

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

FROM: Annette Ortiz, CMC, City Clerk

DATE: July 12, 2023

SUBJ: **Updated Council Meeting Materials – July 12, 2023**

PUBLIC HEARING:

- (10) Public Hearing for a Tentative Map (TM2021-2) and Development Review Permit (DR2021-4) for an Eight-Unit Planned Residential Development on a Vacant 0.69-Acre Site Located at 8504 Fanita Drive in the Medium Density Residential (R-7) Zone and Finding the Project Categorically Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15332. (Applicant: TA Development, LLC). (Planning – Coyne)**

The following attachment reflects changes made to the Tentative Map Resolution originally provided with the Agenda Packet. The updated Resolution is attached for reference.



CITY COUNCIL ITEM NO. 10 -- ERRATA MEMO

The following change is proposed to the findings of the Tentative Map Resolution:

WHEREAS, the project is subject to the payment of development impact fees based on the project's residential use classification and number of units; and

WHEREAS, development impact fees ensure that new development will not burden the existing service population with the cost of facilities required to adequately support new development; and

WHEREAS, new development requires the construction of capital improvements, including, without limitation, drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities; and

WHEREAS, the purpose of the development impact fees imposed on the subject project is to provide a funding source from the Project to fund related capital improvements that serve the project, specifically drainage improvements, traffic improvements and traffic signals; and

WHEREAS, it is in the interest of the public's health, safety and welfare for the project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the project; and

WHEREAS, a reasonable relationship exists between the use of the development impact fees and the project as capital improvements funded by these fees are expected to provide a citywide network of parks, public facilities, drainage and traffic-related facilities beneficial to the project; and

WHEREAS, the project's facilities need, specifically the need for parks, public facilities, drainage, traffic and traffic signal facilities, is based on the project's residential classification and on the demand generated by the project for those facilities and the project's corresponding fair share contribution toward funding of said needed facilities; and

WHEREAS, the development impact fees established for the project are based on the number of residential units to ensure a reasonable proportionality between the project and the cost of the facilities attributable to the project; and

WHEREAS, the subject project is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING TENTATIVE MAP TM2021-2 FOR AN EIGHT-UNIT
PLANNED RESIDENTIAL DEVELOPMENT ON A VACANT 0.69-ACRE SITE
LOCATED AT 8504 FANITA DRIVE IN THE MEDIUM DENSITY RESIDENTIAL (R-7)
ZONE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA
GUIDELINES SECTION 15332**

**APPLICANT: TA DEVELOPMENT, LLC
APN: 386-690-38
RELATED CASE FILES: DR2021-4**

WHEREAS, on July 5, 2022 TA Development, LLC submitted a complete application for a Tentative Map TM2021-2 and Development Review Permit DR2021-4 to create a 12-lot subdivision consisting of eight residential lots and four lots designated for open space, a private road, a parking area, and a private easement to remain on a 0.69-acre lot located at 8504 Fanita Drive; and

WHEREAS, based on the environmental assessment, the City, as lead agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. has determined the project is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects to traffic, noise, air quality, or water quality, and can be served by all required utilities and public services; and

WHEREAS, the proposed project is located within Airport Influence Area 1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). 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 as conditionally consistent with the ALUCP pursuant to the ALUC determination letter dated March 1, 2023; and

WHEREAS, Map ID Number 28 in the adopted 2021 Housing Element Sites Inventory anticipated a development of four dwelling units for the project site and the project proposes a net gain of eight units that will be added to the City's housing stock; and

WHEREAS, the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning classification and regulations; and

WHEREAS, the project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price; and

WHEREAS, the project is subject to the payment of development impact fees based on the project's residential use classification and number of units; and

RESOLUTION NO.

WHEREAS, development impact fees ensure that new development will not burden the existing service population with the cost of facilities required to adequately support new development; and

WHEREAS, new development requires the construction of capital improvements, including, without limitation, drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities; and

WHEREAS, the purpose of the development impact fees imposed on the subject project is to provide a funding source from the Project to fund related capital improvements that serve the project, specifically drainage improvements, traffic improvements and traffic signals; and

WHEREAS, it is in the interest of the public's health, safety and welfare for the project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the project; and

WHEREAS, a reasonable relationship exists between the use of the development impact fees and the project as capital improvements funded by these fees are expected to provide a citywide network of parks, public facilities, drainage and traffic-related facilities beneficial to the project; and

WHEREAS, the project's facilities need, specifically the need for parks, public facilities, drainage, traffic and traffic signal facilities, is based on the project's residential classification and on the demand generated by the project for those facilities and the project's corresponding fair share contribution toward funding of said needed facilities; and

WHEREAS, the development impact fees established for the project are based on the number of residential units to ensure a reasonable proportionality between the project and the cost of the facilities attributable to the project; and

WHEREAS, the subject project is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and

WHEREAS, the Planning & Building Department scheduled Tentative Map TM2021-2 and Development Review Permit DR2021-4 for public hearing on July 12, 2023; and

RESOLUTION NO.

