



City of Santee City Council Meeting Memorandum

TO: Mayor and Council Members
Marlene Best, City Manager
Shawn Hagerty, City Attorney

FROM: Annette Ortiz, CMC, City Clerk

DATE: September 9, 2020

SUBJ: UPDATED COUNCIL MEETING MATERIALS – SEPTEMBER 9, 2020

PUBLIC HEARING:

- (8) Public Hearing for the “Lantern Crest Ridge II” General Plan Amendment (GPA2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4) and Mitigated Negative Declaration (AEIS2018-2) to Permit the Construction of a 50-Unit Senior Care Facility with up to Three Stories and 59 Feet in Height on a 2.74-Acre Vacant Parcel Located at 11000 Sunset Trail in the R-1A/HL (Low Density/Hillside Limited Residential) Zone (APN: 384-142-04). Applicant: Santee Senior Retirement Communities, LLC. (Development Services – Kush)**

On April 12, 2018 a proposed ordinance amending the City of Santee General Plan to require voter approval of development actions that would increase residential density or intensify land use over that currently permitted by the General Plan (Proposed Initiative) was filed with the City Clerk. Since then, the City has applied standard language in all development approvals to put developers on notice of the proposed Initiative. Therefore, certain Recitals contained in the General Plan Resolution, Ordinance and Conditional Use Permit Resolution are revised and added to reflect standard practice.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT GPA2018-1 TO
AMEND THE LAND USE ELEMENT OF THE SANTEE GENERAL PLAN TO
CHANGE THE LAND USE DESIGNATION FROM HILLSIDE/LIMITED AND LOW
DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL OF
PROPERTY AT 11000 SUNSET TRAIL FURTHER IDENTIFIED BY
ASSESSOR'S PARCEL NUMBER 384-142-04**

(RELATED CASE FILES: R2018-1, P2017-4, AND AEIS2018-2)

APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC

WHEREAS, on August 23, 2017, the City Council authorized staff to consider a General Plan Amendment and Rezone in connection with a proposed senior congregate care facility on Sunset Trail; and

WHEREAS, on September 24, 2019, Santee Senior Retirement Communities, LLC submitted a complete application for a General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for the development of a 50-unit senior care facility on a 2.74-acre vacant parcel located at 11000 Sunset Trail in the City of Santee, County of San Diego, State of California; and

WHEREAS, the Director of Development Services scheduled General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for a public hearing on September 9, 2020; and

WHEREAS, the proposed project is located within Airport Influence Area (AIA) 1 for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation and the Airport Land Use Commission (ALUC) determined that the project is consistent with the ALUCP on October 7, 2019; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2018-1, Rezone R2018-1 and Conditional Use Permit P2017-4 that determined the potential significant environmental effect for biological resources, cultural resources, geology/soils, noise and tribal cultural resources could be mitigated below a level of significance and a Mitigated Negative Declaration (SCH#: 2020029092) was prepared and advertised for public review from February 27, 2020 to March 27, 2020; and

WHEREAS, on April 12, 2018 a proposed ordinance amending the City of Santee General Plan to require voter approval of development actions that would increase residential density or intensify land use over that currently permitted by the General Plan (Proposed Initiative) was filed with the City Clerk, City of Santee; and

RESOLUTION NO. _____

WHEREAS, the Proposed Initiative, if adopted, would require a public vote for any changes to the General Plan, Planned Development Areas, or new Specific Plan Area if such changes intensify use by increasing residential density, changing the General Plan Land Use designations; or changing any residential land use designation to commercial/ industrial and vice versa; and

WHEREAS, Section 4(c) of the Proposed Initiative includes a statement that provisions adopted by the Proposed Initiative shall prevail over any conflicting revisions to the General Plan adopted after April 6, 2018; and

WHEREAS, on September 9, 2020, the City Council held a duly advertised public hearing on General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2); and

WHEREAS, the City Council considered the staff report, all recommendations by staff, the Final Mitigated Negative Declaration, the entire record, and all public testimony; and

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 requested amendment to change the land use designation of approximately 2.74 acres of land currently designated R-1A (Low Density Residential) and HL (Hillside/Limited) to R-14 (High Medium Density Residential) located along Sunset Trail as depicted in **Exhibits A and B**, attached hereto and incorporated herein, is compatible with surrounding residential uses and development in accordance with the Land Use Element, and as conditioned.

SECTION 2: The General Plan Amendment GPA2018-1 is consistent with goals, objectives, and polices of the General Plan, including the Land Use Element goals and the Housing Element objectives and policies.

SECTION 3: The General Plan Amendment GPA2018-1 will not result in a significant adverse impact upon the environment and the Mitigated Negative Declaration and associated Mitigation Monitoring Program have been approved by separate resolution.

SECTION 4: The requested amendment is hereby approved subject to the following condition:

- A. The approximately 2.74 acre area designated R-14 (Medium High Density Residential), as identified in **Exhibit B**, shall be developed with a congregate care facility or similar use, such as a convalescent facility. Specifically excluded from a determination of “similar use” is a multiple-family, high density residential use.

SECTION 5: The General Plan Amendment (GPA 2018-1) to the Santee General Plan as depicted in **Exhibit B**, is hereby approved. The City Clerk is directed to remove the existing Land Use Map as depicted in **Exhibit A** and add the revised Land Use Map as depicted in **Exhibit B**.

RESOLUTION NO. _____

ADOPTED at a Regular Meeting of the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of September, 2020, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

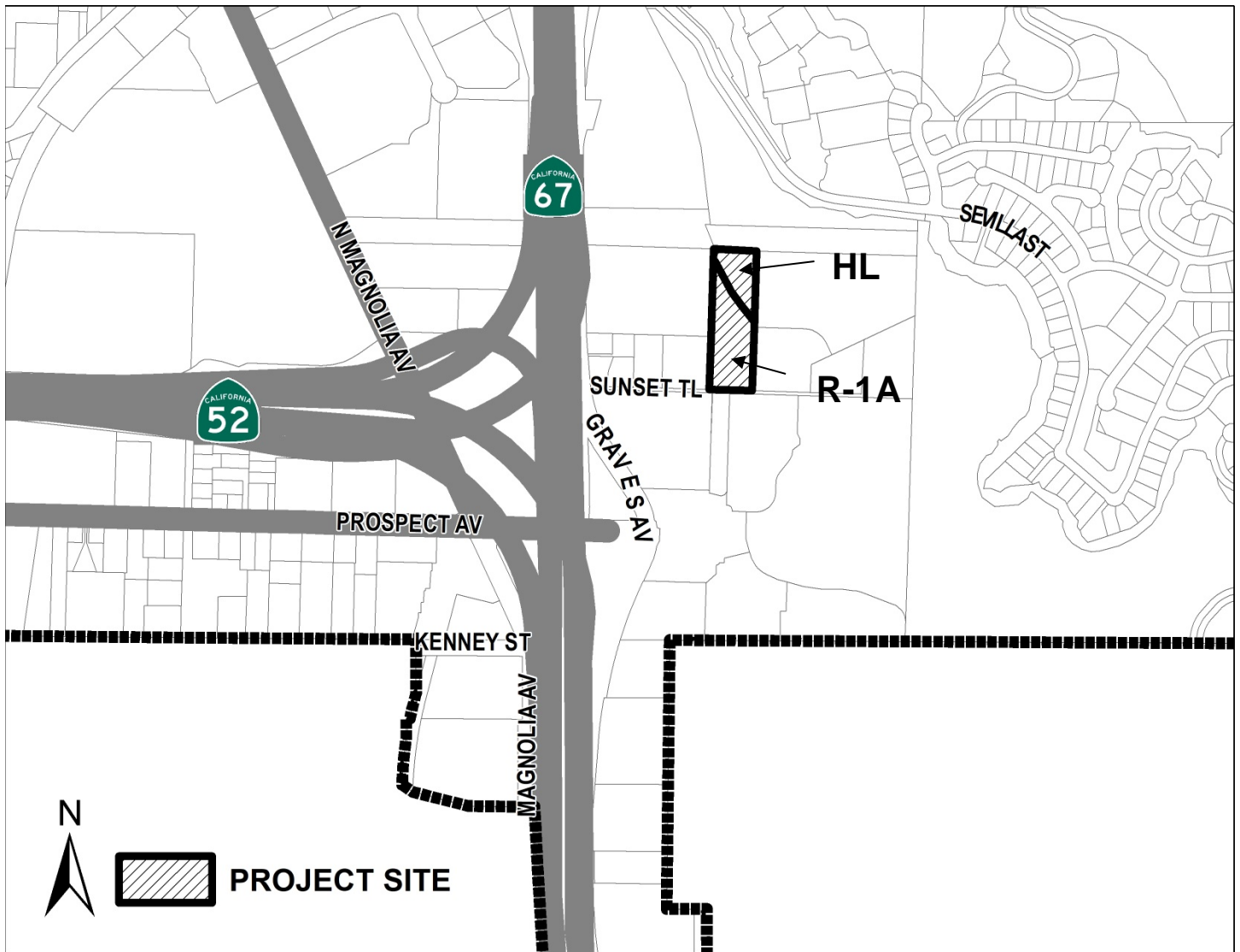
ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment:

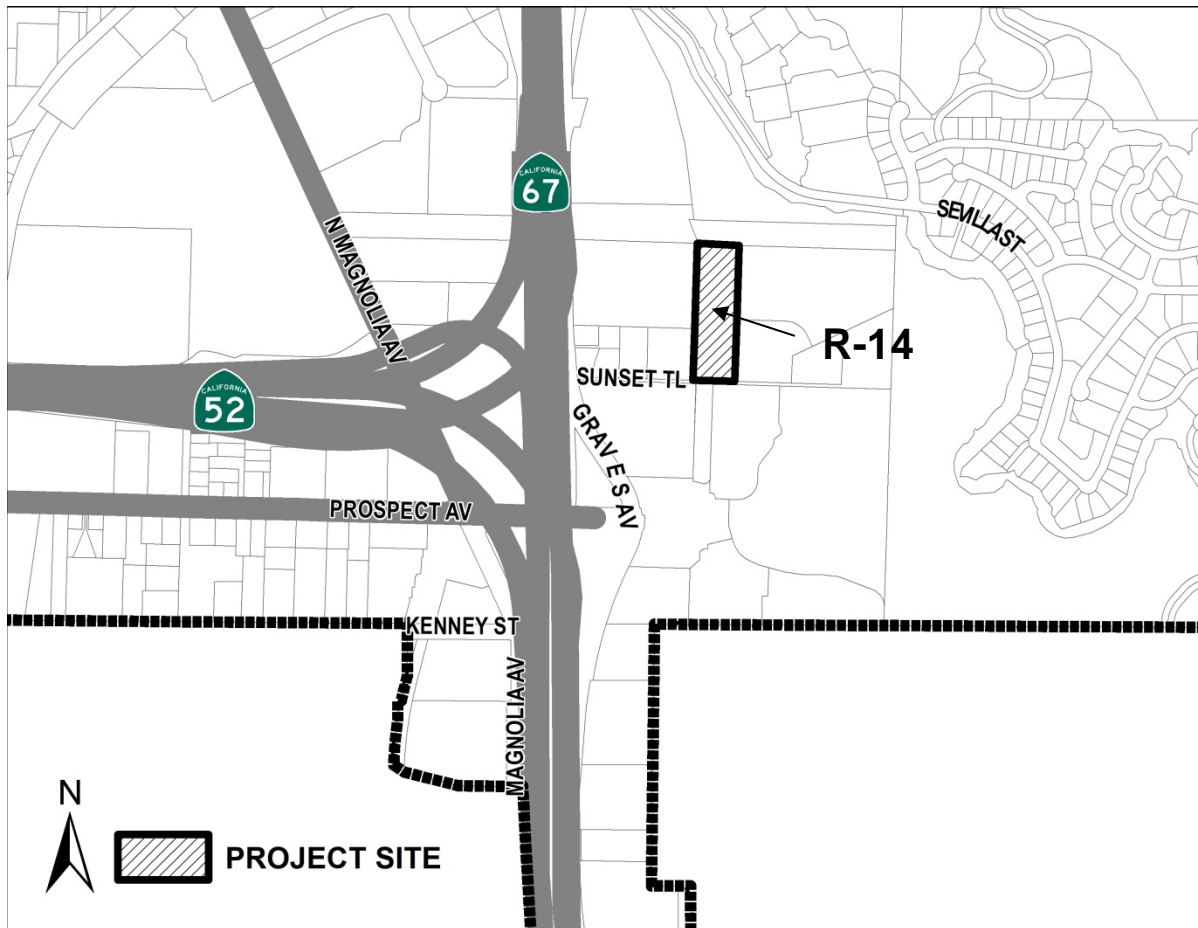
- Exhibit A – Existing Land Use Designations
- Exhibit B – Proposed Land Use Designations

Exhibit A: Existing General Plan Land Use Designation



GENERAL PLAN DESIGNATION	
HL – Hillside/Limited Residential	This designation is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots, with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services, biological resources and other environmental concerns. This designation has primarily been applied in the steeply sloped extreme southwest and northeast portions of the City.
R-1A – Low Density Residential	This designation is intended for residential development characterized by single family homes on one-half acre lots or larger, which are responsive to the natural terrain and minimize grading requirements. This designation has been located in steeply sloped hillside and canyon areas in the southwest, southeast, northeast and north central portions of the City.

