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**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO. 37-2020-
00032676-CU-PT-NC**
TO ALL INTERESTED
PERSONS: Petitioner:
DEBORAH CADIGAN-
LITTLE filed a petition
with this court for a de-
cree changing names
as follows: DEBORAH
DEE CADIGAN-
LITTLE to DEBORAH
DEE CADIGAN. THE
COURT ORDERS that
all persons interested
in this matter shall ap-
pear before this court
at the hearing indic-
ated below to show
cause, if any, why the
petition for change of
name should not be
granted. Any person
objecting to the name
changes described
above must file a writ-
ten objection that in-
cludes the reasons for
the objection at least

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ing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

11/25/2020
8:30 a.m., Dept. 61 Superior Court
330 W. Broadway
San Diego, CA 92101

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circula-

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tion, printed in this county: East County Californian
DATE: 10/19/2020
Lorna Alksne
Judge of the Superior Court
East County Californian-100379
10/23,30,11/6,13/2020

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NO. 37-2020-00032876-CU-PT-CTL
TO ALL INTERESTED PERSONS: Petitioner: FANAR MANSOUR filed a petition with this court for a decree changing names as follows: a) RAMIZ FAROOQ to RAMIZ MANSOUR b) ELIE FAROOQ to ELI MANSOUR. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to

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the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

11/03/2020
8:30 a.m., Dept. C-61 Superior Court
330 W. Broadway
San Diego, CA 92101

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
No hearing will occur on above date
Due to the COVID-19

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pandemic, which poses a substantial risk to the health and welfare of court personnel and the public, rendering presence in, or access to, the court's facilities unsafe, and pursuant to the emergency orders of the Chief Justice of the State of California and General Orders of the Presiding Department of the San Diego Superior Court, the following Order is made:
NO HEARING WILL OCCUR ON THE DATES SPECIFIED IN THE ORDER TO SHOW CAUSE
The court will review the documents filed as of the date specified on the Order to Show Cause for Change of Name (JC Form #NC-120).
If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (required at least two court days before the date specified), the Pe-

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tion for Change of Name (JC #NC-100) will be granted without a hearing. One certified copy of the Order Granting the Petition will be mailed to the petitioner.
If all the requirements have not been met as of the date specified, the court will mail the petitioner a written order with further directions.
If a timely objection is filed, the court will set a remote hearing date and contact the parties by mail with further directions.

A RESPONDENT OBJECTING TO THE NAME CHANGE MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to court on the specified date. The court will notify the parties by mail of a future remote hearing date.

Any petition for the

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name change of a minor that is signed by only one parent must have this Attachment served along with the Petition and Order to Show Cause, on the other non-signing par-

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ent, and proof of service must be filed with the court.
DATE: 09/18/2020
Lorna Alksne
Judge of the Superior Court
East County Californian-99799
10/2,9,16,23/2020

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NOTICE TO CREDITORS OF BULK SALE (UCC SEC. 6105)
NOTICE IS HEREBY GIVEN that a Bulk Sale is about to be made. The name and business address of the Seller is ALPINE WINDOWERKS, INC., a California corporation, 9146 Olive Drive, Spring Valley, California 91977

Doing Business as: ALPINE WINDOWERKS
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: None
The name(s) and address of the Buyer(s) is/are: DanKia, Inc, a California corporation, c/o Brian Blacher, 4653 Carmel Mountain Road, Suite 308-145, San Diego, California 92130

The assets to be sold are described in general as: materials, goods, tangible property, inventory of stock, supplies, customer contracts, work orders, trade name, internet website, domain name, URL, telephone number, email addresses and goodwill. and are located at: 9146 Olive Drive, Spring Valley, California 91977
The Bulk Sale is intended to be consummated at the office of: 9146 Olive Drive, Spring Valley, California 91977 and the anticipated sale date is November 11, 2020
The Bulk Sale is subject to California Uniform Commercial Code Section 6106.2
The name and address of the person with whom claims may be filed is: Clive M. Es-sakow, Esq., Judkins Glatt & Rich LLP, 600 B Street, Suite 2350, San Diego, California 92101 and the last date for filing claims shall be November 10, 2020, which is the business day before the sale date specified above.
Dated: October 14, 2020
DanKia, Inc. a California corporation
By: /s/ Brian Blacher, President
CNS-3408601#
SANTEE STAR
ECC/Santee Star
10/23/2020-100357

Notice is hereby given that on October 14, 2020, the City Council of the City of Santee ("City") adopted an Urgency Ordinance, the Ordinance automatically extends by one year all development approvals that are in effect as of October 14, 2020, in order to help relieve the pressure on businesses resulting from the limitations on financing and construction due to the pandemic-induced recession.
The Urgency Ordinance is required to help relieve the current pressure on local businesses and to extend approvals that are expiring soon. The Urgency Ordinance does the following:
1. Automatically extend by one year all approvals for development review, conditional use permits, minor conditional use permits, variances and minor deviations, that are in effect as of October 14, 2020.
2. Provide that the extension will not have any impact on an applicant's eligibility for other extensions allowed under the Municipal Code.
The above summary constitutes the major highlights of the adopted Urgency Ordinance. A reading of the entire Urgency Ordinance may be necessary to obtain a full understanding of the Urgency Ordinance. A copy of the full text of the Urgency Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityof-santeeca.gov.
The Ordinance was adopted by the City Council by the following vote:
Ayes: HALL, HOULAHAN, KOVAL, MCNELIS, MINTO
Noes: None.
Abstain: None.
Annette Ortiz, City Clerk, 619-258-4100 ext.114
East County Californian 10/23/2020-100411

NOTICE AND SUMMARY OF ORDINANCE NO 583 OF THE CITY OF SANTEE, CALIFORNIA ESTABLISHING AN AUTOMATIC ONE-YEAR EXTENSION FOR ACTIVE DEVELOPMENT APPROVALS, DUE TO THE ECONOMIC IMPACTS OF THE NOVEL CORONAVIRUS (COVID-19)
Notice is hereby given that on October 14, 2020, the City Council of the City of Santee ("City") adopted an Urgency Ordinance, the Ordinance automatically extends by one year all development approvals that are in effect as of October 14, 2020, in order to help relieve the pressure on businesses resulting from the limitations on financing and construction due to the pandemic-induced recession. In an effort to protect public health and prevent the spread of COVID-19, the meeting will be conducted via webinar and telephonically. Instructions for participating in the meeting will be posted by the City Clerk on the City's website at <https://www.cityof-santeeca.gov>.
The Ordinance is required to help relieve the current pressure on local businesses and to extend approvals that are expiring soon. If adopted, the Ordinance would do the following:
1. Automatically extend by one year all approvals for development review, conditional use permits, minor conditional use permits, variances and minor deviations, that are in effect as of October 14, 2020.
2. Provide that the extension will not have any impact on an applicant's eligibility for other extensions allowed under the Municipal Code.
The above summary constitutes the major highlights of the proposed Ordinance. A reading of the entire Ordinance may be necessary to obtain a full understanding of the Ordinance. A copy of the full text of the Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov.
The October 28, 2020 meeting will be conducted pursuant to the provisions of the Governor of California's Executive Order N-25-20 which suspends certain requirements of the Ralph M. Brown Act. In an effort to protect public health and prevent the spread of COVID-19, the meeting will be conducted via webinar and telephonically. Please check the City's website at www.cityofsanteeca.gov for information on how to watch, listen, or participate in the City Council meeting. Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises during the meeting, or in written correspondence delivered to the City of Santee during, or prior to, the meeting. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6. The City of Santee endeavors to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office as far in advance of the meeting as possible.
East County Californian 10/23/2020-100410

NOTICE AND SUMMARY OF ORDINANCE NO 582 OF THE CITY OF SANTEE, CALIFORNIA APPROVING REZONE R2018-1 TO AMEND THE ZONE DISTRICT MAP FROM HILLSIDE/LIMITED (HL) AND LOW DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL FOR PROPERTY AT 11000 SUNSET TRAIL FURTHER IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 384-142-04
Notice is hereby given that on October 14, 2020, the City Council of the City of Santee ("City") adopted an Ordinance amending the zone district map from Hillside/Limited and Low Density Residential to Medium High Density Residential for property at 11000 Sunset Trail (APN 384-142-04).
The Ordinance is required to rezone approximately 2.74 acres of land for the development of a 50-unit senior care facility located at 11000 Sunset Trail, as proposed by Santee Senior Retirement Communities, LLC. The Ordinance does the following:
1. Change the zone district of approximately 2.74 acres currently designated R-1A (Low Density Residential) and HL (Hillside/Limited) to R-14 (Medium High Density Residential), consistent with the General Plan as amended by General Plan Amendment GPA 2018-1.
2. Amend the Zoning District Map to reflect zone districts consistent with General Plan Amendment GPA 2018-1, subject to the following: the approximately 2.74 area zoned R-14 (Medium High Density Residential) shall be developed with a congregate care facility or similar use, such as a convalescent facility. Specifically excluded from a determination of "similar use" is a multiple-family, high density residential use.
The above summary constitutes the major highlights of the adopted Ordinance. A reading of the entire Ordinance may be necessary to obtain a full understanding of the Ordinance. A copy of the full text of the Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov.
The Ordinance was adopted by the City Council by the following vote:
Ayes: HALL, HOULAHAN, KOVAL, MCNELIS, MINTO
Noes: None.
Abstain: None.
Annette Ortiz, City Clerk, 619-258-4100 ext.114
East County Californian 10/23/2020-100408

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CAROL ANN MONTABA
CASE NO. 20-PRO-01238
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: CAROL ANN MONTABA.
A Petition for Probate has been filed by: MARY SLIMKO in the Superior Court of California, County of San Mateo
The Petition for Pro-

SAN DIEGO LOCAL AGENCY FORMATION COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given the San Diego Local Agency Formation Commission ("LAFCO") will hold a **protest hearing on Monday, November 9, 2020** at 10:00 a.m. immediately outside the LAFCO office at 9335 Hazard Way San Diego, California to consider the following matter:

"San Diego County Fire Protection District Reorganization" Divestiture of Fire Protection and Emergency Medical Services Functions for County Service Area No. 135 (San Diego County Fire Authority) with Concurrent Formation of the San Diego County Fire Protection District (RO20-14 et al.)

The above-listed proposal was conditionally approved by San Diego LAFCO at a noticed hearing on October 5, 2020. The proposal involves the (1) divestiture of County Service Area (CSA) No. 135's activated fire protection and emergency medical service (EMS) functions, and (2) formation of the San Diego County Fire Protection District (FPD) to assume those existing functions and services within the affected territory. Additional details follow.

Applicant(s):
County of San Diego, San Diego County Fire Authority
Affected Territory:
The affected territory is entirely unincorporated and comprises all of CSA No. 135's existing fire protection and emergency medical service area, covering approximately 1.6 million acres and an estimated resident population of 50,476. Affected unincorporated communities include - but not limited to - Descanso, Jamul, Julian, Ocotillo Wells, Pine Valley, Pauma Valley, Ranchita, Shelter Valley, and Warner Springs.

