

RESOLUTION NO. 119-2023

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING CONDITIONAL USE PERMIT P2022-10 FOR AN AUTO CENTER AND
RELATED SITE IMPROVEMENTS AT 10335 MISSION GORGE ROAD (APN 384-
091-01, -13, -14) IN THE GENERAL COMMERCIAL (GC) ZONE**

**APPLICANT: KEVIN PERRY (HED DESIGN)
RELATED CASE FILES: AEIS2022-11**

WHEREAS, Table 13.12.030.A of the Santee Municipal Code (SMC) allows automotive services including sales, repairs, and carwashes in the General Commercial (GC) zone with the approval of a Conditional Use Permit; and

WHEREAS, on August 14, 2023, Kevin Perry of HED Design submitted a complete application for Conditional Use Permit P2022-10 to establish an auto center (Project) at 10335 Mission Gorge Road in the General Commercial (GC) Zone; and

WHEREAS, the proposed Project includes two dealership buildings, an auto body shop, an auto detailing building, an automatic carwash and related site improvements on a vacant 13.1-acre site; and

WHEREAS, the proposed Project is consistent with the applicable General Plan designation and all applicable general plan policies, and with the Zoning Ordinance land use regulations; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2022-11) was completed for the Project, which determined that all environmental impacts of the Project would be less than significant with mitigation and a Notice of Intent to Adopt a Mitigated Negative Declaration (State Clearinghouse Number 2023080274) (MND) was prepared and advertised for public review from August 11, 2023, to September 11, 2023; and

WHEREAS, the Mitigation Monitoring and Reporting Program prepared for the Project is attached to this Resolution as Exhibit "A" and made a condition of Project approval; and

WHEREAS, the proposed Project is located within Airport Influence Area 1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On January 18, 2023, the Federal Aviation Administration 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 August 10, 2023; and

WHEREAS, the Project is subject to the payment of development impact fees based on the Project's commercial use classification and size; 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

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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 drainage and traffic-related facilities beneficial to the Project; and

WHEREAS, the Project's facilities need, specifically the need for drainage, traffic and traffic signal facilities, is based on the Project's commercial 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 Project's size 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 Conditional Use Permit P2022-10 for public hearing on October 25, 2023; and

WHEREAS, on October 25, 2023, the City Council held a duly advertised public hearing on Conditional Use Permit P2022-10; and

WHEREAS, the City Council considered the Staff Report, the Mitigated Negative Declaration, 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:

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SECTION 1: The findings in accordance with Section 13.06.030.E of the Santee Municipal Code for a Conditional Use Permit 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 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 because the site is designated for General Commercial use in the Santee General Plan which is applied to areas in the City with direct access to major arterials such as Mission Gorge Road. The proposed automotive services land use is permitted by Conditional Use Permit in accordance with the provisions of Santee Municipal Code Chapter 13.12 which regulates commercial districts. The site will be comprehensively developed to provide services to meet the needs of the community consistent with the intent of General Commercial general plan land use designation and corresponding zoning district.

The proposed auto center groups complimentary auto-oriented uses in one comprehensive development on an appropriately commercially-zoned site. Surrounding properties are commercially and industrially zoned and, as such, the proposed development would be consistent with planned allowable uses in this area. The proposal would be also compatible with existing auto-oriented uses along the north side of Mission Gorge Road. The Project location is also suitable for the proposed use as it is along the City's primary commercial corridor with direct access from Mission Gorge Road, a major arterial in the Mobility Element.

- 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 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 because:

1. The proposed use will be developing the property with a use that supports the planned development along the Mission Gorge Road commercial corridor; and
2. The proposed development incorporates buffering and remedial measures, such as landscape strips and the erection of six- to eight-foot walls along the perimeter of the site adjoining these residential uses in order to create harmony with adjacent residential uses. The proposed meandering sidewalk with landscape buffers along Mission Gorge Road will also help enhance the area and provide residents of existing conforming residential development near the site an improved pedestrian experience along this segment of Mission Gorge Road; and

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3. Improvements to the property, including landscaping, enhanced streetscapes, and high-quality commercial buildings, will enhance the appearance of the site; and
4. The Project will dedicate the necessary right-of-way along Mission Gorge Road and make improvements to related public infrastructure; and
5. The estimated development impact fee payment is \$1,839,751.49. This amount is preliminary and is subject to change based on the actual impact fees in effect at the time of building permit issuance.

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

The proposed use complies with each of the applicable provisions of the zoning ordinance including building setbacks, height limitations, and minimum parking standards. All development standards of the applicable zoning code provisions are being met, and all proposed public improvements will meet the City's public works standards. The proposed auto center groups complimentary auto-oriented uses in one comprehensively designed development. Surrounding properties are commercially and industrially zoned and, as such, the proposed development would be consistent with planned allowable uses in this area. The proposal would be also compatible with existing auto-oriented uses along the north side of Mission Gorge Road. The project location is also suitable for the proposed use as it is along the City's primary commercial corridor with direct access from Mission Gorge Road, a major arterial in the Mobility Element.

SECTION 2: Conditional Use Permit P2022-10, dated August 14, 2023, to establish an auto center at 10335 Mission Gorge Road, is hereby approved subject to the following conditions:

- A. 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.
- B. 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.

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- C. 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.
- D. The 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.
- E. Starting with the first plan check submittal, all plan sets shall be submitted concurrently to Padre Dam Municipal Water District (Padre Dam) 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.
- F. Minor or Major Revisions to the Conditional Use Permit, such as changes to the building elevations, site design, or landscape design, shall be approved by the Planning & Building Director, unless in the Planning & Building Director's judgment, a Major Revision should be reviewed by the City Council.
- G. The Project shall be in compliance with the adopted California Building Standards Code at the time of building permit application and shall be subject to expirations for plan review per the City of Santee Municipal Code 11.04.030 and 11.06.010.
- H. Project site shall be maintained in a clean, orderly condition at all times free of debris and junk material and with well-maintained landscaping.
- I. Project lighting shall be stationary, directed away from adjacent properties and shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- J. Proposed signage shall comply with SMC Chapter 13.32 and separate sign permits shall be obtained for proposed signage for the Project.
- K. Hours of operation for the auto body shop, auto detail, and carwash shall be between the hours of 7 a.m. and 7 p.m.
- L. Hours of operation for outdoor activities associated with the auto dealerships shall be between the hours of 7 a.m. and 9 p.m.
- M. All building permits shall expire per the California Building Code Section 105.

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N. Prior to issuance of Building Permit, the Applicant shall:

1. 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.
2. 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.
3. Parcel 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. Parcel Map
- b. Current preliminary title report (dated within six months of submittal date) which shows current ownership.
- c. All documents listed in the preliminary title report.
- d. All reference documents used to prepare the parcel map.
- e. Closure calculations for the map.
- f. Resolution of Approval approving the Project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized parcel 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 parcel map mylars shall be by appointment only. Contact the Project engineer to schedule a time for this final submittal.

Please include the following:

- 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 all certified return receipts for all signature omission letters.
- d. Subdivision Guarantee.

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4. Street Improvement Plans shall be submitted to the Engineering Department 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 development:
 - a. Construct commercial driveways a minimum width of 30 feet on Cottonwood Avenue and Mission Gorge Road 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 City Engineer.
 - b. Widen Mission Gorge Road to major road standards (82' curb to curb/102' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants, and pedestrian ramps at curbs.
 - c. Modify the traffic signal at Mission Gorge Road and Edgemoor Drive to accommodate the driveway and the fourth leg at the intersection. The driveway shall be a minimum width of 40' with 30' corner radius. The improvement plans shall include a separate plan sheet for the signal modification.
 - d. Construct full intersection improvements at the proposed northeast driveway location, that shall be aligned and consistent with the existing improvements at the north side of Edgemoor Drive and Mission Gorge Road.
 - e. Widen Cottonwood Avenue to collector street standards (64' curb to curb/84' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs. Install two 82-watt LED streetlights on Cottonwood Ave at approximately 140' south of Mission Gorge Road for one, and a second light approximately 360' south of Mission Gorge Road.
 - f. Construct Cottonwood Avenue along the property frontage to Green Street and Hydromodification standards as per the SWQMP exhibit dated April 21, 2023. The design shall be modified as necessary to accommodate the spacing requirements of the water and sewer agency and/or as directed by the City of Santee Engineering Department.
 - g. Modify the existing traffic signal at Mission Gorge Road and Cottonwood Avenue to accommodate the widening of Cottonwood Avenue, and install protected left turn phases for north and south bound (traffic mitigation). The improvement plans shall include a separate plan sheet for the signal modification.