Exhibit B: Proposed General Plan Land Use Designation



GENERAL PLAN DESIGNATION	
R-14 – Medium High Density Residential	This designation is intended is for residential development characterized at the lower end of the density range by multiple family attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING REZONE R2018-1 TO AMEND THE ZONE DISTRICT
MAP FROM HILLSIDE/LIMITED (HL) AND LOW DENSITY RESIDENTIAL TO
MEDIUM HIGH DENSITY RESIDENTIAL FOR PROPERTY AT 11000 SUNSET TRAIL
FURTHER IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 384-142-04**

(RELATED CASE FILES: GPA2018-1, R2018-1, P2017-4, AND AEIS2018-2)

APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC

WHEREAS, on August 23, 2017, the City Council authorized staff to consider a General Plan Amendment and Rezone in connection with a proposed senior congregate care facility on Sunset Trail; and

WHEREAS, on September 24, 2019, Santee Senior Retirement Communities, LLC submitted a complete application for a General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for the development of a 50-unit senior care facility on a 2.74-acre vacant parcel located at 11000 Sunset Trail in the City of Santee, County of San Diego, State of California; and

WHEREAS, the Director of Development Services scheduled General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for a public hearing on September 9, 2020; and

WHEREAS, the proposed project is located within Airport Influence Area (AIA) 1 for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation and the Airport Land Use Commission (ALUC) determined that the project is consistent with the ALUCP on October 7, 2019; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2018-1, Rezone R2018-1 and Conditional Use Permit P2017-4 that determined the potential significant environmental effect for biological resources, cultural resources, geology/soils, noise and tribal cultural resources could be mitigated below a level of significance and a Mitigated Negative Declaration (SCH#: 2020029092) was prepared and advertised for public review from February 27, 2020 to March 27, 2020; and

WHEREAS, on April 12, 2018 a proposed ordinance amending the City of Santee General Plan to require voter approval of development actions that would increase residential density or intensify land use over that currently permitted by the General Plan (Proposed Initiative) was filed with the City Clerk, City of Santee; and

ORDINANCE NO. _____

WHEREAS, the Proposed Initiative, if adopted, would require a public vote for any changes to the General Plan, Planned Development Areas, or new Specific Plan Area if such changes intensify use by increasing residential density, changing the General Plan Land Use designations; or changing any residential land use designation to commercial/ industrial and vice versa; and

WHEREAS, Section 4(c) of the Proposed Initiative includes a statement that provisions adopted by the Proposed Initiative shall prevail over any conflicting revisions to the General Plan adopted after April 6, 2018; and

WHEREAS, on September 9, 2020, the City Council held a duly advertised public hearing on General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2); and

WHEREAS, the City Council considered the staff report, all recommendations by staff, the Final Mitigated Negative Declaration, the entire record, and all public testimony; and

NOW, THEREFORE, the City Council of the City of Santee, California, does ordain as follows:

SECTION 1: The requested rezone to change the zone district of approximately 2.74 acres of land currently designated R-1A (Low Density Residential) and HL (Hillside/Limited) to R-14 (Medium High Density Residential) located east of Graves Avenue at the terminus of Prospect Avenue as depicted in **Exhibits A and B**, attached hereto and incorporated herein, is consistent with the General Plan as amended by General Plan Amendment GPA 2018-1.

SECTION 2: Rezone R2018-1 will not result in a significant adverse impact upon the environment and the Mitigated Negative Declaration and associated Mitigation Monitoring Program have been approved by separate resolution.

SECTION 3: The Zoning District Map is hereby amended to reflect zone districts consistent with General Plan Amendment GPA 2018-1, subject to the following:

- A. The approximately 2.74 area zoned R-14 (High Medium Density Residential), as identified in **Exhibit B**, shall be developed with a congregate care facility or similar use, such as a convalescent facility. Specifically excluded from a determination of "similar use" is a multiple-family, high density residential use.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 9th day of September, 2020, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 23rd day of September, 2020, by the following vote to wit:

ORDINANCE NO. _____

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

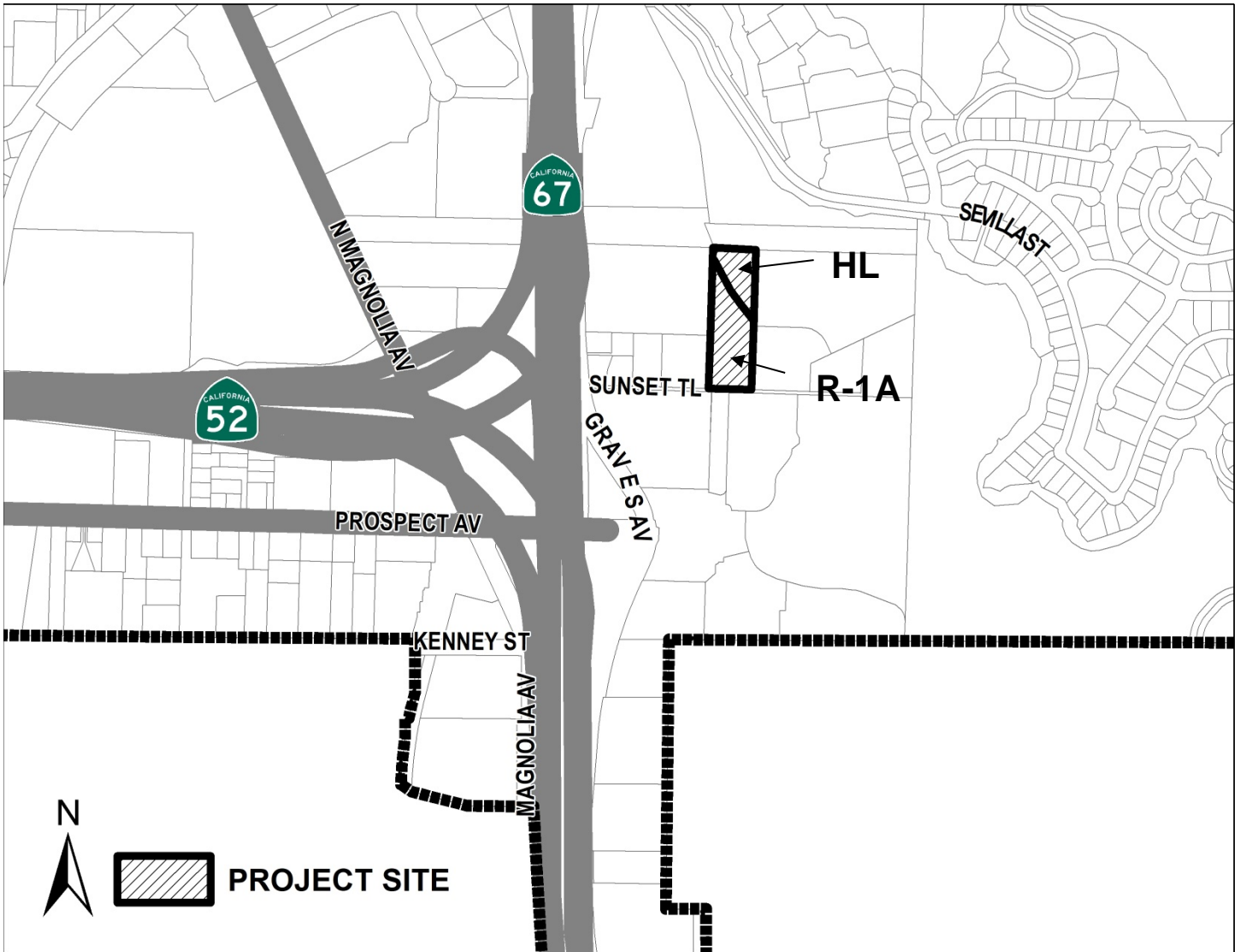
ANNETTE ORTIZ, CMC, CITY CLERK

ATTACHMENTS

Exhibit A – Existing Zone District

Exhibit B – Proposed Zone District

Exhibit A: Existing Zone District Map



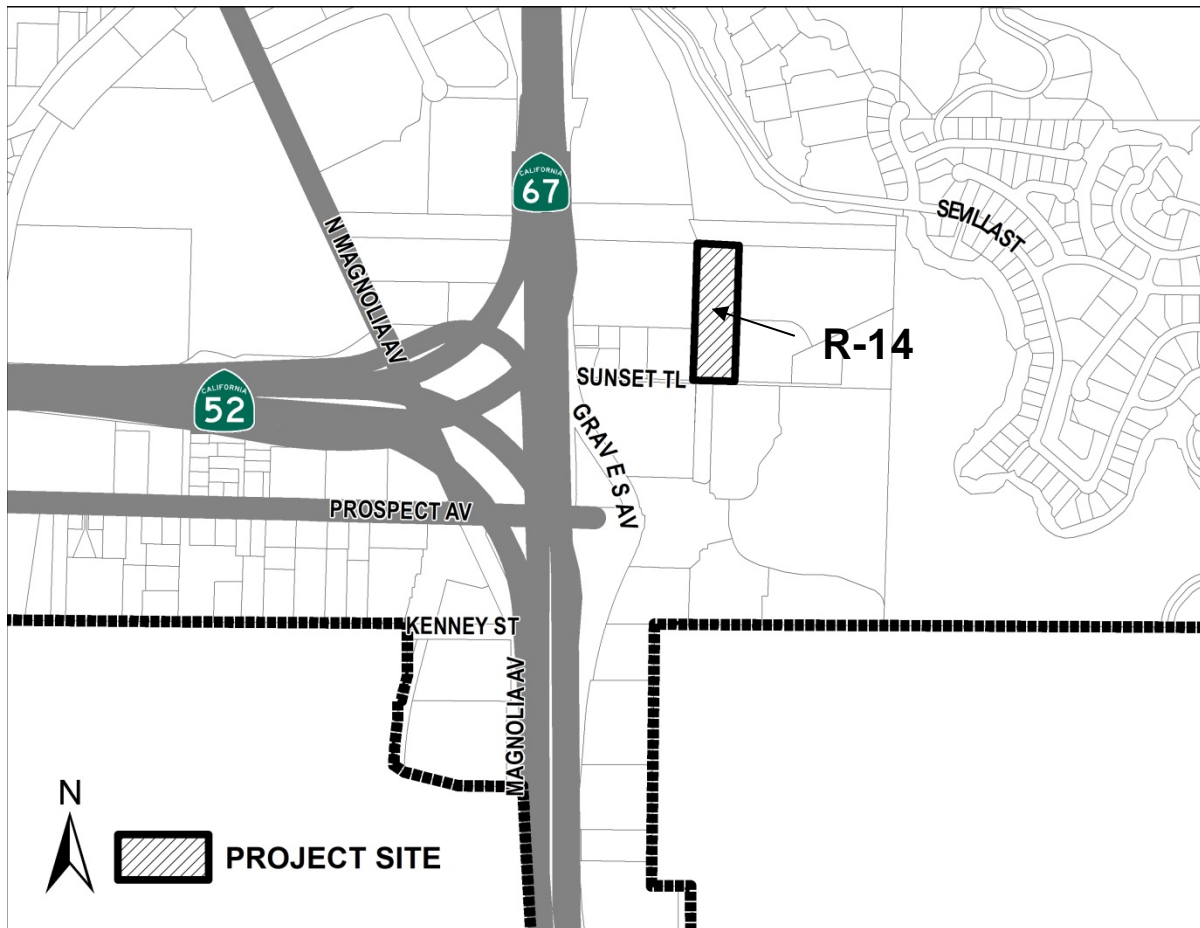
SMC Section 13.10.020 HL -- Hillside/Limited Residential

The HL (Hillside/Limited Residential) district is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services and other environmental concerns.

SMC Section 13.10.020 R-1A – Low Density Residential

The R-1A (Low Density Residential) district is intended for residential development characterized by single-family homes on one-quarter acre lots or larger which provide a transitional option between the R-2 (6,000 square foot lot) and the larger R-1 (20,000 square foot lot) zones.

Exhibit B: Proposed Zone District Map



SMC Section 13.10.020 R-14 – Medium High Density Residential

The R-14 (Medium High Density Residential) district is intended for residential development characterized at the lower end of the density range by multiple family attached units and at the upper end of the density range by apartment and condominium buildings (14 to 22 dwelling units per gross acre). It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE APPLICATION OF SANTEE SENIOR RETIREMENT
COMMUNITIES, LLC FOR CONDITIONAL USE PERMIT P2017-4 FOR
CONSTRUCTION OF A 50-UNIT SENIOR CARE FACILITY AT A MAXIMUM HEIGHT
OF 59 FEET LOCATED AT 11000 SUNSET TRAIL
ASSESSOR'S PARCEL NUMBER 384-142-04**

(RELATED CASE FILES: GPA2018-1, R2018-1 AND AEIS2018-2)

APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC

WHEREAS, on September 24, 2019, Santee Senior Retirement Communities, LLC submitted a complete application for a General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for the development of a 50-unit senior care facility on a 2.74-acre vacant parcel located at 11000 Sunset Trail in the City of Santee, County of San Diego, State of California; and

WHEREAS, the Director of Development Services scheduled General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for a public hearing on September 9, 2020; and

WHEREAS, the proposed project is located within Airport Influence Area (AIA) 1 for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation and the Airport Land Use Commission (ALUC) determined that the project is consistent with the ALUCP on October 7, 2019; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2018-1, Rezone R2018-1 and Conditional Use Permit P2017-4 that determined the potential significant environmental effect for biological resources, cultural resources, geology/soils, noise and tribal cultural resources could be mitigated below a level of significance and a Mitigated Negative Declaration (SCH#: 2020029092) was prepared and advertised for public review from February 27, 2020 to March 27, 2020; and

WHEREAS, on April 12, 2018 a proposed ordinance amending the City of Santee General Plan to require voter approval of development actions that would increase residential density or intensify land use over that currently permitted in the General Plan (Proposed Initiative) was filed with the City Clerk, City of Santee; and

WHEREAS, the Proposed Initiative, if adopted, would require a public vote for any changes to the General Plan, Planned Development Areas, or new Specific Plan Area if such changes intensify use by increasing residential density, changing the General Plan Land Use designations; or changing any residential land use designation to commercial/industrial and vice versa; and

RESOLUTION NO. _____

WHEREAS, Section 4(c) of the Proposed Initiative includes a statement that provisions adopted by the Proposed Initiative shall prevail over any conflicting revisions to the General Plan adopted after April 6, 2018; and

WHEREAS, on September 9, 2020, the City Council held a duly advertised public hearing on General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2); and

WHEREAS, the City Council considered the staff report, all recommendations by staff, the Final Mitigated Negative Declaration, the entire record, and all public testimony; and

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 Conditional Use Permit P2017-4 will not result in a significant adverse impact upon the environment and the Mitigated Negative Declaration and associated Mitigation Monitoring Program have been approved by separate resolution.

SECTION 2: The findings in accordance with Section 13.06.030 of the Santee Municipal Code are made as follows:

- A. That the proposed use is in accord with the general plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located.

The proposed use, with approval of General Plan Amendment GPA2018-1 and Rezone R2018-1, and as conditioned, is in accord with the General Plan, the objectives of the Zoning Ordinance, and the purposes of the districts in which the site is located as the project is for a senior care facility with on-site amenities and services conforming to the General Plan and Municipal Code requirements for the R-14 Medium-High Density Residential (14-22 du/acre) zoning district. The project is consistent with the R14 Medium High-Density Residential designations/districts by providing a multiple family attached residential use, on-site recreational amenities within the existing Lantern Crest campus and being located in proximity to an existing MTS bus route and Prospect Avenue, a Major Arterial.

The project is consistent with applicable Land Use Element (LUE), Housing Element (HE), Conservation Element (CE), and Community Enhancement Element (CEE) objectives. The project will contribute to the development goal of providing a wide range of housing types by providing housing for the elderly and disabled (LUE Objective 2.0 and HE Objective 1.0). The grading plan would orient development along the natural contours of the site wrapping around the base of the hillside while the steepest portions of the hillside will remain undeveloped consistent with CEE policies 14.1 and 14.2. The project is designed to use the natural ridgeline as a backdrop for structures consistent with CEE policy 14.5, and will therefore avoid significant impacts on existing community-level viewsheds consistent with CEE policy 15.2. Graded cut slopes will be re-vegetated with fire resistant native or non-invasive plant species consistent with CEE policy 15.1.

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- B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The operation of the senior care facility for elderly persons aged approximately 75 years to approximately 95 years is generally understood to generate low levels of traffic and noise. The project would generate approximately 125 average daily vehicle trips, with approximately 5 morning peak hour trips and 10 afternoon peak hour trips.

Elements of the three-story, 59-foot memory care building and single-story villas are architecturally integrated with the Lantern Crest development. Additionally, each structure is set back from adjacent properties more than the minimum 10 feet required within the R-14 Zone. The project would provide a 60-foot setback between the proposed main three-story memory care building and the western property line with the nearest single-family home approximately 100 feet from the proposed three-story building and approximately 60 feet from the proposed single-story villas. The building setbacks from property lines, combined with the variations in building heights and positioning of the buildings at the base of the hill, will create “transitions” in building scale and bulk, and preserve ridgelines.

The project’s perimeter retaining walls adjacent to the Highline Apartments and single-family residential properties to the west would vary from approximately 6.7 feet in height to 24.1 feet in height and be constructed of decorative block. A 20-foot landscape strip with shrubbery and a row of Coast Live Oaks would be planted on the slopes between the perimeter retaining walls and the property line (demarcated by an existing brow ditch) to the west softening the interface between the proposed project and existing Highline Apartments and single-family residences to the west.

- C. That the proposed use complies with each of the applicable provisions of the zoning ordinance.

The proposed use, with approval of General Plan Amendment GPA2018-1 and Rezone R2018-1, and as conditioned, complies with each of the applicable provisions of the Development Code because all development standards are met including landscaping and building setbacks, the project design is consistent with the requirements of the Fire Code and Urban-Wildland Interface Fire Safe Development Policy and Ordinance, and all proposed public and private improvements will meet City standards. Specifically:

- Architectural Design: The project is designed according to the Spanish Mission style with variegated roofing tiles, arched window and façade accent features, defined gable ends and dormer features supported by stone veneer, signature bell tower architectural appurtenances, decorative block retaining walls, and an earth tone color scheme.
- Building Height: Proposed buildings would vary in height from less than 20 feet

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(single-story duplex villas) to a maximum of 59 feet (main three-story, 46-unit memory care facility). The base height of the three-story memory care facility would be 44 feet; however, with the proposed gabled roofline variations and bell towers the total height would be up to 59 feet high. The building would nevertheless conform the Zoning Ordinance maximum height of 45 feet for the R-14 Zone as architectural projects of up to 15 feet above the 45-foot base height allowance are permitted; the proposed bell towers would project 15 feet above the proposed 44-foot base height of the building. As provided in the City of Santee Municipal Code, Section 13.30.020.B, extensions above the maximum permitted base height may be allowed when architectural interest consistent with building scale is achieved. Building height extensions are not intended to be habitable space and the proposed architectural projections would not contain habitable space. A recommended condition of approval would restrict the height of architectural appurtenances and projections above the maximum height limit to 15 feet.

- Traffic and Circulation: Senior care facilities are generally considered to generate low amounts of traffic relative to other residential uses. The anticipated age range of future residents would be from approximately 75 years to 95 years. Most residents of senior care facilities no longer drive. The applicant has indicated that van service would be available to provide for most of the transportation needs of residents.
- Parking: The parking needs of senior care residents in independent living are different from the parking needs of residents in assisted living or dementia care. The proposed facility will primarily serve residents with dementia care. A parking demand study was prepared for the project to determine the project's overall parking need based on the proposed unit types. The parking study determined that a total of 16 spaces would be required to meet the project's anticipated parking demand. Sixteen parking spaces would be provided as conditioned herein.
- Undergrounding of Utilities: Recommended conditions of approval would require the applicant to place all new utilities required to serve the project underground. All existing and new utilities along the property frontage of Sunset Trail would be installed underground. The existing overhead utilities along Sunset Trail would be undergrounded in order to widen Sunset Trail to local street standards as conditioned for the project.

SECTION 3: The Conditional Use Permit consisting of the construction of a 50-unit senior care facility with buildings up to three stories and 59 feet in height located at 11000 Sunset Trail is hereby approved subject to the following conditions:

- A. The applicant shall comply with all applicable Sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
- B. The applicant shall comply with all mitigation measures adopted for the project as set forth in the Mitigation Monitoring and Reporting Program for Mitigated Negative Declaration AEIS2018-2.

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- C. Minor or Major Revisions to the Conditional Use Permit, such as changes to the building elevations, site design, and landscaping design, shall be approved by the Director of Development Services, unless, in the Director's judgment, a Major Revision should be reviewed by the City Council.
- D. Separate sign permits shall be obtained for any proposed signage in accordance with Chapter 13.32 of the Municipal Code.
- E. The applicant shall recycle a minimum of 65% of the construction and demolition waste generated from the project, consistent with the City's Construction and Demolition Debris Recycling Ordinance (SMC 13.38) and State law.
- F. **Prior to Building Permit Issuance:**
 - 1. All construction shall be in substantial conformance with the approved project plans dated September 9, 2020, as amended by this Resolution.
 - 2. Landscaping shall comply with the City of Santee Water Efficient Landscape Ordinance and SMC Chapter 13.36.
 - 3. The use of deciduous trees shall be limited to accent trees and biofiltration basin trees.
 - 4. A note on the landscape plan shall be added that requires a breathable weed barrier shall in all drip irrigation landscape areas.
 - 5. A landscape bond for the full amount of the landscape and irrigation materials and installation thereof shall be deposited with the Department of Development Services.
 - 6. Lighting shall be down shielded and installed in accordance with the lighting standards in SMC Sections 13.24.030 and 13.30.030.
 - 7. A Construction and Demolition (C&D) debris deposit with the Department of Development Services shall be provided in accordance with the City's C&D Debris Recycling Ordinance and State law.
 - 8. All new signs shall be approved separately through a Sign Permit subject to the requirements of Chapter 13.32 of the SMC.
 - 9. A minimum of 16 parking spaces shall be provided. Parking shall not be provided along the fire access lane to the rear of the property.
 - 10. Two Level-2 (40-amp minimum) vehicle charging spaces shall be provided.
 - 11. A rooftop photovoltaic system in accordance with the 2019 California Building Energy Efficiency Standards shall be provided.
 - 12. All mechanical equipment, whether on the roof, side of the building, or ground, shall be screened from view. The method of screening shall be architecturally integrated with the building design in terms of material, color, shape, and size. All elevation drawings submitted for building plan check shall show the method of screening for any proposed rooftop mechanical equipment.
 - 13. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting

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shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.

14. The applicant shall include provisions in their design contract with their design consultants that following approval 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, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.
15. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the project engineer.
16. Applicant shall ensure that all property corners are properly monumented. If corners have been lost or do not exist, corners shall be set and a Record of Survey filed prior to issuance of a building permit.
17. Applicant shall record an easement agreement between the project site lot and the owners of the previous phases of the Lantern Crest parcels granting a nonexclusive easement for vehicular ingress and egress and utilities to Graves Avenue via Lantern Crest Way. Said agreement shall be to the satisfaction of the Director Development Services and the City Attorney.
18. Applicant shall quitclaim Easement "A", shown on the site plan as an existing 20' wide easement and right-of-way for road, sewer, water, gas, power and telephone lines and rights incidental thereto, as parcel 2 per the document recorded June 16, 1965 as instrument number 65-106790, official records.
19. Starting with the first plan check submittal, all plan sets shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this 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.
20. Street Improvement Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an encroachment permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this

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development:

- a. Construct a 30-foot wide commercial driveway on Sunset Trail per City of Santee Standards. The driveway design shall be per the City of Santee Public Works Standard Drawing PW-21 and to the satisfaction of the Director of Development Services.
- b. Construct a single pedestrian ramp east of the driveway on the north side of Sunset Trail. Provide a striped crosswalk and pedestrian access to the south side of Sunset Trail. Modify the existing curb ramp on the south side of Sunset trail as necessary to provide connectivity with the proposed crosswalk and path of travel across Sunset Trail.
- c. Widen Sunset Trail to local street standards (36' curb to curb/56' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs as shown in the approved preliminary grading plans. The paved width of Sunset Trail will vary consistent with the meandering centerline such that at the west end of the project boundary the paved width to centerline shall be 23 feet, and at the east end of the project boundary the paved width to centerline shall be 13 feet. The applicant shall provide an Irrevocable Offer of Dedication specified herein such that the ultimate width of future right-of-way behind the proposed face of curb shall be 10 feet and consistent with the plan and sections shown on the site plan dated August 23, 2019, sheet 4 of 6.
- d. Construct an asphalt berm from the west side of the site driveway to the west boundary of the project site providing a minimum clear travel width of 26 feet from curb to berm. Said berm shall be provided with reflective marking and include striping pavement markings behind the berm to the proposed curb prohibiting parking or travel within this area.
- e. Street Improvement plans shall be one hundred percent (100%) complete at the time of plan check submittal, be 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 submittal for completeness. The following shall be included as part of the improvement plan submittal package:
 - 1) Six sets of plans bound and stapled (improvements).
 - 2) Plan check fees.
 - 3) Preliminary cost estimate for the improvements.
 - 4) One copy of the Resolution of Approval approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

21. Precise Grading Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance.

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- a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
- b. Project landscape and irrigation plans shall be separate from grading plan set but must be submitted by the second grading plan check.
- c. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
- d. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.
- e. Grading plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. 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, landscape and irrigation plan submittal package:
 - 1) Six sets of grading, landscape and irrigation plans bound and stapled.
 - 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 Storm Water Quality Management Plan specified here within.
 - 7) Two copies of an Operation & Maintenance (O&M) plan specified here within.
 - 8) Two copies of the Storm Water Pollution Prevention Plan specified here within.
 - 9) Three copies of the Geotechnical Study specified here within.
 - 10) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
 - 11) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings

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following City approval as specified here within.

- 12) One copy of the Resolution of Approval approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

22. Landscape and Irrigation Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance.

- a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.

- b. Landscape and irrigation plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. 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, landscape and irrigation plan submittal package:

- 1) Six sets of landscape and irrigation plans bound and stapled.
- 2) Plan check fees.
- 3) A cost estimate for the cost of construction.
- 4) 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.

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

23. Provide three copies of a geotechnical study prepared in accordance with the Santee General Plan. All recommended measures identified in the approved study shall be incorporated 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.

24. 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

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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.

25. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:

Drainage Fees	\$105,750.00	(\$2,115.00 per unit)
Traffic Impact Fees.....	\$121,750.00	(\$2,435.00 per unit)
Traffic Signal Fees	\$12,600.00	(\$252.00 per unit)
Park In-Lieu Fees	\$379,900.00	(\$7,598.00 per unit)
Public Facility Fee	\$312,150.00	(\$6,923.00 per unit)
RTCIP Fee	\$129,191.00	(\$2,583.82 per unit)

Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. Fees shall be adjusted on an annual basis in the accordance with the Municipal Code.

26. 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 and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the project civil engineer to the City project engineer.

27. Provide three copies of a 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.

a. The drainage study shall 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, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.

b. The drainage study shall 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.

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28. 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. 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 include the following:

- 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. The project design shall 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. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.
- d. All inlets must be labeled 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.
- e. Down spouts and HVAC systems are not permitted 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.
- f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.

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- g. 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.
- h. The final project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.

29. Minimum best management practices for storm water and water quality will be incorporated into the Storm Water Facilities Maintenance Agreement via reference to the project's Storm Water Quality Management Plan (SWQMP).

30. 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 draft 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.

31. Prior to Occupancy:

- a. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
- b. 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.
- c. Prior to issuance of occupancy, 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 property owner.

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32. 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 building permit.
33. Submit two copies of a current preliminary title report (dated within six months of plan submittal) and two copies of all documents listed in the title report. Copies of recorded documents must be clear and legible copies of the original recorded document.
34. The applicant shall comply at all times with the following work hour requirements:
 - 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, no exceptions.
 - b. No work is permitted on Sundays or City Holidays.
 - c. 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, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, additional reduction of work hours may be imposed by the Department of Development Services.

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.

35. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. 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 temporary or permanent asphalt paving shall be placed.
36. An ADA pedestrian ramp shall be installed at the north side of the parking lot area at the crosswalk on-site west of future duplex one.
37. The parallel fire access roadway, on the west side of the building shall be increased

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to a total of 16' curb-to-curb width and designated as "Fire Lane" for aerial fire ladder truck access. The combined roadway and adjacent sidewalk shall measure a total of not less than 20' wide and be designated as a "Fire Lane". The Fire Lane and the adjacent side walk shall be designed to withstand the dynamic weight of an aerial fire ladder truck (77,000 lbs.)

38. The aerial fire ladder truck turnaround at the north end of this fire lane shall be increased in length (to the north) to a total of 65' from the centerline of the turnaround. The east end of the other leg of the hammerhead shall be increased 5' additional feet in length. The entire length of this drive and turnaround shall be designated as "aerial fire truck fire lane and turnaround". This is to accommodate the operations of our aerial fire ladder truck that is 59 feet in length. The exact dimensions and configuration of the turnaround shall be approved by the Fire Department prior to plan approval.
39. The fire hydrant shown near the entrance of the building (supplied from the 12" public main in Sunset Trail) with other hydrants in the area, meet the fire flow requirements for the development. This new hydrant shall be located within 50' of the Fire Department Connection (FDC) for the building. This hydrant shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2500 gallons per minute for 3 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. Exact location of required hydrants is to be determined by the fire code official prior to installation.
40. Address numbers shall be placed near the roofline of the building visible from the street or access roadway. Numbers shall be block style, 12" in height, black in color (or other approved color), in contrast with their background. Address numbers shall also be illuminated for nighttime visibility.
41. The building is required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. The fire sprinkler system is required to be monitored by an approved central station monitoring company. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.
42. The building is required to have 2.5" wet standpipe connections on each floor in all stairwells connected to the automatic fire sprinkler system installed per NFPA 14.
43. If required, fire pumps shall be installed per 2016 CFC, Section 913 and NFPA 20.
44. The building shall have a walk-in, enclosed, fire sprinkler riser room accessible from the outside of the building or address. The exact size and location of the riser room shall be approved by the Fire Department prior to construction. This room shall contain the fire pump & appropriate equipment, sprinkler riser(s) for the building/address, pressure gauges for the system, applicable valves, sprinkler head box, "test and drain" inspectors test valve and any diagrams or documentation for the fire protection systems. These rooms shall have exterior locking hardware and

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a Knox box shall be located at an approved location near the room for easy Fire Department access. The room shall also have a direct sewer connection inlet, of the appropriate size, for periodic maintenance and flushing of the automatic fire sprinkler system. The room shall be provided with lighting on the emergency circuit or have battery backup power. The exterior side of the riser room door shall have labeling or signage approved by the fire code official indicating "FIRE RISER/PUMP ROOM".

- 45.A Double Detector Check Valve Assembly/Fire Department Connection (RPDA/FDC) device that supplies water to the automatic fire sprinkler system shall be placed in an approved location within 50' of a fire hydrant. The device shall be installed per San Diego County Regional Standard WF-05. The device may be painted to blend in with landscaping in the area. The (RPDA) device shall be stenciled with 2" white numbers indicating the address served. The assembly shall be equipped with a chain and breakaway locks for security. Location of these devices shall be approved prior to installation. The control valves on the device shall be monitored for tamper of the valves.
- 46.A Knox Box key safe for emergency access of Fire Department personnel is required for the building. Knox Boxes shall be installed at the front entrance, riser room and other required location(s). Knox Box applications may be obtained from the Fire Department. Approval of the number and exact mounting location shall be determined by the fire code official prior to installation.
47. Santee has adopted the use of Knox Fire Department Connection (FDC) Plugs for FDC hose connections to the automatic fire sprinkler systems. These plugs ensure that the FDC's will be clear of obstructions and allow for the proper Fire Department use of automatic fire sprinkler systems. Knox Plugs can be ordered online directly from the Knox Company at Knoxbox.com. Order model #3043 (two per building if using Siamese connection).
- 48.A manual and/or automatic fire alarm system is required for the building. Separate plans shall be submitted to the Fire Department for any fire alarm system(s) or devices for approval prior to installation. The fire alarm control panel or a remote keypad for the system shall be located in the "Fire Riser Room". Plans & documentations for the fire alarm system shall include, manufacturer cut sheets for all fire alarm devices, California State Fire Marshal Listing sheets for all appropriate devices, plans showing locations of all devices, line diagram & point to point diagram of the alarm system and complete battery & voltage drop calculations for the system.
- 49.A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the building, in cabinets. Exact extinguisher location to be determined by the fire code official prior to installation.
- 50.All exit pathways shall be equipped with approved emergency pathway lighting. Emergency lights shall be placed at each exit sign location, stairway landing, and other approved location. Exit lights shall be self-powered or have battery back-up power. Emergency lighting shall be approved by the fire code official prior to

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installation.

51. The Building is located within a Wildland Urban Interface (WUI) area. As adopted, the Code requires 100' of fuel modified defensible space between any structures and the wildland area. Structures built in these areas shall be constructed using non-combustible building materials and other approved non-combustible construction techniques.
52. The building shall be constructed with the latest adopted construction methods for WUI as determined by the Fire Marshall.
53. The final landscape plan shall be reviewed and approved by the Fire Marshall for consistency with WUI and fire safe landscaping standards.
54. The landscape plan shall identify fuel modified defensible space or fire resistive plantings.
55. All new developments, subdivisions or tracts that are planned in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall have a minimum of 100 horizontal feet of "fuel modified" defensible space between structures and wildland areas. Depending on the percentage of slope and other wildland area characteristics, the Fuel Modified Defensible Space may be increased beyond 100 feet. Fuel Modified Defensible Space shall be comprised of two distinct brush management areas referred to as, "Zone One" and "Zone Two".
56. Fuel Modified Defensible Space "Zone One" is the first 50 feet measured from the structure toward the wildland. This area is the least flammable, and consists of pavement, walkways, turf and permanently landscaped, irrigated and maintained ornamental planting. This vegetation should be kept in a well-irrigated condition and cleared of dead material. This area requires year-round maintenance. Fire resistive trees are allowed if placed or trimmed so that crowns are maintained more than 10 feet from the structure. Highly flammable trees such as, but not limited to conifers, eucalyptus, cypress, junipers and pepper trees are not allowed in WUI areas. This area shall be maintained by the property owner or applicable homeowners association(s).
57. Fuel Modified Defensible Space, "Zone Two" is the second 50 feet of the 100 total feet of defensible space and is measured 50 feet from the structure to a total of 100 feet toward the wildland. Zone Two shall consist of low-growing, fire-resistant shrubs and ground covers. Average height of new plants for re-vegetation should be less than 24 inches. In this Zone, no more than 30% of the native, non-irrigated vegetation shall be retained. This area requires inspection and periodic maintenance. This area shall be maintained by the property owner or applicable homeowners association(s).
58. Alternatives to the Fuel Modified Defensible Space requirements may be permitted upon review and approval of a Fire Protection Plan by the Fire Chief and Fire Marshal.

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59. Fencing within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall consist of noncombustible or approved materials. The closest five (5) feet of fencing to any structure shall be approved noncombustible.
60. The parallel fire access roadway, on the west side of the building shall be increased to a total of 16' curb-to-curb width and designated as Fire Lane for aerial fire ladder truck access.
61. The combined roadway and adjacent sidewalk shall measure a total of not less than 20' wide. The Fire Lane and the adjacent side walk shall be designed to withstand the dynamic weight of an aerial fire ladder truck (77,000 lbs.).
62. This fire access roadway shall have removable bollards and/or chain with Knox Padlock for Fire Department use only designed and positioned to the satisfaction of the Fire Marshal. The access roadway shall be clearly marked with red curbs on both sides and at the turn-around along with signs posted indicting "Fire Department Ladder Truck Access" No Parking and No Deliveries".
63. All exit pathways shall be equipped with approved emergency pathway lighting. Emergency lights shall be placed at each exit sign location, stairway landing, and other approved location. Exit lights shall be self-powered or have battery back-up power. Emergency lighting shall be approved by the fire code official prior to installation.
64. Applicant shall consolidate the existing development parcels into one (1) parcel through the filing of a parcel map to be reviewed and approved through the Department of Development Services. The requirement for a tentative parcel map is hereby waived with the approval of the project.
65. The project shall incorporate risk reduction measures into its design and shall not exceed a FAR of 0.60 in accordance with requirements from the San Diego County Airport Land Use Commission.
66. Parcel Map shall be submitted 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) which shows current ownership.
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference documents used to prepare the parcel map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution of Approval or Director's Decision approving the

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- project.
g. Map check fees in the amount of \$3,000.00.

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 disks, CD or DVD for incorporation into the City GIS data base.
 - d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
 - e. Copies of all certified return receipts for all signature omission letters.
 - f. Subdivision Guarantee.
67. 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 of Santee, Planning Department, and those governing agencies as determined necessary by the City Planner, shall be completed prior to the start of grading.

68. Should blasting be required, and no other method of excavation, rock breaking, or earth movement is practical as determined by the Director of Development Services, the following conditions shall apply:
- a. The applicant shall obtain the necessary planning approval to mitigate for any potential impacts from blasting operation. Approval from outside governing agencies may be required, in addition to the filing of a minor revision to the Conditional Use Permit and further CEQA review. No blasting shall occur prior to issuance of a blasting permit.
 - b. 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

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conditions, and that has experience with projects of this scope to the satisfaction of the Director of Development Services.

- c. The blasting 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 study shall be incorporated into the project design. The report shall be reviewed and accepted by the Director of Development Services prior to issuance of a blasting permit.
- d. All blasting operations shall comply with Chapter 11.18 of the Santee Municipal Code.
- e. A pre-blast survey of the surrounding property shall be conducted to the satisfaction of the Director of Development Services prior to any rock blasting. Blasting shall only be done at locations, levels and times approved by the Director of Development Services.
- f. 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.
- g. 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).
- h. 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.
- i. 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.
- j. Explosives shall be transported to the Site only when permitted and specifically approved by the Fire Chief.
- k. 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.

G. Prior to Occupancy the Applicant shall:

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1. Applicant shall place all new utilities required to serve the project underground as shown in the approved preliminary grading plans. No overhead facilities or extension of overhead facilities is permitted. Applicant shall underground existing overhead wires and remove existing poles located in the vicinity of the south and west property lines of the project site and along Sunset Trail as indicated on the site plan dated August 23, 2019, sheet 1 of 6.

In addition, the applicant shall underground all existing overhead facilities on-site and underground any overhead facilities adjacent to the project 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.

2. Applicant shall provide an Irrevocable Offer of Dedication along Sunset Trails of approximately 5 feet wide adjacent to the site such that the ultimate right-of-way width to meandering centerline at the southwest corner of the site is 33 feet and at the southeast corner of the site is 23 feet, consistent with the proposed dedication found on the site plan dated August 23, 2019, sheet 4 of 6.
3. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
4. Construct all improvements within the public right-of-way and improvements as shown on the approved precise grading plans. Improvements shall be completed to the satisfaction of the Director of Development Services.

SECTION 4: The terms and conditions of this Conditional Use Permit (P2017-4) 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 5: 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 Conditional Use 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 6: 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 9, 2020.

SECTION 7: The applicant shall defend, indemnify, and hold harmless the City of Santee 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

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out of its approval.

SECTION 8: This Conditional Use Permit (P2017-4) shall expire on September 9, 2023 except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. 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 at least 60 days prior to the original expiration date.

SECTION 9: 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 Wildlife. 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 "San Diego County Assessor/Recorder/Clerk" in the amount of \$2,456.75. 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. 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.

SECTION 10: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of September 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK