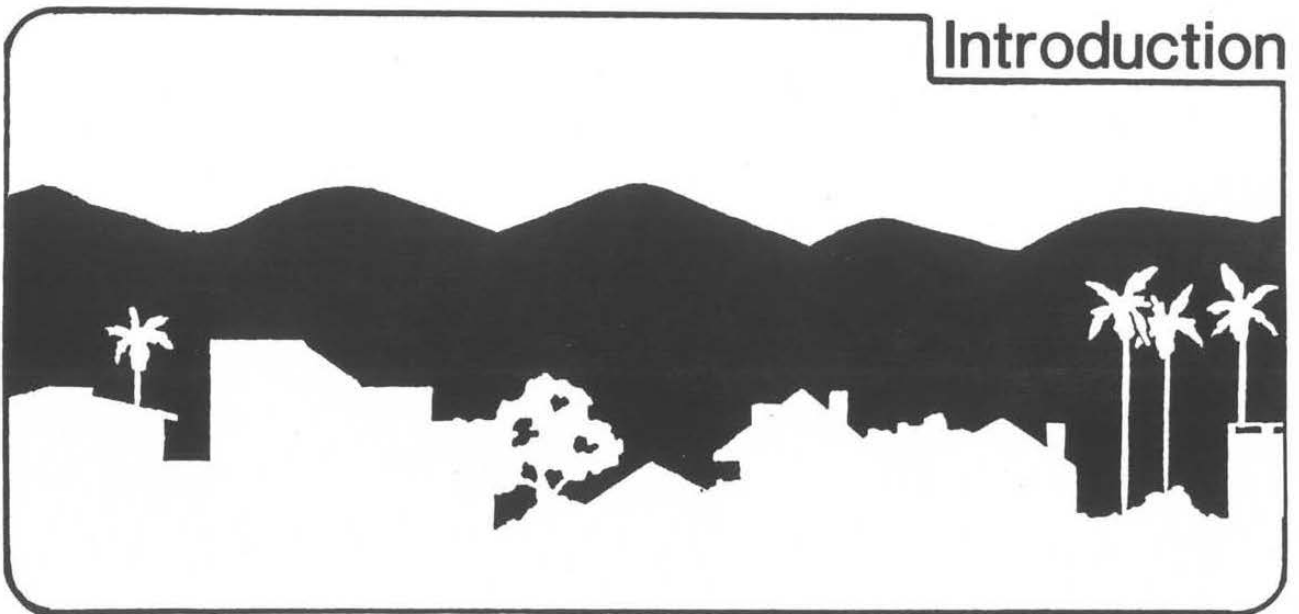


Introduction



I. INTRODUCTION

A. Summary of the Town Center Plan Process

City Council adoption of the Town Center Specific Plan represents the culmination of a two-year planning process for Santee's new downtown. The process began with the designation of a Town Center Specific Plan Area in the Draft General Plan in early 1984. Later, goals for the Town Center were added to the Draft General Plan as part of the Community Design Element. Following the adoption of the General Plan in August, 1984, the planning for Town Center officially began.

The fall of 1984 saw Town Center public workshops which gave Santee citizens the opportunity to express their aspirations for their own City. The citizen input from the Town Center workshops led to the creation of a conceptual land use plan. The preliminary land use plan along with the beginnings of the present Specific Plan text was first presented to the Town Center Task Force in December, 1984. During the following five Task Force meetings, the Land Use Plan was refined and the text expanded. In October, 1985, the Task Force concluded with a Draft Specific Plan to be sent to the Planning Commission for public review after the preparation of an EIR.

The Planning Commission began a formal public review of the proposed plan in February, 1986, when the Draft EIR was released. Public comments on the EIR and Plan resulted in refinements being made to the Plan. A Supplemental EIR was completed in June, 1986, that further addressed environmental concerns raised by the Draft EIR and proposed refinements to the Land Use Plan. The Planning Commission hearing process culminated on July 22, 1986, with recommendations to the City Council on the Specific Plan.

The City Council reviewed the Specific Plan at their August 13, 1986, September 10, 1986, September 24, 1986, October 8, 1986 and October 22, 1986 meetings. During this process changes were made to the Land Use Plan. An addendum to the EIR was prepared to address the modifications that were made.

On October 22, 1986 the City Council adopted the Town Center Specific Plan.

B. Plan Organization

The Town Center Specific Plan was originally prepared as three separate volumes. A "Report Summary" was Volume I, which primarily dealt with land uses. Volume II was "Design Manual" identifying both design concepts and standards. The third volume was an "Implementation Plan". This final volume of the Plan proposes both a framework for implementation and a specific work program. The Plan is being presented here as one document.

The final report incorporates all environmental mitigations. These have been identified in the Final EIR and also in the City Council resolution of approval for the Specific Plan.