Reasons for the Proposal:
The purpose of the protest hearing is to allow both landowners and registered voters within the affected territory the opportunity to submit written protest to approval of the proposal. Qualifying individuals may submit written protest as both a landowner and registered voter but must use a separate form for each respective protest. Written protests must be filed with LAFCO before conclusion of the protest hearing. This includes submitting written protest by mail, courier, facsimile, or e-mail so as it is received by LAFCO by 5:00 p.m. on Friday, November 6, 2020, the business day before the protest hearing. All other protests must be hand-delivered to LAFCO staff at the protest hearing scheduled for Monday, November 9, 2020 at 10:00 a.m. subject to appropriate physical distancing due to the COVID-19 pandemic. Each written protest shall state whether it is made by a landowner or registered voter. It shall also identify the property location or assessor's parcel number(s) (landowner) or residence address (including street number where applicable) (registered voter) and be signed and dated. All signatures must be dated after the publication of the protest hearing notice per Government Code 57051. Only valid protests will be considered. The following thresholds apply in valuing protests:

- Should less than 25% of (a) registered voters and/or (b) landowners holding less than 25% of the assessed value of land within the affected territory file written protests the reorganization will be ordered without an election.
- Should 25% to 50% of (a) registered voters and/or (b) landowners holding 25% to 50% of the assessed value of land within the affected territory file written protests the reorganization will be ordered subject to an election at a future date.
- Should more than 50% of (a) registered voters and/or (b) landowners holding 50% or more of the assessed value of land within the affected territory file written protests the reorganization will be terminated. Protest forms for landowners and registered voters are available at www.sdlafco.org.

If you have any questions regarding this notice, please contact Tammy Luckett at (858) 614-7755 or tamaron.luckett@sd.county.ca.gov.
PUBLISHED: October 19, 2020
San Diego LAFCO
9335 Hazard Way, Suite 200
San Diego, California 92123
Phone: (858) 614-7755
Facsimile: (858) 614-7766
www.sdlafco.org

Keene Simonds, Executive Officer
San Diego Local Agency Formation Commission
East County Californian 10/23/2020-100329

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bate requests that MARY SLIMKO be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative

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will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:
**12/08/2020
9:00 a.m. Dept. 28**

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400 County Center, 1st Floor Redwood City, CA 94063
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the deceased you must file your claim with the court and mail a copy to the personal repres-

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entative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months

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from the hearing date noticed above. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154)

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of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

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clerk. Attorney for Petitioner: Anastasia B. Salmon, 4180 Truxel Road, Suite 100, Sacramento, CA 95834. (916) 419-2100
East County Californian 10/9,16,23/2020-99974

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NOTICE OF SALE
The following is/are to be lien sold by Western Towing at 10:00 a.m. on October 29th 2020 @ 4380 Pacific Hwy, San Diego, CA 92110
YEAR/MAKE/MODEL: 2012 CHEVROLET CAMARO
VIN: 2G1FB1E34C9196556
PLATE: NO PLATES
YEAR/MAKE/MODEL: 2004 GMC C7500
VIN: 1GDJ7C1C04F900907
PLATE: 45235N1, CA
East County Californian 10/23/2020 -100191

NOTICE IS HEREBY GIVEN that the City of Santee ("City"), in San Diego County, CA, is inviting sealed Bids for **SIDEWALK CUTTING AND REPAIR SERVICES per Request for Bids (RFB) #20/21-20051**. RFB Document(s) may be examined and downloaded from the City's website at www.cityofsanteeca.gov "Bid Opportunities". It is the responsibility of each prospective bidder to check the City's website periodically through the close of the RFB for any applicable addenda or updates. The City does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading or printing of the Bid Documents. Information on the City's website may change without notice to prospective bidders. To the extent required by section 20103.7 of the Public Contract Code, upon request from a contractor plan room service, the City shall provide an electronic copy of the Contract Documents at no charge to the contractor plan room.

