

RESOLUTION NO. 113-2022

FANITA RANCH VESTING TENTATIVE MAP

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE APPLICATION OF HOMEFED FANITA RANCHO LLC FOR
FANITA RANCH VESTING TENTATIVE MAP TM2022-1 FOR THE SUBDIVISION OF
APPROXIMATELY 2,638 ACRES INTO 1,467 LOTS TO DEVELOP THE FANITA
RANCH MASTER PLANNED COMMUNITY LOCATED NORTH OF THE TERMINUS
OF FANITA PARKWAY IN THE FANITA RANCH PLANNED DEVELOPMENT AREA**

**APNS: 374-030-02; 374-050-02; 374-060-01; 376-010-06; 376-020-03; 376-030-01;
378-020-46, 50, 54; 378-030-08; 378-210-01; 378-210-03, 04; 378-210-10, 11; 378-
220-01; 378-381-49; 378-382-58; 378-391-59; 378-392-61, 62;
380-040-43, 44**

**(RELATED TO PROJECT NUMBERS: P2022-1, P2022-2, P2022-3, DR2022-4, AEIS
2022-4, AEIS2017-11)**

APPLICANT: HOMEFED FANITA RANCHO LLC

WHEREAS, on August 25, 2021, the City of Santee adopted Urgency Ordinance No. 592, declaring the need for an Essential Housing Program to boost housing production and improve housing affordability in the City to address and respond to the existing housing crisis in the City of Santee; and

WHEREAS, on November 29, 2021, the Applicant, HomeFed Fanita Rancho LLC, submitted an Essential Housing Project Application under Urgency Ordinance No. 592 for the Fanita Ranch Essential Housing Project (the "Project"); and

WHEREAS, on December 27, 2021, the Director of Development Services certified the Project as an Essential Housing Project as it met the specified criteria in Urgency Ordinance No. 592; and

WHEREAS, on May 4, 2022, pursuant to Urgency Ordinance No. 592, HomeFed Fanita Rancho LLC submitted the application materials for the Project consisting of the Fanita Ranch Vesting Tentative Map TM2022-1, a Development Review Permit DR2022-4, a Preliminary Application under the Housing Crisis Act of 2019 (Senate Bill 330), and Conditional Use Permits P2022-1, P2022-2 and P2022-3, to subdivide approximately 2,638 acres of property legally described in **Exhibit A** attached hereto; and

WHEREAS, through phased final maps, the Vesting Tentative Map will subdivide approximately 2,638 acres into 1,467 lots, consisting of 1,203 single-family residential lots, 84 multiple-family residential lots, 19 Village Center lots, one school lot, one community park lot, one fire station lot, eight neighborhood parks, 31 mini-park lots, nine agriculture lots, one Special Use Area lot, two water tank lots, three pump station lots and miscellaneous open space and water basin lots totaling 105 lots; and

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WHEREAS, previously, on September 23, 2020, the City Council certified the Final Revised Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005061118) for a prior version of the Fanita Ranch Project (the “Prior Project”) and adopted several resolutions approving the Prior Project, including Resolution No. 095-2020 approving the application of HomeFed Fanita Rancho LLC for a Vesting Tentative Map (TM2017-3) for the subdivision of approximately 2,638 acres into 1,467 lots to develop the Fanita Ranch Master Planned Community; and

WHEREAS, subsequently, the San Diego County Superior Court (Case No. 37-2020-00038168-CU-WM-CTL) granted a Petition for Writ of Mandate on March 25, 2022, ordering the City of Santee to set aside and vacate all resolutions and approvals pertaining to the Prior Project; and

WHEREAS, on May 25, 2022, the City Council adopted Resolution No. 070-2022, setting aside and vacating in their entirety the Prior Project approvals, including certification of the EIR; and

WHEREAS, in order to address the deficient portions of the EIR identified by the Court in Case No. 37-2020-00038168-CU-WM-CTL, the City prepared a Final Revised EIR, including the Recirculated Sections of the Final Revised EIR, which was released for public review from June 10, 2022 to July 25, 2022 in accordance with the provisions of the California Environmental Quality Act (“CEQA”); and

WHEREAS, on September 2, 2022 the City of Santee published a notice of public hearing on Vesting Tentative Map TM2022-1 and related case files, to be held on September 14, 2022, in accordance with Section 13.04.100 of the Santee Municipal Code; and

WHEREAS, on September 14, 2022, the City Council held a duly advertised and noticed public hearing on Vesting Tentative Map TM2022-1 and other applications related to the Fanita Ranch Essential Housing Project; and

WHEREAS, the City Council considered the staff report, all recommendations by staff, the Final Revised EIR including the Recirculated Sections of the Final Revised EIR, the entire record and all public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: The City Council has certified the Final Revised Environmental Impact Report (EIR) including the Recirculated Sections of the Final Revised EIR (Resolution No. 112-2022) pursuant to the California Environmental Quality Act and adopted Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Fanita Ranch Essential Housing Project. The City Council hereby incorporates by reference, as if fully set forth herein, the Resolution certifying the Final Revised EIR and adopting the Findings of Fact, and

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Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Fanita Ranch Essential Housing Project.

SECTION 2: The subdivision of land shall be in accordance with City of Santee Municipal Code Title 12.10 regarding vesting tentative maps and all processes and conditions therein are incorporated herein by reference.

SECTION 3: The findings in accordance with the State Subdivision Map Act are made as follows:

A. *That the map is consistent with the City's General Plan.*

The Vesting Tentative Map as conditioned is consistent with the Santee General Plan because:

1. It is consistent with the Land Use Element, Land Use Implementation Section 8.2 entitled "Areas for Special Study", and the PD - Planned Development Land Use designation;
2. The proposed project is consistent with the goals, objectives and policies of the General Plan including those in the Land Use, Housing, Mobility, Trails, Conservation, Safety, and Community Enhancement Elements, and has been certified as consistent with the General Plan as an Essential Housing Project under Urgency Ordinance No. 592; and
3. The subdivision proposes a comprehensively planned, sustainable residential community consistent with the Fanita Ranch Development Plan Resolution No. 114-2022, the findings of which are incorporated by reference, as if fully set forth herein.

The Vesting Tentative Map as conditioned is consistent with the Fanita Ranch Development Plan because:

4. The subdivision proposes a comprehensively planned, sustainable residential community with unique design characteristics and amenities providing existing and future Santee residents with a variety of housing types in three Villages.

B. *That the site is identified as a Residential Inventory site in the current Housing Element of the City's General Plan and the density of the proposed development is consistent with the projections of the Residential Inventory.*

The Fanita Ranch site is identified in the Sixth Cycle Housing Element, 2021-2029 (Table 34) as a site for moderate and above-moderate housing. The Project will result in the City meeting its housing target for moderate and above-moderate income housing (Sixth Cycle Housing Element) as required by the State Department of Housing and Community Development.

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- C. *That the design or improvement of the proposed subdivision is consistent with the City's General Plan.*

The subdivision is consistent with the Santee General Plan as well as City Ordinances because all necessary services and facilities will be available to serve the site. The subdivision requires the construction of public improvements which, as conditioned, will meet all applicable local, state and federal laws designed to protect the public health, safety and welfare.

The public streets will be constructed to provide safe access for the project including the extension and connection of Fanita Parkway, Cuyamaca Street and Magnolia Avenue. Traffic Impact, Traffic Signal, and Public Facilities fees will be paid; the project includes comprehensive water, sewer and storm water drainage systems; the project includes construction of a Fire Station; and the project includes construction of City parks conforming to the Development Plan.

- D. *That the site is physically suitable for the proposed type of development.*

The site is physically suitable for the type of development because:

1. The range of land uses shown on the subdivision map are consistent with the Fanita Ranch Development Plan;
2. The site is not located on any known "active," "potentially active" or "inactive" fault traces as defined by the California Geologic Survey;
3. There are no soil or geologic conditions that would preclude development of the villages;
4. The development of the Special Use Area will be restricted due to prior geotechnical mitigation performed in that area to reduce landslides; and
5. The Project will be graded in accordance with the geotechnical recommendations stated in the Geotechnical Investigation(s) for Fanita Ranch and off-site improvements, prepared by Geocon, dated April 17, 2020.
6. The subdivision map is conditioned to require the Applicant to adhere to all state and federal requirements related to grading and construction of the site.
7. The subdivision map has identified on sheet 4 all public interest slopes greater than 40 feet in height. The City of Santee Municipal Code, Sections 11.40.320 and 11.40.330, allows for approval by the City Council of cut and fill slopes greater than 40 feet, after consideration of the lack of feasible alternative grading designs that result in slopes of 40 feet or less, and the furtherance of the General Plan goals and objectives by the proposed development. After considering the Geotechnical Investigation(s) for Fanita Ranch and off-site improvements, prepared by Geocon, dated April 17, 2020, the City Council finds that the lack of feasible alternative grading designs result in slopes greater than 40 feet in height that minimize the grading footprint while preserving open space resources.

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- E. *That the site is physically suitable for the proposed density of development.*

The site is physically suitable for the density of development because:

1. The range of land uses shown on the subdivision map are consistent with the Fanita Ranch Development Plan; and
2. The site contains sufficient acreage and is of a size to accommodate the proposed density and number of dwelling units.

- F. *That neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.*

Neither the design of the subdivision nor improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the Applicant is required to mitigate the loss of wildlife and habitat in accordance with the Final Revised EIR, including the Recirculated Sections.

- G. *That neither the design of the subdivision nor type of improvements are likely to cause serious public health problems.*

Neither the design of the subdivision nor the type of improvements will cause serious public health problems because:

1. The Project will be connected to a public sewer system; and
2. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District ("PDMWD") sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by Government Code Section 66474.6.

- H. That neither the design of the subdivision nor the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision or that alternative easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

As conditioned, neither the design of the subdivision nor the type of improvements will conflict with known easements on the subject property such as the existing SDG&E easement that traverses the property.

- I. That the design of a subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act and incorporates photovoltaic systems on rooftops and other structures throughout the development.

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- J. That the subdivision would have a sufficient water supply, as defined in Section 66473.7 of the State Subdivision Map Act.

The subdivision proposes a residential development of more than 500 dwelling units, and would have a sufficient water supply as determined by the Fanita Ranch Water Supply Assessment study prepared by Michael Baker International, dated February 4, 2020.

- K. In accordance with Subdivision Map Act section 66474.01, notwithstanding a finding that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, the City may approve the map because an EIR was prepared and certified including the adoption of Findings and Overriding Considerations and consideration of project alternatives.

The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. Housing is provided, resulting in the addition of 2,949 units, or 3,008 units if the school is not constructed, in compliance with the Goals, Policies and Objectives of the Santee General Plan Housing Element.

SECTION 4: There is substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Section 4290 and 4291 of the Public Resources Code (Government Code section 66474.02).

- A. *The design and location of each lot in the subdivision, and the subdivision as a whole, is consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Public Resources Code Sections 4290 and 4291.*

The Project prepared an updated Fire Protection Plan (FPP) to assess fire risk and to identify appropriate fire prevention and protection measures, including application of the ignition resistant construction methods and materials in Chapter 7A of the California Building Code. Additionally, customized defensible space that exceeds applicable code requirements would be incorporated into the Project. Consistent with the Fire Protection Plan, and as approved by the Santee Fire Department, the Project will include fuel modification zones within the project boundaries that exceed the minimum width of 100 feet from structures, as well as roadside fuel modification zones. Plantings in the Project area closest to structures and the interior of the development footprint will use drought-tolerant, fire resistive plant material. The final planting plan, irrigation system and spacing will be approved by Santee Fire Department. The fuel modification zones closest to structures will be irrigated by an automatic irrigation system. The Project's Master Homeowner's Association will hire a qualified landscape plan checker to review and approve landscape plans consistent with the FPP requirements. The

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Homeowner's Association will obtain a fuel modification zone inspection and report from a qualified, Santee Fire Department-approved third-party inspector and landscape plan reviewer twice a year that certifies compliance with the FPP.

A condition of approval of this Vesting Tentative Map is clear delineation and identification of brush management and fuel modification zones on all plan sets. The Final Map will convey to the Homeowner's Association easements for landscape and fuel modification, and fuel modification and non-building easements must be depicted on additional map sheets included with the Final Map.

A Fuel Modification Plan that identifies brush management zones in accordance with the Fire Protection Plan must be incorporated into the Project's Final Fanita Ranch Master Landscape and Water Management Plan. The FPP shall be incorporated by reference in the Homeowner's Association Covenants, Conditions, and Restrictions.

- B. *Structural fire protection and suppression services will be available for the subdivision.*

Structural fire protection and suppression services will be available for the subdivision, in compliance with Government Code Section 66474.02. Structural and wildland fire protection and suppression services will be provided by the Santee Fire Department. The Project will include a new Santee Fire Department fire station capable of serving all project areas of the subdivision within the City of Santee's Quality of Life Standard threshold. The new station would be staffed 27/4 with career firefighters.

The Project's water system will be installed in accordance with the Santee Fire Department, PDMWD, and Water Agency Standards and requirements. All water storage, pumps, hydrant locations, mains and water pressure requirements will be consistent with the City's Fire Code fire flow requirement. Fire hydrants will be subject to Santee Fire Department approval. All new structures will be provided with interior fire sprinklers.

- C. *To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and applicable local ordinance.*

Ingress and egress for the project meets the regulations regarding road standards for fire equipment access adopted pursuant to Public Resources Code Section 4290 and any applicable local ordinances. Site access will comply with the requirements of the most recently adopted California Fire Code and City Ordinance No. 570. At least two points of primary access for emergency response and evacuation would be provided into the Fanita Ranch community. All interior residential streets would be designed to accommodate a minimum of a 77,000-pound fire truck. The Santee Fire Department would participate in approval of street names. Fire lanes will be painted red and feature posted signs identifying

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the fire lane and prohibiting parking. Identification of roads and structures would comply with the most recently adopted California Fire Code and City Ordinance No. 570. Additional project protective measures are outlined in the updated FPP.

SECTION 5: Vesting Tentative Map TM2022-1, to subdivide approximately 2,638 acres into 1,467 lots, consisting of 1,203 single-family residential lots, 84 multiple-family residential lots, 19 Village Center lots, one school lot, one community park lot, eight neighborhood parks, 31 mini-park lots, nine agriculture lots, one fire station lot, one Special Use Area lot, two water tank lots, three pump station lots and miscellaneous open space and water basin lots totaling 105 lots, in the Planned Development District is hereby approved, subject to the following conditions:

- A. Fanita Ranch Revised Environmental Impact Report including the Recirculated Sections of the Final Revised EIR (SCH No. 2005061118) shall be certified, and Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program shall be adopted.
- B. Development Review Permit DR2022-4 shall be approved.
- C. Conditional Use Permits P2022-1, P2022-2 and P2022-3 shall be approved.
- D. All approved plans and construction shall be consistent with the Fanita Ranch Development Plan. All conditions of the Resolutions of Approval for the Fanita Ranch DR2022-4, Conditional Use Permits P2022-1, P2022-2 and P2022-3 shall apply.
- E. The Applicant shall implement, to the satisfaction of the Director of Development Services, all environmental impact mitigation measures identified in the Fanita Ranch Revised Environmental Impact Report including the Revised Sections of the Final EIR (SCH No. 2005061118), the CEQA Findings of Fact and Mitigation Monitoring and Reporting Program (MMRP) within in the timeframe specified in the MMRP.
- F. Within 30 days of project approval and prior to submittal of any plans, the Applicant shall schedule a meeting with the City Planner to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The Applicant should include their project design team including project architect, their design engineer and their landscape architect.

Prior to approval of each final map, unless other timing is indicated, the Applicant shall complete the following or have plans submitted and approved, agreements executed, and securities posted:

- 1. The Applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used,

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copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.

2. In order to coordinate with the City Geographic Information System, the Applicant shall obtain horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., from ROS 11252. All plans, exclusive of the final map and building plans, shall be prepared at an engineering scale of 1" = 40' unless otherwise approved by the project engineer.
3. The Applicant shall provide the City with plans in digital .DXF file format in addition to hard copies of the plans at the time of approval or as requested by the Director of Development Services. The digital file shall be based on accurate coordinate geometry calculations.
4. For each final map, the Applicant shall include all of the following information in separate layers in a digital file:
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.
 - d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.
5. The Applicant shall obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the Director of Development Services.
6. Final Maps - "A" Maps and "B" Maps. Applicant may process, subject to the City's authority to impose reasonable conditions pursuant to Government Code section 66456.1, a master subdivision or parcel map ("A" Map) for all or portions of the Fanita project showing "Super Block" lots. "Super Block" lots shall not subdivide land into individual single-family lots and do not confer any development rights in addition to any development rights authorized by the Vesting Tentative Map. All "Super Blocks" created shall be designed in a manner acceptable to the City and to allow future access to dedicated or irrevocably offered public streets and other backbone infrastructure necessary to serve the eventual development of the subject property. Following the approval by the City of an "A" Map and its recordation, Applicant may convey to third-parties one or more "Super Block" lots created by the "A" Map, subject to the conditions set forth below and any conditions placed upon the recordation of the "A" Map. As a condition of any development, the buyer of a "Super Block" lot shall be required to process any

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remaining final improvement plans and grading plans and a final map ("B" Map) for each "Super Block" lot which will contain single family lots or public improvements, in compliance with the applicable conditions of the Vesting Tentative Map and other conditions of approval for the Project, the City's Municipal Code and the City's standard policies.

7. Design Consistency Requirements. Prior to preparation of any Final Map ("A" or "B" Map), the Applicant and any buyer of any "Super Block" lot created on an "A" Map shall meet and confer with City staff for the purpose of ensuring consistency between "A" and "B" Maps. The Applicant shall demonstrate that each portion of the Project included in the "A" Map has been designed consistent with the City's General Plan, the Fanita Ranch Development Plan, and Vesting Tentative Map.
8. The Applicant shall submit each Final Map to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

- a. Two sets of prints bound and stapled.
- b. Two copies of a current preliminary title report (dated within six months of submittal date).
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference maps used to prepare the final map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution(s) approving the project.
- g. Map check fees in accordance with the City Fee Schedule.

Please include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
 - b. Two sets of prints bound and stapled.
 - c. Two copies of the map in Autocad format on separate disk, CD or DVD for incorporation into the City GIS data base.
 - d. Mylars of the map with all required signatures and notaries obtained including PDMWD if they are to sign the map.
 - e. Copies of certified return receipts for all signature omission letters.
 - f. Subdivision Map Guarantee.
9. Prior to approval of a final map(s) for each unit or phase, Applicant shall provide all street names for approval by the City Planner and Fire Marshal.
 10. The Applicant shall make the following conveyances off map as required:

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- a. Grant to the Master Homeowners Association (MHOA) easements for landscape and roadside fuel modification maintenance areas along Fanita Parkway, Cuyamaca Street and Magnolia Avenue intended for maintenance by the MHOA as shown in the Fire Protection Plan.
 - b. Existing easements, vacations, dedications, abandonments or irrevocable offers along the terminating street sections shall be processed on a case by case basis to address the final configuration of the public and private improvements.
11. Where private roads and driveways are proposed the Applicant shall execute and record a private road maintenance agreement to the satisfaction of the City Attorney. The Applicant shall place a deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. The agreement shall include provisions addressing the following:
- a. A grant of perpetual, nonexclusive reciprocal easement appurtenant from and to each of the parcels in the subdivision, under and through the private road easement area for the benefit of the owner(s) of each parcel, their families, guests, tenants and invitees, for the purpose of vehicular and pedestrian access, the installation and maintenance of utilities serving the parcels, and the installation and maintenance of improvements including pavement, drainage improvements, street lighting, utility meters, and similar street improvements.
 - b. A legal description of the private road easement area to be maintained.
 - c. A list of addresses or parcel numbers of properties in the subdivision against which the maintenance agreement will be recorded.
 - d. A statement that the maintenance agreement constitutes a covenant running with each parcel in the subdivision and is effective for so long as the easement exists.
 - e. A statement of the portion or percentage of maintenance costs to be borne by the owner(s) of each parcel.
 - f. A mechanism for the determination of the total amount of maintenance costs payable pursuant to the agreement (e.g., a voting system or association system) and payment of each party's costs.
 - g. A statement of costs to be borne separately by each property owner (e.g., landscaping costs for the portion of the private road easement lying within their own property; cost of installation, maintenance or extension of utilities benefiting their own property).
 - h. Maintenance standards for the road itself as well as for street lights, drainage improvements, trees/landscaping and other improvements to be installed.

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- i. A statement that the parties will share liability (in the same portion as payment of costs) for injuries to third parties arising out of maintenance or repair work undertaken pursuant to the agreement.
 - j. A statement that each party shall indemnify and hold every other party harmless from liability for personal injury or damage to property including the easement area which results from the actions of that party in connection with any use, maintenance, or repair work within the easement area.
 - k. An enforcement mechanism for payment of maintenance costs, such as authority to record a lien against any of the properties subject to the maintenance agreement.
12. The Applicant shall acquire and dedicate right-of-way and public easements for the off-site areas as shown on the Vesting Tentative Map. These areas include Cuyamaca Street, Magnolia Avenue as necessary for drainage facilities, and Fanita Parkway. If the Applicant is unable to acquire and dedicate right-of-way and public easements for off-site areas, then the City has established procedures necessary to ensure due process and orderly acquisition of off-site public right-of-way and City easements by private developers. Legislative Policy Memorandum, LPM-91-1 has established the requirements and procedures. The Applicant shall provide plats and legal descriptions relating to each acquisition and place a cash deposit with the City to cover the review of the plats and legal description and for the cost of appraisal of the property being acquired. The City will obtain an appraisal for each easement of right-of-way acquisition. All costs relating to the acquisition including but not limited to legal fees and expert testimony necessary for condemnation, if a Resolution of Necessity is adopted by City Council, in its sole and absolute discretion, shall be borne by the Applicant. Nothing in this condition requires the City Council to adopt a Resolution of Necessity or constitutes a pre-commitment by the City to exercise its power of Eminent Domain.
13. Prior to approval of improvement plans for the relocation of the Santee Lakes Recreation Preserve recreation vehicle entrance on Fanita Parkway, the Applicant shall provide the City with written approval from PDMWD and shall obtain all required permits and easements associated with such relocation. Further, the Applicant shall construct the improvements to align with the Ganley Road intersection. The improvements shall be completed concurrently with the improvements to Fanita Parkway. The existing entrance shall be closed for vehicle use. All improvements shall be completed to the satisfaction of the Director of Development Services.
14. The Applicant shall comply with the City of Santee Legislative Policy Memorandum LPM-93-1, which establishes procedures and requirements for the construction of reimbursable improvements by private development, if the Applicant requests cost reimbursement for the right-of-way or cost of public improvements.
15. The Applicant shall concurrently submit all plan sets including, each Final Map, to the

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City and PDMWD for review and approval. The City does not coordinate the review process with PDMWD, this is the responsibility of the design engineer and the landscape architect. Inability to properly coordinate PDMWD review may result in delay of issuance of permits required for construction. It is incumbent upon the Applicant to oversee the plan submittals of their design consultants.

16. The Applicant shall submit **Street Improvement Plans** for all on-site street improvements to the Department of Development Services Engineering Division for review and plans shall be completed and accepted prior to issuance of a building permit for any given phase. Improvements will be phased to coincide with the specific development for any given phase. Phase specific conditions shall be specified at the time of approval for a given development phase.

Prior to the start of construction of any public or private improvements within the limits of the public right-of-way, the Applicant shall have plans accepted, agreements executed per Chapter 12.16 of Santee Municipal Code, securities posted, and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards, unless otherwise provided in the Fanita Ranch Development Plan and as provided in waivers approved on the Vesting Tentative Map, and at the Applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:

- a. Street improvements, both public and private, shall be designed in accordance with the City of Santee Public Works Standards Manual, unless otherwise provided in the Fanita Ranch Development Plan and as provided in waivers approved on the Vesting Tentative Map. Modifications to these design standards may be made where, in the sole discretion of the Director of Development Services, those modifications are necessary to enhance overall quality or maintain the intended design objectives of the project.
- b. Street improvement plans shall show the location of all utilities needed to serve the project including the location and placement of surface utility structures in accordance with the City of Santee Design Guidelines and Surface Utility Maintenance Manual. Street light spacing and wattage shall be in accordance with the City of Santee Public Works Standards unless otherwise specified in the Development Plan and Preserve Management Plan and authorized in writing by the Director of Development Services.
- c. All hydromodification plan basins intended for detention only shall include a concrete liner on the bottom and sides a minimum of 1 foot above the proposed ponding limit elevation. Access and parking for maintenance vehicles shall be provided to the satisfaction of the Director of Development Services.
- d. Remove, relocate, or otherwise modify the existing SDG&E facilities at the existing terminus of Magnolia Avenue to remove any conflict with the proposed road extension. Clearance shall be to the satisfaction of the Director of

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Development Services.

- e. The Applicant shall provide grading and improvements necessary to convey the rear yard drainage of the existing homes located on lots 1-8 of the Dakota Ranch Subdivision, Map No. 14637. The Applicant is responsible for obtaining the permission to enter the off-site properties as necessary to perform necessary grading and install said improvements. If the Applicant is unable to obtain a Letter of Permission to Grade and/or dedicate storm drain easements for off-site areas, then the City has established procedures in Legislative Policy Memorandum LPM-91-1 to ensure due process and orderly acquisition of City easements and to obtain a Letter of Permission to Grade.
- f. Alternate methods to convey the public drainage from the Cuyamaca Street extension between Chaparral Drive and Princess Joann Road will be required if the Applicant is not able to provide a public drainage system with appropriate public drainage easements within the areas where the existing private brow ditches are proposed to convey the public drainage as proposed by the Fanita project preliminary drainage study. If the Applicant is unable to obtain a Letter of Permission to Grade and/or dedicate drainage easements for off-site areas, then the City has established procedures in Legislative Policy Memorandum LPM-91-1 to ensure due process and orderly acquisition of City easements and to obtain a Letter of Permission to Grade.
- g. The outlet of basins, structures, pipes and or other drainage facilities conveying public drainage shall not be allowed to convey via existing private drainage brow ditches unless flowage easements granted to the City of Santee and drainage easements for the maintenance by the HOA are provided to the satisfaction of the Director of Development Services.
- h. Construct Summit Avenue curb returns and pedestrian ramps to residential collector standards (40' curb to curb/60' right-of-way). Construct pavement transitions in accordance with VTM Sheet #24.
- i. The Applicant shall improve existing deficient drainage conditions along the site perimeter. The existing private perimeter drainage facilities shall be improved and/or re-located as necessary. Maintenance of all perimeter private drainage facilities shall be the responsibility of the HOA.
- j. All existing public easements, drainage facilities, and relinquished access rights established on adjacent maps that will be realigned to reflect the proposed project improvements, and shall be vacated, quit-claimed, or accepted on the final map or appropriate off-map documentation.
- k. The Applicant shall provide improvements to the existing abutting drainage facilities which convey the project site runoff as follows: installation of an appropriately sized D-25 or Type "F" inlet on Ganley Road to address the existing

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drainage runoff that crosses over the public sidewalk; and, the installation of appropriately sized curb outlets to the standards of SDRSD D-25, on Swanton Drive, Hornbuckle Drive, Mendeck Avenue, Gandy Avenue, Roecrest Drive, and Via Conrad.

- l. Approved public trail access locations shall be improved to include curbs, sidewalks, and pedestrian ramps. The final locations and improvements will be based on final engineering plans, and the adopted Public Access Plan.
- m. The Applicant shall extend Carlton Hills Boulevard north into the Project Site designed to either private or public standards, to the satisfaction of the City Engineer and Fire Department. Provide pedestrian improvements to transition to the proposed private street improvements. The existing brow ditches shall be directed to an appropriate public drainage facility.
- n. Halberns Boulevard shall be improved to provide drainage, pedestrian, and driveway access improvements including providing additional right-of-way and drainage easements to support the public improvements.
- o. Cecilwood Drive shall be improved to provide drainage, pedestrian, and driveway access improvements including providing additional right-of-way and drainage easements to support the public improvements.
- p. Complete the construction of the cul-de-sacs with public improvements on Strathmore Drive, Birchcrest Blvd East, and Lasso Way. Remove and replace the existing asphalt pavement that was placed as temporary condition, or provide an analysis to determine the existing pavement structural sections, including underlying subgrade. If the sections are determined to be inadequate, provide improvements to the pavement structural section to meet the City's Public Works Standards.
- q. Provide improvements at all existing abutting streets and dead-end streets installing drainage improvements to control and prevent erosion runoff onto the existing public right-of-way. Improvements may include retaining walls, curbs, gutter, drainage improvements, fencing, gates and access pathways/driveways. Improvements are anticipated at Strathmore Drive, Ganley Road, Lakeland Drive, Crossland Court, Knabe Lane, Cathywood Drive, Mendeck Avenue, Gandy Avenue, Snelson Way and Cambury Drive.
- r. Provide adequate delineation to establish the limits of the maintenance obligations of the existing drainage facilities that transition between private property and the existing public right-of-way. This includes portions of the existing drainage system found at Birchcrest Blvd East, and Swanton Drive. Proposed facilities on Swanton Drive, Mendeck Avenue, Gandy Avenue, Roecrest Drive, and Via Conrad shall be entirely onsite (out of the public right-of-way); alternatively, install structures at the site boundaries or obtain encroachment

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permits for the private system components located within the public right-of-way.

- s. The intersections of Streets “N”, “P” and “U” shall be designed per the details provided on the approved VTM and to the satisfaction of the Director of Development Services.
17. Street improvement plans shall show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs and be designed to the following street standards pursuant to the Fanita Ranch Development Plan and Vesting Tentative Map.
- a. Fanita Parkway (4-Lane Parkway/Major Arterial) - Mast Boulevard to Lake Canyon Road (68', 76' curb to curb / 89', 97' right-of-way)
 - b. Fanita Parkway (3-Lane Parkway – Lake Canyon Road to Ganley Road (57', 65' curb to curb / 89', 97' right-of-way)
 - c. Cuyamaca Street Offsite (Major Arterial) - Mast Boulevard to Chaparral Drive (82' curb to curb / 102' right-of-way)
 - d. Cuyamaca Street On & Offsite (2-Lane Parkway Type I) - Chaparral Drive to Street 'A'/'W' (52', 56' curb to curb / 70', 74' right-of-way)
 - e. Fanita Parkway (2-Lane Parkway Type II) - Ganley Road to Street 'E' (48', 56' curb to curb / 69', 77' right-of-way)
 - f. Fanita Parkway (2-Lane Parkway Type III) - Street 'E' to Street 'N' (57' curb to curb / 83' right-of-way)
 - g. Residential Collector (Type I) - Street "A" - Fanita Parkway to Cuyamaca Street (53' curb to curb / 59', 69' right-of-way)
 - h. Residential Collector (Type II) - Portions of Streets 'V' and 'W' (48' curb to curb / 62' right-of-way)
 - i. Residential Collector (Type III) - Portions of Fanita Parkway, Streets 'V' and 'W', (56' curb to curb / 78', 83' right-of-way)
 - j. Collector (Type IV) Magnolia Avenue Offsite - Existing Terminus to Cuyamaca Street (52' curb to curb / 67' right-of-way)
 - k. Residential Collector (Type V) Cuyamaca Street - Street 'A'/'W' to Street 'T' (52' curb to curb / 75' right-of-way)
 - l. Village Collector - Cuyamaca Street - Street "T" to Fanita Parkway (64' curb to curb / 88' right-of-way)
 - m. Residential Collector (Type VII) - Portions of Streets 'X', 'V', 'W' and 'WW', (40' curb to curb / 62', 63' right-of-way)
 - n. Village Street (Type I) - Street 'T' (60' curb to curb / 80' right-of-way)
 - o. Village Street (Type II) - Portions of Street 'P' (50' curb to curb / 70' right-of-way)
 - p. Village Street (Type III) - Portions of Street 'J', Streets 'M', 'N', 'O', 'P', 'Q', 'R', 'S' and 'U' (36' curb to curb / 56' right-of-way)
 - q. Residential Street - Portions of Streets 'E', 'J', 'M' and 'N', Streets 'B', 'C', 'D', 'F', 'G', 'H', 'I', 'K', 'L', 'BB', 'DD', 'EE', 'HH', 'II', 'JJ', 'MM', 'NN', 'OO', 'PP', 'QQ', 'RR', 'SS', 'UU', 'WW', 'XX', 'YY', 'ZZ', 'AAA', 'BBB', 'DDD' and 'EEE' (36' curb to curb / 57', 58' and 62' right-of-way)
 - r. Split Residential Street (One-Way) - Streets 'CC', 'KK', 'LL', 'UU', 'VV', 'FFF',

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- 'GGG', 'HHH', 'III', and 'JJJ' (42' curb to curb / Varies right-of-way)
- s. Carlton Hills Boulevard (Private), (32' curb to curb / Existing 70' road easement)
 - t. Private Residential Street - Streets 'CC' and 'FF' (Varies curb to curb / Varies right-of-way)
 - u. Private Residential Driveway - Alleys 'A' and 'B' (20' curb to curb)
18. Prior to issuance of any Grading or Encroachment Permit based on plans proposing the creation of down slopes adjacent to public or private streets, the Applicant shall obtain the City Engineer's approval of a study to determine the necessity of providing guard rail improvements at these locations. The Applicant shall construct and secure any required guard rail improvements in conjunction with the associated Encroachment Permit as determined by and to the satisfaction of the City Engineer. The guard rail shall be installed per Caltrans Traffic Manual and Roadside Design Guide requirements and American Association of State Highway and Transportation Officials (AASHTO) standards to the satisfaction of the City Engineer.
19. Prior to the placement of combustible materials on-site, all fire hydrants, must be installed and operational with a temporary all-weather access road acceptable to the Fire Department. All weather access is typically defined as the first lift of pavement being installed. These criteria apply to all construction including residential model complexes.
20. The number and location of required fire hydrants to serve commercial development will be determined by the size and type of construction of the proposed commercial buildings. Generally, the required fire flow for the commercial area shall be a minimum of 3,500 gallons per minute for four hours with hydrants spaced at approximately every 300 feet. Exact location and number of required hydrants shall be determined by the Fire Department prior to installation. These hydrants shall have two, 2 1/2" ports and one, 4" port. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per PDMWD requirements.
21. Fire hydrants in the residential areas of the Fanita Project shall be spaced approximately every 300 feet and comply with the hydrant locations as submitted in the Fanita Ranch Fire Protection Plan. The exact location shall be determined by the Fire Department prior to installation. These hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2,500 gallons per minute for three hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per PDMWD requirements.
22. The Applicant shall submit one hundred percent (100%) complete Street improvement plans prepared in accordance with City guidelines and the requirements set forth herein and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal, the Applicant shall schedule an appointment with their designated City project engineer and the Applicant's design engineer to review the plan

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submittal for completeness. The Street Improvement Plan submittal package shall include the following:

- a. Six sets of plans bound and stapled.
- b. Plan check fees.
- c. Preliminary cost estimate for the improvements.
- d. One copy of the Resolution(s) approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

23. The Applicant shall provide an implementation checklist for public street improvements including the timing of traffic signal installations, off-site intersection improvements, Traffic Demand Management measures and off-site roadway improvements to the satisfaction of the City Engineer. The schedule shall incorporate the phased design and construction of the identified improvements in the approved Final Mitigation, Monitoring, and Reporting Program (MMRP) incorporated herein by reference. The schedule shall also identify the timing of the bonding and securities for each development phase.
24. The Applicant shall provide that all new traffic signals be connected with fiber optics to the City's fiber optic interconnect system to the closest existing connection point.
25. Prior to the occupancy of the 2,123rd EDU, the Applicant shall complete construction of the Cuyamaca Street and Mission Gorge Road intersection improvements to include a dedicated northbound right-turn lane consistent with the improvements proposed in the General Plan Mobility Element. In the event these improvements are made by others before the said occupancy stated herein, the Applicant shall reimburse the City their fair share contribution of 42% of the total improvements cost no later than 120 days following the filing of the Notice of Completion by the City, or occupancy of the 2,123rd EDU, whichever occurs first.
26. The Applicant shall coordinate with applicable jurisdictions to construct traffic improvements in the City of San Diego, County of San Diego, and Caltrans right-of-way, as identified in the approved MMRP.
27. Fanita Parkway: Ganley Road to Project Site
Prior to occupancy of the 1st EDU (model homes excepted) proposed project shall construct this section of Fanita Parkway as a two-lane parkway to include a six to 14-foot raised median, one 12-foot travel lane in each direction, five-foot bike lanes on both sides of the roadway with a three-foot buffer on the east side and five-foot buffer on the west side, and provide a five-foot landscaped parkway on the east side of the roadway with a 10-foot multi-purpose trail on the west side separated from the roadway by a five-foot landscape parkway. The gated vehicular entrance south of Ganley Road currently used by Santee Lakes as an entry/exit to their campground and RV storage areas shall be abandoned and realigned to complete the west leg

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(fourth leg) of the Fanita Parkway/ Ganley Road intersection. SDG&E easements and the northernmost access to the Ray Stoyer Plant on the PDMWD property are currently accessed via Sycamore Canyon Road. The Project shall provide a right-in/right-out only access on Fanita Parkway for the eastern easement access and a full access intersection with a northbound dedicated left-turn lane to the PDMWD property on the west side of Fanita Parkway.

28. Fanita Parkway Traffic Monitoring Program

Project shall initiate a Monitoring Program upon the traffic volume measured on Fanita Parkway between Ganley Road and Lake Canyon Road reaching 13,000 average daily trips (ADT). ADT counts shall be collected on an annual basis. Three capacity thresholds are presented for use in determining when the fourth lane (second northbound lane) on Fanita Parkway may be required: 1) ADT Volume-to-Capacity; 2) Peak Hour Intersection Analysis; and 3) Travel Speed.

- a. **ADT Volume-to-Capacity:** Install a count station between Lake Canyon Road and Ganley Road or another City approved counting device at the Fanita Parkway/ Ganley Road signal to allow continuing ADT collection that is accessible from City Hall. A continuous weekday ADT count between Ganley Road and Lake Canyon Road shall be conducted to determine the amount of vehicular traffic on this segment. Should volumes exceed 13,000 trips, initiation of the Monitoring Program shall commence. The specifics of the ADT monitoring of Fanita Parkway shall be conducted as follows to the satisfaction of the City Engineer.
- b. **Peak Hour Intersection Analysis:** Peak hour intersection counts at the Fanita Parkway/Ganley Road intersection shall be collected to the satisfaction of the City Engineer. An LOS analysis would be conducted by a licensed traffic engineer and should the northbound PM delay exceed LOS C, 20 seconds, the Peak Hour Intersection threshold would be exceeded.
- c. **Arterial Speed:** A weekday speed survey shall be conducted on Fanita Parkway between Ganley Road and Lake Canyon Road. If the PM peak hour arterial speeds are determined to be less than LOS C (28 MPH) in the northbound direction, taking into consideration the intersection delay at Ganley Road, the Arterial Speed threshold would be exceeded.

Once the 13,000 ADT threshold is met and the Monitoring Program commences, if any one (1) of the two (2) remaining thresholds is met, the fourth lane shall be constructed, to the satisfaction of the City Engineer.

29. Cuyamaca Street: Princess Joann Road, Woodglen Vista Drive, and El Nopal Intersections

The Applicant shall provide left turn restrictions to reduce project cut-through traffic from Cuyamaca Street to Magnolia Avenue via Princess Joann Road, Woodglen Vista Drive and El Nopal (except in the event of emergency) to the satisfaction of the Director of Development Services. The restriction measures shall be installed

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with the project public improvements, as required in accordance with the Mitigation, Monitoring and Reporting Program.

30. Cuyamaca Street: Chaparral Drive to Project Site

Prior to the occupancy of the 30th EDU, the Applicant shall construct Cuyamaca Street from its current terminus at Chaparral Drive to connect to the Project site as an interim all-weather road for emergency access purposes to the satisfaction of the City Fire Chief. Prior to the occupancy of the 500th EDU, the Applicant shall construct Cuyamaca Street from its current terminus at Chaparral Drive to connect to the Project site to include a 10-foot raised median, one 12-foot travel lane in both directions, a three-foot bike lane buffer on the east side of the roadway with a five-foot bike lane and a five-foot landscaped parkway. The west side of the roadway will provide a five-foot bike lane buffer with a five-foot bike lane (10-foot emergency parking), with a five-foot landscaped parkway and eight-foot multi-purpose trail. The east side of the roadway will provide a four-foot nature trail occurring in a portion of the east parkway.

31. Magnolia Avenue: Existing terminus to Cuyamaca Street

Prior to occupancy of the 1,500th equivalent dwelling unit, the Applicant shall construct Magnolia Avenue from its existing terminus to Cuyamaca Street to Collector Type IV standards, including two travel lanes, a painted center median, bike lanes/emergency parking on both sides, a landscaped parkway on the north/westbound side and a continuous sidewalk on the south/eastbound side, to the satisfaction of the Director of Development Services.

32. Magnolia Avenue/Cuyamaca Street

The Applicant shall install conduit and plan for the installation of a traffic signal at the intersection of Cuyamaca Street and Magnolia Avenue. In the southbound direction, two left turn lanes and one thru lane will be constructed with minimum turn pocket lengths of 175 feet, the northbound direction will provide one thru lane and one right-turn lane, and the westbound direction will provide one left-turn lane and one right-turn lane.

33. Cuyamaca Street: Chaparral Drive to El Nopal

Prior to occupancy of the 155th EDU, the proposed project shall improve this street segment to its ultimate General Plan Mobility Element classification of a four-lane major road.

34. SR 52 improvements

Prior to the occupancy of the 1st EDU (model homes excepted), CALTRANS shall have installed improvements to relieve congestion on SR-52 .

35. Any blasting operations shall comply with Chapter 11.18 of the Santee Municipal Code, and the following conditions shall apply:

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- a. Prior to issuance of a Blasting Permit, the Applicant shall provide a site-specific blasting report to assess, control, and monitor noise and ground vibration from blasting. The blasting report shall be prepared by an expert in the field of blasting, familiar with local land conditions, and that has experience with projects of this scope to the satisfaction of the Director of Development Services.
- b. The Applicant shall place a cash deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review of the blasting report. All recommended measures identified in the approved blasting report shall be accepted by the Director of Development Services and incorporated into the project design.
- c. Prior to any rock blasting, the Applicant shall conduct a pre-blast survey of the surrounding property at locations, levels and times to the satisfaction of the Director of Development Services.
- d. Public Notification of Blasting Schedule for residents within 1,000 feet of blasting - The property owner shall give a monthly blasting schedule in writing to residences within 1,000 feet of potential blast locations. The notice shall disclose the anticipated blasting schedule and provide a contact phone number for the blasting contractor. Unscheduled changes to the blasting schedule will require the blasting schedule to be reissued no less than 24 hours prior to blasting.
- e. Blasting activities within the project boundary line shall occur between 8:00 a.m. and 5:00 p.m. Monday through Friday. No blasting shall be allowed on weekends or on specific holidays as referenced in the City Noise Ordinance (SMC Chapter 5.04).
- f. Blasting operations shall be limited to minor blasting within 600 feet of residences. Minor blasting means a blasting operation that meets all of the following criteria: quantity of rock to be blasted does not exceed 100 cubic yards per shot, bore hole diameter does not exceed two inches, hole depth does not exceed 12 feet, maximum charge weight does not exceed eight pounds of explosive per delay, and the initiation of each charge will be separated by at least 10 milliseconds.
- g. A Monitoring Program shall be implemented to monitor blasting noise activities for compliance with the City's Noise Ordinance. Monitoring shall consist of one full day every two weeks until blasting is completed or moves beyond 600 feet from residential homes.
- h. Explosives shall be transported to the site only when permitted and specifically approved by the Fire Chief.
- i. The transport, storage, and use of any hazardous materials shall be done under strict Fire Code requirements. Applicant shall apply for and obtain permits as required by the Fire Chief.

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36. A grading permit to allow early subdivision grading in accordance with Section 11.40.155 of the Grading Ordinance may be obtained following approval of the Vesting Tentative Map.
37. **Rough Grading Plans** may be submitted to the Department of Development Services Engineering Division and accepted prior to map recordation. The following conditions shall apply to acceptance of the Rough Grading Plans and issuance of a Grading Permit:
- a. The grading plans shall be prepared at a scale of 1" = 40'. Plans shall include a note that requires immediate planting of all slopes over three feet in height within 60 days of construction, following installation of water mains to serve the project. All slopes in excess of 3:1 shall be stabilized per the requirements of the MS4 Permit to prevent slope erosion, to minimize slope failures, and to prevent sediment from entering the storm water conveyance system; permanent landscaping and irrigation shall be installed no later than six months of completion of grading, or prior to occupancy, whichever comes first.
 - b. Proposed water quality and hydro-modification basins shall be designed such that maintenance access shall be provided to all stand pipes, headwalls, structures, manholes, and basin bottom to the satisfaction of the Director of Development Services. Basins shall be designed to include decorative fencing when visible and not obstruct views when feasible.
 - c. The grading plans shall clearly identify the bio-retention facilities dimensions and drainage path, demonstrating the required area and volume, as well as those proposed to address hydro-modification and to attenuate the 100-year storm event. Details of the facilities in cross sections shall include the proposed depth, media type, design assumptions, freeboard, material types, side slopes, orifice size, piping locations, address emergency overflow, as well as providing appropriate access for maintenance.

Should the above-mentioned proposed bio-retention facility drawdown time as designed exceed 48 hours, the basin may result in vector breeding. It is the sole responsibility of the homeowner association (HOA) to coordinate with local vector control authorities to address vector breeding.
 - d. Prior to grading on-site all existing ground water wells, permitted or otherwise, shall be abandoned in accordance with the San Diego Department of Environment Health. Copies of as built reports shall be made available to the City prior to issuance of a grading permit.
 - e. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the final project design and construction.

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- f. Applicant shall not seek to increase the posted speed limit on Fanita Parkway south of Ganley Road, from the existing posted speed limit of 40 miles per hour to the post-project improvement design speed of 50 miles per hour until the building construction phase of Phase 1 is complete. The speed limit for construction-related traffic shall be stipulated in project construction documents, including the grading plans and the contract with the construction contractor. The construction-related traffic shall not exceed existing posted speed limit.
- g. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 40'. Design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the homeowner's meter.
- h. Plant types and permanent irrigation for the proposed basin slopes and bottoms shall conform to the City of Santee BMP Design Manual standards, E.20 Plant List, and subject to the details provided on the approved VTM and to the satisfaction of the Director of Development Services.
- i. Clearly delineate and identify the brush management and fuel modification zones on all plan sets.
- j. Any excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the Director of Development Services.
- k. All drainage pipes shall be profiled on the plans and include the proposed material type, length, slope, D-load, Q100, V100. In addition, profiles shall include adjoining structures, stationing, invert elevations, and the plotting of the hydraulic grade line of a 100-year event.
- l. Prior to submittal of Grading Plans the applicant shall meet with the City Engineer and agree to the scope of the project retaining walls that shall be profiled in the Grading Plans. The profiles will indicate the top of wall, bottom of wall, bottom of footing, location of steps, bends, changes in height and wall type. In addition, the profile shall show the existing and proposed finished surface of both sides of the proposed wall. Show the location and method of wall drainage, including outlet elevation of pipes intended for the release of pore water pressure, length and location of geotextile fabrics (as applicable). Typical cross sections of all proposed retaining wall types shall be provided clearly showing the proposed structural reinforcement and construction notes as applicable.
- m. Project improvement plans shall be concurrently processed to the satisfaction of the Director of Development Services prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 40'.

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- n. The Applicant is responsible for all coordination of utility plans and approvals, including those from outside agencies. Plans are required to meet the requirements of the outside agencies and those of the City. No deviations from the City standards are permitted unless authorized in writing by the Director of Development Services, except as shown in the Fanita Ranch Development Plan and on the Vesting Tentative Map.
- o. Project precise grading (plot) plans shall be completed and approved prior to issuance of any building permits.
- p. All grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. At the time of plan submittal, the Applicant shall schedule an appointment with their designated City project engineer and the Applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:
 - 1. Six sets of plans bound and stapled (grading and landscape).
 - 2. Plan check fees.
 - 3. A completed grading permit application.
 - 4. A cost estimate for the cost of construction.
 - 5. Three copies of the Drainage Study specified here within.
 - 6. Three copies of the Geotechnical Study specified here within.
 - 7. Three copies of the Rock Fall Hazard Analysis and Mitigation Report specified here within.
 - 8. Three copies of the Storm Water Quality Management Plan specified here within.
 - 9. Two copies of an Operation & Maintenance (O&M) plan specified here within shall be submitted prior to grading plan approval.
 - 10. Two copies of the Storm Water Pollution Prevention Plan specified here within.
 - 11. Three copies of the Hydraulic Study and Hydraulic Analysis specified here within.
 - 12. Two copies of the Traffic Study specified here within.
 - 13. Draft letters of permission from any adjoining property owners if grading is proposed off-site shall be submitted prior to grading plan approval. Letters shall be in a form acceptable to the City.
 - 14. A letter of acknowledgement signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
 - 15. One copy of the Resolution(s) approving the project.

All grading shall be completed to the satisfaction of the Director of Development Services. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

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Grading Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to each phase of development. Phase specific conditions shall be specified at the time of approval for a specific phase.

38. The Applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
- a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
 - b. No construction work along Fanita Parkway from Mast Boulevard, north to the project site will be permitted before 8:00 am Monday through Friday.
 - c. No work is permitted on Sundays or City Holidays.
 - d. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, unless otherwise modified by the terms of the encroachment permit, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
 - e. If the Applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a revised permissible work hour schedule may be imposed by the Director of Development Services.
 - f. In addition to the above the Applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.
39. Trench work when required within existing City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. The two-week time period can be extended by the Director of Development Services based upon the scope of the work to be performed within the existing City streets. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which time temporary or permanent asphalt paving shall be placed unless modified by the Director of Development Services.

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40. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
41. Provide three copies of a hydrology study and hydraulic analysis that determines the boundary and elevation of the base flood for Sycamore Creek adjacent to the project in accordance with the Santee Flood Damage Prevention Ordinance. Study requirements shall first be obtained from the City's assigned project engineer prior to the preparation of the study or utilize the existing report prepared by Rick Engineering titled Floodplain Analysis for Fanita Lake dated May 11, 2007.
42. Provide three copies of a final drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality. The drainage study shall:
 - a. Identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards.
 - b. Compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 10-year, 50-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual. All drainage shall be conveyed to suitable outfalls to the satisfaction of the Director of Development Services.
 - c. Include a summary table comparing the storage capacity and height of all proposed basins to State Division of Safety of Dams (DSOD) thresholds. As proposed, drainage basin BF-1-1 would have capacity to store over 15-acre-feet of water, which is the threshold at which the dam height must be considered, and the height measured to the lowest elevation of the outside limit of the barrier on the west side of the proposed basin is over 25 feet. Documentation must be provided demonstrating that DSOD has reviewed the design and concurred that either (1) the facilities are not jurisdictional dams or (2) that facilities are

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jurisdictional dams and appropriate measures have been implemented to meet DSOD criteria.

- d. The proposed interim biofiltration basin planned within the future Magnolia Avenue roadway shall be constructed with a suitable discharge matching an existing discharge point that is outside of the future right of way area of Magnolia Avenue. At final engineering, documentation must be provided demonstrating that the emergency overflow system meets the City and County standards.
 - e. Provide a table of all runoff coefficients used in calculations supporting storm drain and detention basin design shall be based on the actual proposed percentage of impervious cover for each neighborhood.
 - f. The basin outflow calculations shall be designed based on the geometry of the proposed riser structures and the capacity of the downstream storm drain, whichever is the more restrictive factor. At final engineering, documentation must be provided demonstrating that the emergency overflow system (i.e., including the downstream channel or storm drain that receives the emergency overflow) has the capacity to convey the 100-year un-detained flow. If BF-1-1 and/or any other basin is determined to be a jurisdictional dam, DSOD may have additional criteria for the emergency overflow conveyance.
 - g. Provide sufficient detail and calculations to support the final design of channel and slope protection features.
43. Provide three copies of a Storm Water Quality Management Plan (SWQMP) prepared and in accordance with the City of Santee Storm Water Ordinance and in accordance with the City of Santee Best Management Practices (BMP) Design Manual dated February 2016 and alternate approaches that meet both the storm water pollution control and hydromodification management requirements may be acceptable at the discretion of the City Engineer and shall be documented in the SWQMP. The SWQMP must include best management practices (BMPs) to address water quality and hydromodification. An Operation and Maintenance Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification will be provided. The SWQMP shall:
- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
 - b. Incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook.

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- c. Comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures and the storm drain system shall be designed and installed to meet the MS4 Permit requirements regarding trash capture. Said system must be designed to capture debris of 5 mm or greater, while preventing flooding potential.
- d. The first downstream public storm drain inlet or clean-out structure to which the project improvements discharge to must be retrofitted with a trash capture device to meet the MS-4 requirements. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.
- e. Label all new inlets constructed by the Applicant with concrete stamp or equivalent - stating, "No Dumping - Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/ Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
- f. Prohibit down spouts and HVAC systems to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas or be plumbed to the sewer.
- g. Require fire suppression systems to be designed to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.
- h. Require California native/drought-tolerant plants to be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
- i. Include a narrative in the source control section regarding the types of material to be stored outdoors and how materials shall be covered and/or protected from the outside elements and be stored above the finished grade to prevent contact with the storm water runoff.
- j. Include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual. The O&M plan shall include:
 - i. Post Rain Event Maintenance detailing frequency, repairs, reporting, timing, and indicators.
 - ii. A procedure addressing flushing of PDMWD facilities. This includes the project

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potable water tanks specifically addressing the draining and flushing for necessary maintenance or repairs. The treatment facilities shall be designed to accommodate the anticipated amount of flow from PDMWD maintenance operations.

- iii. A narrative regarding drainage and water quality from the Special Use Area currently proposed for RV storage/Solar voltaic production.
- k. As part of the SWQMP, a field reconnaissance to observe and report on downstream outlet conditions, including undercutting erosion, slope stability, vegetative stress (due to flooding, erosion, water quality degradation, or loss of water supplies) and the area's susceptibility to erosion or habitat alteration as a result of an altered flow regime.
- l. All downstream areas identified in the drainage study and/or the SWQMP conditioned herein, as points of compliance, shall establish within said drainage study that pre-project hydrologic conditions affecting points of compliance would be maintained by the proposed project, satisfactory to the City, by incorporating in the site design, source control, and treatment control requirements identified on the approved project SWQMP.
- m. Dog waste stations shall be incorporated through the property and include signage to pick up and properly dispose of pet waste, pet waste bags, and a trash receptacle.

Priority Development Project (PDP) SWQMP shall:

- n. Show the appropriate information including tree size and soil dimensions on the plans submitted for grading and street improvements.
- o. Provide additional details relating to drainage areas and the flow control (i.e., SWMM) analyses may be required based upon the final design.
- p. Provide documentation demonstrating that the average annual retention requirement will be satisfied by the project areas where standard biofiltration is not being proposed. As applicable, the addition of pervious areas and/or site features to satisfy the average annual retention criteria may be required and this in-turn may result in changes to the proposed site layout.
- q. Additional details will be required on the street improvement plans to demonstrate runoff from the project area will be directed into appropriate storm water quality measures.
- r. An alternative water quality approach, such as biofiltration or compact biofiltration, may be required based on the limited area available for storm water quality measures.

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- s. Additional information, including but not limited to calculations to demonstrate that the Bioretention Soil Media (BSM) capacity is more limiting than the orifice and thus storm water will precipitate from the BSM, may be required during final engineering. Drainage areas shall be shown on the Drainage Management Areas (DMA) Exhibit and be consistent with those used in pollution control calculations and SWMM analyses.

Off-Site Improvements PDP SWQMP shall:

- t. The site design checklist shall identify the BMPs proposed as SD-5, (Disperse Impervious Areas) and/or SD-6 (Runoff Collection).
- u. The final report shall clarify the proposed combined pollutant control and hydromodification control MWS type proprietary BMPs will achieve both types of control with flow-based devices.
- v. The final report shall include appropriate flow control analysis of POC 17 (e.g., SWMM analysis) for the on-site and/or the off-site areas as necessary. This shall include inclusion with the BMP checklist, BMP calculations, and flow control analysis for BMP BF-1-17 and/or DET-1-17, as applicable.

Green Streets PDP Exempt SWQMP

- w. Provide detailed information regarding the Green Infrastructure strategy, calculations to demonstrate the capture capacity of the proposed tree wells, completed Form I-8, demonstrate adequate tree spacing for proposed capture and treatment of Magnolia Avenue and documentation confirming compliance with the City of Santee BMP Design Manual as necessary.

Technical Memorandum: Analysis of Potential Critical Course Sediment Yield Areas (PCCSYA) for Fanita Ranch shall:

- x. Provide electronic files in CAD and shapefiles to facilitate review of the exhibits. All exhibits shall be plotted to scale, including a scale bar on each exhibit, all callouts shall be correct, and calculations shall match those of the exhibits.
- y. Provide an appropriate discussion in the report narrative to explain and justify the range of flow events incorporated into the analysis.

Off-Site Improvements Technical Memorandum: Complementary Analysis of Potential Critical Course Sediment Yield Areas (PCCSYA) for Fanita Ranch shall:

- z. Demonstrate that POCs 11 and 12 meet the criteria for being considered as de minimis. Currently these areas are shown to be a depression; however, each of these “depressions” has a headwall and storm drain. As such, each is considered

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as an open channel during the 2-year storm event peak flow rate without ponding and without deposition of coarse sediment. The project will require additional analysis and additional flow control measures as part of the final engineering design.

- aa. Provide appropriate documentation in the analysis report when the values not listed in the published references (e.g., Asoil-loss values) are utilized.
 - bb. Provide appropriate discussion in the report narrative to explain and justify the range of flow events incorporated into the analysis.
44. Minimum best management practices for storm water and water quality will be incorporated into the development's CC&R's via reference to the project's Storm Water Quality Management Plan (SWQMP).
45. Construction Site Storm Water Compliance
- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) prior to start of construction. This project disturbs one or more acres of soil or disturbs less than one acre but is part of a larger common plan of development that in total disturbs one or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
 - b. Submit a copy of the project specific Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMP's) the Applicant will use to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements.
46. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of the first building permit.
47. Provide three copies of the final geotechnical studies prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third-party review to be paid for by the Applicant. The Applicant shall place a cash deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated

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into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.

- a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
 - b. Slope stability and buttress fills, as well as providing design and recommendations.
 - c. Proposed blasting, and/or rock breaking/crushing/sorting operations, including mitigation of potential impacts and protection of surrounding properties.
 - d. Proposed terrace drains, including design and recommendations.
48. Provide three copies of a rock fall hazard analysis and mitigation report prepared by a registered Geotechnical Engineer. The proposed cut slope shall be surveyed and staked on approximate 50-foot centers and a field analysis conducted. The mitigation report shall include a separate exhibit that clearly shows the proposed cut slope, boulders/rocks above the proposed cut slope that will require mitigation, the proposed method(s) of mitigation, and the down slope protection required during and after construction. The rock fall hazard analysis and mitigation report will be subject to independent third-party review to be paid for by the Applicant. The Applicant shall place a cash deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. All recommended measures identified in the approved report shall be incorporated into the project design. The rock fall hazard analysis and mitigation report shall be deemed complete prior to issuance of a grading permit.

No mitigation, disturbances, impacts, and/or work, temporary or otherwise, shall occur within the limits of the conservation easement. Should mitigation be required within a protected area, environmental review, and approval by the City Planning Department, and those governing agencies as determined necessary by the City Planner, shall be completed prior to the start of grading.

49. The Applicant shall include the following information and dedications on the final map:
- a. Lot numbering shall be approved for each map as determined by the Director of Development Services.

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- b. Grant to the City a visibility clearance easement at all street intersections within Fanita Ranch in accordance with Section 13.10.050 of the Zoning Ordinance.
- c. Dedicate right-of-way for all public streets substantially in accordance with the Vesting Tentative Map.
- d. Grant to the City drainage and access easements for all storm drainage improvements proposed for City maintenance.
- e. Relinquish vehicular right of access to lots with double street frontage as required. Lot access will only be permitted to the street frontage that contains the driveway access only. Specific lots will be identified at the time of map submittal.
- f. Grant to the City landscape maintenance easements for all landscaping to be maintained by the City, or Community Facilities District, if applicable.
- g. Grant to the City of Santee fire and emergency vehicle access easements over all emergency access roads.
- h. Grant utility easements over all private access roads as required.
- i. Grant to PDMWD any required water, sewer or access easements exclusive of the public utility easements stated herein.
- j. Grant to PDMWD in fee those lots intended to support PDMWD facilities such as reservoirs, headworks and pump station sites and any easements required for access or pipelines to those sites. The grant to PDMWD shall reserve unto the City a grant of pedestrian access easements, as required, where shown on the Vesting Tentative Map or may as otherwise be determined by the Director of Development Services.
- k. Grant to the City of Santee two Irrevocable Offers of Dedication (IODs) for the two lots intended for use as public parks on the first Final "A" Map. These lots include the proposed park sites CP-1 and NP-8 per the Vesting Tentative Map. Said IODs are subject to the review and approval of the Development Services Director.
- l. Grant to the City a permanent Public Access Easement for recreation purposes for parks NP-1 through NP-7 per the Vesting Tentative Map. This easement will be identified as "Recreation Easement" on the Final Maps. Public Access Easements for recreation purposes shall also be granted to the City for Mini Parks MP-1 through MP-31 per the Vesting Tentative Map. Other areas may also be defined during final engineering to provide public access to the project trail systems.
- m. Grant pedestrian access easements over all proposed public pathways as

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may be deemed appropriate by the Director of Development Services.

- n. Grant to the City conservation easements over the Habitat Preserve Lots.
 - o. Grant public pedestrian access easements over emergency access roads and at such other locations as may be shown on the Vesting Tentative Map and as deemed appropriate by the Director of Development Services.
 - p. Include with the final map additional map sheets pursuant to Section 66434.2 of the Subdivision Map Act to indicate, as required, and including, but not limited to the following: limits of fuel modification/non-building easements, limits of building construction with respect to fuel modification/non-building easements, and geotechnical hazard areas, easements for landscaping of areas to be maintained by the Homeowners Association.
50. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted. In addition, the Applicant shall underground overhead facilities adjacent to the project along Fanita Parkway to the satisfaction of the Director of Development Services. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the project to the nearest existing utility pole. Section 12.32.030 C.7. of the Santee Municipal Code provides for a waiver of underground facilities based upon findings of infeasibility or impracticality, and based upon information provided by the Applicant.
51. For each phase of development, provide certification to the Director of Development Services that sewer and water services can be provided to the site and that financial arrangements have been made to provide said services. When private sewer or water mains are allowed to serve the project, then a building permit for these facilities will be required and they shall be maintained by a homeowner's association.
52. Vehicle access on Mission Gorge Road, Cuyamaca Street, Olive Lane, Town Center Parkway, Carlton Hills Boulevard, Woodside Avenue, and Riverview Parkway shall be maintained at all times and all work shall be done at night unless otherwise approved by the Director of Development Services. When day work is permitted, work hours shall be from 8:30 am to 3:30 pm, including set up and break down of traffic control. No day work will be permitted during the holiday season, defined as beginning the Saturday before Thanksgiving Day and extending through New Year's Day, unless otherwise approved by the Director of Development Services.
53. The Applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee unless otherwise approved as a part of the VTM and the Development Plan.

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SECTION 6: The Applicant shall demonstrate to the satisfaction of Director of Development Services that the project features and requirements set forth in the Essential Housing Program Certification for the project attached hereto as **Exhibit B** and incorporated herein have been timely implemented. Annually throughout project implementation, the Applicant shall provide the City with evidence of progress toward satisfaction of the applicable project features and requirements in the Essential Housing Program Certification.

SECTION 7: The terms and conditions of the Vesting Tentative Map TM2017-3 approval shall be binding upon the Applicant and all persons, firms and corporations having an interest in the property subject to this Vesting Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 8: The approval of the Vesting Tentative Map TM2022-1 expires upon thirty-six (36) months after the date of approval. The Final Map or Maps conforming to this conditionally approved Vesting Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 9: Pursuant to Government Code Section 66020, the 90-day approval period in which the Applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on September 14, 2022.

SECTION 10: The Applicant shall defend (with counsel of City's choice, subject to reasonable approval by the Applicant) the City and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

NOTICE: The City of Santee hereby notifies the Applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. In order to comply with State Law, the Applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$3,539.25. This fee includes an authorized County administrative fee of \$50. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code.

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In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of September, 2022 by the following roll call vote to wit:

AYES: HALL, KOVAL, MINTO, TROTTER

NOES: NONE

ABSENT: NONE

ABSTAIN: MCNELIS

APPROVED:



JOHN W. MINTO, MAYOR

ATTEST:



ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A: Legal Description

Exhibit B: Essential Housing Program Certification

VTM RESOLUTION - EXHIBIT A
Fanita Ranch Legal Description

Order Number: 5144084-A (MA)

Page Number: 23

LEGAL DESCRIPTION

Real property in the City of Santee, County of San Diego, State of California, described as follows:

PARCEL 1: (APN'S: 380-040-43-00 AND 380-040-44-00)

THOSE PORTIONS OF LOTS 5 AND 6 OF THE RESUBDIVISION OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF NO. 1703 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND RECORDED FEBRUARY 28, 1918, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1463 CARLTON HILLS, UNIT NO. 10 ACCORDING TO OFFICIAL PLAT THEREOF NO. 6866, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND RECORDED FEBRUARY 26, 1971; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1463, SOUTH 73 DEGREES 21'45" EAST, 47.06 FEET TO AN ANGLE POINT THEREIN, BEING ALSO AN ANGLE POINT IN THE BOUNDARY OF OAK HILLS UNIT NO. 1 ACCORDING TO OFFICIAL PLAT THEREOF NO. 6542, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND RECORDED NOVEMBER 18, 1969, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID MAP NO. 6542 AS FOLLOWS:

NORTH 20 DEGREES 54'40" EAST, 145.18 FEET; NORTH 12 DEGREES 38'48" EAST, 84.58 FEET; NORTH 03 DEGREES 38'15" EAST, 222.90 FEET AND NORTH 12 DEGREES 38'48" EAST, 206.54 FEET TO THE NORTHERLY LINE OF SAID LOT 5; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOTS 5 AND 6 TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE EASTERLY LINE OF SAID LOT 6, SOUTH 00 DEGREES 06'17" WEST 1393.06 FEET TO THE NORTHEASTERLY CORNER OF CARLTON HILLS UNIT NO. 8, ACCORDING TO OFFICIAL PLAT THEREOF NO. 6216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND RECORDED OCTOBER 23, 1968; THENCE ALONG THE BOUNDARY OF SAID MAP NO. 6216 AS FOLLOWS:

SOUTH 67 DEGREES 20'30" WEST, 184.81 FEET; NORTH 22 DEGREES 39'30" WEST, 40.00 FEET; SOUTH 67 DEGREES 20'30" WEST, 170.00 FEET; SOUTH 06 DEGREES 57'10" WEST, 84.32 FEET; SOUTH 71 DEGREES 43'00" WEST, 639.50 FEET; NORTH 47 DEGREES 57'58" WEST, 110.50 FEET; SOUTH 71 DEGREES 43'00" WEST, 161.00 FEET; SOUTHERLY ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 07 DEGREES 15'42", A DISTANCE OF 28.90 FEET; SOUTH 73 DEGREES 43'00" WEST, 108.00 FEET; SOUTH 20 DEGREES 39'45" WEST, 70.09 FEET; SOUTH 81 DEGREES 03'14" WEST, 71.64 FEET; SOUTH 71 DEGREES 43'00" WEST, 192.00 FEET; SOUTH 61 DEGREES 56'34" WEST, 121.77 FEET; NORTH 71 DEGREES 20'30" WEST, 87.71 FEET; NORTH 89 DEGREES 54'00" WEST 110.00 FEET; NORTH 15 DEGREES 06'00" EAST, 48.97 FEET; NORTH 74 DEGREES 54'00" WEST, 149.00 FEET; SOUTH 67 DEGREES 43'57" WEST, 43.97 FEET; NORTH 19 DEGREES 56'59" WEST, 93.45 FEET; NORTH 29 DEGREES 31'37" WEST, 163.69 FEET; AND NORTH 39 DEGREES 42'11" EAST, 93.45 FEET TO THE MOST EASTERLY CORNER OF LOT 1280 OF SAID MAP NO. 6216, BEING ALSO THE MOST SOUTHERLY CORNER OF LOT 1376 OF CARLTON HILLS UNIT NO. 9, ACCORDING TO MAP THEREOF NO. 6429, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 23, 1969; THENCE ALONG THE BOUNDARY OF SAID MAP NO. 6429, AS FOLLOWS:

NORTH 41 DEGREES 32'59" EAST, 196.98 FEET; NORTH 41 DEGREES 33'14" EAST 261.00 FEET; NORTH 53 DEGREES 14'57" EAST, 97.91 FEET; NORTH 68 DEGREES 28'56" EAST, 187.76 FEET; NORTH 40 DEGREES 36'00" EAST, 442.08 FEET; NORTH 49 DEGREES 24'00" WEST, 231.00 FEET; SOUTH 40 DEGREES 36'00" WEST, 38.00 FEET; NORTH 49 DEGREES 24'00" WEST, 115.00 FEET; SOUTH 51 DEGREES 54'36" WEST, 219.26 FEET; SOUTH 63 DEGREES 42'14" WEST, 165.28 FEET; SOUTH 75

DEGREES 58'20" WEST, 136.09 FEET; NORTH 88 DEGREES 40'00" WEST, 137.22 FEET; NORTH 69 DEGREES 41'44" WEST, 116.27 FEET; NORTH 57 DEGREES 20'00" WEST, 197.00 FEET; NORTH 49 DEGREES 02'30" WEST, 197.39 FEET; NORTH 21 DEGREES 34'40" WEST, 162.25 FEET; NORTH 82 DEGREES 30'00" WEST, 364.38 FEET; SOUTH 07 DEGREES 30'00" WEST, 75.49 FEET; AND SOUTH 08 DEGREES 09'22" EAST, 97.22 FEET TO THE NORTHEASTERLY CORNER OF CARLTON HILLS UNIT NO. 11, ACCORDING TO OFFICIAL PLAT THEREOF NO. 7133 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED DECEMBER 8, 1971; THENCE ALONG THE BOUNDARY OF SAID MAP NO. 7133 AS FOLLOWS:

SOUTH 81 DEGREES 50'38" WEST, 180.09 FEET; NORTH 87 DEGREES 19'12" WEST, 121.09 FEET; SOUTH 82 DEGREES 20'00" WEST, 50.00 FEET; NORTH 62 DEGREES 05'00" WEST, 449.01 FEET; SOUTH 51 DEGREES 20'00" WEST, 142.88 FEET; SOUTH 17 DEGREES 54'00" WEST, 113.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT 215.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, A RADIAL LINE OF SAID CURVE, BEARING SOUTH 00 DEGREES 46'00" EAST TO SAID POINT; WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 40'00", A DISTANCE OF 70.05 FEET; AND NON-TANGENT TO SAID CURVE SOUTH 17 DEGREES 54'00" WEST, 369.48 FEET TO THE ANGLE POINT IN THE NORTHERLY BOUNDARY OF LOT 1477 OF SAID MAP NO. 6866; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MAP NO. 6866 AS FOLLOWS:

NORTH 77 DEGREES 13'30" WEST, 187.20 FEET; NORTH 72 DEGREES 30'00" WEST, 544.64 FEET; NORTH 59 DEGREES 56'00" WEST, 72.57 FEET; AND NORTH 72 DEGREES 30'00" WEST, 78.99 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN CARLTON ESTATES, ACCORDING TO MAP NO. 8796, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 9, 1978 AS FILE NO. 78-054692 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 376-020-03-00)

THAT PORTION OF LOT 12 OF RESUBDIVISION OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1918, LYING WITHIN THE BOUNDARIES OF RECORD OF SURVEY MAP NO. 8279 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 4, 1978 AS FILE NO. 78-181648 OF OFFICIAL RECORDS.

PARCEL 3: (APN: 374-030-02-00)

THE SOUTH HALF OF LOT 1 AND ALL OF LOT 8 IN SECTION 4, TOWNSHIP 15 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 4: (APN: 374-050-02-00)

THAT PORTION OF LOT 15 OF RESUBDIVISION OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1918, LYING WITHIN THE BOUNDARIES OF RECORD OF SURVEY MAP NO. 8279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 4, 1978 AS FILE NO. 78-181648 OF OFFICIAL RECORDS.

PARCEL 5: (APN: 374-060-01-00)

LOT 14 OF RESUBDIVISION OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1918.

PARCEL 6: (APN: 376-010-06-00)

ALL THAT PORTION OF LOT 11 OF RESUBDIVISION OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1918. LYING WITHIN THE BOUNDARIES OF RECORD OF SURVEY MAP NO. 8279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 4, 1978 AS FILE NO. 78-181648 OF OFFICIAL RECORDS.

PARCEL 7: (APN: 376-030-01-00)

LOT 13 OF RESUBDIVISION OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1918.

PARCEL 8: (APN: 378-020-54-00)

ALL THAT PORTION OF LOT 8 OF THE RESUBDIVISION OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 28, 1918 LYING WITHIN THE BOUNDARIES OF RECORD OF SURVEY MAP NO. 8279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 4, 1978 AS FILE NO. 78-181648 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN COUNTY OF SAN DIEGO TRACT NO. 3675-1, ACCORDING TO MAP NO. 9902, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 25, 1980 AS FILE NO. 80-398660 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN COUNTY OF SAN DIEGO TRACT NO. 3675-2, ACCORDING TO MAP NO. 9903, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 25, 1980 AS FILE NO. 80-398661 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN COUNTY OF SAN DIEGO TRACT NO. 3675-3, ACCORDING TO MAP NO. 9904, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 25, 1980 AS FILE NO. 80-398662 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN COUNTY OF SAN DIEGO TRACT NO. 3675-4, ACCORDING TO MAP THEREOF NO. 9905, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 25, 1980 AS FILE NO. 80-398663 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM SAID LOT 8, ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE EASTERLY BOUNDARY OF THAT CERTAIN STRIP OF LAND, BEING A 30 FOOT EASEMENT AS DESCRIBED IN DEED TO THE SANTEE COUNTY WATER DISTRICT FOR ROAD AND UTILITY PURPOSES, RECORDED AUGUST 19, 1966 AS FILE NO. 134771 OF OFFICIAL RECORDS, SAID ANGLE POINT BEING THE TERMINUS OF A COURSE HAVING A BEARING AND DISTANCE OF NORTH 27 DEGREES 54'57" EAST 568.16 FEET; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH 26 DEGREES 14' EAST 846.04 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY SOUTH 63 DEGREES 46' EAST 370.00 FEET; THENCE SOUTH 79 DEGREES 39' EAST, 670.81 FEET; THENCE NORTH 10 DEGREES 21' EAST, 18.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 79 DEGREES 39' WEST 110.00 FEET; THENCE NORTH 10 DEGREES 21' EAST, 170.00 FEET; THENCE SOUTH 79 DEGREES 39' EAST, 120.00 FEET, SOUTH 10 DEGREES 21' WEST 170.00 FEET; THENCE NORTH 79 DEGREES 39' WEST, 10.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING FROM SAID LOT 8, ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 17 DEGREES 36' EAST, 2280.63 FEET FROM THE INTERSECTION OF THE CENTERLINE OF SYLMAS T BOULEVARD WITH THE CENTERLINE OF CARLTON HILLS BOULEVARD AS SAID CENTERLINES ARE SHOWN ON MAP NO. 4364, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY THENCE SOUTH 75 DEGREES 57'15" EAST, 276.00 FEET; THENCE NORTH 14 DEGREES 02'45" EAST 295.00 FEET; THENCE NORTH 75 DEGREES 57'15" WEST, 355.00 FEET; THENCE SOUTH 14 DEGREES 02'45" WEST, 295.00 FEET; THENCE SOUTH 75 DEGREES 57'15" EAST 79.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN PARCELS 1-A AND 1-B AS CONDEMNED AND TAKEN BY THE PADRE DAM MUNICIPAL WATER DISTRICT BY FINAL ORDER OF CONDEMNATION CASE NO. 658159-1 AND FILED FEBRUARY 18, 1994 BY THE CLERK OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 24, 1994 AS FILE NO. 1994-0124825 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

ALSO EXCEPTING FROM SAID LOT 8, ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE LAND CONVEYED TO SANTEE COUNTY WATER DISTRICT RECORDED JUNE 27, 1962 AS FILE NO. 109476 OF OFFICIAL RECORDS, SAID POINT BEARS NORTH 17 DEGREES 39'17" EAST (NORTH 17 DEGREES 36'00" EAST PER SAID DEED) 2,280.63 FEET FROM THE INTERSECTION OF THE CENTERLINE OF SYLMAS T BOULEVARD WITH THE CENTERLINE OF CARLTON HILLS BOULEVARD AS SAID CENTERLINES ARE SHOWN ON MAP NO. 4364 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, THENCE EASTERLY ALONG SAID SOUTHERLY LINE SOUTH 75 DEGREES 53'58" EAST, 111.82 FEET TO AN ANGLE POINT IN THAT LAND DESCRIBED IN PARCEL 1-A OF THAT FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 24, 1994 AS FILE NO. 1994-0124825 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND DESCRIBED IN PARCEL 1-A, SOUTH 54 DEGREES 24'52" EAST, 107.06 FEET; THENCE SOUTH 77 DEGREES 09'15" EAST, 54.25 FEET; THENCE NORTH 59 DEGREES 03'17" EAST, 77.51 FEET; THENCE NORTH 12 DEGREES 19'23" EAST, 201.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 12 DEGREES 19'23" EAST, 15.00 FEET; THENCE NORTH 49 DEGREES 25'48" EAST, 68.71 FEET; THENCE LEAVING SAID BOUNDARY OF PARCEL 1-A, SOUTH 43 DEGREES 01'46" WEST, 81.18 FEET, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING FROM SAID LOT 8, ALL THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY LINE OF THE LAND CONVEYED TO THE PADRE DAM MUNICIPAL WATER DISTRICT BY DEED RECORDED APRIL 12, 1977 AS FILE NO. 77-132403 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

ALSO EXCEPTING FROM SAID LOT 8, ALL THAT PORTION THEREOF LYING WITHIN PARCEL 16 HEREINAFTER DESCRIBED.

PARCEL 9: (APN: 378-030-08-00)

LOT 7 OF RESUBDIVISION OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1918.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN CARLTON ESTATES, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8796, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 9, 1978 AS FILE NO. 78-054692 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM SAID LOT 7, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF WOODGLENN ESTATES, ACCORDING TO MAP THEREOF NO. 7560, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21, 1973; THENCE ON A LINE PARALLEL WITH THE WESTERLY PROLONGATION OF THE CENTER LINE OF WOODGLEN VISTA DRIVE, AS SHOWN ON MAP, NORTH 89 DEGREES 51'10" WEST, 687.38 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7; THENCE ALONG SAID EASTERLY LINE, NORTH 00 DEGREES 12'05" EAST, 42.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51'10" WEST, 230.00 FEET TO THE BEGINNING OF A TANGENT 458.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 06'36" A DISTANCE OF 288.65 FEET; THENCE NORTH 00 DEGREES 12'05" EAST, 522.49 FEET; THENCE NORTH 89 DEGREES 49'55" EAST, 500.00 FEET TO THE EASTERLY LINE OF THE SAID LOT 7; THENCE ALONG SAID EASTERLY LINE SOUTH 00 DEGREES 12'05" WEST, 610.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN PARCELS A, B AND C AS SET OUT IN EXHIBIT "A" IN CERTIFICATE OF COMPLIANCE RECORDED JULY 3, 1995 AS FILE NO. 1995-0282020 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

PARCEL 10: (APN'S: 378-392-61-00 AND 378-392-62-00)

LOTS A AND B OF COUNTY OF SAN DIEGO TRACT NO. 3675-1, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9902, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1980.

PARCEL 11: (APN: 378-391-59-00)

LOT D OF COUNTY OF SAN DIEGO TRACT NO. 3675-2, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9903, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1980.

PARCEL 12: (APN: 378-382-58-00)

LOT F COUNTY OF SAN DIEGO TRACT NO. 3675-3, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9904, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1980.

PARCEL 13: (APN: 378-381-49-00)

LOT G OF COUNTY OF SAN DIEGO TRACT NO. 3675-4, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9905, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1980.

PARCEL 14: (APN: 380-031-26-00, 378-020-46-00 AND 378-020-50-00)

PARCEL A AS SHOWN ON CERTIFICATE OF COMPLIANCE RECORDED MAY 22, 2019 AS INSTRUMENT NO. 2019-0193705 DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 5 AND 8 OF RESUBDIVISION OF FANITA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1918, BEING MORE PARTICULARLY DESCRIBED AS PARCEL 15 AND PARCEL 16 PER THAT CERTAIN TRUSTEE'S DEED UPON SALE RECORDED IN THE OFFICE OF SAID COUNTY RECORDER FEBRUARY 2, 2011 AS DOCUMENT NO. 2011-0063943, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 15 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID PARCEL 15, BEING THE MOST WESTERLY CORNER OF LOT 995 OF CARLTON HILLS UNIT NO. 5, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4364, FILED IN THE OFFICE OF SAID COUNTY RECORDER OCTOBER 14, 1959; THENCE SOUTH 20°51'29" EAST, 69.65 FEET; THENCE SOUTH 08°54'14" EAST, 450.00 FEET TO SAID EASTERLY LINE OF PARCEL 15, BEING ALSO THE NORTHERLY LINE OF LOT 759 OF SAID MAP NO. 4196, SAID POINT ALSO BEING THE POINT OF TERMINUS.

PARCEL 15: (APN'S: 378-210-01-00, 378-210-10-00, 378-210-11-00 AND 378-220-01-00)

LOTS 4, 5, 12 AND 13 IN BLOCK 20 OF CAJON PARK, ACCORDING TO THE MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.

EXCEPT THAT PORTION FROM LOT 13 THAT WAS CONVEYED TO SANTEE COUNTY WATER DISTRICT BY DEED RECORDED FEBRUARY 9, 1960 INSTRUMENT NO. 26895 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A PORTION OF LOT 13, BLOCK 20, CAJON PARK IN THE SAN DIEGO COUNTY, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY MAP NO. 4049, FILED OCTOBER 19, 1956 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 13, BLOCK 20, DISTANT THEREON 225 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 13, BLOCK 20, A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EASTERLY PARALLEL WITH SAID NORTH LINE 125 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 125 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTH LINE 125 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 125 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 15A:

EASEMENTS FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS THAT PORTION OF SAID CAJON PARK, DESCRIBED IN PARCELS A. THROUGH J. AS FOLLOWS:

A. THAT PORTION OF SUMMIT AVENUE, LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THE SOUTHERLY 30.00 FEET OF LOT 9 IN BLOCK 20 OF SAID CAJON PARK.

B. THAT PORTION OF 6TH STREET, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 3 IN BLOCK 18 OF SAID CAJON PARK.

C. THAT PORTION OF THE NORTH HALF OF 6TH STREET, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 3 IN BLOCK 18 OF SAID CAJON PARK AND THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WEST 50.00 FEET OF LOT 28 IN BLOCK 17 OF SAID CAJON PARK.

D. THAT PORTION OF THE SOUTH HALF OF 6TH STREET, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE CENTER LINE OF CENTRAL AVENUE AND THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 4 IN BLOCK 16 OF SAID CAJON PARK.

E. THAT PORTION OF THE EAST HALF OF CENTRAL AVENUE, LYING WESTERLY OF AND ADJOINING LOTS 4, 5, AND 12 IN BLOCK 16 OF SAID CAJON PARK.

ALL OF THE AFOREMENTIONED PORTIONS OF SAID STREET AND AVENUES BEING SHOWN ON SAID

MAP NO. 767 AND HAVING BEEN VACATED AND CLOSED TO PUBLIC USE ON OCTOBER 3, 1900 BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAID SAN DIEGO COUNTY, AND BEING RECORDED IN BOOK 3, PAGE 95 OF THE SUPERVISORS RECORDS.

F. THAT PORTION OF THE NORTHERLY 30.00 FEET OF LOT 19 IN BLOCK 20 OF SAID CAJON PARK, LYING WESTERLY OF THE EASTERLY 30.00 FEET THEREOF.

G. THAT PORTION OF THE SOUTHERLY 30.00 FEET OF LOT 14 IN BLOCK 20 OF SAID CAJON PARK, LYING WESTERLY OF THE EASTERLY 30.00 FEET THEREOF.

H. A STRIP OF LAND 60.00 FEET OF EVEN WIDTH THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14 IN SAID BLOCK 20; THENCE NORTH 0° 01' 14" WEST ALONG THE EASTERN LINE OF SAID LOT, A DISTANCE OF 652.78 FEET TO THE SOUTHWEST CORNER OF LOT 10 IN SAID BLOCK 20; THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID LOT, SOUTH 89° 56' 20" EAST 658.45 FEET AND NORTH 0° 01' 38" WEST 653.01 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID BLOCK 20.

I. A STRIP OF LAND 60.00 FEET OF EVEN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN BLOCK 20 OF SAID CAJON PARK; THENCE SOUTH 0° 00' 50" ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 652.55 FEET; THENCE SOUTH 24° 23' 10" EAST 175.75 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 07' 50" A DISTANCE OF 29.90 FEET THENCE TANGENT TO SAID CURVE, SOUTH 41° 31' 00" EAST 281.73 FEET TO THE BEGINNING OF A TANGENT 90.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 39' A DISTANCE OF 145.53 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 51° 08' WEST 183.26 FEET TO THE BEGINNING OF A TANGENT 35.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95° 24' A DISTANCE OF 58.28 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 44° 16' EAST 0.58 FEET TO THE NORTHERLY LINE OF LOT 14 IN SAID BLOCK 20; THENCE SOUTH 64° 42' 20" EAST 592.96 FEET TO THE EASTERLY LINE OF SAID LOT 14.

EXCEPTING FROM THE ABOVE DESCRIBED 60.00 FOOT STRIP, THAT PORTION INCLUDED WITHIN THE EAST 30.00 FEET OF LOT 14 IN SAID BLOCK 20.

J. A STRIP OF LAND 60.00 FEET OF EVEN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 11 IN BLOCK 20 OF SAID CAJON PARK, DISTANT THEREON SOUTH 89° 56' 20" EAST 122.43 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89° 56' 20" EAST ALONG SAID SOUTHERLY LINE 249.95 FEET; THENCE NORTH 30° 02' 30" EAST 186.65 FEET TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 35' A DISTANCE OF 35.42 FEET; THENCE TANGENT TO SAID CURVE, NORTH 10° 32' 30" WEST 151.74 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 43' 30" A DISTANCE OF 163.10 FEET; THENCE TANGENT TO SAID CURVE NORTH 36° 11' EAST 189.46 FEET TO THE NORTHERLY LINE OF LOT 11 IN SAID BLOCK 20; THENCE SOUTH 89° 57' 33" EAST ALONG SAID NORTHERLY LINE 32.39 FEET; THENCE SOUTH 31° 94' 48" EAST 762.71 FEET TO THE SOUTHERLY LINE OF LOT 10 IN SAID

BLOCK 20.

EXCEPTING FROM THE ABOVE DESCRIBED 60.00 FOOT STRIP OF LAND, THAT PORTION INCLUDED WITHIN THE SOUTHERLY 30.00 FEET OF SAID LOT 10 AND WITHIN THE BOUNDARIES OF THE 60.00 FOOT STRIP OF LAND DESCRIBED IN PARCEL I ABOVE.

THE SIDELINES OF THE 50.00 FOOT STRIPS OF LAND DESCRIBED IN PARCELS "I" AND "J" ABOVE, SHALL BE PROLONGED OR SHORTENED AS IS NECESSARY TO FORM A CONTINUOUS STRIP OF LAND.

SAID EASEMENT IS FOR THE BENEFIT OF AND APPURTENANT TO THE PROPERTY DESCRIBED IN PARCEL 1 ABOVE AND SHALL INURE TO THE BENEFIT OF AND MAY BE USED BY ALL PERSONS WHO MAY HEREAFTER BECOME THE OWNERS OF SAID APPURTENANT PROPERTY OR ANY PARTS OR PORTIONS THEREOF.

PARCEL 16: (APN: 378-210-04-00)

LOT 2, IN BLOCK 20 OF CAJON PARK, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 27, 1893.

PARCEL 16A:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS:

A. THE WEST HALF OF SUMMIT AVENUE LYING EASTERLY OF AND ADJOINING LOTS 8, 9, 16 AND 17 IN SAID BLOCK 20.

B. THAT PORTION OF THE NORTH HALF OF 6TH STREET, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 17 IN SAID BLOCK 20 AND THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WEST 50.00 FEET OF LOT 28 IN BLOCK 17 OF SAID CAJON PARK.

ALL THE AFOREMENTIONED STREETS AND AVENUES HAVING BEEN VACATED AND CLOSED TO PUBLIC USE ON OCTOBER 3, 1900 BY ORDER OF THE BOARD OF SUPERVISORS OF SAID SAN DIEGO COUNTY AND BEING RECORDED IN BOOK, PAGE 95 OF SUPERVISORS OF RECORD.

PARCEL 17: (APN: 378-210-03-00)

THE EAST 1/2 OF LOT 3, IN BLOCK 20 OF CAJON PARK, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.

PARCEL 17A:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS:

A. THE WEST 1/2 OF SUMMIT AVENUE LYING EASTERLY OF AND ADJOINING LOTS 8, 9, 16 AND 17 IN SAID BLOCK 20.

B. THAT PORTION OF THE NORTH 1/2 OF 6TH STREET, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 17 IN SAID BLOCK 20 AND THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WEST 50.00 FEET OF LOT 28 IN BLOCK 17 OF SAID CAJON PARK. ALL THE AFOREMENTIONED STREETS AND AVENUES HAVING BEEN VACATED AND

VTM RESOLUTION - EXHIBIT B



Essential Housing Project Application Checklist

Project Name: Fanita Ranch

Date:

Credits	Land Use – 11 Max Credits	Credits	Sustainability – 44 Max Credits
	Mixed-uses – 5 Credits		Installation of Graywater System – 2 Credits
	Location in Town Center – 2 Credits	2	Connection to Recycled or Purified Treated Water – 2 Credits
	Maximize Potential Density – 4 Credits	2	Exceeds Title 24 requirements – 2 Credits
0	Subtotal	4	All Energy Star Rated Appliances – 4 Credits
Credits	Housing – 50 Max Credits (10 Required)		EV Chargers in Public Use areas (Level 2) – 5 Credits
20	Affordable Housing (10% Low Income) – 20 Credits -or- Contribution per market-rate unit	2	EV Chargers in Public Use areas (Level 3) – 2 Credits
	Affordable Housing (10% Moderate Income) – 10 Credits -or- Contribution per market-rate unit	5	Solar Panels on Carports – 5 Credits
		5	Solar Panels on Accessory Buildings – 5 Credits
5	Mix of Unit Sizes – 5 Credits	5	Solar Water Heating – 2 Credits
	Redevelopment of an Underutilized Site – 5 Credits		Full Electrification of Residential Units – 5 Credits
10	Number of Units Provided – 10 Max Credits	25	Battery Systems – 10 Credits
35	Subtotal	Credits	Subtotal
Credits	Mobility – 28 Max Credits	5	Safety – 10 Max Credits
2	Location within ¼ mile of bus stop – 2 Credits	5	100-ft Irrigated Fuel Modification Zones – 5 Credits
	Location within ½ mile of the trolley station – 5 Credits	10	Implementation of Fire Protection Plan – 5 Credits
0	Location along a multimodal corridor – 5 Credits	Credits	Subtotal
2	Traffic calming – 2 Credits	4	Trails and Sidewalks – 21 Max Credits
10	SR-52 Contribution – 10 Max Credits		Enhanced Landscaped Parkways – 4 Credits
2	Passenger Loading Area or Rideshare – 2 Credits	5	Safe Routes to Schools, Parks, and Transit – 2 Credits
	Bike Repair Station and Bike Storage – 2 Credits	10	Multiple Use Trails – 5 Credits
16	Subtotal	19	Trail Facilities Contribution – 10 Max Credits
Credits	Open Space and Conservation – 12 Max Credits	Credits	Subtotal
10	Contribution to City-owned Open Space – 10 Max Credits	2	Parks and Recreation – 7 Max Credits
2	Trees in Streetscapes and Parks – 2 Credits	5	Exceed parkland dedication requirement – 2 credits
12	Subtotal	7	Multi-purpose playing fields/public recreational facilities – 5 credits
		7	Subtotal
		124	TOTAL Credits Across All Categories

A. Does the Project meet or exceed 10 Credits for housing and 50 Credits across all categories? ☒ Yes ☐ No

B. Director's Determination – If Question in Section A, above, is checked "No", the Project is NOT an Essential Housing Project. If Question in Section A, above, is checked "Yes" the Project is determined an Essential Housing Project and can be certified as an Essential Housing Project by the Director of Development Services in Section C, below.

C. DIRECTOR'S CERTIFICATION: I, the undersigned, in my capacity as Director of Development Services for the City of Santee certify the subject Project as an Essential Housing Project:

Melanie Kusch

Director of Development Services

Dec 27, 2021
Date