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- h. Widen Railroad Avenue to local street standards (36' curb to curb/60' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants, and pedestrian ramps at curbs.
- i. Provide drainage improvements in accordance with the City of Santee Master Drainage Study, Project 3.1A. Remove and replace 18-inch CSP with 470 LF of 36-inch RCP along the west side of Cottonwood Avenue.
- j. Remove and replace 28 x 20-inch CMP at Mission Gorge intersection with 40 LF of 48-inch RCP.
- k. Provide a connection with the proposed 36-inch pipe to the existing 18-inch located approximately 50 feet south of the Project site on the west side of Cottonwood Avenue. The addition and/or replacement of two (2) cleanouts and one (1) inlet is anticipated. Off-site improvements that meet the requirements of a deficient master drainage study may be eligible for fee credit reimbursement up to the developer drainage impact fee amount due. Reimbursements shall be in accordance with City legislative policy memorandum, LPM 93-1.
- l. Provide drainage improvements in accordance with the City of Santee Master Drainage Study, Project 3.1B. Add 40 LF of new 36-inch RCP to meet the above conditioned 36-inch pipe to be installed along the west side of Cottonwood Avenue.
- m. Remove and replace lateral 28 x 20-inch CMP at Mission Gorge intersection with 50 LF of 42-inch RCP. The addition and/or replacement of two (2) inlets is anticipated.
- n. 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. 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 improvement plans.
 - 2) Estimate for the cost of construction.
 - 3) Resolution of Approval approving the Project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized improvement plans shall be provided to the City's 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.

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5. Precise Grading Plans shall be submitted to the Engineering Department 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. Project landscape and irrigation plans shall be included as a part of the grading plan set.
 - c. The grading plans shall reflect the exploratory excavations, and subsequent backfilling, re-compaction, or otherwise restored condition, performed under the direction of an engineering geologist as documented in the geotechnical report dated March 9, 2022.
 - d. All recommended measures identified in the approved geotechnical study shall be incorporated into the Project design and construction.
 - e. All retaining wall footings shall have a minimum of seven (7') feet to daylight. Modification of any kind to the San Diego Regional Standard Drawings, such as the installation of a freestanding masonry wall, will require calculations prepared by a licensed civil engineer showing the factor of safety for bearing, sliding, and overturning. Freestanding masonry walls greater than six (6) feet in height shall require a separate building permit.
 - f. The applicant shall demonstrate the ability to install improvements over the existing utility easements as proposed. Existing services that may exist on the Project site without the benefit of an easement shall be relocated as necessary at the developer's expense, or an easement shall be granted over said existing services. Easement and or relocation shall be to the satisfaction of the utility provider.
 - g. The applicant shall add a note to the plans, preferable on Section G-G, that the on-site proposed gravel area between the screen wall and up to the property line along Happy Lane will be maintained by the Project site. The section shall reflect the existing utility poles and proposed disposition of the existing overhead wires.
 - h. Pad elevations of the proposed and all existing structures within 100 feet of the property boundary shall be shown on the grading plans.
 - i. Maintenance steps/access shall be provided in all water quality basin areas where the finished surface of the 3" mulch/cobble layer is 3 feet lower than the adjoining level finished surface. The overflow of all basins shall be demonstrated to occur to an area that is a hardened conveyance.

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- j. On-site detention shall be provided for all runoff to account for increase in runoff generated by the addition of impermeable area. This storage shall include capacity for the event in which the basins or drainage system becomes incapacitated during a 100-year rain event, i.e., demonstrate the sizing required to contain on-site the Post Project (Un-Mitigated) Q100 of 50.5 cfs. Note, the existing downstream drainage system located in Mission Gorge Road is identified as being deficient.
- k. 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 for parking stalls for automobiles and light-duty vehicles, 5.5 for driveways for automobiles and light duty vehicles, 6.0 for medium truck traffic areas, 7.0 for driveways for heavy truck and fire truck traffic. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 6 to 7-1/2 inches PCC over compacted, non-expansive soil. Thickness based upon on traffic category and trucks per day and per the geotechnical engineer of record recommendations. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Engineering Department 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.
- l. 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. 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) Storm Water Quality Management Plan specified here within.
 - 6) Operation & Maintenance (O&M) plan specified here within.
 - 7) Storm Water Pollution Prevention Plan specified here within.
 - 8) Geotechnical Study specified here within.
 - 9) Letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.

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- 10) Letters of acknowledgement signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 11) 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.

6. Provide a geotechnical study prepared in accordance with the Santee General Plan. The investigation will be subject to independent third party review to be paid for by the applicant. The applicant shall place a deposit with the Engineering Department 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. 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.
 - 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.
7. 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 streetlights required for the development, pay the necessary street light energizing and temporary operating costs.
8. Replace failed or inadequate pavement to the centerline and/or sidewalk adjacent to the site on Cottonwood Avenue, Mission Gorge Road, and Railroad Avenue to the satisfaction of the City Engineer.
9. 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:

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- a. Drainage \$ 746,276.37 (estimated)
calculated based on \$ 1,452 / 1000 square feet of increased impermeable area.
- b. Traffic \$ 941,595.50
calculated based on a fee rate of \$ 9,721 / 1000 square feet of building area.
- c. Traffic Signal \$ 151,879.62
calculated based on a fee rate of \$ 1,568 / 1000 square feet of building area.

Impact fee amounts shall be calculated in accordance with the City Fee Schedule and based on current fee ordinances in effect at issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the Project including off-site street improvements or other improvements beyond the Project boundary. 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.

- 10. 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.
- 11. 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.
 - 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.

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- 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.
 - c. The report shall demonstrate the drainage path to the San Diego River. Note, the existing system, specifically the Las Colinas Channel, has not been demonstrated as a hardened conveyance or a suitable outfall, and hydromodification on site is required by this Project.
 - d. The report shall include sizing of all existing and proposed inlets both on-site and off-site.
12. 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 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 and drive aisles shall be designed to drain to landscape 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

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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.
 - 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. Provide a narrative in the source control section regarding the types of material to be stored outdoors and how materials shall be covered and/or protected from the outside elements and be stored above the finished grade to prevent contact with the storm water runoff.
 - i. The final Project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.
13. Minimum best management practices for storm water and water quality will be incorporated into the Project's Storm Water Quality Management Plan (SWQMP).
 14. 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, WQ 2022-0057-DWQ) prior to start of construction. This Project disturbs one or more acres of soil or disturbs less than one acre

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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.

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.

15. Provide landscape and irrigation plans and a corresponding landscape bond to the Planning & Building Department in accordance with SMC Chapter 13.36.
 16. Provide proof of upgrading west-facing windows on adjoining apartment building at 8866 Donna Jean Lane for sound attenuation or evidence of rejection of offer to upgrade windows by property owner.
- O. Prior to final occupancy, the Applicant shall:
1. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
 - a. 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.
 - b. 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 manager.
 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.
 3. The applicant shall comply at all times with the following work hour requirements:

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- 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 Engineering Department.

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.

4. 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.
5. 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 City Engineer. 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 City Engineer.

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6. Comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
7. 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 in the abutting half street and may include extension of the undergrounding to either side of the Project to the nearest existing utility pole.

8. Applicant shall obtain parcel map approval and record the parcel map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy, digital copies, and two sets of prints of the map to the City for their permanent records. The prints shall be bound and stapled. The prints and mylar shall be in accordance with City standards in effect at the time of recordation.
9. Applicant shall dedicate right-of-way along Cottonwood Avenue adjacent to the site such that the ultimate right-of-way width to centerline is 42 feet. Additional right-of-way may be required as necessary to provide adequate transition to match existing improvements.
10. Applicant shall 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. Additional right-of-way may be required as necessary to provide adequate transition to match existing improvements.
11. Applicant shall dedicate right-of-way along Railroad Avenue adjacent to the site such that the ultimate right-of-way width to centerline is 30 feet. Additional right-of-way may be required as necessary to provide adequate transition to match existing improvements.
12. Applicant shall dedicate a visibility clear space easement at the south east corner of the intersection of Cottonwood Avenue and Mission Gorge Road.
13. Applicant shall dedicate a visibility clear space easements at the proposed driveway at the intersection of Edgemoor Drive and Mission Gorge Road.
14. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.

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15. 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 City Engineer.
16. Provide a minimum 26' wide, paved "fire lane" access roadway through the Project site. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Red stripes with white stenciled letters shall be painted on the curb or asphalt in front of garages along fire lanes as well. Or, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the fire code official prior to installation. No building projections are allowed within this fire lane area. Include all turning radius for fire department access on site plan. Note: Tiller truck is approximately 60' in length.
17. One or more fire hydrants are required for your Project. These hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 3000 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. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials. Show location of existing and proposed hydrants.
18. A Fire sprinkler monitoring system is required for the buildings to send a signal to a central station monitoring company upon waterflow activation of the fire sprinkler systems. Separate plans shall be submitted to the Fire Department for any fire alarm system(s) or devices for approval prior to installation. The fire sprinkler monitoring system shall be located in the "Fire Riser Room". Plans & documentations for this 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.
19. Address numbers shall be placed near the roofline of all structures 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

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visibility. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. Exact location and color of address numbers shall be approved by the fire code official prior to installation.

20. 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. If the fire sprinkler system has 20 or more sprinkler heads, the sprinkler system is required to be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.
21. Provide an all-weather, exterior horn/strobe (or equivalent) in lieu of exterior bell for audio/visual notification of sprinkler activation. The horn/strobe is to be installed near the address placement for the building. Exact installation location of the horn/strobe is to be determined by the fire code official prior to installation.
22. A separate plan for the underground fire service (providing water supply to the fire sprinkler system) is required to be submitted to the Fire Department for approval prior to construction. Thrust block inspections are required for the underground fire service piping prior to filling with water. An underground hydrostatic test shall be conducted (at 250 psi for two hours) and a flush of the underground fire service is required. The test and flush are required to be inspected and approved prior to acceptance of the underground fire service. Contact the Santee Fire Department at least 48 hours in advance to schedule the inspections.
23. Each building or address (equipped with an automatic fire sprinkler system) 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 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 a Knox box shall be located at an approved location near the room for easy Fire Department access. 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 ROOM".

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24. This 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 finished height of the Fire Department Connection (FDC) shall be no higher than 48" from grade. The entire device may be painted dark green or brown to blend in with adjacent landscaping. The Fire Department Connection (FDC) shall be painted red. The Fire Department Connection (FDC) once installed, shall be "pinned" in place for theft protection. 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. If the building is equipped with central station monitoring of the sprinkler system, the control valves on the device shall be monitored for tamper of the valves.
25. 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.
26. 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 FDC Plugs for use in the City of Santee. Order model #3043 (two per building if using Siamese connection). Contact Santee Fire Department if assistance is needed in ordering.
27. 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.
28. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the building. Exact extinguisher location to be determined by the fire code official prior to installation.

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29. Provide NFPA 704 signage for labeling of hazardous materials use, handling or storage. Exact location of signage to be approved by the fire code official prior to installation.
30. At the time of mid-construction, or Rough Fire Inspections, a GIS shape file or geo-referenced TIFF file of the site-plan shall be provided electronically or on digital media to the Fire Department for emergency response mapping. If neither of the two are available, a PDF shall be provided. The site plan shall show all fire access roadways/driveways, buildings, address numbers, fire hydrants, fire sprinkler connections, and other details as required. Please contact the Fire Department for exact details to be submitted for your Project.

SECTION 3: 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 Conditional Use Permit, or any action relating to or arising out of its approval.

SECTION 4: The terms and conditions of Conditional Use Permit P2022-10 shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: The approval of Conditional Use Permit P2022-10 expires on October 25, 2026 at 5:00 p.m. 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 Planning & Building Director the authority to extend the expiration date of this approval pursuant to Section 13.04.090 of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

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 October 25, 2023.

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 out of its approval.

SECTION 8: Pursuant to Fish and Game Code Section 711.4(c), all Project applicants and public agencies subject to the California Environmental Quality Act shall pay a filing

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fee for each proposed Project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a "no effect" finding is made by the California Department of Fish and Wildlife. This fee is due and payable as a condition precedent to the County Clerk's filing of a Notice of Determination. The City of Santee hereby notifies the Applicant that in order to comply with State Law, the Applicant shall remit to the City of Santee Department of Development Services, within two (2) working days of the effective date (as defined in Section 8 below) of this approval, a certified check payable to the "County Clerk, County of San Diego" in the amount of \$2,814.00. 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 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 25th day of October 2023, by the following roll call vote to wit:

AYES: HALL, KOVAL, MCNELIS, MINTO, TROTTER

NOES: NONE

ABSENT: NONE

APPROVED:



JOHN W. MINTO, MAYOR

ATTEST:



ANNETTE FAGAN ORTIZ, CMC, CITY CLERK