Each Bid shall be accompanied by cash, a certified or cashier's check, or Bid Bond secured from a surety company satisfactory to the City, the amount of which shall not be less than ten percent (10%) of the submitted Total Cost Proposal Price, made payable to the City of Santee as proposal security. The proposal security shall be provided as a guarantee that within ten (10) working days after the City provides the successful bidder the Notice of Award, the successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The proposal security will be declared forfeited if the successful Bidder fails to comply within said time. No interest will be paid on funds deposited with City. All questions or requests for interpretation relative to this proposal must be submitted in writing (including email) and received by 9:00 AM on November 6, 2020 in the Finance Department at: City of Santee, Attn: Jan Sherar, Procurement Specialist, 10601 Magnolia Ave, Santee, CA 92071, jsherar@cityofsanteeca.gov. The successful Bidder will be required to furnish a Labor and Material Payment Bond in an amount equal to one hundred percent (100%) of the Contract Price. The bond shall be in the forms set forth in the RFB, shall be secured from a surety company that meets all State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer. Pursuant to Labor Code Section 1773, City has obtained the prevailing rate of per diem wages and the prevailing wage rate for holiday and overtime work applicable in San Diego County from the Director of the Department of Industrial Relations for each craft, classification, or type of worker needed to execute this contract. A copy of these prevailing wage rates may be obtained via the internet at: www.dir.ca.gov/dlsr/. In addition, a copy of the prevailing rate of per diem wages is available at the City's offices and shall be made available to interested parties upon request. The successful bidder shall post a copy of the prevailing wage rates at each job site. It shall be mandatory upon the Bidder to whom the Contract is awarded, and upon any subcontractors, to comply with all Labor Code provisions, which include but are not limited to the payment of not less than the said specified prevailing wage rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and debarment of contractors and subcontractors. SB854 and Labor Code sections 1725.5 and 1771.1: Contractors and subcontractors must be registered with State of CA Dept of Industrial Relations (DIR) to be able to propose, be awarded and perform this public works contract. No Bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the DIR to perform public work. If awarded a contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the DIR for the duration of the Project. Information about these requirements is on the DIR website at: <http://www.dir.ca.gov/Public-Works/PublicWorks.html>. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. In responding to this RFB, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its Proposal. Unless otherwise provided in the Instructions for Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Proposal and for the duration of the contract: A, General Engineering; or C-8, Concrete Contractor; or D6 Concrete Related Services. City shall award the contract based on the lowest responsive responsible Bid on the basis of the Grand Total Bid Amount (Base Bid). All terms and conditions contained in the Contract Specifications shall become part of the "Contract Documents". No Bid may be withdrawn for a period of sixty (60) days after the time set for the opening thereof. The Contract shall be awarded within sixty (60) days after the opening of Bids if it is in the best interest of City to do so. The City reserves the right, after opening Bids, to waive any informality in any Bid, to reject any or all Bids, to make an award to the lowest responsive responsible Bidder as determined by the City and/or reject all other Bids as may be in the best interest of the City. **Bids are due by 4:00 P.M. on November 17, 2020** at Santee City Clerk's Office, 10601 Magnolia Avenue, Bldg. 3, Santee CA 92071. **PUBLIC BID OPENING PROCEDURES** information is posted on the City web page "Requests for Bids & Proposals" at <https://www.cityofsanteeca.gov/government/finance/purchasing/requests-for-proposals>. Late bids will be returned unopened
Date: October 23, 2020 RFB #20/21-20051
East County Californian 10/23/2020-100420

NOTICE OF VEHICLE LIEN SALE

The following Vehicle will be lien sold at 9:00 a.m. on November 5, 2020. The sale will take place at 7247 Otay Mesa Road, San Diego, CA 92154
2836657 **2009 Ford E-450 Super Duty White** 1FDDE45P29DA70433 CKR7855 AZ
2836626 **2016 Nissan Sentra Blue** 3N1AB7AP5GY290080 7UHK715 CA
2836562 **2018 Ford Mustang Grey** 1FATP8UH0J5110127 8GRM720 CA
2835720 **2017 Chevrolet Silverado Silver** 1GCRCPEC4HZ319743 20692K2 CA
2835352 **2015 Jeep Renegade Silver** ZACCJABT8FPB77812 8MGZ919 CA
2835047 **2012 Toyota Camry White** 4T1BF1FKXCU142273 6XJP939 CA
2834881 **2018 Nissan Maxima Black** 1N4AA6AP1JC367804 8ANK092 CA
EC Californian 10/23/2020 -100354

NOTICE AND SUMMARY OF ORDINANCE NO 581 OF THE CITY OF SANTEE, CALIFORNIA, APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF SANTEE AND HOMEFED FANITA RANCHO, LLC

Notice is hereby given that on October 14, 2020, the City Council of the City of Santee ("City") adopted an Ordinance approving the Development Agreement ("Agreement") between the City and HomeFed Fanita Rancho, LLC ("Developer") for the development of the Fanita Ranch property, consisting of approximately 2,600 acres within the City (APN'S: 380-040-43-00 and 380-040-44-00) ("Project"). The Ordinance approves the Agreement (which is attached to the Ordinance as Exhibit "A") and authorizes the City Manager to execute the Agreement. The terms of the Agreement include, but are not limited to, the following:

1. The Agreement will have an initial term of 20 years, with options to extend.
2. Developer shall, at Developer's expense, defend, indemnify, and hold harmless City, its officers, employees and independent contractors engaged in various actions, claims, approvals or implementation related to the Project, including without limitation claims based upon the California Environmental Quality Act, zoning and planning law or the asserted applicability of initiative(s).
3. Developer shall be solely responsible for the costs of constructing, equipping, staffing, outfitting, maintaining, operating and dedicating to the City a permanent fire station.
4. Developer shall construct and dedicate to the City a Community Park, which shall include a publicly accessible Community Center 7,000 to 10,000 square feet in size, as well as multiple neighborhood parks.
5. Developer shall either fund the expansion of the City's existing aquatic facility or construct a publicly-accessible aquatic center, consisting, at a minimum, of a splash pad/play area of approximately 3,000 to 5,000 square feet.
6. Developer shall expend approximately \$5,000,000 in addition to funds already expended, to fund State Route 52 Improvements pursuant to an agreement with Caltrans dated June 30, 2020. Developer shall also provide additional support during the term of the Agreement to facilitate the funding and construction of future phases of improvements to State Route 52.
7. The City will not issue, and Developer will not request, certificates of occupancy for any residential dwelling units within the Project until the State Route 52 Improvements are substantially complete.

8. Developer shall pay to the City \$5,000,000 in four (4) equal installments of \$1,250,000 upon the issuance of the 500th, 1,000th, 1,500th and 2,000th equivalent dwelling unit ("EDU") to be used by the City to fund SR-52 Improvements, or other transportation infrastructure of significant importance intended to ease traffic congestion as determined by the City Council.

9. Developer shall construct major roadway improvements to Fanita Parkway and Cuyamaca Street.
10. Developer shall make certain open space dedications and identify a funding source, in perpetuity, for the management of the Multiple Species Conservation Program within the Project preserve areas.
11. Developer shall pay \$2,600,000.00 to the City to fund affordable housing within the City.
12. Developer shall pay \$2,600,000.00 to the City to fund an off-site infrastructure improvement project identified in the City Capital Improvement Program.
13. Developer shall install a fiber optics interconnect system to serve the new Fire Station, Community Park and Neighborhood Park # 8.

In addition, the Ordinance would do the following:
1. Find that the Agreement is consistent with and implements the goals and objectives of the General Plan of the City of Santee, the general principles and guidelines of the Draft Santee Multiple Species Conservation Program ("MSCP") Subarea Plan, Chapter 13.09 of the Santee Municipal Code, as well as all other applicable ordinances, plans, policies, and regulations of City. It would also find that the Agreement is consistent with the objectives, general land uses, and programs specified in the General Plan.
2. Authorize the City Manager to execute the Agreement on behalf of the City and authorize City staff is authorized to take any action and execute any and all necessary documents to implement the Agreement.
The above summary constitutes the major highlights of the adopted Ordinance. A reading of the entire Ordinance may be necessary to obtain a full understanding of the Ordinance. A copy of the full text of the Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov. The Ordinance was adopted by the City Council by the following vote:
Ayes: HALL, KOVAL, MCNELIS, MINTO
Noes: HOULAHAN
Abstain: None.
Annette Ortiz, City Clerk, 619-258-4100 ext.114
East County Californian 10/23/2020-100409

NOTICE AND SUMMARY OF ORDINANCE NO 580 OF THE CITY OF SANTEE, CALIFORNIA ADDING CHAPTER 13.20 "SPECIFIC PLAN DISTRICT" TO TITLE 13 AND AMENDING CHAPTER 13.04 "ADMINISTRATION" OF THE SANTEE MUNICIPAL CODE, AND APPROVING THE FANITA RANCH SPECIFIC PLAN (CASE FILES R2017-1 AND SP2017-1)

Notice is hereby given that on October 14, 2020, the City Council of the City of Santee ("City") adopted an Ordinance adding Chapter 13.20 "Specific Plan District" to Title 13 of the Santee Municipal Code, amending Chapter 13.04 "Administration" of the Santee Municipal Code and approving the Fanita Ranch Specific Plan. The Ordinance makes the following changes to the Santee Municipal Code:

1. Amend Section 13.04.020.A of Chapter 13.04 of the Santee Municipal Code to add "SP – Specific Plan" as a zone district.
 2. Add Chapter 13.20, "Specific Plan District," to Title 13 of the Santee Municipal Code to establish a Specific Plan District, and to provide as follows:
 - a. The Specific Plan District requires the preparation of a specific plan for future development of an area within the City.
 - b. The district is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high-quality development. Specific plans shall contain planning policies and regulations, and may combine zoning regulations, capital improvement programs, detailed development regulations, and other regulatory requirements into one document, which are designed to meet the unique needs of a specific area.
 - c. Specific plans shall provide a fiscal assessment, identification of required public improvements, public improvement and development phasing, financing plans and a development agreement.
 - d. The preparation of a specific plan, and concurrent zoning and / or general plan amendment(s), may be started by an applicant or property owner.
 - e. A specific plan shall provide regulations and design standards governing the minimum and maximum development parameters of all real property within the identified specific plan area.
 - f. A Specific Plan District shall be established upon application of a property owner, and subject to approval by the City Council. The specific plan shall be adopted by ordinance or resolution and the adoption action shall be accompanied by findings that the specific plan is in conformance with the goals, policies, and objectives of the general plan and other adopted goals and policies of the City.
 - g. A specific plan, which qualifies as a project under the California Environmental Quality Act (CEQA), shall be subject to environmental review in accordance with CEQA and City environmental review application requirements.
 - h. A specific plan may be amended in the same manner as a zoning amendment.
 3. Amend the Santee Zone District Base Map to remove from the Fanita Ranch property the Planned Development (PD), Low Density Residential (R-1), and Hillside/Limited Residential (HL) districts and add the Specific Plan (SP) district.
 4. Approve and adopt the Fanita Ranch Specific Plan after finding that the Fanita Ranch Specific Plan is in conformance with the goals, policies, and objectives of the General Plan and other adopted goals and policies of the City.
- The above summary constitutes the major highlights of the adopted Ordinance. A reading of the entire Ordinance may be necessary to obtain a full understanding of the Ordinance. A copy of the full text of the Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov. The Ordinance was adopted by the City Council by the following vote:
Ayes: HALL, KOVAL, MCNELIS, MINTO
Noes: HOULAHAN
Abstain: None.
Annette Ortiz, City Clerk, 619-258-4100 ext.114
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