

TO: Mayor and Councilmembers
Gary Halbert, Interim City Manager
Shawn Hagerty, City Attorney

FROM: James Jeffries, City Clerk

DATE: May 28, 2025

SUBJ: **Updated Council Meeting Materials – May 28, 2025**

NEW BUSINESS:

- (10) **Public Hearing for Tentative Map TM-2024-0003 and Development Review Permit DR-2024-0005 for a Multi-Family Residential Development Consisting of 52 Units and Related Site Improvements on a 2.63 Gross Acre Parcel Located at 7737 Mission Gorge Drive (APN 386-701-02) in a High Residential (R-22) Zone and General Plan Land Use Designation and Finding the Project Exempt from the California Environmental Quality Act Pursuant to the Class 32 Infill Exemption. (Applicant: KB Homes). (Planning and Building – Sawa)**

The attached Tentative Map Resolution replaces the one provided in your Agenda packet. Condition of approval No. 5 (below) in Section 3.H. does not apply to the project and is being removed from the Tentative Map Resolution.

- ~~5. Full trash capture devices shall be installed in the two storm drain inlets located on either side of Park Center Drive, located just south of the project (COSID Nos. 1283 & 1284). (Engineering)~~

RESOLUTION NO. 069-2025

RESOLUTION FOR TENTATIVE MAP (TM-2024-0003) FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 52 UNITS AND RELATED SITE IMPROVEMENTS ON A 2.63 GROSS ACRE PARCEL LOCATED AT 7737 MISSION GORGE ROAD (APN 386-701-02) IN A HIGH RESIDENTIAL (R-22) ZONE AND GENERAL PLAN LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION

APPLICANT: KB HOMES

APN: 386-701-02

RELATED CASE FILES: DR-2024-0005 & ENV-2025-0008

WHEREAS, on September 17, 2024, KB Homes submitted a complete application for a Tentative Map TM-2024-0003 and Development Review Permit DR-2024-0005 to construct a 52-unit multi-family residential development on a 2.63-gross acre parcel (APN 386-701-02) located at 7737 Mission Gorge Road in the High Density Residential (R-22) zone with a High Density Residential (R-22) Land Use Designation; and

WHEREAS, based on the environmental assessment, the City, as lead agency, has determined the project is exempt from the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., because it 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 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 Housing Element Sites Inventory identifies the 2.63-acre project as a lower income housing site but the project proposes 52 units for above moderate-income households, still a net gain to the City's housing stock; and

WHEREAS, the project is consistent with the applicable General Plan Land Use Designation, all applicable General Plan policies, and the Zoning Ordinance land use regulations; and

WHEREAS, the proposed project is located outside Airport Influence Area 1 of Gillespie Field and does not require review by the San Diego Airport Land Use Commission; 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

WHEREAS, the City has adopted a Capital Improvement Plan (CIP) for Fiscal Years 2022-2026 in accordance with Government Code section 66002 that identifies the public infrastructure services and facilities the City provides, maintains, and improves,

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such as roads, sidewalks, traffic circulation, water drainage, utilities, and parks in the interest of the public's health, safety, and welfare ("Public Facility or "Public Facilities"); and

WHEREAS, the Mitigation Fee Act (Gov. Code sections 66000-66025) authorizes the City to impose fees as a condition of issuing a building permit to offset/ help fund the impacts of new construction of Public Facilities when the purpose and use of the fee is reasonably related to the type of development project and to the need for the Public Facility (Gov. Code section 66001(a)); and

WHEREAS, in 2019, the City adopted a comprehensive Development Impact Fees and Dedication Ordinance, Ordinance 565, which was amended by Ordinance 612 in 2023, to require the Director of Finance to annually prepare and make available to the public a report that, among other things, demonstrates the relationship between development impact fees and the City's determination and use of such fees consistent with the Mitigation Fee Act; and

WHEREAS, Resolution 097-2023 recognizes that new development requires the construction of capital improvements such as drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities. The resolution provides the current City of Santee Development Impact Fee Report, and makes findings related to the purpose and use of the City's impact fees, how the fees relate to a development project and impact on Public Facilities, and how the individual fees are calculated; and

WHEREAS, on January 8, 2025, the City approved a Nexus Impact Study, adopted new impact fee categories, and approved updated development impact fees for all new development; and

WHEREAS, the project calls for new construction that will both benefit from and burden various Public Facilities based on the demand generated by the project for those facilities, including drainage, traffic, traffic signals, park-in-lieu, public facilities, fire facilities, long range planning and program administration. As a result, the project is subject to the assessment of development impact fees based on the project's commercial use residential and size and measured by its proportional contribution to the cost of capital improvements to specific Public Facilities; 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, 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

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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 TM-2024-0003 for public hearing on May 28, 2025; and

WHEREAS, on May 28, 2025, the City Council held a duly advertised public hearing on Tentative Map TM-2024-0003; 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 May 28, 2025, the City Council approved filing a CEQA Exemption pursuant to State CEQA Guidelines Section 15332 and determined that the project qualifies under the Class 32 categorical exemption. The project (a) is consistent with the applicable General Plan Designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. 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 (SMC) are made as follows:

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan because the site is zoned R-22. The R-22 zoning classification allows a residential density of 22 to 30 dwelling units per gross acre. The proposed project has a density of 20 dwelling units per acre. The Land Use Element specifies that a residential development proposal does not have to provide the minimum number of units per gross acre indicated by a residential density range to be found consistent with the General Plan.
- B. The 2.63-acre project site is in the Housing Element Sites Inventory and the project would result in a net gain of 52 units for above moderate-income households that would be added to the City's housing stock.

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1. 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. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. The fees are to be used for and are needed for the impacts caused by the development to which they apply. At present, the fees are estimated to be as follows:

a. Drainage.....\$ 32,546.70

Drainage Fee: \$32,546.70 (estimated based on \$0.43 per square foot of livable building square footage for each residential unit). Drainage fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. The Drainage Fee will be used to fund the Drainage Facilities needs generated by new development in the City in order to maintain the City's existing level of service.

b. Traffic Mitigation \$ 156,678.30

Traffic Mitigation Fee: \$156,678.30 (estimated based on \$2.07 per square foot of livable building square footage for each residential unit). Traffic Mitigation fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, is calculated by multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Traffic Mitigation Fees will fund the expansion and construction of new traffic mitigation facilities necessary to serve new growth.

c. Traffic Signal\$ 21,950.10

Traffic Signal Fee: \$21,950.10 (estimated based on \$0.29 per square foot of livable building square footage for each residential unit). Traffic Signal fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. The Traffic Signal Fee will be used to fund the expansion and construction of new traffic signal facilities necessary to serve new growth.

Park-in-Lieu\$ 560,862.90

Park-in-Lieu Fee: \$560,862.90 (estimated based on \$7.41 per square foot of livable building square footage for each residential unit). Park-in-lieu fees

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are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Park-in-Lieu Fee is used to fund the parkland needs generated by new development in the City.

Public Facilities.....\$ 438,245.10

Public Facilities Fee: \$438,245.10 (estimated based on \$5.79 per square foot of livable building square footage for each residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Public Facilities Fee is used to fund the park and recreation facility needs generated by new development.

RTCIP Fee.....\$ 149,503.12

RTCIP Mitigation Fee: \$149,503.12 (estimated based on \$2,875.06 per each residential unit). RTCIP fees are calculated in accordance with SMC §12.30.200 and the City's Fee Schedule, and in this case, are the result of multiplying the number of dwelling units and the fee rate (dollars per dwelling unit). RTCIP mitigation fee is for improvements to the Regional Arterial System.

Fire Facilities.....\$ 147,595.50

Fire Facilities Fee: \$147,595.50 (estimated based on \$1.95 per square foot of livable building square footage for each residential unit). Fire Facilities fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Fire Facilities Fee will fund the construction of new fire stations and apparatus to serve the City.

Long Range Plan....\$ 6,812.10

Long Range Planning Fee: \$6,812.10 (estimated based on \$0.09 per square foot of livable building square footage for each residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Long Range Planning Fee is used to fund new development's fair-share portion of updates to the General Plan elements that are necessary to mitigate the impacts of new development.

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Administration.....\$ 27,248.40

Program Administration Fee: \$27,248.40 (estimated based on \$0.36 per square foot of livable building square footage for each residential unit). Program Administration fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and is 2% of each impact fee amount, added to fund the administrative costs necessary to support the DIF Program.

Total \$1,541,442.22

- 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 multi-family residential development within the proposed density. The use is compatible with surrounding 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.

SECTION 3: Tentative Map TM-2024-0003, dated May 28, 2025, consisting of 52 units amongst 12 one-unit buildings and 20 duplex buildings, a private driveway, 15 guest parking spaces, and a common open space area on a 2.63-gross acre parcel located at 7737 Mission Gorge Road is hereby approved subject to the following conditions:

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- A. The applicant shall obtain approval of Development Review Permit DR-2024-0005.
- 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.
- C. 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.
(Engineering)
- D. Prior to Building Permit issuance:
 - 1. Street Improvement Plans shall be submitted to the Engineering Department and will be completed and accepted prior to the issuance of a building permit.

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 east side of Aubrey Glen Drive to include a paved width of 28 feet from centerline, fire hydrants, drainage, concrete curb and gutter, streetlights, drainage facilities, pedestrian facilities and landscaping.

In addition, provide improvements to Aubrey Glen Drive with an overall right-of-way width of 66 feet in total as shown on the Tentative Map dated March 21, 2025, and be to the satisfaction of the Director of Engineering. Provide dedication/vacation as necessary to achieve said width. Provide striping for angled parking on the east side of Aubrey Glen Drive to the satisfaction of the Director of Engineering.

- b. Repair or replace failed or inadequate pavement to the centerline of the street and failed sidewalks on Aubrey Glen Drive and Mission Gorge Road to the satisfaction of the Director of Engineering.
- c. Construct a 30-foot driveway entrance on Aubrey Glen Drive per City of Santee Public Works Standard Drawing PW-38, to the satisfaction of the Director of Engineering.

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- d. Construct Mission Gorge Road to major road standards (82' curb to curb/102' right-of-way). Show curb, gutter, sidewalks, street lighting, drainage, fire hydrants and pedestrian ramps at curbs. Construct a 5-foot- wide meandering sidewalk along Mission Gorge Road to the satisfaction of the Director of Engineering. Remove the existing sidewalk underdrain and brow ditch located at the northeast corner of the site and replace with meandering sidewalk connecting with the existing sidewalk to the east.
- e. 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. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
 - 1) 100 percent complete improvement plans
 - 2) Estimate for the cost of construction
 - 3) Resolution of Approval approving the project
 - 4) Plan check fees

In addition to the above electronic submittal requirements, one hard copy of the full-sized improvement plans shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full. (Engineering)

2. 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. (Engineering)
3. The applicant shall pay all development impact fees in effect at the time of issuance of building permits.
4. Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the City Engineer for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in accordance with the Municipal Code.

E. Prior to Grading Permit Issuance:

1. 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

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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 homeowner's meter.

- b. Project improvement plans shall be completed to the satisfaction of the Director of Engineering and ready for approval prior to the issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
- c. Project precise grading and improvement plans shall be completed and approved prior to issuance of any building permits or the start of construction of the street improvements.
- d. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
- e. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
- f. Retaining walls shall be adequately designed by a licensed structural engineer and shall incorporate wall drainage with appropriate outlet.
- g. The grading plans shall be prepared at a scale of 1" = 20'. 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.
- h. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the Director of Engineering.
- i. The applicant shall record a drainage maintenance agreement with the adjacent Laurel Heights property owner regarding the installation and perpetual maintenance obligations of the proposed offsite drainage connection located along the south property line of the subject site. Said agreement shall be to the satisfaction of the Director of Engineering, and be recorded prior to the issuance of occupancy.
- j. The applicant shall obtain a letter of permission from each of the offsite properties in which grading and or improvement work will occur. This shall include those identified as possible encroachments on Sheet 5 of the tentative map, unless the encroachments are intended to remain as they currently exist.
- k. To the maximum extent practical, avoid intersection/overlap of sanitary sewer and storm drain systems. In areas where sanitary sewer and storm drain systems intersect, details and cross sections must be provided and show elevations of both pipes. Sanitary sewer pipes shall be placed at a lower elevation (e.g. beneath) than storm drain pipes.
- l. The site shall be designed using gravity and downward slopes to convey site drainage.
- m. Cut sheets showing details of stormwater conveyance and structures shall be included in the grading plans, including, but not limited to, green street elements, treatment control structural BMPs, Full Trash Capture (FTC) devices, and brow ditches. These storm water conveyances and structures shall be maintained by the HOA.

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- n. 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. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
- 1) 100% complete grading, landscape, and irrigation plans.
 - 2) A completed grading permit application.
 - 3) Estimate for the cost of construction.
 - 4) Drainage Study specified here within.
 - 5) Geotechnical Study specified here within.
 - 6) Storm Water Quality Management Plan specified here within.
 - 7) Operation & Maintenance (O&M) plan specified here within.
 - 8) Letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
 - 9) Letters of acknowledgement signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
 - 10) Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the above-mentioned full-sized plans, documents and reports shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full. (Engineering)

2. Precise Grading Plans shall be submitted to the Engineering Department and be completed and accepted prior to each phase of development. Phase specific conditions shall be specified at the time of approval for a specific phase. (Engineering)
3. Construction Site Storm Water Compliance (Engineering):
 - a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, WQ 2022-0057-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

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drainage patterns across the project. The Construction SWPPP must list BMPs the applicant will use to protect storm water runoff and the placement of those BMPs. Section XIV of the Construction General Permit describes the SWPPP requirements.

F. 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. To coordinate with the City's 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 the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer. (Engineering)
2. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing one hard copy and a digital submittal 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 Director of Engineering. 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: (Engineering)
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.
 - d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.
3. Obtain the basis of bearings for the Final Map from ROS 11252. All monumentation shall be in accordance with the SMC and shall be to the satisfaction of the Director of Engineering. (Engineering)
4. Final Map - The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

Please include the following with the first submittal:

- a. Final Map
- b. Current preliminary title reports (dated within six months of submittal date).
- c. All documents listed in the preliminary title report.
- d. All reference maps used to prepare the Final Map.
- e. Closure calculations for the map.
- f. Resolution of Approval approving the project.

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In addition to the above electronic submittal requirements, one hard copy of the full-sized Final Map shall be provided to the project engineer. Map check fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full.

The signature submittal of the final map mylars shall be by appointment only. Contact the project engineer to schedule a time for this final submittal.

- a. A copy of the map in Autocad format for incorporation into the City GIS data base.
 - b. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
 - c. Copies of certified return receipts for all signature omission letters.
 - d. Subdivision Map Guarantee
(Engineering)
5. 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. (Engineering)
6. A rough 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. (Engineering)
7. Provide 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. (Engineering)
- 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

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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.

8. Provide 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 BMPs to address water quality and hydromodification. An Operation and Maintenance (O & M) Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification will be provided. (Engineering)

The SWQMP shall include the following:

- a. Develop and implement appropriate 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 five (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 a 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.

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- 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 O&M Plan in accordance with the City of Santee BMP Design Manual.
9. Provide a 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 deposit with the Engineering Department in an amount satisfactory to the Director of Engineering to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. 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 accessed from the City's website.

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. (Engineering)

10. Minimum BMPs for storm water and water quality will be incorporated into the development's CC&R's via reference to the project's SWQMP. (Engineering)
11. The applicant shall make the following conveyances on the Final Map (Engineering):
- a. Dedicate a visibility clearance easement at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
 - b. Dedicate/vacation of right-of-way along Aubrey Glen Drive adjacent to the site such that the ultimate right-of-way to centerline varies in width from 28 to 38 feet. Right-of-way width and transition shall be in accordance with the Tentative Map dated March 21, 2025, and be to the satisfaction of the Director of Engineering.
 - c. Dedicate right-of-way along Mission Gorge Road adjacent to the site such that the ultimate right-of-way width to centerline is 51 feet.
 - d. Dedicate to the City of Santee a 26-foot wide fire and emergency vehicular access easement over all driveways and private streets.
 - e. Dedicate drainage and access easements for all storm drainage improvements proposed for City maintenance.

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12. 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 Director of Engineering. 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. (Engineering)

13. Provide certification to the Director of Engineering 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. (Engineering)

G. During grading, site preparation or construction activities:

1. 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 Director of Engineering.

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 Engineering Department. The sign shall be a minimum of 24" x 36" and shall be weather-proofed. The sign content shall be provided by the Engineering Department. (Engineering)

2. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

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3. 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. (Engineering)

H. Prior to Occupancy:

1. Provide two print copies and a digital copy of both the final approved SWQMP and the O & M Plan. (Engineering)
2. 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. (Engineering)
3. 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 property manager. (Engineering)
4. Vehicle access on Mission Gorge Road, Cuyamaca Street, Olive Lane, Town Center Parkway, Carlton Hills Boulevard, Woodside Avenue, and Riverview Parkway shall be maintained at all times and all work shall be done at night unless otherwise approved by the Director of Engineering. When day work is permitted, work hours shall be from 8:30 am to 3:30 pm, including set up and break down of traffic control. No day work will be permitted during the holiday season, defined as beginning the Saturday before Thanksgiving Day and shall extend through New Year's Day, unless otherwise approved by the Director of Engineering. (Engineering)

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 TM-2024-0003 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.

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SECTION 6: The approval of the Tentative Map TM-2024-003 expires on May 28, 2028 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 SMC, 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 May 28, 2025.

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 28th day of May 2025, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK