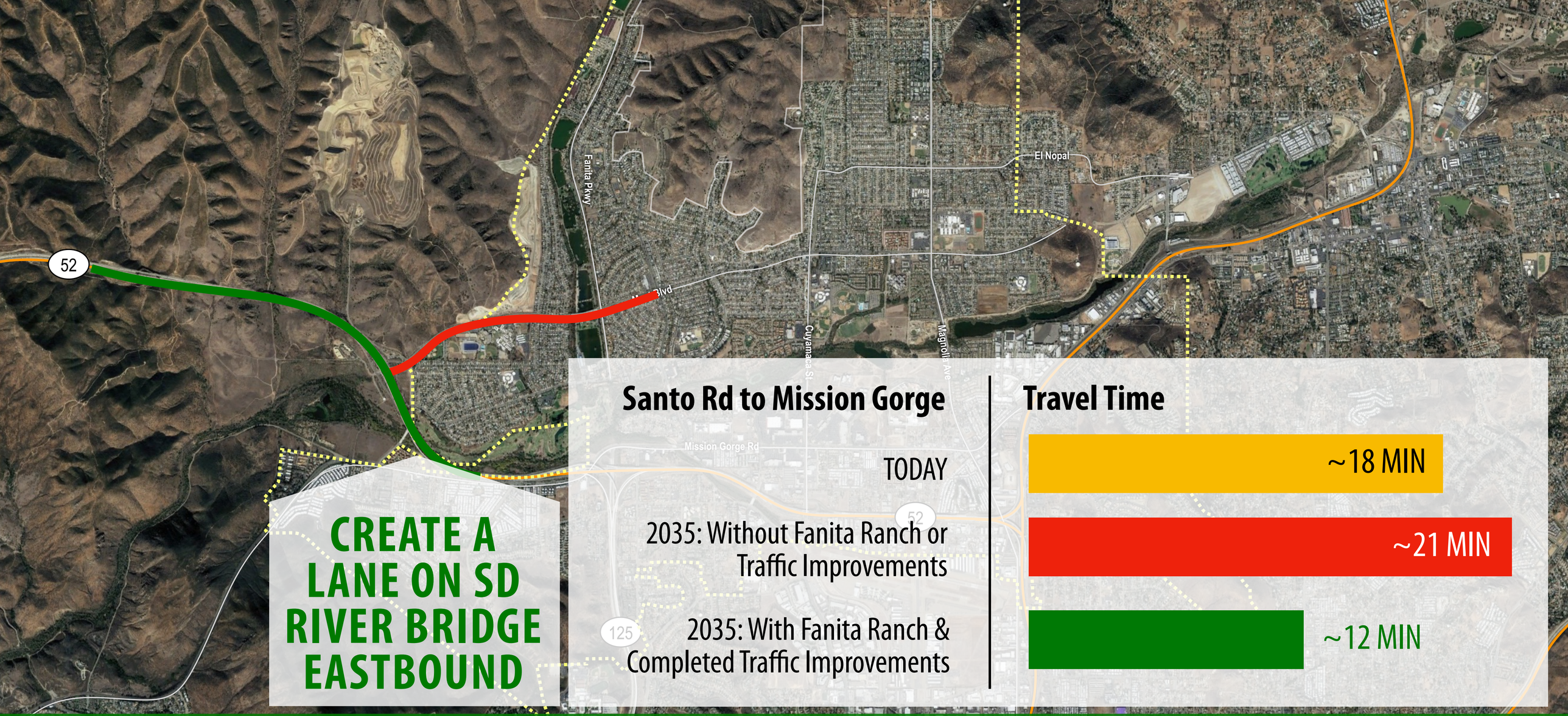
~18 MIN

PROPOSED IMPROVEMENTS FOR SR-52

PROPOSED IMPROVEMENTS FOR SR-52

PROPOSED IMPROVEMENTS FOR SR-52

PROPOSED IMPROVEMENTS FOR SR-52



CREATE A LANE ON SD RIVER BRIDGE EASTBOUND

Santo Rd to Mission Gorge

TODAY

2035: Without Fanita Ranch or Traffic Improvements

2035: With Fanita Ranch & Completed Traffic Improvements

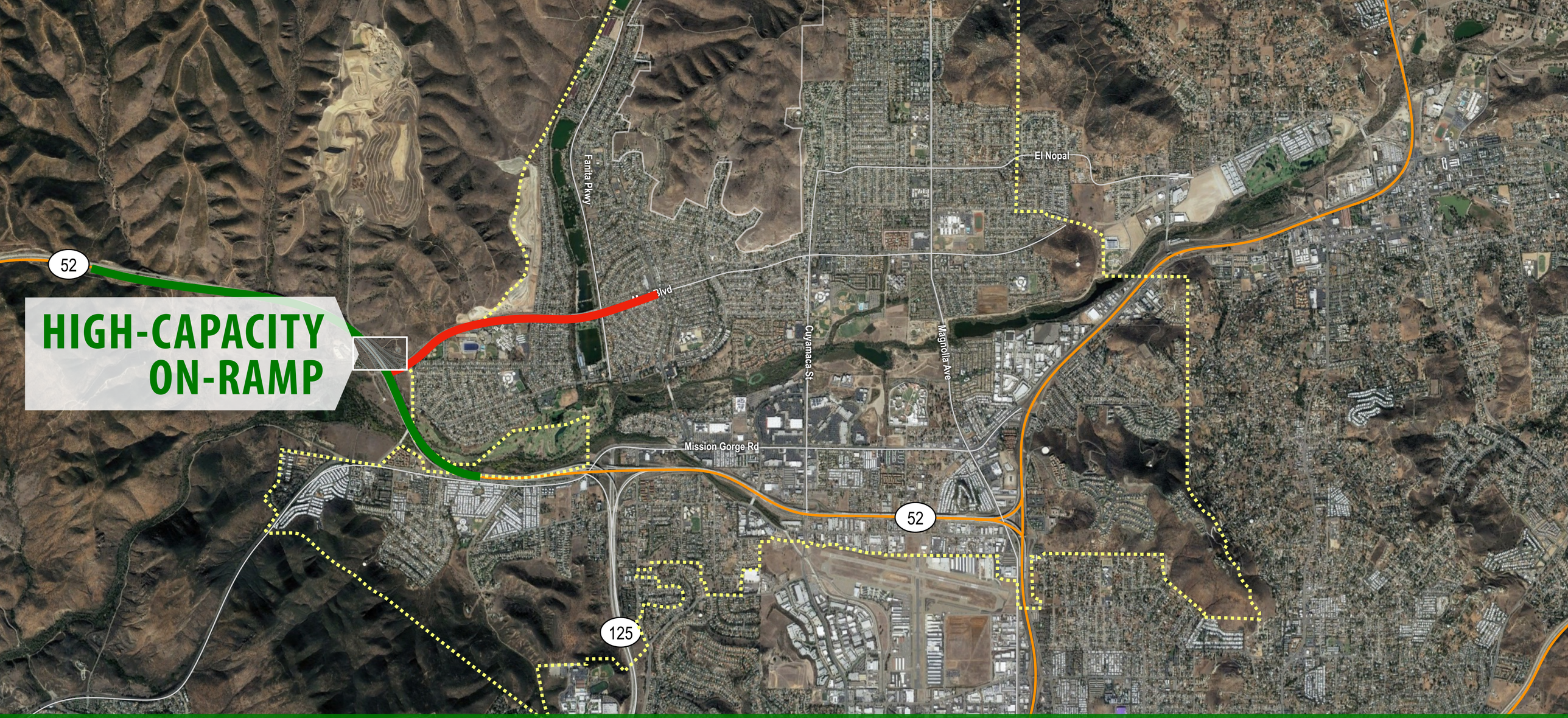
Travel Time

~18 MIN

~21 MIN

~12 MIN

PROPOSED IMPROVEMENTS FOR SR-52