WHEREAS, on July 12, 2023, the City Council held a duly advertised public hearing on Tentative Map TM2021-2 and Development Review Permit DR2021-4; and

WHEREAS, the City Council considered the Staff Report, the CEQA Exemption, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the project.

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

SECTION 1: On July 12, 2023, the City Council approved filing a CEQA Exemption pursuant to State CEQA Guidelines Section 15332, and determined that the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or water quality. None of the exceptions to the Class 32 exemption found in State CEQA Guidelines Section 15300.2 apply to the project. No further environmental review is required for the City to adopt this Resolution.

SECTION 2: The findings in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) Chapter 12 of the Santee Municipal Code are made as follows:

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan because the site is planned and zoned Medium Density Residential (R-7). This designation allows a residential density of 7 to 14 dwelling units per gross acre. The project proposes 11.6 units per gross acre, which falls within this density range. The proposed development is compatible with existing multiple-family development in the area which ranges from eight to 15.4 units per acre.
- B. The design and improvements of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision.
 1. On-site drainage improvements will be provided as well as drainage fees (approximately \$17,283.00) paid for any increase in surface water run-off; and
 2. Traffic Impact, Traffic Signal and Regional Transportation Congestion Improvement Program fees (totaling approximately \$41,152.79) as required; and
 3. Park-In-Lieu fees (approximately \$62,097.00) toward the future construction of parks shall be provided to mitigate the impact on City parks; and
 4. Public Facilities fees (approximately \$51,016.00) for improvements to public facilities.

RESOLUTION NO.

- C. The site is physically suitable for density and type of development because the site is designated in the Santee General Plan and zoned for multiple unit residential development within the proposed density. The use is compatible with the adjacent residential development, access is provided to the site, and utilities are available to serve the development.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by the Health and Safety Code Section 5411.
- E. The design of the subdivision or the type of improvements will not cause serious public health problems since the project will be connected to a public sewer system.
- F. Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no habitat or endangered wildlife species currently exist on the development footprint of the site.
- G. The design of the subdivision or the type of improvements do not conflict with easements acquired by the public at large, for access through, or use of property with the proposed subdivision. The Tentative Map identifies existing easements which do not conflict with the design or improvements of the subdivision.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act due to the orientation of the proposed lots and homes.
- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. The project proposes the addition of eight residences to the City's housing stock.

SECTION 3: Tentative Map TM2021-2, dated April 19, 2023, consisting of a 12-lot subdivision with eight residential lots and four lots designated for open space, a private road, a parking area, and a private easement to remain on a 0.69-acre lot located at 8504 Fanita Drive is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR2021-4.
- B. Minor and Major Revisions to the Tentative Map shall be reviewed by the Engineering Department for substantial conformance and approved by the City Engineer, unless, in the City Engineer's judgement, a Major Revision should be reviewed by City Council.

RESOLUTION NO.

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

1. 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 shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.
2. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.
3. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, rough grading plans, landscape plans, street improvement plans, precise grading plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.
4. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing hard copies of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the City Engineer. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.
 - d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.
5. Obtain the basis of bearings for the Final Map from ROS 11252 and install monumentation in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the City Engineer.

RESOLUTION NO.

6. Final Map shall be submitted to the Engineering Department. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

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

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

- h. Previous submittal check prints.
 - i. Two sets of prints bound and stapled.
 - j. Two copies of the map in AutoCAD format on separate disk, CD or DVD for incorporation into the City GIS data base.
 - k. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
 - l. Copies of certified return receipts for all signature omission letters.
 - m. Subdivision Map Guarantee.
7. Starting with the first plan check submittal, all plan sets including the Final Map 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.
 8. Street Improvement Plans shall be submitted to the Engineering Department and be completed and accepted prior to issuance of a building permit for any given phase. Improvements will be phased to coincide with the specific development for any given phase. Phase specific conditions shall be specified at the time of approval for a given development phase.

RESOLUTION NO.

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 development:

- a. Provide public improvements on the west side of the property frontage at Fanita Drive to include a paved width of 32 feet from centerline, concrete curb and gutter, street lights, drainage facilities, pedestrian facilities and landscaping.
- b. Provide private improvements, constructed to public street standards, on the south side of the property frontage at Watson Place to include a paved width of 18 feet from centerline, concrete curb and gutter, street lights, drainage facilities, pedestrian facilities and landscaping. Portions of the site to be vacated in front of abutting property is not subject to improvements.
- c. Repair or replace failed or inadequate pavement to the centerline of the street and/or failed sidewalks on Fanita Drive and Watson Place to the satisfaction of the City Engineer.
- d. Construct a 30 feet driveway entrance on Fanita Drive per City of Santee Public Works Standard drawing PW-21, modified to the satisfaction of the City Engineer.
- e. Replace the safety fencing on three sides of the existing culvert opening within the frontage limits of the project site.
- f. Install a new Type B curb inlet on Fanita Drive and outside of the proposed curb return.
- g. Street improvement plans shall be one hundred percent (100%) complete at the time of plan 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.
 - 2) Plan check fees.
 - 3) Preliminary cost estimate for the improvements.

