

RESOLUTION NO. 096-2020

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE APPLICATION OF HOMEFED FANITA RANCHO LLC FOR FANITA
RANCH DEVELOPMENT REVIEW PERMIT DR2017-4 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 SPECIFIC PLAN 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; 380-031-18; 380-040-43, 44

(RELATED CASE FILES: GPA2017-2, SP2017-1, R2017-1, TM 2017-3, P2020-2, P2017-5, AEIS2017-11)

APPLICANT: HOMEFED FANITA RANCHO LLC

WHEREAS, on August 29, 2018 HomeFed Fanita Rancho LLC submitted a complete application for the Fanita Ranch Development Review Permit DR 2017-4, concurrent with a General Plan Amendment GPA2017-2, Zone District Base Map Amendment R2017-1, Vesting Tentative Map TM2017-3, and Conditional Use Permits P2017-5 and P2020-2 to subdivide approximately 2,638 acres of property legally described in **Exhibit A**, attached hereto; and

WHEREAS, the California Environmental Quality Act (CEQA) provides opportunities for members of the public, agencies, and Native American Tribes to provide input on the environmental review aspects of the modified Fanita Ranch project prior to City Council's consideration of the proposed project; and

WHEREAS, after the project was deemed complete, the City of Santee ("City") issued a Notice of Preparation on November 8, 2018, of a Draft Revised Environmental Impact Report (EIR), and a Public Scoping Meeting was held on November 29, 2018 to solicit input on the scope and content of the environmental information for the Draft Revised EIR; and

WHEREAS, on May 8, 2019, the Santee City Council conducted a public workshop on the Fanita Ranch applications and development plan including a review of the three proposed villages, habitat preserve, parks, public school (kindergarten through eighth grade), working farm, circulation extensions, and trails; and

WHEREAS, on September 11, 2019, the Santee City Council conducted a second public workshop on Fanita Ranch providing an overview of the project's transportation and circulation network as it relates to the City's Mobility Element, and the proposed internal street network; and

WHEREAS, on October 23, 2019, the Santee City Council conducted a third public workshop on Fanita Ranch parks, trails and open space features, including a proposed community park and farm, eight neighborhood parks, numerous mini-parks, trails, and an "Agmeander" providing access to scenic qualities of the property and farm-related learning opportunities; and

WHEREAS, on February 12, 2020, the Santee City Council conducted a fourth public workshop on Fanita Ranch focused on fire safety, prevention and protection, as well as service-level requirements for fire and law enforcement personnel; and

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WHEREAS, on May 29, 2020, the City issued a Notice of Availability of the Draft Revised EIR to agencies, organizations and individuals that requested such notice and published the notice in the East County Californian, a newspaper of general circulation in the City. The Notice established a 45-day public review period, beginning on May 29, 2020 and ending on July 13, 2020; and

WHEREAS, the Director of Development Services published a notice of public hearing on Development Review Permit DR2017-4, and related case files GPA2017-2, R2017-1, TM2017-3, SP-2017-1, P2017-5, P2020-2 and AEIS2017-11, to be held on September 23, 2020; in accordance with Section 13.04.100 of the Santee Municipal Code, notice of the hearing was published in the East County Californian, a newspaper of general circulation, on September 11, 2020, and mailed by U.S. Mail or e-mailed to interested parties and agencies on September 10 and 11, 2020, respectively; and

WHEREAS, on September 23, 2020, the City Council reviewed, considered and certified the Final Revised EIR for the Fanita Ranch Project and adopted the Findings of Fact, Statement of Overriding Considerations, and Mitigation, Monitoring and Reporting Program for the Project (Resolution No. 093-2020); and

WHEREAS, on September 23, 2020, the City Council held a duly advertised public hearing on DR 2017-4 and related cases; and

WHEREAS, Development Review Permit DR 2017-4 further establishes criteria and performance standards in accordance with the Specific Plan and Vesting Tentative Map; and

WHEREAS, the City Council considered the staff report, all recommendations by staff, 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) 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 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 Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Fanita Ranch project.

SECTION 2: The findings in accordance with Chapter 13.20 of the Santee Municipal Code, entitled "Specific Plan District" and the adopted Fanita Ranch Specific Plan are made as follows:

- A. That the proposed project as conditioned and as specified in this Resolution meets the purpose and design criteria prescribed in the Fanita Ranch Specific Plan, as well as relevant sections of the Santee Municipal Code in that the proposed project implements the goals and policies of the General Plan and consists of innovative and sustainable development in a manner which may not have been possible under standard land use designations and their corresponding zones. The proposed project is consistent with allowable uses and development standards in the adopted Specific Plan because it establishes standards of

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quality for community appearance and uses, preserves significant biological resources, preserves ridgelines and view corridors, and provides for recreational amenities.

- B. The proposed project is compatible with the General Plan SP – Specific Plan land use designation and is consistent with the revised Santee General plan goals, objectives, policies and Fanita Ranch Guiding Principles which align with the Fanita Ranch Specific Plan. The proposed project has been reviewed and has been determined to be consistent with the overall land use pattern and circulation system envisioned in the General Plan.
1. The land use plan and development regulations in Chapter 3 of the Fanita Ranch Specific Plan would establish a Village Center in each Village that permits a mix of housing, retail, and office uses. Chapter 6 provides design guidance for the buildings in the Village Centers and establishes a unique design theme that supports the overall community's agrarian design theme, consistent with revised Guiding Principle 1.
 2. The Fanita Commons Village Center would include a centralized community hub that would provide housing and everyday retail, services, and civic uses. The Village Center would be located near the proposed school site, parks, and the Farm, consistent with revised Guiding Principle 2.
 3. Chapter 3 of the Fanita Ranch Specific Plan establishes Village Center, Medium Density Residential, Low Density Residential, and Active Adult land use designations that would allow for a diversified mix of housing types ranging from stacked flats to single-family residences in a variety of configurations and sizes to accommodate a variety of incomes, ages, and abilities and an array of life stages and interests, consistent with revised Guiding Principle 3.
 4. Development would be clustered into three villages to avoid the most sensitive habitat areas on the site, preserve known wildlife corridors, and maintain a contiguous and connected open space system. The prominent hilltop in Fanita Commons would be preserved in the planned Community Park. Where development would occur on hillsides, grading would be efficient to minimize the grading footprint. Special contour grading techniques would be used at edges and transitions, and landform grading techniques would be used on steep slopes that are visible from the public rights-of-way, identified in the Fanita Ranch Specific Plan as "Public Interest" slopes. In the Habitat Preserve, existing trail alignments would be used to the greatest extent possible. New trails would be added at select locations in the Habitat Preserve to provide connections for recreation, fuel modification and habitat enhancement, and restoration purposes. Trail locations would be carefully coordinated to minimize potential conflicts with sensitive habitat areas, consistent with revised Guiding Principle 4.
 5. Within the hillside areas where development would occur, grading would be efficient to minimize the grading footprint. Special contour grading techniques would be utilized at edges and transitions to closely mimic the natural contour intervals, and landform grading techniques would be used on steep slopes that are visible from the public rights-of-way to recreate and mimic the flow of natural contours and drainages within the natural surroundings, consistent with revised Guiding Principle 5.
 6. Development would be clustered into three villages to preserve approximately 63 percent of the site as Habitat Preserve and other open space. Within the development footprint, low-impact development techniques are proposed to manage stormwater runoff. Water-

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efficient landscaping, weather-based irrigation controllers, and water-efficient appliances, fixtures and water closets in all buildings would further conserve water and energy. Energy efficiency would be achieved by planting shade trees, installing energy efficient appliances and utilizing passive building design techniques to minimize heat islands and conserve energy. Solar panels on buildings, in the Special Use Area and in other potential locations throughout the community would generate electricity. A comprehensive network of trails and sidewalks would be provided to promote walkability, which would be enhanced by tree-lined walkways, pedestrian-oriented architecture, and other pedestrian-focused amenities, consistent with revised Guiding Principle 6.

7. Chapter 7 of the Fanita Ranch Specific Plan describes the proposed system of parks and recreation facilities, which consists of Mini-Parks, Neighborhood Parks, and a Community Park consistent with the Santee General Plan and revised Guiding Principle 7.
8. The Fanita Ranch Specific Plan designates 38.2 acres of land for Agricultural uses, including 27.3 acres of consolidated area for the development of a centralized Farm in Fanita Commons. In addition, many of the parks and recreation areas would incorporate edible landscape materials and community gardens. Education programs for homeowners to encourage the use of sustainable and edible vegetation on individual lots would be provided at the Farm. The preferred nearby K–8 school site would provide the school district with the opportunity to incorporate agricultural activities into the education curriculum and explore “farm lab” opportunities, which would give students access to healthy, locally grown food, school gardens, and educational opportunities, consistent with revised Guiding Principle 8.
9. The Fanita Ranch Specific Plan provides street improvement standards in Chapter 4, Mobility, that include the extension of Fanita Parkway along the western boundary of the Specific Plan Area, consistent with revised Guiding Principle 9.
10. In Chapter 4, the Fanita Ranch Specific Plan provides street improvement standards that include the extension of Cuyamaca Street into the Specific Plan Area, connecting to Fanita Parkway via a new collector street, consistent with revised Guiding Principle 10.
11. Chapter 4 of the Fanita Ranch Specific Plan establishes an extensive trail system that includes multi-purpose trails and sidewalks along the roads and trails in the Open Space areas and the Habitat Preserve. This pedestrian circulation system would provide a variety of connections throughout the Specific Plan Area, including access to the Habitat Preserve on the project site and the adjacent open space areas such as Goodan Ranch/Sycamore Canyon County Preserve. Trail access would be subject the requirements and provisions of the Natural Community Conservation Planning (NCCP) design guidelines and standards consistent with revised Guiding Principle 11.
12. The Fanita Ranch Specific Plan includes provisions for subsequent entitlement applications, including all subdivisions within the Specific Plan Area, which cannot occur until after the adoption of the Fanita Ranch Specific Plan, consistent with revised Guiding Principle 12.
13. Prototypical circulation systems are provided in Chapter 4 of the Fanita Ranch Specific Plan. Proposed residential product types for applicable land use districts are described in Chapter 3 of the Fanita Ranch Specific Plan and further described in Chapter 6, consistent with revised Guiding Principle 13.

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14. With regard to the project's consistency with other provisions of the General Plan, the City Council, unless modified by this Resolution and related project approvals, incorporates by reference the findings in Resolution 094-2020 approving the General Plan Amendment (GPA2017-2).

C. The Santee City Council further finds that GPA2017-2 is consistent with the "Adjacent Land Use Compatibility Guide" of the Land Use Element because:

1. The Fanita Ranch site is bordered by existing Santee residential neighborhoods to the south and the unincorporated residential communities of Lakeside and Eucalyptus Hills to the east;
2. Sycamore Canyon County Preserve and Goodan Ranch Regional Park are to the north; and
3. Marine Corps Air Station Miramar and Padre Dam Municipal Water District facilities, including Santee Lakes Recreation Preserve, lie west of the proposed Specific Plan area.

These existing uses are buffered by natural open space areas which will be included in a Habitat Preserve ultimately managed in accordance with the Project's Preserve Management Plan and Public Access Plan; these Plans include physical access control to minimize or prevent unauthorized access and signage.

D. The Project includes a cost revenue assessment (fiscal analysis), identification of required public improvements, a phasing plan for the public improvements and land uses, a Financial Plan for the public improvements and a Development Agreement.

SECTION 3: Development Review Permit DR 2017-4 for the construction of 2,949 residential units with a school, or 3,008 residential units without a school, 80,000 square feet of commercial use, a fire station, public utilities and facilities, public park facilities, a biological habitat preserve, a trail system that connects with regional recreational areas, and backbone roadways consistent with the Fanita Ranch Specific Plan is hereby approved subject to the following conditions:

- A. 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 (SCH No. 2005061118), the CEQA Findings of Fact and Mitigation Monitoring and Reporting Program (MMRP) within in the timeframe specified in the MMRP.
- B. All construction shall be in substantial conformance with the Specific Plan and Vesting Tentative Map (TM2017-3). Copies of the Fanita Ranch Specific Plan and VTM are available at the Department of Development Services.
- C. Minor or Major Revisions to the Development Review Permit shall be approved in accordance with the Specific Plan Implementation Procedures contained in the Fanita Ranch Specific Plan, Chapter 10.
- D. The Applicant shall obtain approval of General Plan Amendment GPA 2017-2, Zone Code Amendment R2017-1, and Specific Plan SP2017-1.

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- E. The Applicant shall obtain approval of Vesting Tentative Map TM2017-3. All conditions of that approval shall apply.
- F. The Applicant shall obtain approval of Conditional Use Permits P2017-5 and P2020-2. All conditions of those approvals apply.
- G. Prior to submittal of any Development Review application, the Applicant must obtain Master Developer approval in accordance with the provisions in the Fanita Ranch Specific Plan, Chapter 10.6.5.
- H. The Applicant shall comply with the adopted Santee Subarea Plan or obtain permits issued by the Wildlife Agencies, as applicable.
- I. **Prior to approval of the first Final A Map:**
 - 1. Prior to approval of the first final map, the Applicant shall prepare and submit a Final Fanita Ranch Master Landscape and Water Management Plan for Director of Development Services' review and approval. The Final Master Landscape and Water Management Plan shall be prepared at a scale of 1"=40', shall demonstrate conformance with Section 13.36 of the Santee Municipal Code and shall contain the following major components unless waived by the Director of Development Services:
 - 2. Master Planting Plan that includes trees, shrubs and groundcovers.
 - i. To prevent the spread of non-native vegetation and noxious weeds, landscaping within the development area shall avoid the use of invasive, non-native plants in close proximity to native vegetation. Such species shall not be included in any landscaping or erosion control plans for the project.
 - ii. The landscaping for slopes adjacent to open space areas and the Habitat Preserve shall include native, fire-retardant species compatible with adjacent habitats and shall be consistent with the Specific Plan and Fire Protection Plan. A qualified biologist shall review the landscape plans and confirm the use of appropriate plant materials.'
 - iii. California native/drought-tolerant plants shall 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.
 - iv. The landscaping selection for water quality features (such as water basins, bioswales) shall be selected in conformance with the latest Best Management Practices (BMP) Design Manual Fact Sheets.
 - v. Master Irrigation Plan that includes mainline and point of connection.
 - vi. All landscape installations shall be subject to the Solar Shade Control Act of 1979, prescribed in Public Resources Code Sections 25980-25986.

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3. All permanent irrigation shall be installed underground and shall be automatically controlled. Above ground installation may be approved by the Director of Development Services where underground installation is infeasible. A conspicuous note shall be placed on Landscaping and Irrigation Plans that the Master Homeowners Association (MHOA) is responsible for immediate removal of above ground temporary irrigation lines that are no longer in use.
4. Maintenance and Monitoring Responsibility Plan that delineates private and public property and indicates maintenance responsibility.
5. Hardscape Master Plan that identifies enhanced paving types and finishes.
6. Trails Master Plan that identifies types, perimeter trailhead locations, signage, drainage, maintenance responsibilities, post and cable fencing or equivalent, and other amenities. Motorized use trail barriers shall be installed where appropriate to minimize unauthorized off-road vehicle activity.
7. The pedestrian bridges over the riparian corridors connecting villages shall be designed in accordance with the requirements set forth herein; alternatives that achieve a similar level of safety, and durability may be approved to the satisfaction of the Director of Development Services. Refer to Conditions lettered S, V and W for bridge construction timing. Pedestrian bridges shall provide clear access for two-way pedestrian and bicycle traffic. Bollards shall be placed at both ends of the bridges to prevent access by vehicles. One trash receptacle with recycling storage shall be provided at each end of the bridges. The ends of both bridges shall contain expanded metal frame screen underneath the truss frame and the sides at both ends to prevent climbing underneath or alongside the bridges by vandals.
8. Wall and Fence Master Plan that includes decorative wall type, material, height and location and addresses all on- and off-site fencing, freestanding walls, retaining walls and drainage basin fencing.
 - i. The exterior of all walls facing the public or private streets shall be graffiti-proofed in accordance with the Santee Municipal Code.
 - ii. All fencing shall be painted or otherwise sealed to reduce water damage.
 - iii. Fencing adjacent to open space and the Habitat Preserve shall in accordance with the Fire Protection Plan.
 - iv. All fencing and access gates shall be located so as to provide access for landscape maintenance in Fuel Modification Zones.
 - v. Signage identifying the sensitivity of the Habitat Preserve as well as restricted activities shall be erected along the Preserve boundary.
 - vi. All open space areas shall be posted with signage stating that dumping or disturbance of habitat is prohibited.
 - vii. Walls along Fanita Parkway and Cuyamaca Street shall include columns at intervals to create visual relief and architectural interest. Walls, and columns shall have cap finishes.
 - viii. Slumpstone shall have natural integral color(s).
 - ix. Fuel Modification Plan that identifies brush management zones in accordance with the Fire Protection Plan, incorporated herein by reference.

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- x. Utility Coordination Plan that includes locations of utility boxes and vaults, demonstrating compliance with the City's Design Guidelines and Surface Utility Maintenance Manual.

J. Prior to approval of the Final Map containing the school site:

1. The Applicant shall provide evidence and proof, to the satisfaction of the Director of Development Services, of an agreement with the Santee School District ("District") regarding the need for the school site to be used by the District for a school. In the event that the school site is not acquired for a public or private school uses within two years of filing of the final map for the phase in which the site is located, the underlying MDR land use designation may be implemented and the maximum total number of units permitted in the Specific Plan area shall be 3,008 units.
2. The development of the School Overlay shall be developed with units in the MDR land use designation and the total maximum units within the Specific Plan area shall be increased to 3,008, and shall be subject to the payment of Land Development Impact Fees, to include Traffic, Traffic Signal, Public Facilities, Park-in-lieu (if triggered) and RTCIP Mitigation Fees, in accordance with the current rates at the time of building permit issuance and satisfy the City's Parkland Development Ordinance.
3. The Applicant shall agree to construct and secure, and thereafter construct and secure, to the satisfaction of the City Engineer, the following improvements:
 - i. All necessary improvements for providing ingress and egress to the school site. This requirement shall also include but is not limited to any required modification to medians, storm drainage system, street lights and irrigation improvements; and,
 - ii. If warranted, and upon the request of the City Engineer, traffic signal improvements for providing vehicular ingress and egress to the school site.
4. The Applicant shall provide a sewer manhole and a sewer lateral to the school site.

K. Prior to approval of each Final B Map:

1. The Applicant shall phase and install sewer and/or water system improvements as required by Padre Dam Municipal Water District (PDMWD) and shall grant the appropriate easements to PDMWD, as necessary.
2. The Applicant shall provide easements for all off-site public storm drain facilities, prior to approval of each final map requiring those facilities. The easements shall be sized as required by the City standards, unless otherwise approved by the City Engineer.
3. For Cuyamaca Street, Magnolia Avenue and Fanita Parkway, the Applicant shall process a joint use agreement for roads that cross other agencies' existing easements to the satisfaction of the City Attorney and the other agency prior to the issuance of the Final Map for such road.
4. The Applicant shall develop a Public Information Program that includes a description of work to be done, a construction schedule, and project contact information for resolution of nuisances. This information shall be posted in publicly visible locations on Fanita

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Parkway, Cuyamaca Street and Magnolia Avenue at the appropriate times.

L. Prior to approval of each Grading Permit:

1. Prior to any activity that may potentially impact biological resources, such as clearing, grubbing, grading or maintenance activities, the Applicant shall comply with all applicable requirements of the California Department of Fish and Wildlife, the California State Water Resources Control Board, the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers.
2. Prior to any activity that may potentially impact biological resources, such as clearing, grubbing, grading or maintenance activities, the Applicant shall apply for and receive a take permit/authorization from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife, or the City, if the Multiple Species Conservation Program (MSCP) City of Santee Subarea Plan is adopted and take authorization received.
3. Prior to the issuance of a grading permit for areas depicted on **Exhibit B**, attached hereto, a surface inventory of sensitive areas adjacent to the proposed project development footprint (but located outside the area of potential effect) shall be completed. This survey will be limited to 300 feet from the development footprint and will be focused on areas that are known to be sensitive for cultural resources. In the event a cultural resource and/ or "Tribal Cultural Resource" is identified adjacent to the development footprint, the resource will be recorded using Department of Parks and Recreation Series 523 forms and "Environmental Sensitive Area" fencing shall be put in place prior to ground disturbing activities, and shall remain in place until project-related ground disturbance is complete. Because these areas are outside of the project development footprint and will not be impacted by the development, no further analysis beyond a surface inventory will be required to be conducted.
4. The special fragment discovered on the surface within CA-SDI-8345 shall be reburied in a place to a depth of at least 6 feet, by Kumeyaay representatives, and with appropriate reverence and dignity.
5. The Applicant shall create a perpetual funding mechanism for the maintenance, management and monitoring of the onsite Habitat Preserve to the satisfaction of the Director of Development Services.

M. Prior to the approval of the first Final "B" Map:

1. The Applicant shall submit evidence, acceptable to the City Engineer and the Director of Development Services, of the formation of a Master Homeowner's Association (MHOA) or another financial mechanism acceptable to the City Manager. The MHOA shall be responsible for the maintenance of those landscaping improvements, except those areas maintained by the City or Community Facilities District, as applicable. The MHOA formation documents, which shall include the CC&Rs defined below, the Master Bylaws and the Articles of Incorporation, shall be subject to the approval of the City Attorney.
2. The Applicant shall submit Covenants, Conditions and Restrictions (CC&Rs) for review and approval of the Director of Development Services prior to recordation and pursuant to the conditions imposed for Vesting Tentative Map TM2017-3, Conditional Use Permits

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P2020-2, P2017-5 and Development Review Permit DR2017-4. The CC&Rs shall include the following:

- i. A requirement that the MHOA shall maintain comprehensive general liabilities insurance against liability incident to ownership or use of the following areas:
 - a) All private open space lots;
 - b) Other MHOA property, to include, but not limited to, neighborhood and mini-parks, the riparian linear parks and two (2) pedestrian bridges.
- ii. A statement that before any revisions to provisions of the CC&Rs that may particularly affect the City which shall be identified in the CC&Rs can become effective, the City shall review said revisions and if acceptable to the City, the City will approve said revisions. The MHOA shall not seek approval from the City of said revisions without the prior consent of 100 percent of the holders of first mortgages or property owners within the MHOA, or the maximum percentage prescribed by the Department of Real Estate.
- iii. A requirement that the MHOA shall indemnify and hold the City harmless from any claims, demands, causes of action liability or loss related to or arising from injuries caused by the maintenance activities of the MHOA.
- iv. A requirement that the MHOA shall not seek to be released by the City from the maintenance obligations described herein without the prior consent of the City and 100 percent of the holders of first mortgages or property owners within the MHOA, or the maximum percentage prescribed by the Department of Real Estate.
- v. A requirement that the MHOA procure and maintain a policy of comprehensive general liability insurance written on a per occurrence basis in an amount not less than one million dollars combined single limit. The policy shall be acceptable to the City and name the City as additionally insured to the satisfaction of the City Attorney.
- vi. A requirement that the MHOA shall not dedicate or convey public streets or land used for private streets without approval of 100% of all the MHOA members or holder of first mortgages within the MHOA, or the maximum percentage prescribed by the Department of Real Estate.
- vii. A restriction for each lot adjoining open space lots containing walls maintained by the MHOA to ensure that the property owners know that the walls may not be modified or supplemented without approval of the City and the MHOA. The MHOA shall provide written approval of such changes prior to City review.
- viii. For each development phase, a list or description of all streets, driveways, fuel modification zones, drainage and sewage systems that are private and required to be maintained by the MHOA and provisions assuring their maintenance. No private facilities shall be requested to become public unless all homeowners and 100% percent of the first mortgage obliges, or the maximum percentage prescribed by the Department of Real Estate, have signed a written petition.

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- ix. Provisions assuring MHOA membership in the USA Dig Alert Service in perpetuity. The MHOA will be required to mark out all underground MHOA facilities upon advance notice by the USA Dig Alert Service.
- x. Provisions that provide the City has the right but not the obligation to enforce the CC&R provisions the same as any owner in the project.
- xi. A provision setting forth that restrictions in the Vesting Tentative Map conditions may not be revised at any time without prior written permission of the City.
- xii. A provision that the City is to review all proposed landscaping within the MHOA to ensure plant palettes and irrigation systems are designed to use water efficiently.
- xiii. Provisions for the maintenance of all walls, fences, lighting structures, paths, recreational amenities (except CP-1 and NP-8) and landscaping, consistent with the approved Master Landscape Plan.
- xiv. Provision for an education and enforcement program to prevent the discharge of pollutants from all on-site sources to the storm water conveyance system.
- xv. Provision for on-going resident, commercial lessee, school administration and visitor education outreach regarding wildfire safety, employing the “Ready, Set, Go” pre-planning model or similar.
- xvi. Plants identified in Appendix F of the Fire Protection Plan shall be prohibited.
- xvii. A provision that provides all prospective residents notice that the project site is within the vicinity of MCAS Miramar and provides the residents with an “Overflight and Military training disclosure” document during any real estate transaction or prior to lease signing. The Overflight and Military training disclosure shall be submitted to the Director Development Services for review and approval.
- xviii. A provision that provides all prospective residents notice of the onsite farm and provides the residents with a “Right to Farm” covenant to protect the ongoing operation of agricultural uses. The Right to Farm covenant shall be provided during any real estate transaction or prior to lease signing. The Right to Farm covenant shall be submitted to the Director of Development Services for review and approval.
- xix. A provision that provides all prospective residents notice of the location and operation of the PDMWD water treatment facility and future Advanced Water Treatment Facility expansion on property adjacent to Fanita Parkway. The notice shall be provided during any real estate transaction or prior to lease signing.
- xx. The statement that the permittee and all persons, firms or corporations, owning the property subject to the VTM, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the private streets, established fire lanes, fuel modification zones, landscape areas as shown in the Final Map and Final Fanita Ranch Master Landscape and Water Management Plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development.

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- xxi. The maintenance and operation of the improvements shall be assured by the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of a legal entity right to assess all owners in the cost of maintenance and of said facilities and capable of maintaining the improvements and said landscaping and walls, and for the participating of the owners of all dwelling units in the maintenance and enforcement of such provisions.
- xxii. The statement that the City has the right, but not the obligation, to provide for the maintenance of all slope areas if the MHOA fails to perform its maintenance obligation, the cost for such service shall become a lien upon the property and/or each lot, as appropriate.
- xxiii. A statement that the entitlements contain an approved Fanita Ranch Master Landscape and Water Management Plan pursuant to DR2017-4 and that revisions to any plan shall require the approval of the Director of Development Services.
- xxiv. A statement that established fire lanes shall be posted and striped "No Parking" to the satisfaction of the Santee Fire Chief.
- xxv. A statement that Recreational Vehicle parking shall not be allowed on the private or public streets within the project, except for temporary loading and unloading, consistent with the Santee Municipal Code and the Fanita Ranch Specific Plan. Recreational vehicles include boats and trailers.
- xxvi. A statement that all private light fixtures shall be designed and adjusted to reflect light downward, away from any road or street and away from any adjoining premises or open space preserve and shall otherwise conform to the requirements of Title 13 of the Santee Municipal Code.
- xxvii. The MHOA shall enforce the obligation of residents to maintain private garages for automobile parking.
- xxviii. Trash receptacle shall be either stored in the individual garage or stored on-site and not visible from streets or driveways, excepting collection days.
- xxix. A disclosure that Fanita Ranch is within the Wildland Urban Interface and identifies the site as within a High Fire Severity Zone for wildfire. The Fire Protection Plan and Fire Evacuation Plan shall be incorporated by reference in the CC&Rs.
- xxx. The MHOA shall ensure that all owners and tenants receive copies of the approved Fire Protection Plan and the Fire Evacuation Plan at point of sale or lease.
- xxxi. A provision that the provisions in the CC&Rs affecting any rights of the City or any of the provisions required by the City may not be rescinded or amended without the prior written consent of the Director of Development Services.

N. Prior to issuance of any Building Permit:

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1. The Applicant shall obtain final map approval and record the final map. Within 30 days of final map recordation, the Applicant shall provide one mylar copy of the recorded map to the Department of Development Services Engineering Division and three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards.
2. Precise Grading (Plot) Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Division standards.
3. The Applicant shall submit an analysis of the "as built" worst case fire sprinkler residual pressure. For lots resulting in marginal pressure, the plumbing designer shall evaluate the supply pipe sizing and spacing of sprinkler heads to optimize the performance of the system in the event of a power outage. For lots where the fire sprinkler designer determines that adequate sprinkler coverage cannot be provided during a power outage, a secondary power source shall be provided for these dwelling units to ensure adequate pressure in the event of a power outage. Said analysis, recommendations, materials and methods shall be implemented to the satisfaction of the Fire and Building Departments.
4. The Applicant shall request the formation of a Community Facilities District (CFD) for the purpose of maintaining public interest landscape facilities within the project in the event the MHOA refuses or fails to do so for a period of six months following written notification from the City. In such event, the City may assess special taxes pursuant the CFD for the purposes of maintaining said landscaping.
5. Maintenance of all landscaping and improvements shall be managed by a Homeowner's Association. If maintenance remains satisfactory, there shall be a \$0 annual assessment to the property owners following transfer of the property to the district.
6. A bond, equal to the cost of full landscape installation, will be required for a minimum of one year for any project requiring a development review permit or conditional use permit, with the exception of projects for single-family homes. The Director of Development Services may waive this requirement, provided special circumstances exist which alleviate the need for a bond.
7. Following issuance of a grading permit, the Applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading, the Applicant shall provide three originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans.
8. The Applicant shall provide the city with evidence of certification by the Santee School District ("District") that any fee, charge, dedication, or other requirements levied by the District have been satisfied, or that the District has determined the fee, charge or other requirements do not apply to the construction.

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- 9. The Applicant shall provide evidence to the City that on-site photovoltaic (PV) will generate renewable energy with a total design capacity of at least 12.147 megawatts (MW) for the Preferred Land Use Plan with School, or 12.038 MW for the Land Use Plan without School at full buildout of the Project. This is inclusive of 4MWh battery storage.
- 10. The Applicant shall pay all Development Impact Fees in effect at the time of issuance of building permits. The current fees (FY 20/21) based on a total of 2,949 dwelling units and 80,000 sf of commercial development are:

SINGLE FAMILY (1,203 Units)

a.	Drainage		Per Development Agreement	
b.	Traffic	\$ 4,686,888	or	\$ 3,896/unit
c.	Traffic Signal	\$ 483,606	or	\$ 402/unit
d.	Public Facilities	\$ 8,328,369	or	\$ 6,923/unit
e.	RTCIP Mitigation	\$ 3,108,335.46	or	\$ 2,583.82/unit

MULTI FAMILY (1,746 Units)

a.	Drainage		Per Development Agreement	
b.	Traffic	\$ 4,251,510	or	\$ 2,435/unit
c.	Traffic Signal	\$ 439,992	or	\$ 252/unit
d.	Public Facilities	\$ 10,900,278	or	\$ 6,243/unit
e.	RTCIP Mitigation	\$ 4,511,349.72	or	\$ 2,583.82/unit

TOTAL RESIDENTIAL FEES = \$ 36,710,328.18

NOTES:

Development Impact Fee amounts shall be calculated in accordance with current fee schedule in effect at issuance of building permit. Fee rates are adjusted annually based on the San Diego Consumer Price Index (CPI). The Applicant shall pay all Development Impact Fees in effect at the time of issuance of building permits.

Public Facilities Fees: A fee credit of 33.3% shall be reflected at the time of building permit issuance for the cost incurred in construction of the Community Center and the splash pad/play area, as provided in Section 4.4.4 of the Development Agreement.

NON-RESIDENTIAL (80,000 SF Commercial)

a.	Drainage		Per Development Agreement	
b.	Traffic	\$ 666,080	or	\$ 8,326 x SF/1000
c.	Traffic Signal	\$ 107,440	or	\$ 1,343 x SF/1000

TOTAL COMMERCIAL FEES = \$ 773,520.00

NOTE: The percent (%) of Impervious area* shall be calculated by a Registered Civil Engineer and submitted for review to the Engineering Department. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other improvements beyond the project boundary. Development Impact Fee amounts shall be calculated in accordance with current fee schedule in effect at issuance of building permit. Fee rates are adjusted annually based on the San Diego Consumer Price Index (CPI). The Applicant shall pay all Development Impact Fees in effect at the time of issuance of building permits.

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11. Prior to issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that the proposed project will implement water conservation strategies that are designed to be as efficient as possible with potable water supplies and will achieve at least 20 percent indoor and outdoor water reduction compared to the average statewide water consumption rate at the time of project approval.
12. The water system for the proposed project would be designed to provide a minimum 2,500 gallons per minute for 3 hours of fire flow for single-family and multi-family residential and 3,500 gallons per minute for 4 hours of fire flow for commercial areas with fire hydrants spaced on average every 300 feet.
13. The Applicant shall pay appropriate fees to the Santee Elementary School District and Grossmont Union High School District.

O. Prior to Occupancy of any unit within each development phase, the developer shall complete the following:

1. At the time of request for transfer the Applicant consents to participate in an election process to ensure the timely annexation of the property to the Community Facility District, formed pursuant to Section N.4 hereof. The Applicant, while majority property owner, shall vote affirmatively on the question of the property's annexation to the Community Facility District and subsequent property assessment.
2. Complete all grading and improvements substantially in accordance with the approved plans to the satisfaction of the Director of Development Services.
3. 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 (6) months of completion of grading, or prior to occupancy, whichever comes first.
4. Plant all new trees in and within ten feet of the public right-of-way with root control barriers; trees within the public right-of-way shall be subject to preservation and management in compliance with the City's Urban Forestry regulations set forth in Chapter 8.06 of the City of Santee Municipal Code.
5. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
6. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.
7. Prior to issuance of the final phase of occupancy of a unit, an executed contract must be in place with a qualified storm water service provider and a copy of the SWQMP provided to the consultant and the HOA.
8. Applicant shall construct a protective fencing system around all proposed permanent detention basins and the inlets and outlets of storm drain structures, as and when directed

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by the City Engineer concurrent with the construction of the drainage facility. The final fencing design and types of construction materials, shall be in accordance with the Master Wall and Fence Plan.

P. Street Lights, Traffic Signals and Striping:

1. At the time and in the manner determined by the City Engineer, the Applicant shall install all underground conduits, improvements, standards and luminaries for streetlights and traffic signals in conjunction with the construction of the applicable street improvements. In addition, the Applicant shall install mast arm, signal heads, and associated equipment when traffic signals warrant as determined by the City Engineer.
2. The Applicant shall obtain the approval of the City Engineer for striping plans for all collector or higher classification streets simultaneously with the associated improvement plans.
3. Portions of the roads adjacent to the Habitat Preserve area (designated Streets "V" and "W" on TM 2017-3) shall be marked with pavement markers in addition to roadway striping instead of standard roadside street lights. Retroreflective Pavement Markers (pursuant to the Caltrans specifications) shall be spaced 24' on center on these segments. A pedestrian-activated, low-level bollard lighting system shall be installed for the segments of these two streets where street lighting is not provided to the satisfaction of the City Traffic Engineer. Activation of the pedestrian lighting shall be passive and on each side of the street.

Q. Prior to approval of the first Development Review Permit within each Village Center, the Applicant shall demonstrate that the design includes a bike station as described in the Fanita Ranch Specific Plan, Section 3.2.1E, subject to review and approval by the Director of Development Services.

R. Prior to approval of the Development Review Permit for the Farm (Parcels A-1 through A4), the Applicant shall submit a Farm Operations Manual, which shall address parking, lighting, hours of operation, special event attendee limitations, and on- and off-site advertisement signage. The Director of Development Services shall review the Farm Operations Manual for conformance with the adopted Fanita Ranch Specific Plan. The Farm Operations Manual shall state that the keeping, raising and boarding of large and small four-legged animals is permitted on the farm (Parcels A1, A2, A3, A,4 and A5, totaling 27.3 acres) and shall not exceed five animals per gross acre.

S. Prior to approval of construction plans/building permit issuance for the Community Park (Parcel CP-1), the Applicant shall prepare design documents/ final engineering plans for the pedestrian bridge connecting the Community Park (Parcel CP-1) to Fanita Parkway Right-of-Way for review and approval by the City Engineer and Director of Development Services.

T. Prior to approval of construction plans/building permit issuance for the Community Park (Parcel CP-1) and the Neighborhood Park Parcel 8 (Parcel NP-8), the Applicant shall submit detailed lighting plans and photometric analyses demonstrating that lighting has been designed to adequately minimize potential light spillage from sports fields and other park facilities into environmentally sensitive areas subject to review and approval by the Director of Development Services.

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- U. Prior to occupancy of the 222nd unit in Parcel AC-1, the Applicant shall commence construction of the pedestrian bridge between Fanita Parkway Right-of-Way and the Community Park (Parcel CP-1), with completion of the pedestrian bridge prior to occupancy of the final unit within Parcel AC-1.
- V. Prior to occupancy of the 426th unit within the Orchard Village, the Applicant shall commence construction of the pedestrian bridge between Fanita Commons and Orchard Village, with completion of the pedestrian bridge prior to occupancy of the final unit within Orchard Village.
- W. Prior to permit issuance for development within the Special Use Area:
 - 1. A security gate shall be installed on Carlton Hills Boulevard to serve the “Special Use Area”, its location to be shown on final engineering plans. Any electronic or automatic gate installed at Special Use area access points shall not generate noise levels that exceed 65 A-weighted decibels at the access point. The site operator shall provide specifications from the manufacturer prior to gate installation, and the site operator agreement shall include proper maintenance of the gate. Proper maintenance shall include response within one (1) business day to complaints received by the site operator from residents or received from the City as a result of a complaint, regarding nuisance noise as a result of disrepair. The response shall detail measures that the site operator will take to address the complaint and a timeline, such as a scheduled maintenance appointment.’
 - 2. Access to the Special Use area as a storage facility shall be limited to the hours of 7:00 a.m. to 7:00 p.m., with the exception of a special after-hours pickup and drop-off location. Stored property shall be relocated to or from the after-hours location during normal business hours because access to the regular storage facilities shall be restricted to 7:00 a.m. to 7:00 p.m. The after-hours location shall be secured with an additional access gate that can only be opened with a temporary gate code provided through pre-arrangement with the site operator. The after-hours location shall be more than 125 feet from the nearest existing receptors and shall be screened from existing receptors by the regular storage facilities.
 - 3. The decorative perimeter wall / fence for the Special Use Area shall adequately screen abutting south and west residences subject to review and approval by the Director of Development Services
- X. Prior to issuance of the first occupancy for the first dwelling unit (exclusive of model home permits), the Applicant shall complete the improvements to State Route 52 (Phase 1 Improvements) as reflected in the Development Agreement.
- Y. The Applicant shall ensure that CC&Rs for each sub-association within the Project contains a provision that requires on-site guest parking spaces to be maintained for short-term parking by visitors of the development.
- Z. The Applicant shall dedicate Conservation Easement(s) over the Habitat Preserve lots, excluding land for PDMWD facilities (sewer headworks, pump stations and reservoirs).
- AA. Geotechnical certifications must be provided for PDMWD facilities to the satisfaction of the City Engineering and the Director of Engineering and Planning of PDMWD.

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- BB. Approval of the final design of the new entry to Santee Lakes at the intersection of Fanita Parkway and Ganley Road must be obtained from PDMWD and the City prior to commencement of work. The entrance shall include decorative entry elements, native trees and a designated area for signage.
- CC. The sewer headworks facility and pump stations shall be constructed by the Applicant, and the necessary land granted in fee to PDMWD upon completion. The sewer headworks facility shall be completed in the first development phase.
- DD. Water and sewer facilities located under or over wildlife crossing shall be designed to allow the required vertical clearances as specified by the Water Agencies' Standards.
- EE. Bedding materials used for underground water and sewer facilities that will be dedicated to PDMWD shall meet the requirements specified in the Water Agencies' Standards or as approved for use by PDMWD.
- FF. Fire hydrants shall be required within the Special Use Area to the satisfaction of the Fire Chief.
- GG. All noise barriers shall be installed concurrently with the extension and widening of Fanita Parkway and Cuyamaca Street in accordance with the MMRP and street-specific acoustical recommendations.
- HH. Prior to the issuance of a building permit for the solar facility, the Applicant shall provide evidence of acceptance from MCAS Miramar that the panels will not adversely affect pilot vision on approach to the facility.
- II. The construction contractor shall provide written notification to any existing uses within 300 feet of roadway construction activities pursuant to Section 5.04.090 of the Santee Municipal Code. The notification shall be provided no later than 10 days before the start of construction activities. The notice shall describe the nature of the construction activities, including the expected duration, and provide a point of contact to resolve noise complaints. If a complaint is received, construction noise shall be monitored by a qualified acoustical consultant at the nearest affected receptor for the duration of a normal day of construction. If the hourly average monitored noise level from construction exceeds a normal conversation level (65 A-weighted decibels) at the nearest sensitive receptor or the ambient noise level at the receptor if the ambient noise level exceeds 65 A-weighted decibels, construction activities in the immediate area of the affected receptor shall cease. Construction shall not resume until activities can be adjusted or noise reduction measures are implemented to reduce noise at the affected receptor to below normal conversation levels (65 A-weighted decibels) or the ambient noise level at the receptor if the ambient noise level exceeds 65 A-weighted decibels. Monitoring results, and any necessary noise reduction measures shall be submitted to the Director of Development Services prior to the resumption of construction activities.
- JJ. Medium- and heavy-duty truck trips shall be limited on Fanita Parkway. Truck trips shall be limited to 170 one-way trips (85 two-way trips) on Fanita Parkway during Phase 1 building construction activities and to a maximum of 140 one-way trips (70 two-way trips) on Fanita Parkway during simultaneous building construction activities and project operation. Worker vehicle trips are allowed on all roadways.

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SECTION 4: The Applicant shall defend, indemnify, and hold harmless 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 of Santee concerning this Resolution or any action relating to or arising out of its approval.

SECTION 5: The terms and conditions of this Development Review Permit (DR2017-4) approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to these permits and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: In addition to all other available remedies, the City of Santee Municipal Code, Chapter 1.14, provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Development Review Permit or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

SECTION 7: 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 23, 2020.

SECTION 8: This Development Review Permit (DR2017-4) shall remain valid in accordance with the provisions of the Development Agreement and Vesting Tentative Map.

Section 9: In the event of any inconsistency between the conditions of approval contained in this Resolution and the terms and conditions of the Development Agreement, the Development Agreement shall control.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23rd day of September 2020, by the following roll call vote to wit:

AYES: HALL, KOVAL, MCNELIS, MINTO

NOES: HOULAHAN


ABSENT: NONE

APPROVED:



JOHN W. MINTO, MAYOR

ATTEST:



ANNETTE ORTIZ, CMC, CITY CLERK

Exhibits A: Legal Description
 B: Surface Areas Inventory

EXHIBIT A

FANITA RANCH LEGAL DESCRIPTION

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. 134 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 SYLMASB 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 SYLMASB 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:

INTENTIONALLY DELETED

PARCEL 15: (APN: 380-031-18-00, 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 16:

INTENTIONALLY DELETED

PARCEL 17:

INTENTIONALLY DELETED

PARCEL 18:

INTENTIONALLY DELETED

PARCEL 19: (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 19A:

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 20: (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 20A:

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 21: (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 21A:

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 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 3, PAGE 95 OF SUPERVISORS OF RECORD.

Exhibit B: Surface Areas Inventory