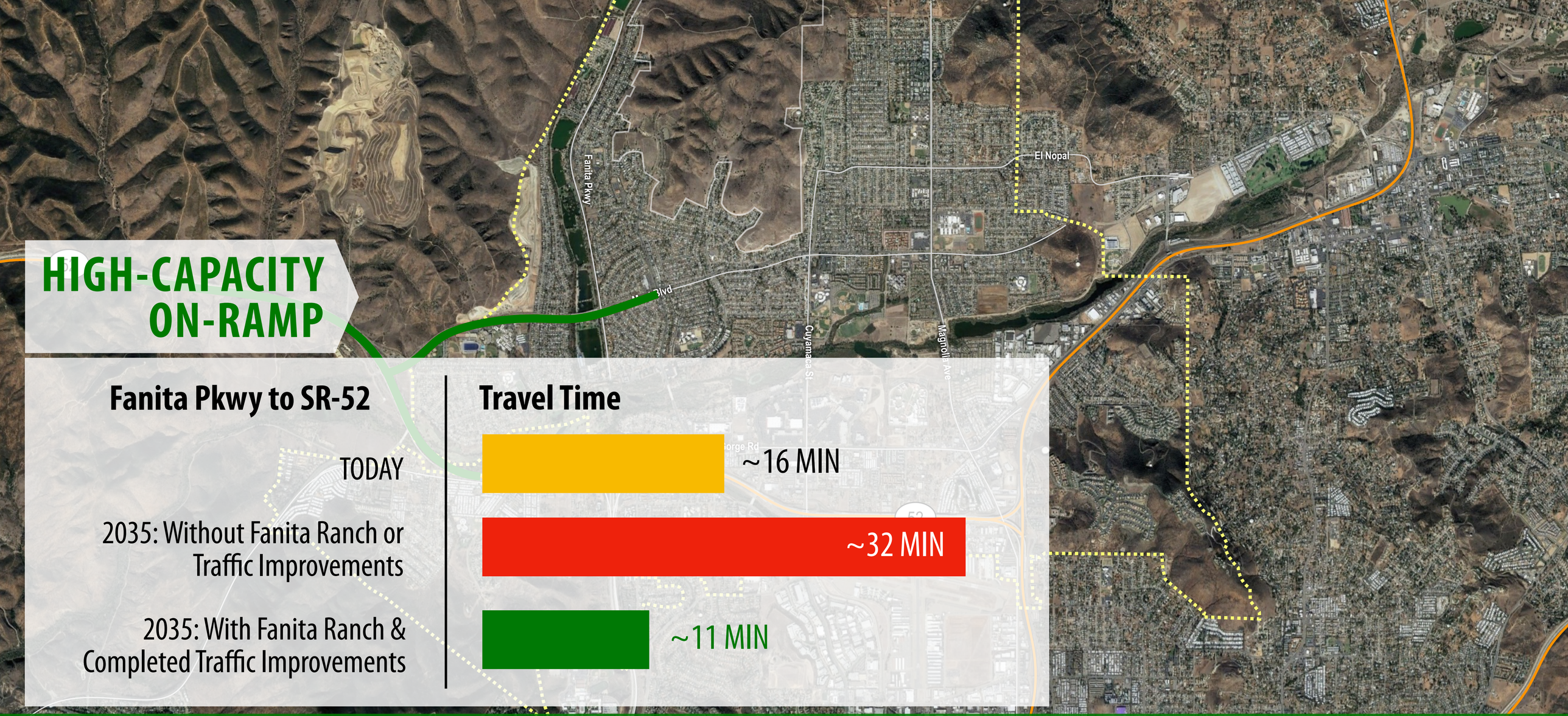


PROPOSED IMPROVEMENTS FOR MAST BLVD

TODAY
2 LANES MERGE TO 1
LANE ON THE ON-RAMP
52
PRO
LVD

WITH IMPROVEMENT

PRO LVD



HIGH-CAPACITY ON-RAMP

Fanita Pkwy to SR-52

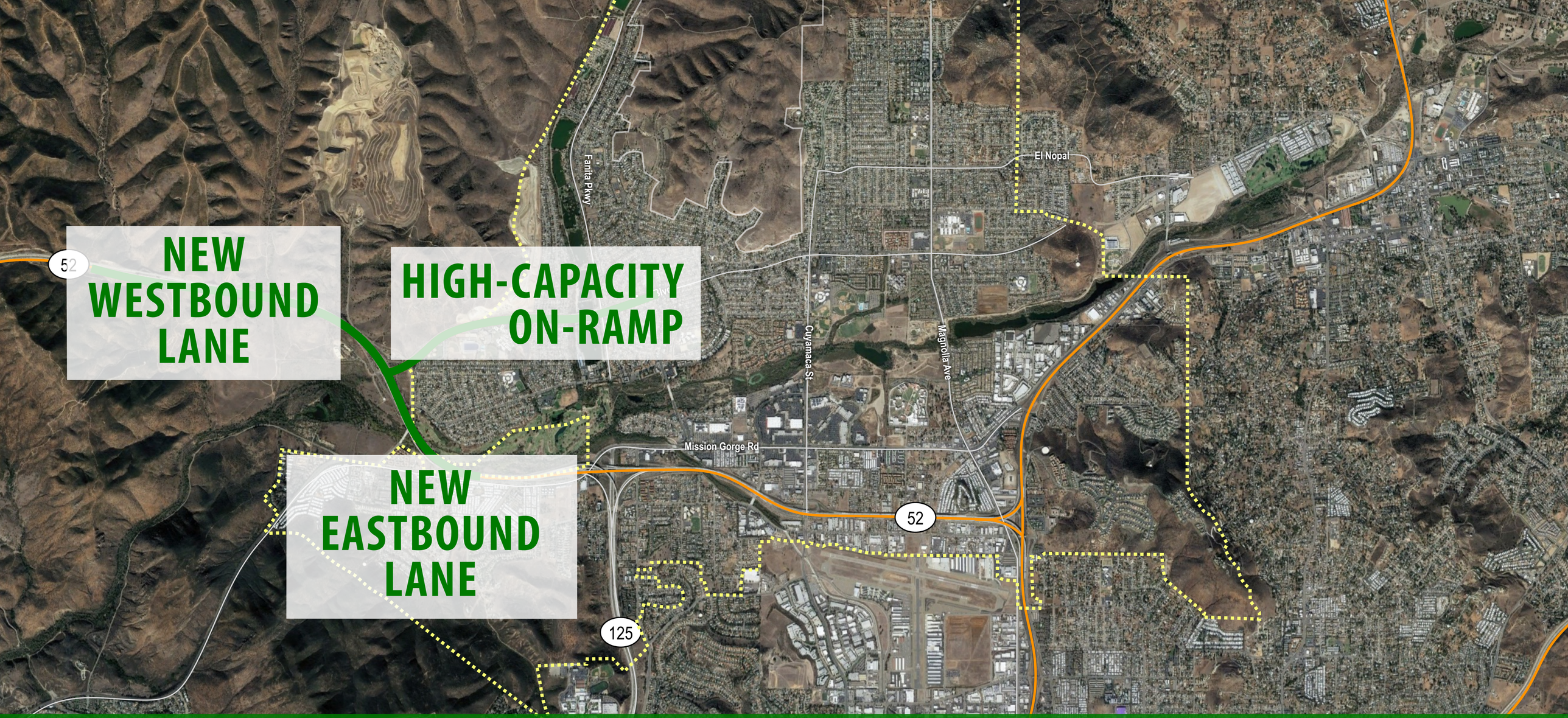
Travel Time

TODAY — ~16 MIN

2035: Without Fanita Ranch or Traffic Improvements — ~32 MIN

2035: With Fanita Ranch & Completed Traffic Improvements — ~11 MIN

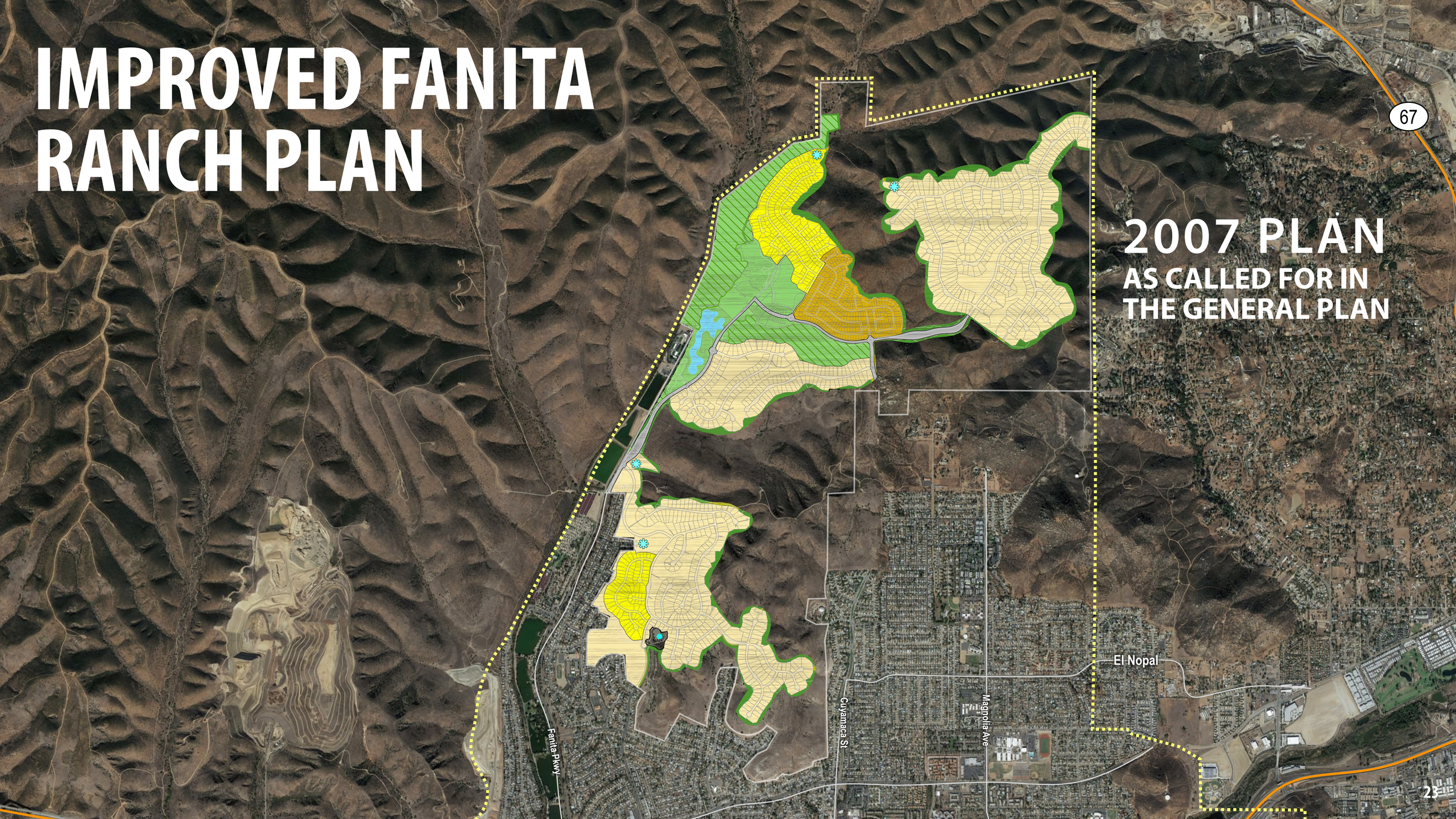
PROPOSED IMPROVEMENTS FOR MAST BLVD



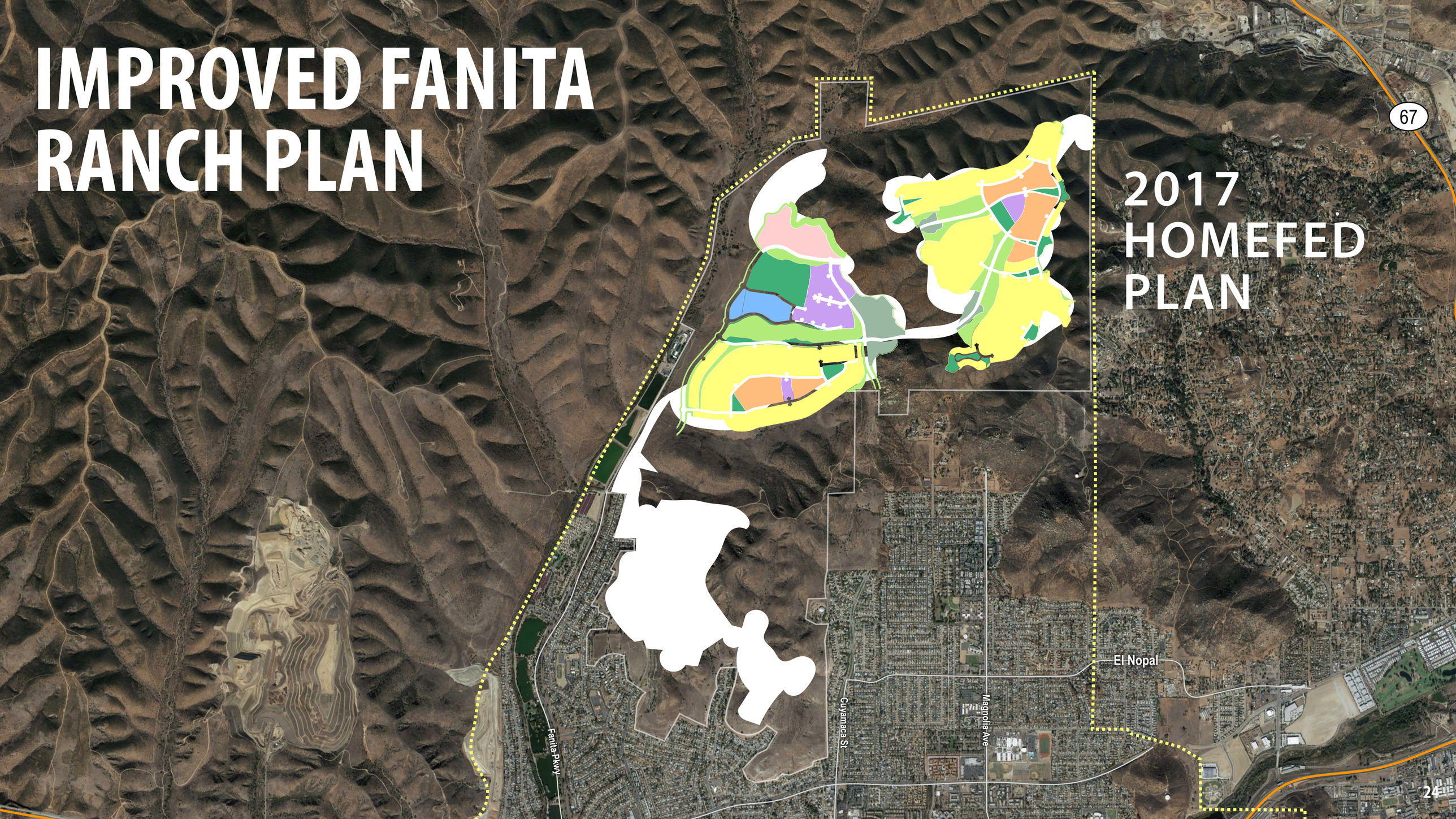
PROPOSED IMPROVEMENTS FOR MAST BLVD

IMPROVED FANITA RANCH PLAN

IMPROVED FANITA RANCH PLAN

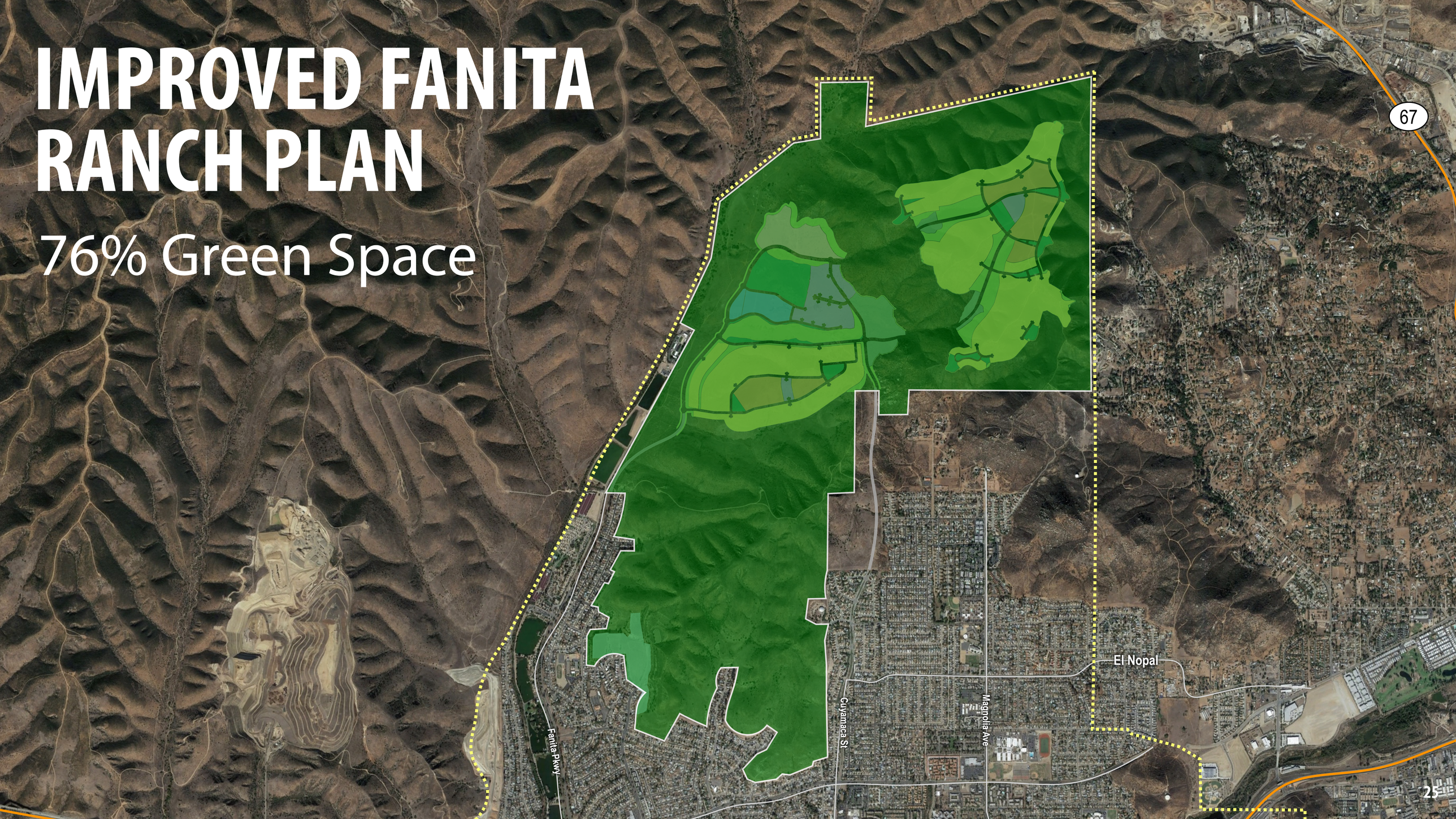


IMPROVED FANITA RANCH PLAN

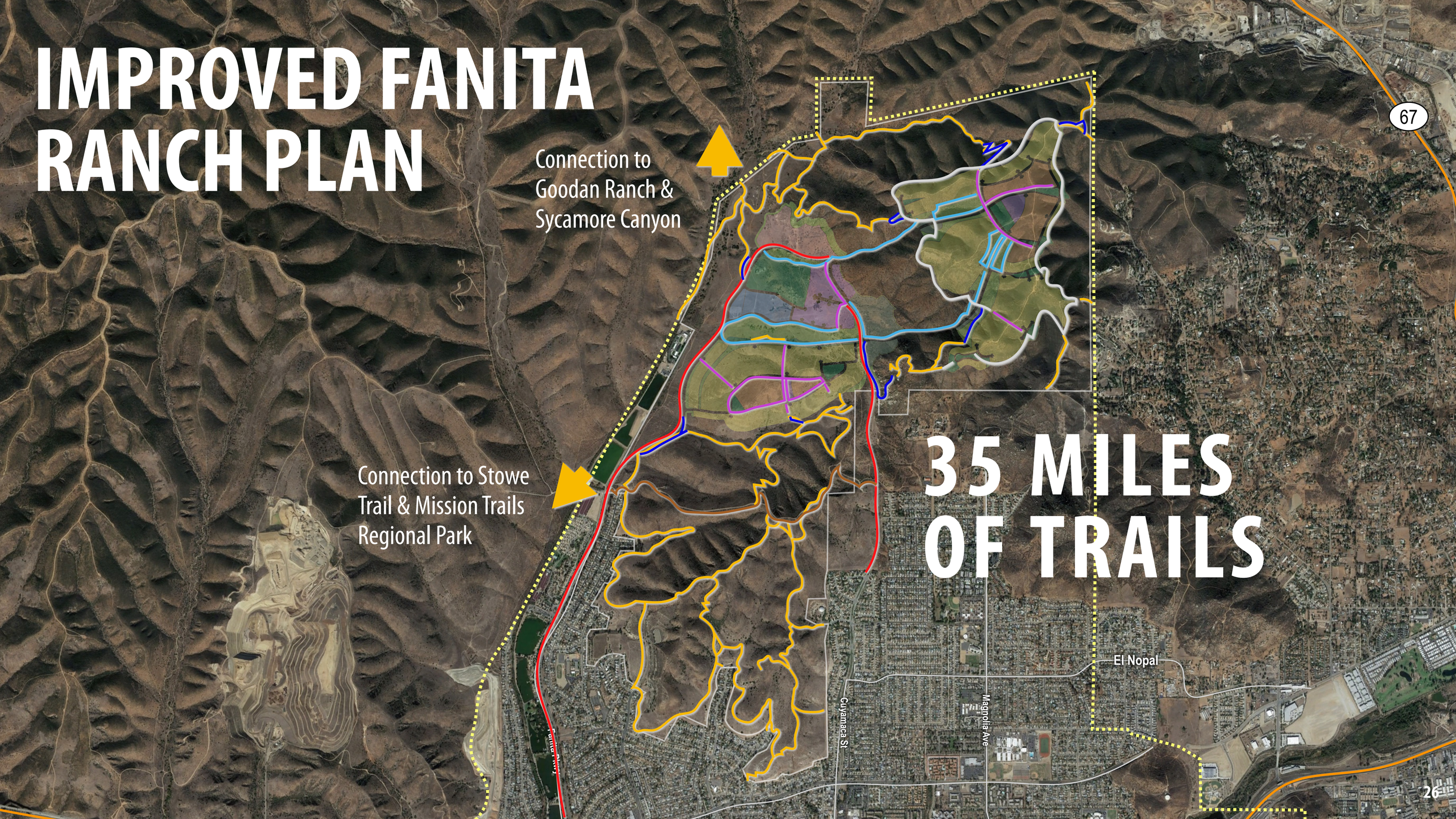


IMPROVED FANITA RANCH PLAN

76% Green Space



IMPROVED FANITA RANCH PLAN



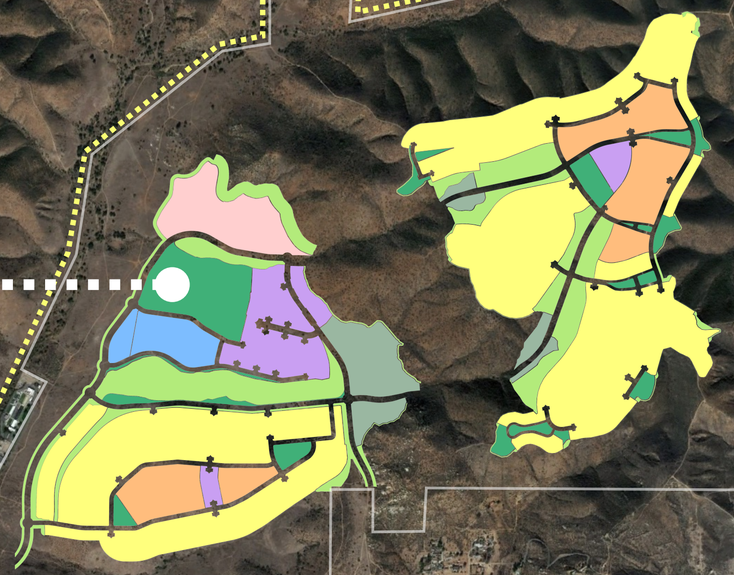
IMPROVE
RANCH PL

FARM AMENITIES:

Landmark Event Barn
Vegetable Crops
Orchards
Farmer's Market
Farm-to-Table Restaurant

IMPROVED FANITA RANCH PLAN

A 36-acre public park with playgrounds for all of Santee



67

Fanita Pkwy

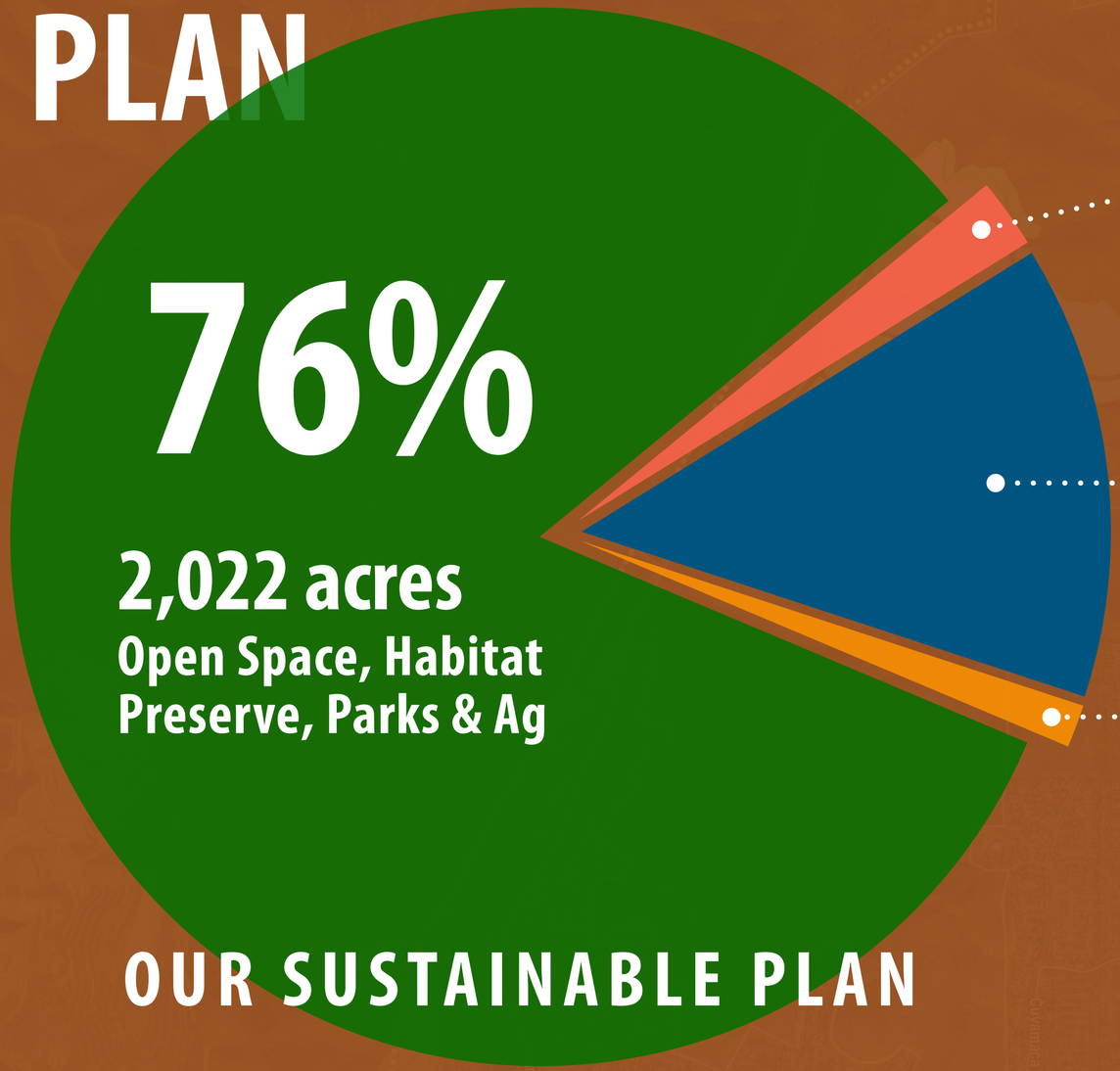
Cuyamaca St

Magnolia Ave

El Nopal

IMPROV
RANCH

IMPROVED FANITA RANCH PLAN



52 acres – Village Center & K-8 School

339 acres – Residential (17%)

32 acres – Special Use Area

OUR SUSTAINABLE PLAN

IMPROVED PUBLIC SAFETY FOR SANTEE

IMPROVED PUBLIC SAFETY FOR SANTEE

1. **NEW FIRE STATION**
2. **IGNITION RESISTANT BUILDINGS**
3. **BRUSH MANAGEMENT**
4. **EVACUATION ROUTE IMPROVEMENT**

NEW FIRE STATION

IGNITION RESISTANT BUILDINGS

- Non-Flammable Roof Materials
- Boxed Eaves
- Use of Stucco and Brick
- Dual Pane Windows
- Interior Fire Sprinklers
- Low-Combustible Vegetation Around Homes

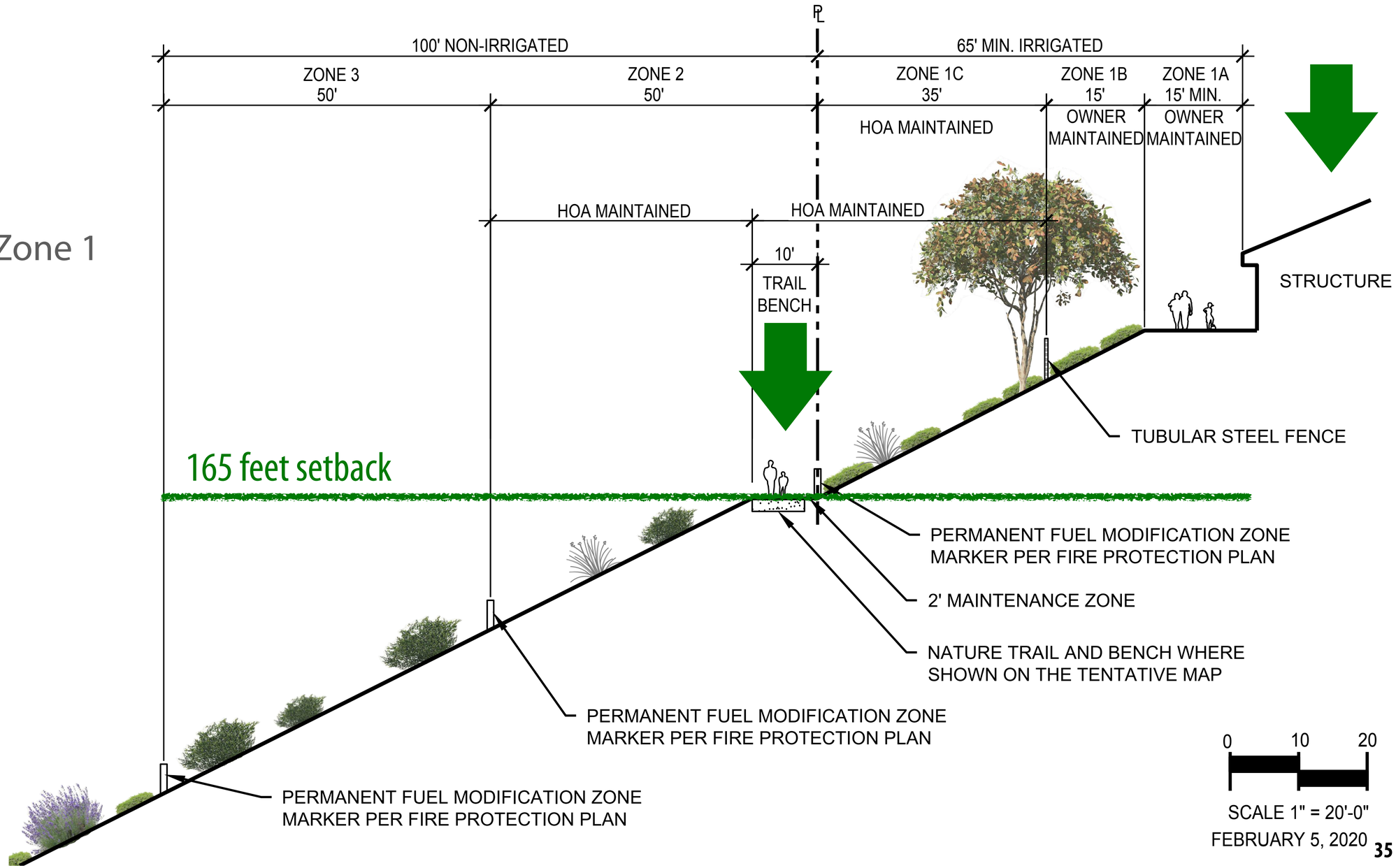
BRUSH MANAGEMENT

Three separate brush management zones

Zone 1 is irrigated

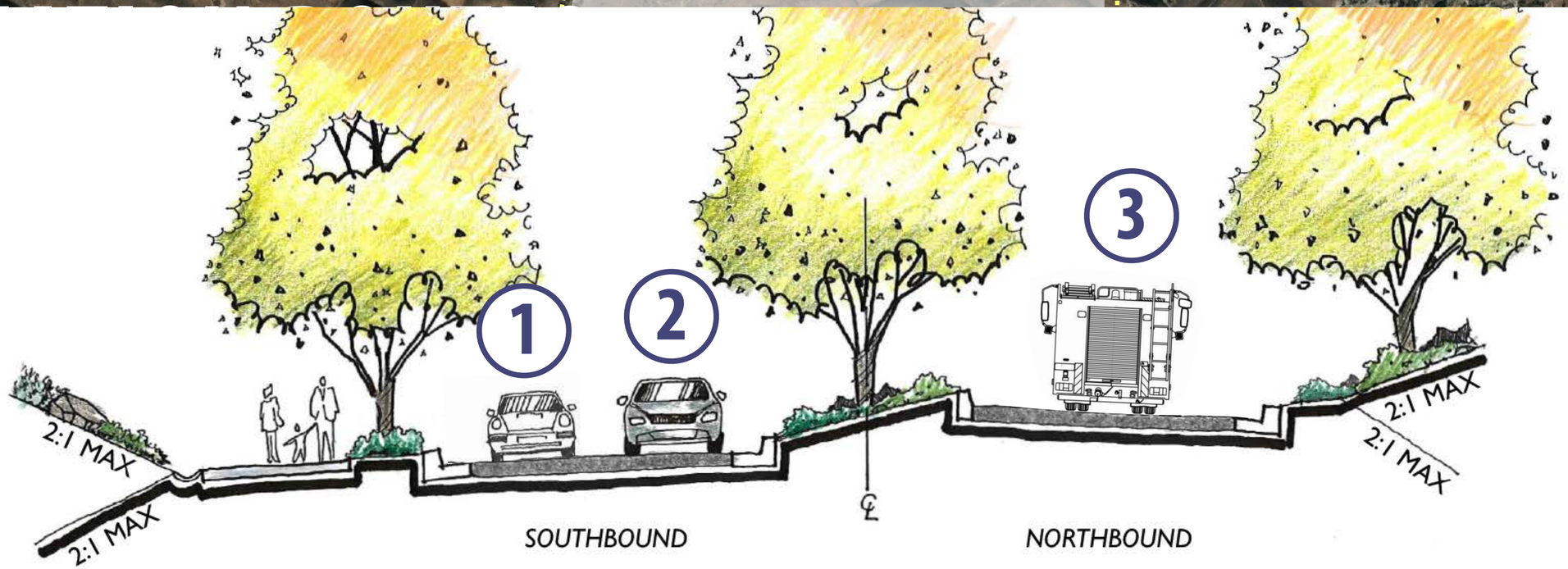
Trail located outside Zone 1 for fire crew access

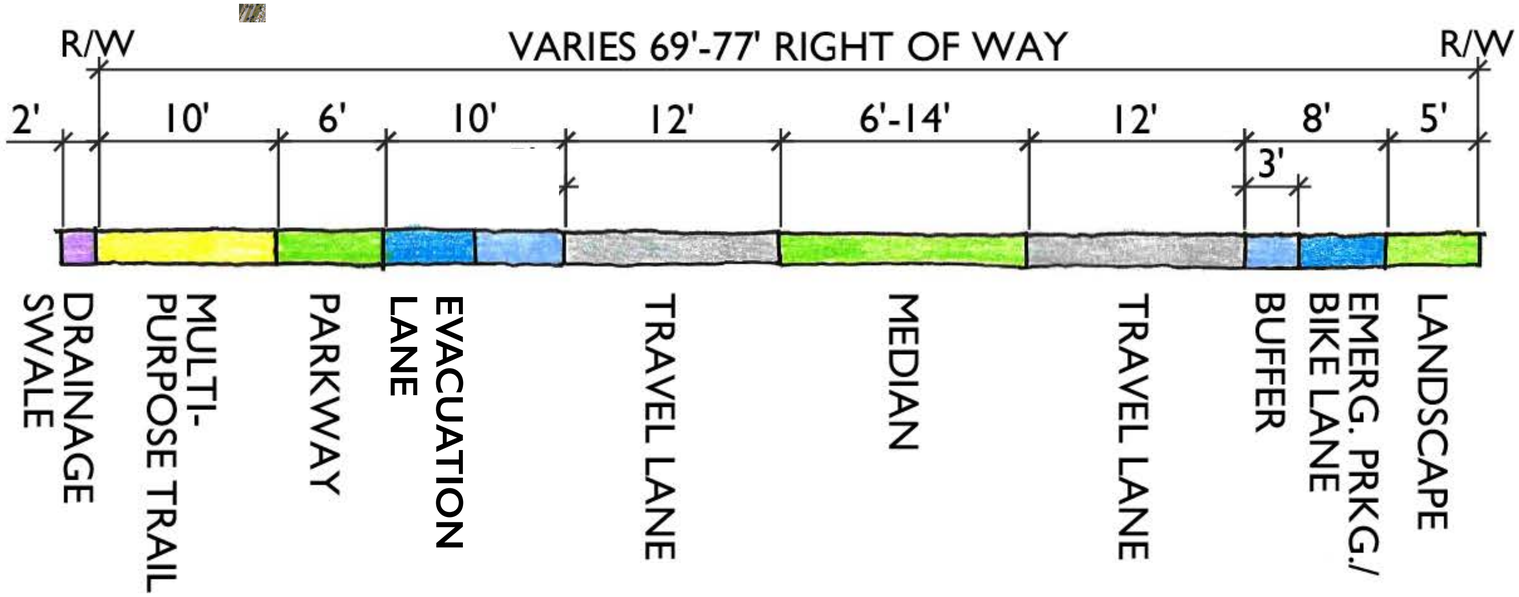
Brush Management adjacent to roads



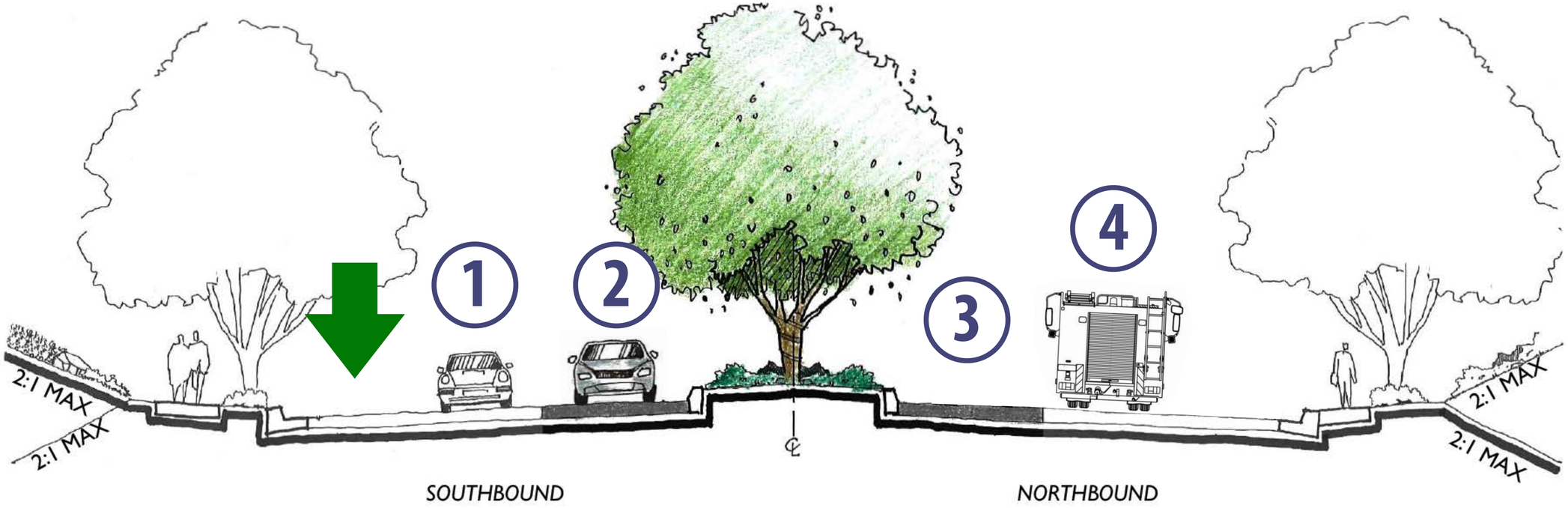
EVACUATION ROUTES IMPROVED

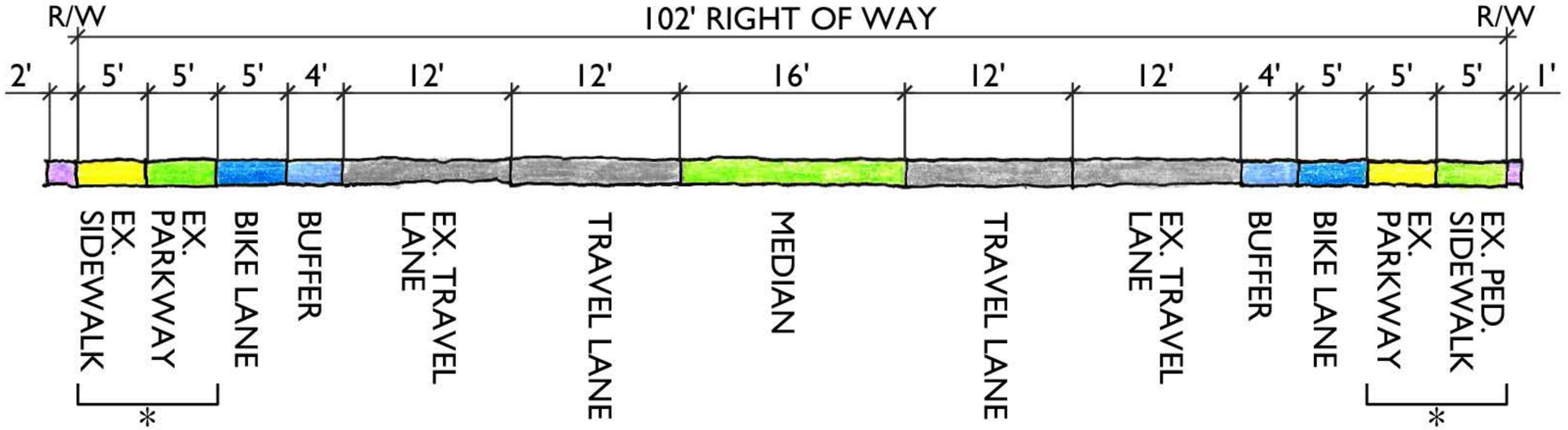
EVACUATION ROUTES IMPROVED


1
2
3
2:1 MAX
2:1 MAX
2:1 MAX
2:1 MAX
SOUTHBOUND
NORTHBOUND


R/W
VARIES 69'-77' RIGHT OF WAY
R/W
2'
10'
6'
10'
12'
6'-14'
12'
8'
5'
3'
DRAINAGE SWALE
MULTI-PURPOSE TRAIL
PARKWAY
EVACUATION LANE
TRAVEL LANE
MEDIAN
TRAVEL LANE
BUFFER
EMERG. PRKG./ BIKE LANE
LANDSCAPE

EVACUATION ROUTES IMPROVED


1
2
3
4
2:1 MAX
2:1 MAX
2:1 MAX
2:1 MAX
SOUTHBOUND
NORTHBOUND


R/W
102' RIGHT OF WAY
R/W
2'
5'
5'
5'
4'
12'
12'
16'
12'
12'
4'
5'
5'
5'
1'
EX. SIDEWALK
EX. PARKWAY
BIKE LANE
BUFFER
EX. TRAVEL LANE
TRAVEL LANE
MEDIAN
TRAVEL LANE
EX. TRAVEL LANE
BUFFER
BIKE LANE
EX. PARKWAY
EX. PED. SIDEWALK
*
*

EVACUATION ROUTES IMPROVED

EXISTING

PLANNED

EVACUATION ROUTES SUMMARY

PAYING OUR WAY, AND MORE.

Fire & Life Safety – $1.7 Million

Law Enforcement – $1.7 Million

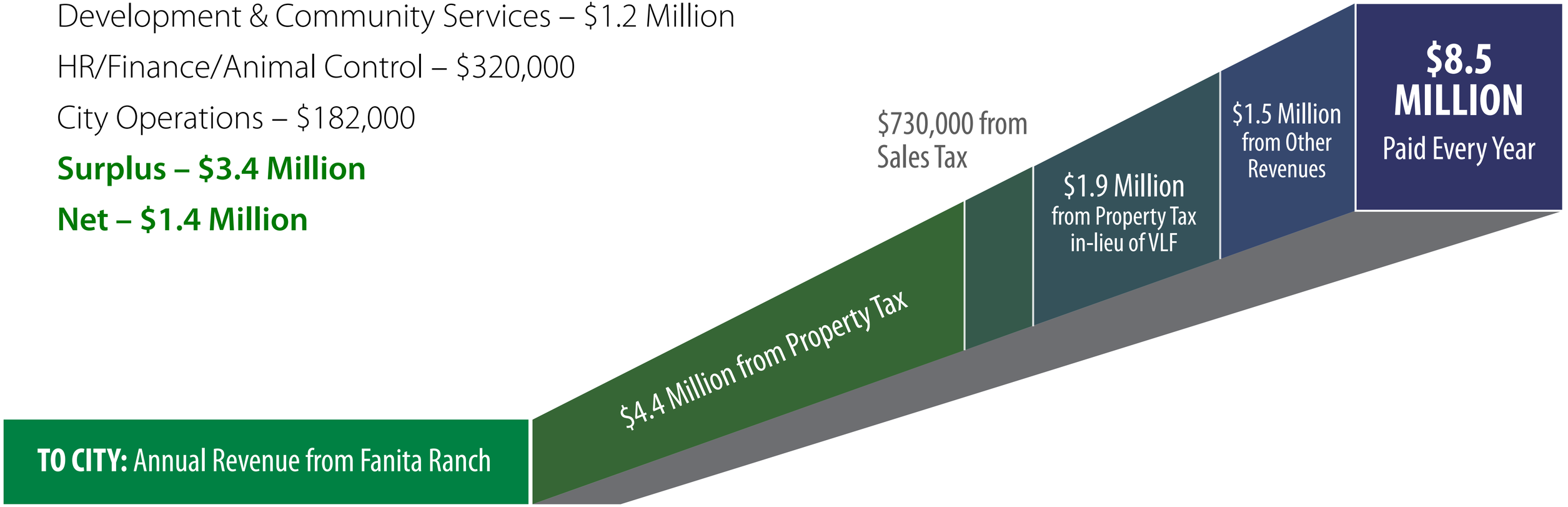
Development & Community Services – $1.2 Million

HR/Finance/Animal Control – $320,000

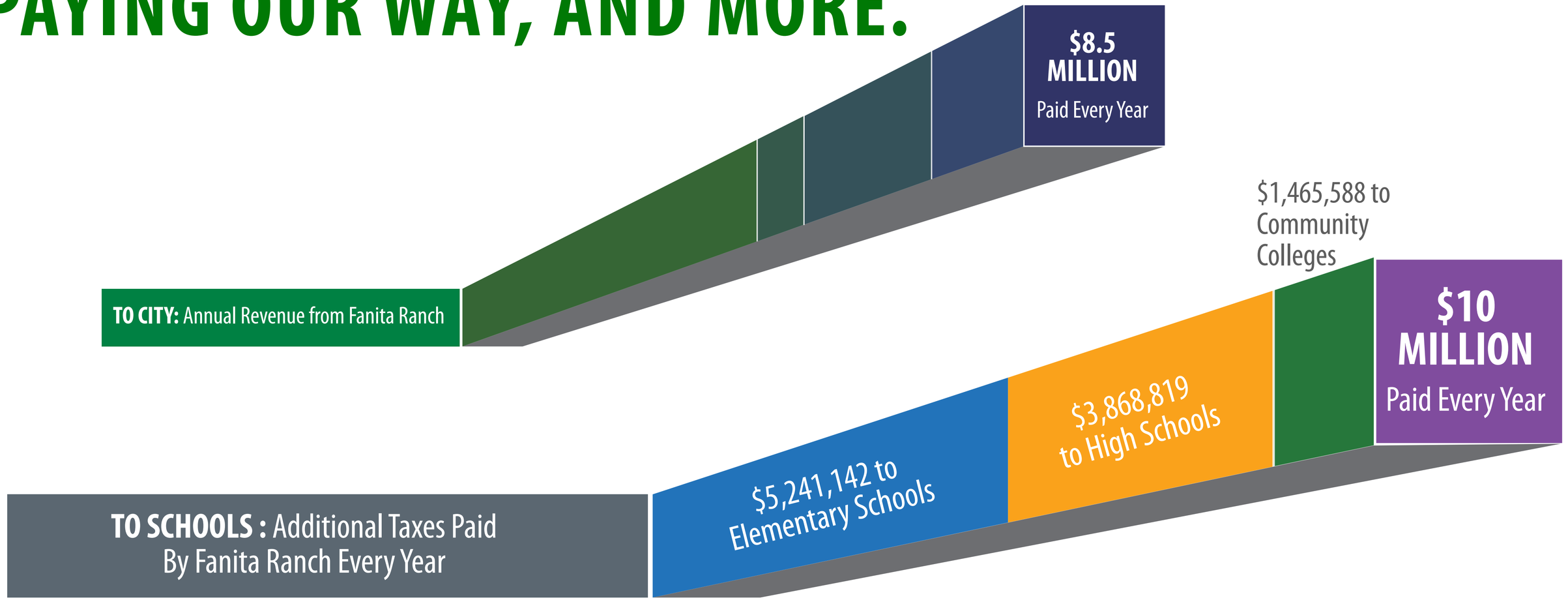
City Operations – $182,000

Surplus – $3.4 Million

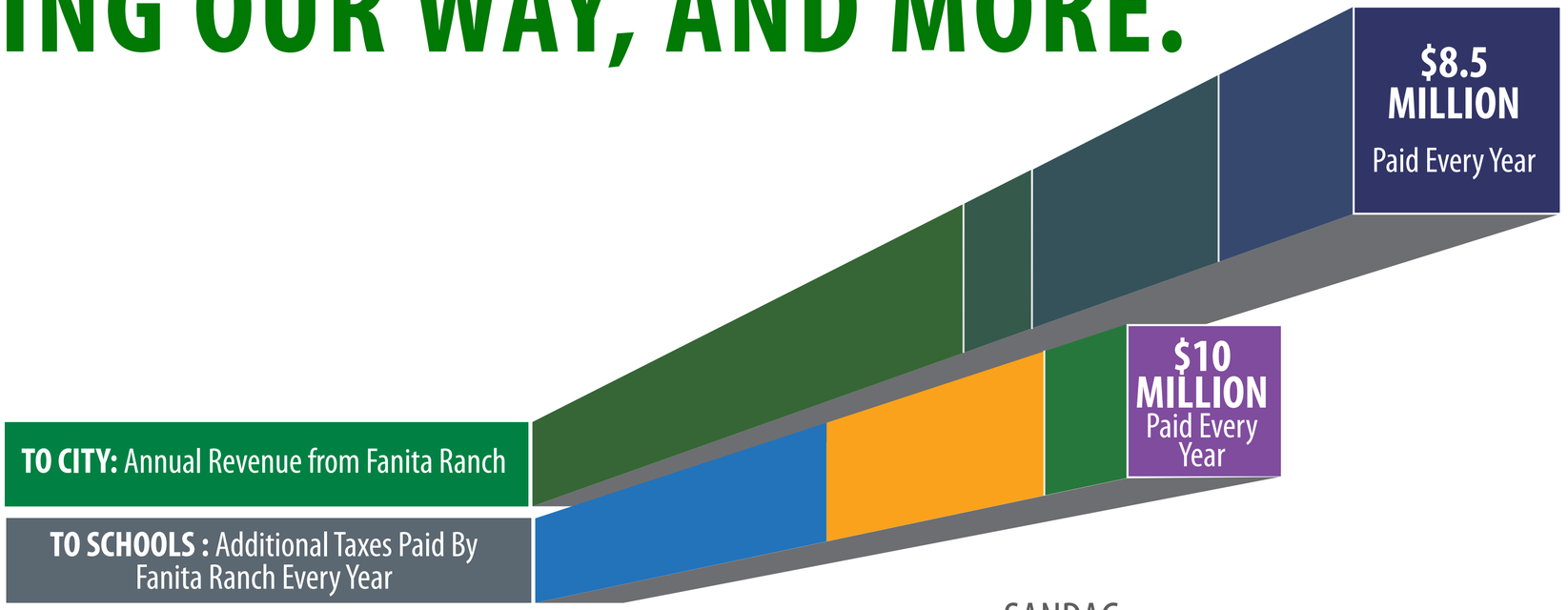
Net – $1.4 Million

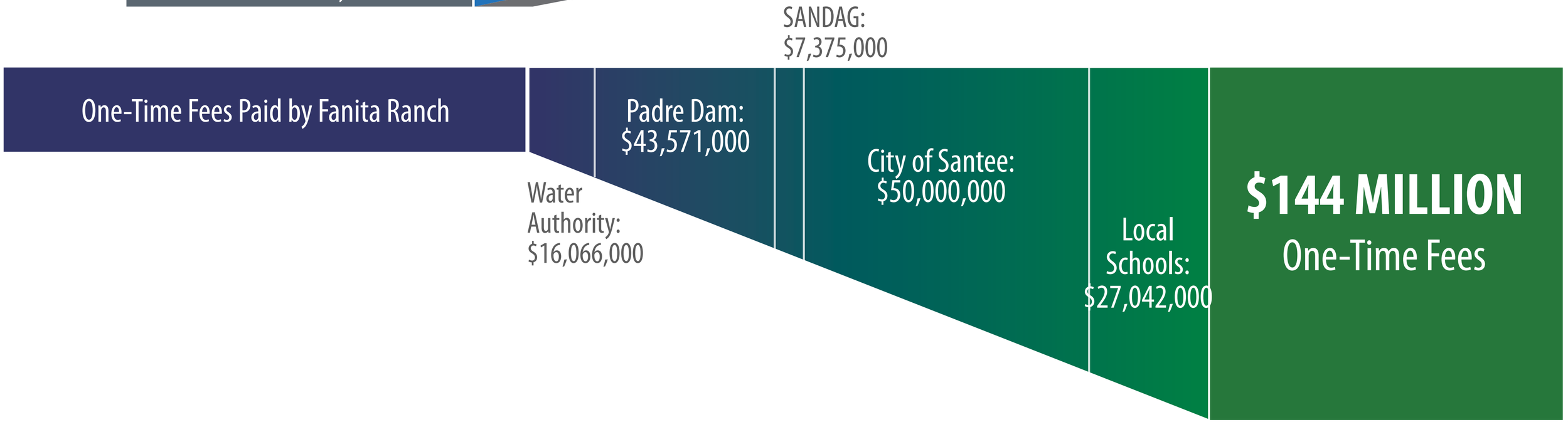


PAYING OUR WAY, AND MORE.

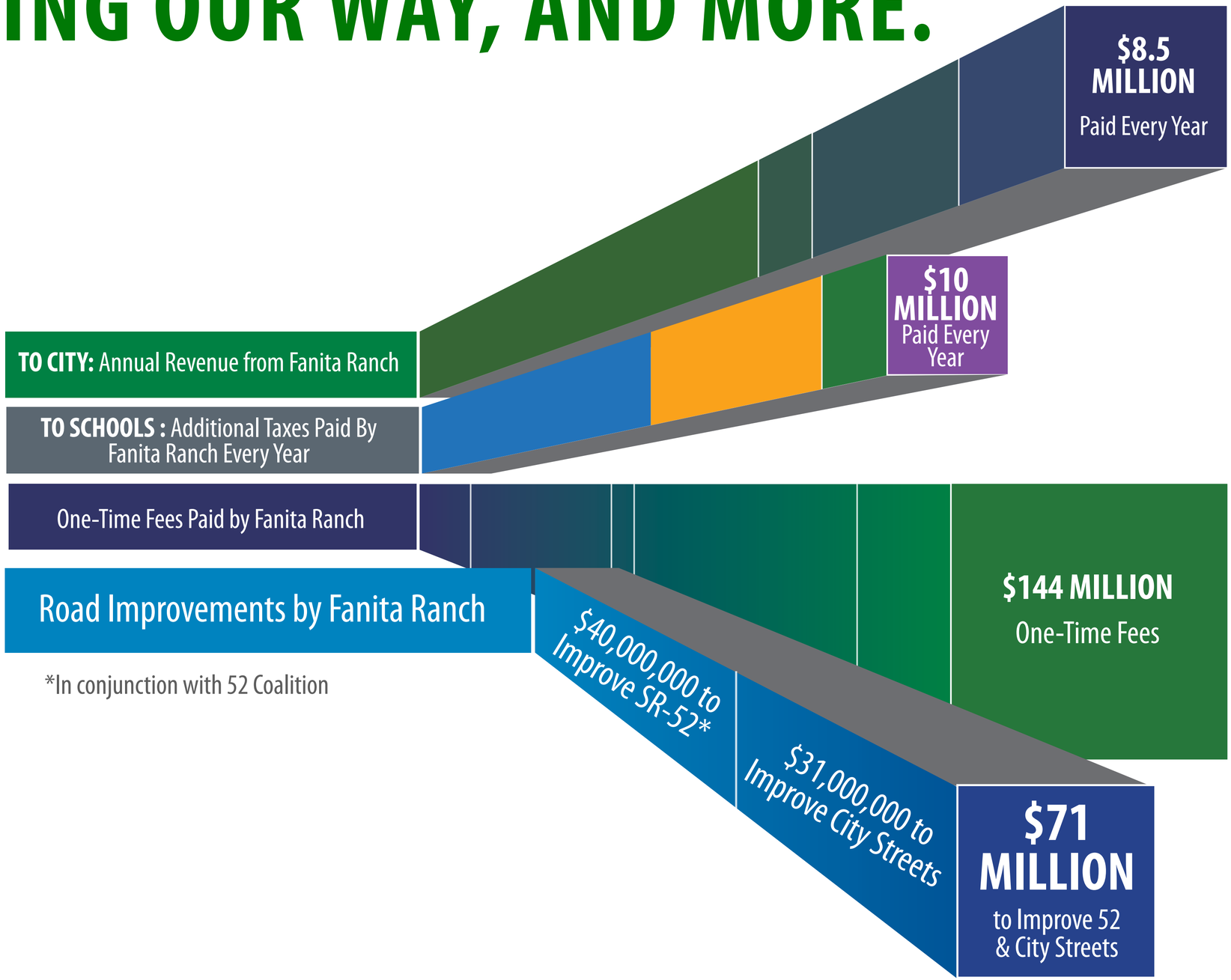


PAYING OUR WAY, AND MORE.



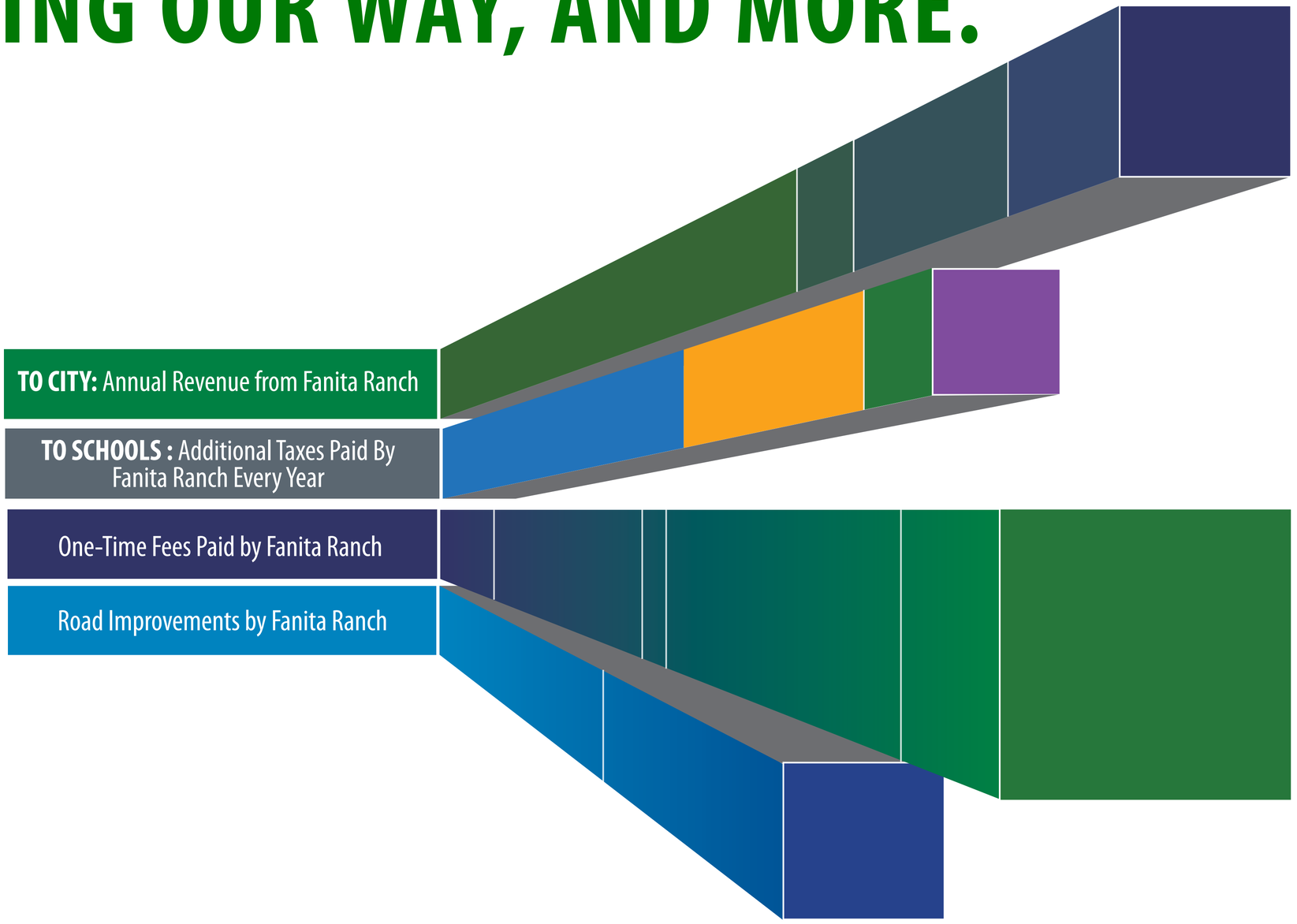


PAYING OUR WAY, AND MORE.



*In conjunction with 52 Coalition

PAYING OUR WAY, AND MORE.