RESOLUTION NO.

- 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.

9. Rough Grading Plans may be submitted to the Engineering Department and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
 - a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'. Design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the home owner's meter.
 - b. Project improvement plans shall be completed to the satisfaction of the City Engineer and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
 - c. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
 - d. Precise grading plans shall be completed and approved prior to issuance of any building permits or start of construction of the street improvements.
 - e. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
 - f. The grading plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
 - g. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the City Engineer.
 - h. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. At the time of plan submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:

RESOLUTION NO.

- 1) Six sets of plans bound and stapled (grading and landscape).
- 2) Plan check fees.
- 3) A completed grading permit application.
- 4) A cost estimate for the cost of construction.
- 5) Two copies of the Drainage Study specified here within.
- 6) Two copies of the Geotechnical Study specified here within.
- 7) Two copies of the Storm Water Quality Management Plan specified here within.
- 8) Two copies of an Operation & Maintenance (O&M) plan specified here within.
- 9) Two copies of the Storm Water Pollution Prevention Plan 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 following City approval as specified here within.
- 12) One copy of the Resolution of Approval approving the project.

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

10. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
 - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
 - b. No 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 City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the City Engineer.

RESOLUTION NO.

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 City Engineer. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the City Engineer.

11. 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.
12. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
13. A grading permit to allow early subdivision grading in accordance with Section 11.40.155 of the Grading Ordinance may be obtained following approval of the tentative map.
14. Provide two 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

RESOLUTION NO.

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 is pluvial maps and in accordance with the San Diego County Hydrology Manual.

15. Provide two 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.

RESOLUTION NO.

- 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.
 - 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.
16. Minimum best management practices for storm water and water quality will be incorporated into the development's CC&R's via reference to the project's Storm Water Quality Management Plan (SWQMP).
17. 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 the final phase 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 HOA.
18. 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.
19. Provide two copies of geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a cash

RESOLUTION NO.

deposit with the City Engineer in an amount satisfactory to the City Engineer to cover the cost of the review. 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 Engineering Department.

- 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.
20. The applicant shall make the following conveyances on the final map:
- a. Relinquish vehicular right of access to Fanita Drive for Lots 4 to 5.
 - b. Relinquish vehicular right of access to Watson Place for Lots 5 to 8 and Lot B.
 - c. Dedicate to the City of Santee a 26-foot wide fire and emergency vehicular access easement over all driveways and private streets.
 - d. Dedicate a visibility clearance easement at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
 - e. Grant to Padre Dam Municipal Water District any required water, sewer, or access easements.
 - f. Vacate excess right of way along Fanita Drive such that the distance from centerline to property line is 42 feet. Said vacation shall exclude those portions of the existing overlapping City of Santee drainage easement.
 - g. Quitclaim those portions of the project lot that abut the two single family residential properties to the west, APN 386-690-36 and 286-690-37, an area of approximately 10 feet wide by 120 feet long.
21. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.

In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the project to the satisfaction of the City Engineer. Adjacent facilities are defined as existing overhead facilities

RESOLUTION NO.

in the abutting half street and may include extension of the undergrounding to either side of the project to the nearest existing utility pole. If in the opinion of the City Engineer under grounding is not practical, the applicant shall make an in-lieu cash deposit towards the future under grounding of the existing facilities. The deposit amount shall be determined by multiplying the length of existing overhead facilities are found, regardless if it is servicing the project or others, by an appropriate cost per linear foot to underground in effect at the time of occupancy as determined by the City Engineer. This applies to any side of the project site where existing overhead facilities are found. The current deposit rate is \$ 533/linear foot for overhead electric only.

22. Provide certification to the City Engineer that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. If private sewer or water mains are allowed to serve the project, then a building permit for these facilities will be required and they shall be maintained by a homeowner's association.
23. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

SECTION 4: 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 Tentative Map, or any action relating to or arising out of its approval.

SECTION 5: The terms and conditions of the Tentative Map TM2021-2 approval shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: The approval of the Tentative Map TM2021-2 expires on July 12, 2026 at 5:00 p.m. The Final Map or Maps conforming to this conditionally approved Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Planning & Building Director the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 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 July 12, 2023.

RESOLUTION NO.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 50.00. The City of Santee shall file the Notice of Exemption with the County Clerk upon receipt of the certified check. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of limitations on court challenges to the approval under CEQA.

SECTION 9: 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 12th day of July 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK