

Bill Darnell Consulting

(DARNELL & ASSOCIATES)

January 24, 2024

Mr. Jon Cloud
New West Investment Group
565 North Magnolia Avenue
El Cajon, CA 92020

D&A: 230201

Subject: CEQA Transportation Analysis for Slope Street Subdivision, City of Santee Tentative Tract No. 2020-01 located between Slope Street and Weld Street in the City of Santee.

Dear Mr. Cloud:

I have reviewed your site plan to develop eleven (11) single family homes on Slope Street. **Figure 1** is a vicinity map showing the location of the project site. **Figure 2** presents the proposed Tentative Tract Map No. 2020-01 and **Figure 3** presents the Project Site Plan. In accordance with your authorization, I have prepared the City of Santee CEQA Transportation Analysis screening for the Slope Street Subdivision, with eleven (11) lots.

The first step in the analysis I have estimated the projects trip generation using the Santee Trip Generation rates. Table 1 presents the trip generation rates and resulting project trip making.

| Table 1 - Trip Generation | | | | | | | |
|--|--------------|----------------|------------|--------------|----------------|------------|--------------|
| Trip Generation Rates | | | | | | | |
| Land Use | Daily | AM Peak | | | PM Peak | | |
| | | Total | | | Total | | |
| Residential | 10 Trips/DU | 8% Daily | | | 10% Daily | | |
| Project Trip Generation | | | | | | | |
| Density | Daily | AM Peak | | | PM Peak | | |
| | | In | Out | Total | In | Out | Total |
| 11 Units- Tract Map 2020-01 | 110 | 6 | 3 | 9 | 8 | 3 | 11 |
| DU= Dwelling Units· ADT- Daily Traffic | | | | | | | |

Table 1 shows the project will generate 110 daily, 9 AM peak hour trips and 11 PM peak hour trips. The trip generation for the project was then incorporated in the attached City of Santee CEQA Transportation Analysis Screening presented in Table 2 and summarized in Table 3.

Review of the Tables 2 and 3 in the City of Santee CEQA Transportation Analysis Screening, identifies the project is a small project that generates less than 500 daily vehicle trips per day and is screened from any additional CEQA Transportation Analysis.

Table 2 presents the City of Santee CEQA Transportation Screening Analysis Criteria identified in the City of Santee VMT Analysis Guidelines.

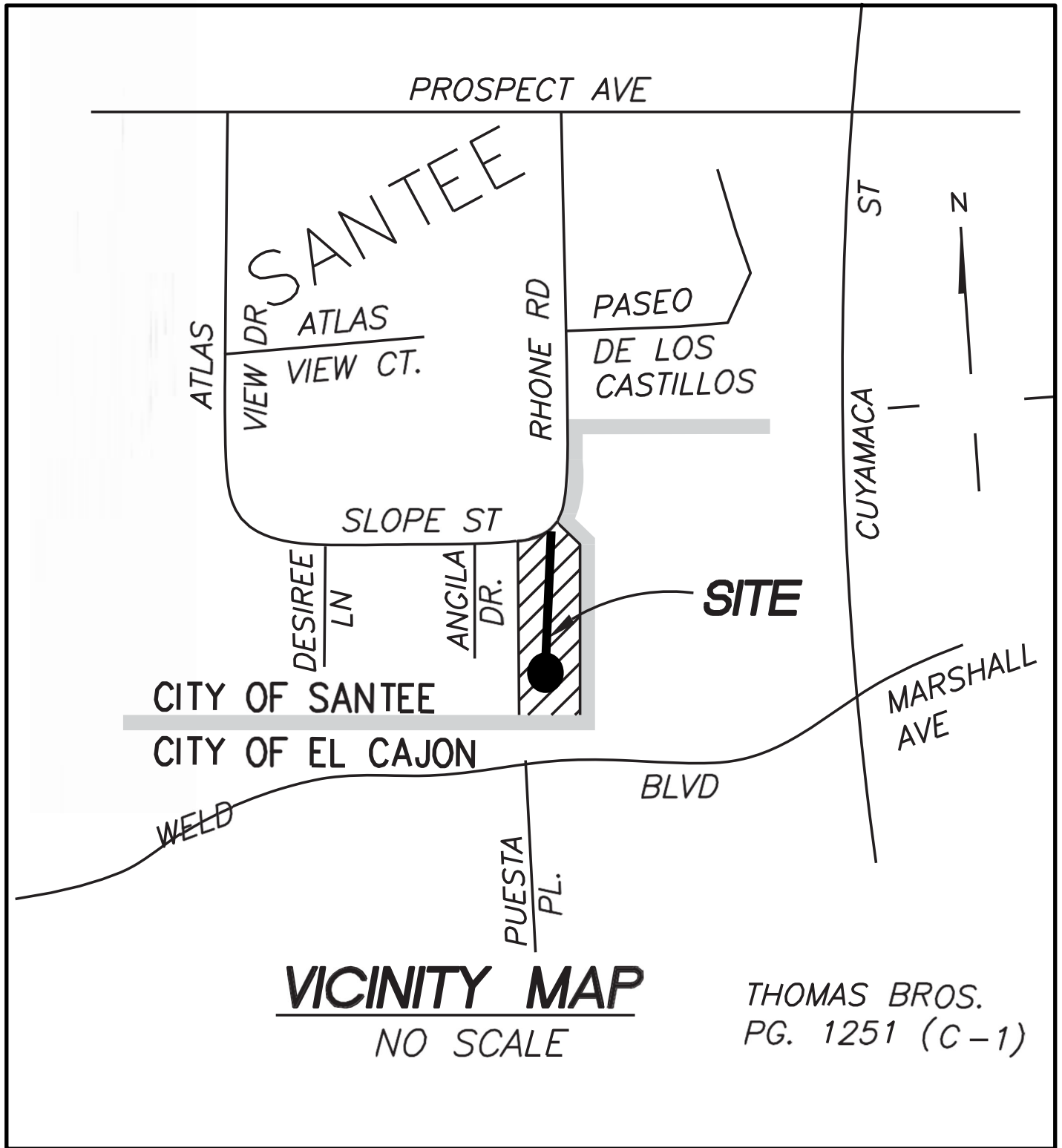


FIGURE 1
SLOPE STREET SUBDIVISION VICINITY MAP

CITY OF SANTEE

T.M. No: 2020-01

| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |
| | |
| | |

CITY OF SANTEE
T.M. No: 2020-01

LEGEND

- EXISTING CONTOURS (650)
- LOT LINES
- CURB & GUTTER
- SUBDIVISION BOUNDARY
- PROPOSED SEWER MAIN (S-S)
- PROPOSED WATER MAIN (W-W)
- PROPOSED RETAINING WALL
- PROPOSED RCP STORM DRAIN
- PROPOSED BROW DITCH
- LOT NUMBER (LOT 11)
- PAD ELEVATION (PAD 415)
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROP. TREE WELL UNDERDRAIN
- PROP. TREE WELL (SIZE VARIES) (MAGNOLIA OR EQUIV.)
- PROPOSED FILL SLOPE (2:1)
- PROPOSED CUT SLOPE (2:1)

- GENERAL NOTES:**
- GROSS AREA : 2.46 Ac
 - NET AREA: 1.84 Ac
 - MINIMUM LOT SIZE ALLOWED: 6,000 SqFt
 - MINIMUM NET LOT SIZE PROPOSED: 6,000 SqFt
 - TOTAL NUMBER OF LOTS: 11
 - UPON CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, ALL BUILDING PADS WILL BE FREE OF STORM WATER OVERFLOW.
 - TOPOGRAPHY: SAN-LO AERIAL SURVEYS - DATED: 04-06-04, VERIFIED BY BOUNDARY SURVEY BY IDY SURVEYING SEPT 2018, HORIZONTAL AND VERTICAL CONTROL: PT. 2062, ROS 11252
 - EXISTING USE OF PROPERTY: SINGLE FAMILY RESIDENCE
 - PROPOSED USE OF PROPERTY: (11) SINGLE FAMILY DWELLINGS
 - SEWAGE DISPOSAL AND DOMESTIC WATER SERVICE: PADRE DAM MUNICIPAL WATER DISTRICT
 - PROJECT WILL BE DEVELOPED IN ONE PHASE
 - PRESENT AVERAGE SLOPE OF THE PROPERTY: 7.8%

- DISTRICTS**
- SCHOOLS: HIGH SCHOOL: GROSSMONT UNIFIED SCHOOL DISTRICT
ELEMENTARY SCHOOL: SANTEE SCHOOL DISTRICT
 - SEWER: PADRE DAM MUNICIPAL WATER DIST
 - WATER: PADRE DAM MUNICIPAL WATER DIST
 - FIRE: CITY OF SANTEE FIRE DISTRICT
 - STREET LIGHTS:
 - LANDSCAPE MAINTENANCE:

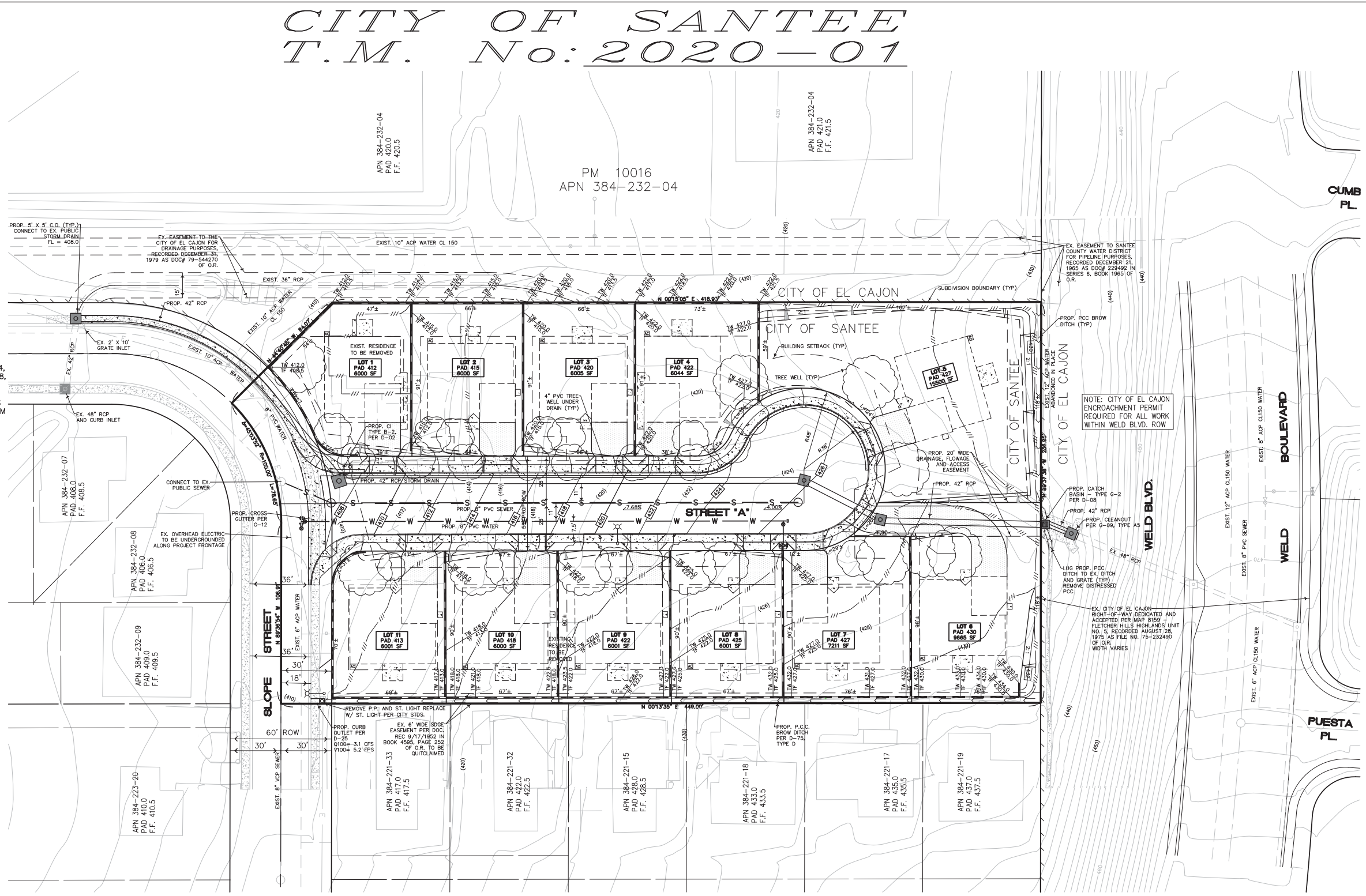
- NOTE:**
- PARK FEES - DEVELOPER INTENDS TO PAY PARK FEE IN LIEU OF PARK DEDICATION
 - SITE DRAINAGE - ALL PROPOSED LOTS TO DRAIN TO STREET VIA GRASS SWALE AROUND EACH HOME
 - EARLY GRADING PERMIT IS REQUESTED PRIOR TO ISSUANCE OF A GRADING PERMIT. A STORMWATER QUALITY MANAGEMENT PLAN WITH APPROPRIATE EROSION CONTROL DEVICES & BMP WILL BE PREPARED & SUBMITTED FOR APPROVAL.

| USE REGULATION | R2 |
|-----------------------------|------------|
| ANIMAL REGULATIONS | - |
| DENSITY | 2-5 |
| LOT SIZE | 6,000 |
| BUILDING TYPE | - |
| MAX FLR. AREA | - |
| FLR. AREA RATIO | - |
| HEIGHT | 35' |
| COVERAGE | 40% |
| SETBACK (F,EX,IN,R) | 20,10,5,20 |
| OPEN SPACE | - |
| SPECIAL AREA REGULATIONS | - |
| MAX ALLOWABLE LOTS/ACRE PER | 14 |

TOTAL NUMBER OF DWELLINGS: 11
TOTAL NUMBER OF LOTS: 11
MAX ALLOWABLE LOTS: 12
AVERAGE SLOPE OF PROPERTY: 7.8%

ZONING

PROSPECT AVE
ATLAS
NEW BR Santee
VIEW CT.
SLOPE ST
PASO DE LOS CASTILLOS
RIVIERE RD
ANGELA
CITY OF SANTEE
CITY OF EL CAJON
WELD BLVD
MARSHALL AVE
THOMAS BROS. PG. 1251 (C-1)
VICINITY MAP
NO SCALE



ENGINEER OF WORK

THOMAS H. KOERNER
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
EXP 9/30/21

KOERNER ENGINEERING
7361 MISSION TRAILS DR., #114
SANTEE, CA 92071
(619) 322-5541

BY: THOMAS H. KOERNER R.C.E. 65317 DATE: _____

SECTION : SLOPE STREET
NO SCALE

SECTION : STREET 'A'
SCALE: 1"=10'

FIGURE 2

SCALE: 1"=30'

OWNER PERMITTEE
VISTA SOUTH MELROSE, LP, A CALIFORNIA LIMITED PARTNERSHIP
565 NORTH MAGNOLIA AVE.
EL CAJON, CA 92020
(619) 441-1463

LEGAL DESCRIPTION
A PORTION OF TRACT "B" OF GODBOLD SUBDIVISION, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP OF THERE OF NO. 2303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO FEBRUARY 21, 1946, AND DESCRIBED IN QUITCALM DEED RECORDED JANUARY 16, 2018 AS INSTRUMENT NO. 2018-0015662, O.R.

APN: 384-232-03

DATE: 11-08-2021
SCALE: 1"=20'
DRAWN: BCW
JOB: SLOPE
SHEET: 1
OF: 2 SHEETS

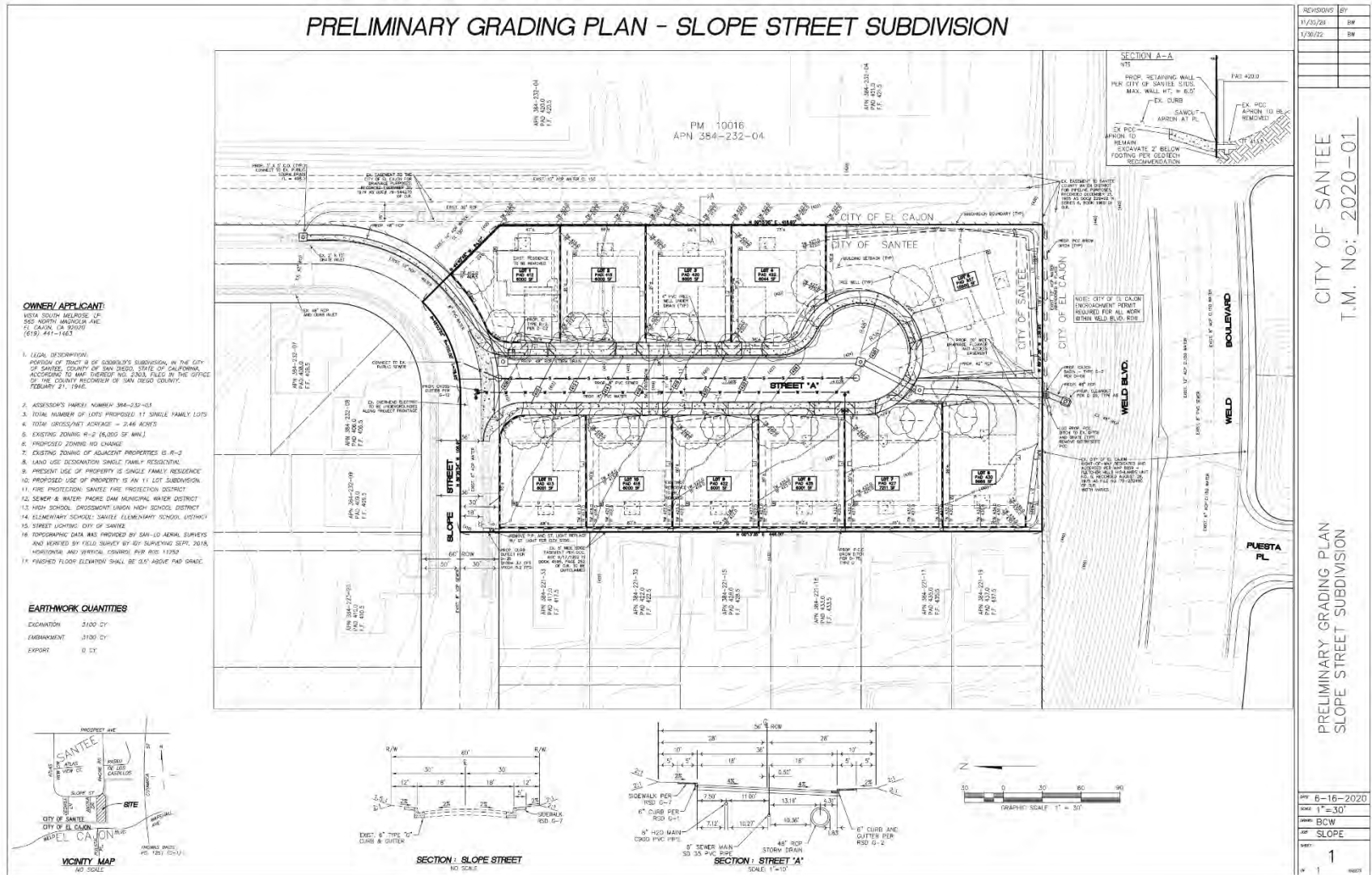


FIGURE 3 SLOPE STREET SUBDIVISION Site Plan

TABLE 2 CITY OF SANTEE

CEQA Transportation Analysis Screening

The Project Information Form (PIF) is to be completed by the applicant. The PIF is subject to change as new project information arises.

General Project Information and Description

Owner/Applicant Information

| | |
|----------------------|--|
| Name: | NEW WEST INVESTMENTS INC. |
| Address: | 565 NORTH MAGNOLIA AVENUE EI CAJON, CA. 92020 |
| Phone Number: | 619-247-4382 |
| Email: | JON@NWINVESTMENTINC.COM |

Project Information

| | | | |
|------------------------------|---------------------------------|----------------------------|------------|
| Project Name: | SLOPE STREET SUBDIVISION | | |
| Project Address: | 9463 SLOPE STREET | | |
| APN: | 384-232-03 | | |
| Land Use Designation: | SINGLE FAMILY | Zoning Designation: | R-2 |
| RESIDENTIAL | | | |

CEQA Transportation Analysis Screening

To determine if your project is screened from VMT analysis, review the Project Type Screening and the Project Location Screening tables below. If no "Yes" is checked for any project type or land use applicable to your project, the project is not screened out and must complete VMT analysis in accordance with the analysis requirements outline in the City of Santee SB 743 *Guidelines*. Trip generation should be supported by a memo prepared by a traffic engineer.

Project Type Screening

| | Screened Out | Not Screened Out |
|--|--|---|
| 1. Select the Screening Criteria that applies to your project 2. Answer the questions for each screening criteria that applies to your project (if "Yes" is indicated in any land use category below, then that land use (or a portion of the land use) is screened from CEQA Transportation Analysis) <i>Note: All responses must be documented and supported by substantial evidence.</i> | Yes | No |
| <input type="checkbox"/> 1. Project located in a transit accessible area a. Is the project in a transit priority area or within ½ mile of a stop along a high-quality transit corridor, and has the following project characteristics? i. Has a Floor Area Ratio (FAR) of more than 0.75 ii. Includes no more than the minimum parking for use by residents, customers, or employees of the project than required by the jurisdiction iii. Is consistent with the City of Santee General Plan iv. Does not replace affordable residential units with moderate- or high-income residential units. v. Have basic walking and biking access to transit | <input type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <input checked="" type="checkbox"/> 2. Small Project a. The project generates 500 or fewer net new daily vehicle trips | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**TABLE 2 (cont.)
 CITY OF SANTEE**

CEQA Transportation Analysis Screening

| | | | |
|--------------------------|--|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <p>3. Projects in VMT-Efficient area (Provide SANDAG screening map showing project location)</p> <ul style="list-style-type: none"> a. Residential Projects: Is the project located in a VMT-efficient area (15% or more below the baseline citywide average) using the SANDAG screening maps for VMT/Capita? b. Employment Projects: Is the project located in a VMT-efficient area (15% or more below the baseline citywide average) using the SANDAG screening maps for VMT/Employee? c. Industrial Projects: Is the project located in a VMT-efficient area (at or below the baseline citywide average) using the SANDAG screening maps for VMT/Employee? d. Mixed-use Projects: refer to the appropriate section for each land-use included as part of the mixed-use project | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <p>4. Locally Serving Retail Projects</p> <ul style="list-style-type: none"> a. Is the project less than 125 ksf and serving the local community?The City may request a market capture study that identifies local market capture to the City’s satisfaction. (for Retail Projects above 50 ksf, market studies may be required to demonstrate that at least 75% of customers are local customers) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <p>5. Locally Serving Public Facility or Community Purpose Facility</p> <ul style="list-style-type: none"> a. Is the project a public facility or Community Purpose Facility that serves the local community? (see section 2.3 of VMT analysis guidelines for a list of public facilities) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <p>6. Redevelopment Project</p> <ul style="list-style-type: none"> a. Is the proposed project’s total project VMT less than the existing land use’s total VMT? And the CEQA action includes closing the existing land use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <p>7. Infill affordable housing</p> <ul style="list-style-type: none"> a. Is the proposed project a deed restricted affordable housing project that meet the following criteria? <ul style="list-style-type: none"> i. Is an infill project; ii. Consists of a minimum of 52% affordable housing; iii. Is within ½ mile radius of a transit stop or station; and iv. Project provided parking does not exceed parking required by the City of Santee | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Review of Table 2 of the City of Santee VMT Guidelines identifies seven (7) areas that were reviewed and analyzed to confirm that additional Transportation Analysis is not required.

To support the conclusion the project screened from additional CEQA Transportation Analysis, and complies with the City of Santee VMT Analysis requirements dated April 13, 2022 and the May 2019 Guidelines for Transportation Impact Studies in the San Diego Region. The City of Santee Guidelines dated April 13 2022 established guidelines to determine if a project is screened from Vehicle Miles Traveled (VMT) Analysis. The Darnell & Associates CEQA Transportation Analysis dated February 8, 2023 for the development of the eleven (11) single family homes on Slope Street estimated the project would generate 110 daily , 9 AM peak hour trips and 11 PM peak hour trips to be added to the surrounding roadways. Table 3 was prepared and summarizes the seven (7) project screening criteria.

| Table 3 CEQA Transportation Analysis Summary of Project Type Screening Criteria and Analysis | | |
|---|--|---|
| Screening Criteria | Project Analysis | Screening in/out |
| 1. Project is located in a transit accessible area. | The project is not located in a transit accessible area. | Therefore the project is not screened out. |
| 2. Small Project | The project is estimated to generate 110 daily trips, which is less than 500 daily trips which confirms the project is screened out of any additional Transportation Analysis. | Therefore the project is screened out. |
| 3. Project is in VMT Efficient Area | Review of SANDAG Screening Maps identify the project is not in a VMT Efficient Area. | Therefore the project is not screened out. |
| 4. Locally Serving Retail Project | The project is a residential project. | Therefore the project is not screened out. |
| 5. Locally Serving Public Facility or Community Purpose Facility. | The project is a residential project. | Therefore the project is not screened out. |
| 6. Redevelopment Project | The project is a residential project. | Therefore the project is not screened out. |
| 7. Infill Affordable Housing Project. | The project is a residential project, however it is not an affordable housing project. | Therefore the project is not screened out. |

Review of Table 3 confirms the project is a small project and is screened out of any additional traffic analysis.

Summary:

The Darnell & Associates CEQA Transportation Analysis dated February 8, 2023 for Slope Street Subdivision, City of Santee Tentative Tract No. 2020-01 located between Slope Street and Weld Street in the City of Santee has identified the following:

- The project will generate 110 daily, 9 AM peak hour trips and 11 PM peak hour trips to be added to the surrounding roadways.
- City of Santee CEQA Transportation Analysis Screening presented on Table 2, identifies the project is a small project that generates less than 500 daily vehicle trips per day and is screened from any additional CEQA Transportation Analysis.
- Review of Table 3, CEQA Transportation Analysis Summary of Project Type Screening Criteria and Analysis confirms the project meets the CEQA Transportation Analysis Project Type Screening Criteria “2. Small Project” and confirms the project is screened of any additional traffic analysis.

If you have any questions, please feel free to contact the office.

Sincerely,

Bill Darnell Consulting

(DARNELL & ASSOCIATES)



Bill E. Darnell, P.E.

Firm Principal

RCE 22338, RE: 538



Date Signed: January 24, 2024