$8.5 MILLION
Paid Every Year to Santee

$10 MILLION
Paid Every Year to Schools

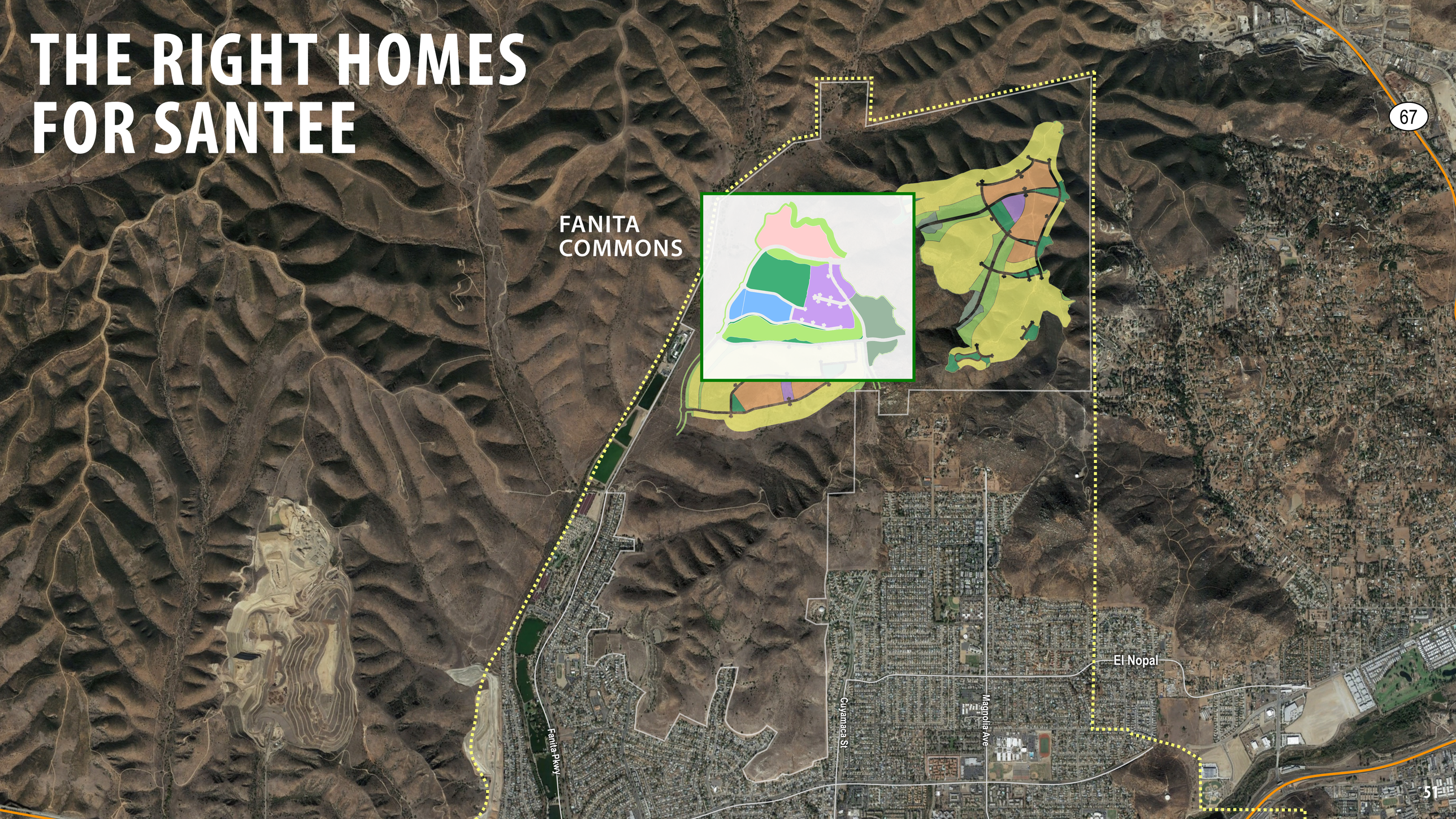
$144 MILLION
One-Time Fees

$71 MILLION
to Improve 52 & City Streets

THE RIGHT HOMES FOR SANTEE

FANITA RANCH

THE RIGHT HOMES FOR SANTEE

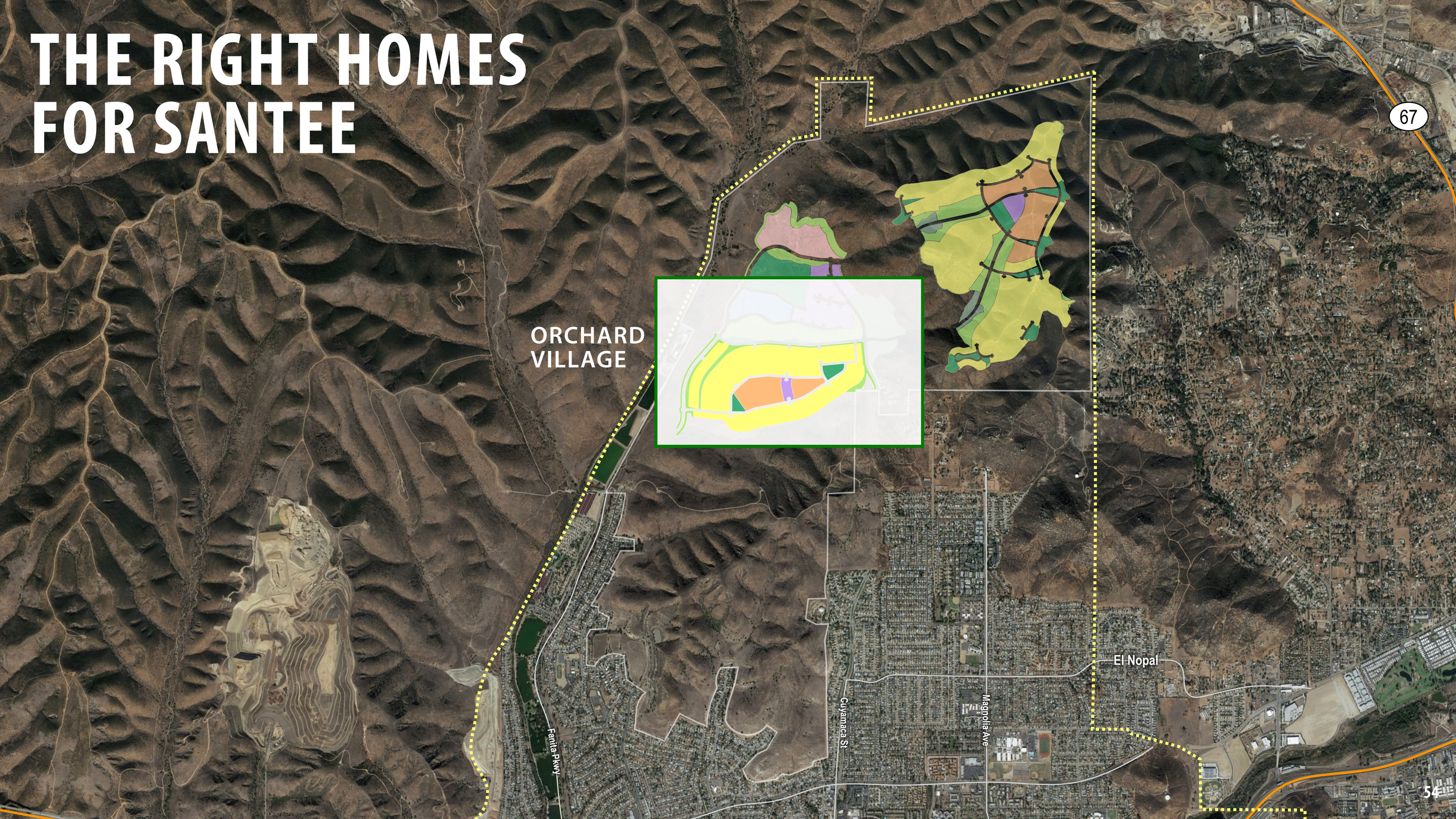


THE RIGHT HOMES
FO

TH
FO

295 attached homes:
Smaller homes for
empty nesters and
first time buyers

THE RIGHT HOMES FOR SANTEE

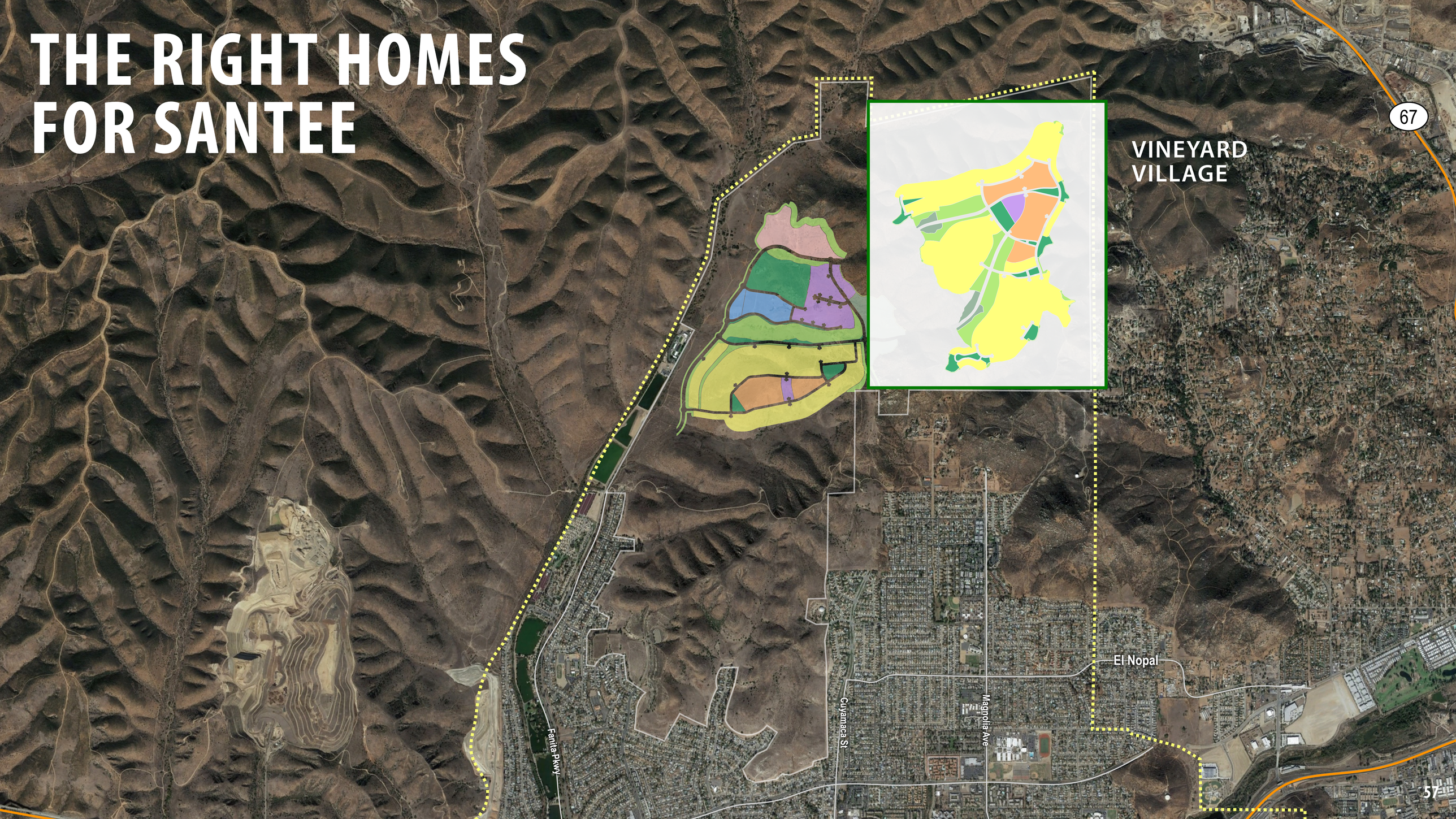


THE RIGHT HOMES FO

A variety of home types to meet Santee's needs with pocket parks throughout

TH
FO

THE RIGHT HOMES FOR SANTEE



Working vineyards & orchards welcome you

TH
FO

610 Attached Homes: Designed as an all-inclusive community

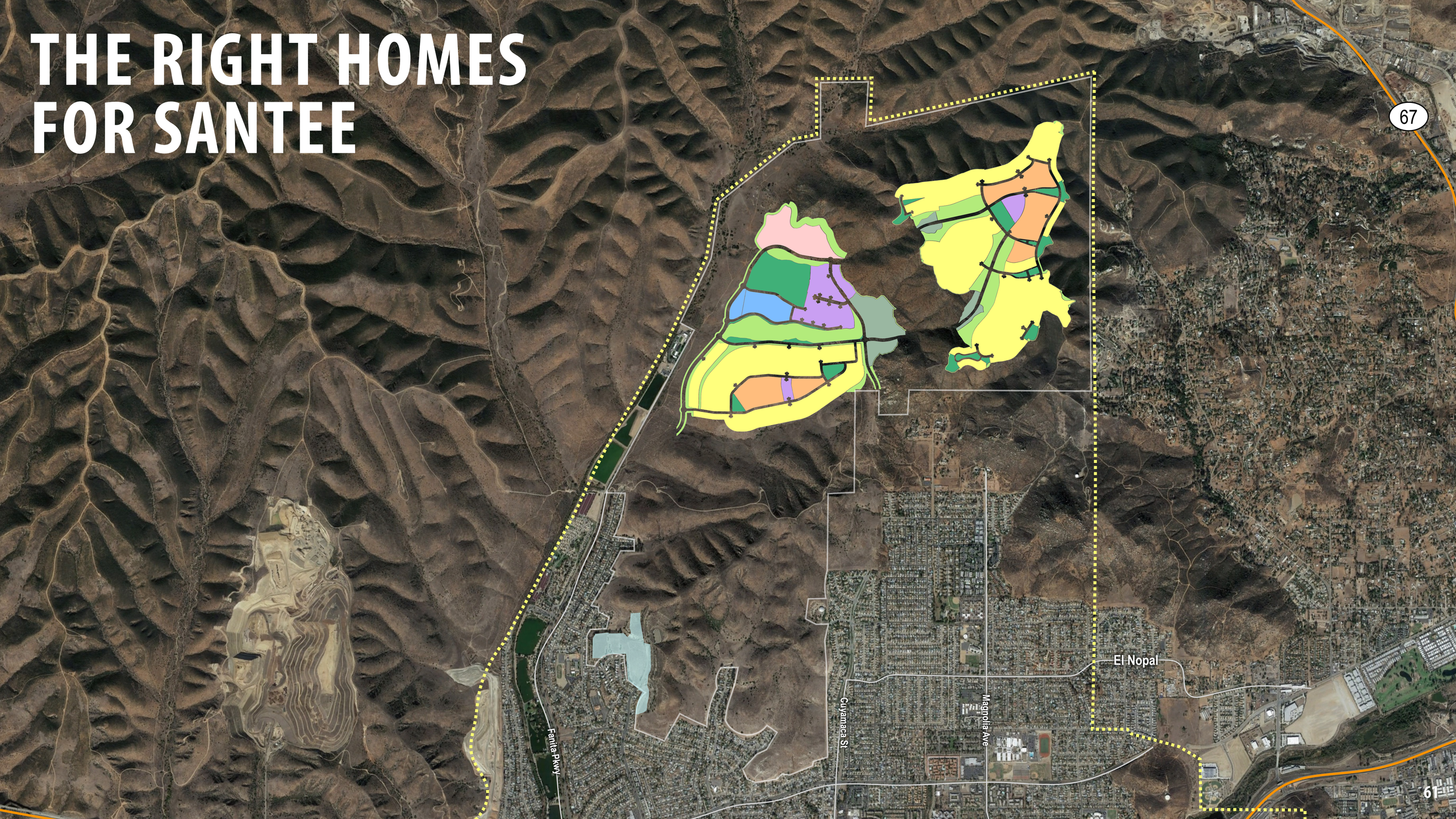
TH
FO

755 single-family
homes with beautiful
outdoor living areas

67

60

THE RIGHT HOMES FOR SANTEE



FANITA RANCH, PLANS TO IMPROVE LIFE FOR ALL SANTEE RESIDENTS

1. Traffic improvements before a single resident moves in
2. 2,022 acres of permanently preserved open space, habitat preserve, parks and ag – and 35 miles of trails
3. Improved public safety for all of Santee with a new fire station and managed fire breaks
4. $8 million in property taxes and $13 million to local schools each year – and $166 million in one-time fees