

EXHIBIT A

ASCENT

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST AND EIR ADDENDUM

Excel Hotel Santee



Prepared for:



March 2023

Excel Hotel Santee



Prepared for:

Excel Hotel Group
10174 Old Grove Road, Suite 200
San Diego, CA 92123

Prepared by:

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EXCEL SANTEE HOTEL

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST AND EIR ADDENDUM

State Clearinghouse Numbers 19855012314 and 1999031096

FOR USE WHEN REVIEWING SUBSEQUENT DISCRETIONARY ACTIONS PURSUANT TO A PREVIOUSLY APPROVED OR CERTIFIED ENVIRONMENTAL DOCUMENT

1. Project Title: Excel Santee Hotel
2. Lead Agency Name and Address:
City of Santee
10601 Magnolia Avenue, Santee, CA 92071
3. Contact Person and Phone Number: Chris Jacobs, 619.258.4100 x 182
4. Project Location: Town Center Specific Plan, Art & Entertainment Overlay District, southwest corner of Town Center Parkway and Riverview Parkway, City of Santee
5. Project Sponsor's Name and Address:
David Thorne, Excel Hotel Group
10174 Old Grove Road, Suite 200, San Diego, CA 92123
6. General Plan Designation: Town Center Specific Plan 7. Zoning: Town Center District, Art and Entertainment Overlay District
8. Previous Environmental Document: Please describe the previously adopted ND or MND or the previously certified EIR (include the date the document was adopted or certified, the date the project was approved, the date the NOD was filed with the County, and a summary of potentially significant effects identified in the CEQA document).

The Supplemental Environmental Checklist and EIR Addendum is based upon, and incorporates by reference, the previous analysis contained within the following EIRs and TCSPA Arts & Entertainment Overlay District Supplemental Environmental Checklist that evaluated a hotel use on the project site:

- Town Center Specific Plan EIR (SCH 1985012314) – Resolution 162-86, October 22, 1986. The EIR evaluated the impacts associated with the 706-acre Town Center Specific Plan, which included a mix of land uses.
- Santee Trolley Square EIR – 2001 (SCH 1999031096) – Resolution 96-2001, July 25, 2001. The EIR evaluated the impacts associated with the Trolley Square project which is located within the Town Center Specific Plan and includes a commercial development and hotel. The Town Center Specific Plan EIR was incorporated by reference.
- Town Center Specific Plan Amendment Master EIR (SCH 1999031096) – Resolution 008-2006, February 8, 2006. The EIR evaluated the impacts associated with the Town Center Specific Plan Amendment, which changed some specific plan land uses.
- Town Center Specific Plan Amendment and Art & Entertainment Overlay District Supplemental Environmental Checklist – Resolution 112-2019, December 11, 2019 The Supplemental Environmental Checklist evaluated the impacts associated with the Arts and Entertainment District Overlay in comparison to the project evaluated in the Town Center Specific Plan Amendment Master EIR. This 2019 SEC is tied to State Clearinghouse numbers 1985012314 and 1999031096.

The Town Center Specific Plan Amendment and the Art and Entertainment Overlay District is further described below.

9. Description of Project: (Describe the previously approved project and the authorized entitlements/ discretionary actions. Describe whether the subsequent discretionary action now proposed was considered in the previously approved CEQA document and describe any differences between the proposed action and the approved project.)

The proposed project is a 4 story, 97 room (58,692 SF) hotel on a 1.6-acre site with 67 regular parking spaces, 11 EV spaces, 6 bicycle parking spaces. and landscaping. The 1.6-acre project site is an existing parking lot and is entirely developed/disturbed. The hotel does not propose an onsite restaurant. The above summarized CEQA documents have previously evaluated the project site, and the approved Town Center Specific Plan Amendment and Art and Entertainment Overlay District (2019) allows for hotel land uses to be developed by right on the project site. Ordinance 573 (01/08/20). Although allowed by right, the project is required to be process a city Development Review, subject to discretionary conditions of approval, pursuant to Santee Municipal Code (SMC) Chapter 13.08. The proposed project requires a public hearing as it exceeds the 50,000 square-foot threshold for administrative review.

10. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

North – San Diego Christian College, East - open space, south retail commercial, west – retail commercial.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

San Diego County Airport Authority consistency and FAA encroachment review

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Yes – Tribal consultation has previously been completed.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The following appendices are included in this Supplemental Environmental Checklist

Appendix A - Air Quality Modeling

Appendix B - Biological Resources Survey Report

Appendix C - Geotechnical Evaluation

Appendix D - Hydrology/SWQMP

Appendix E - Noise Modeling

Appendix F - VMT/Trip Generation Memo

Appendix G - GHG/Energy Modeling/CAP Checklist

Appendix H - Water and Sewer Availability Letter

Town Center Specific Plan Amendment and Art & Entertainment Overlay District Overview

The approved Town Center Specific Plan Amendment and Art & Entertainment Overlay District (December 11, 2019) is comprised of three components located within the Town Center Specific Plan (TCSP) area in the central portion of the City of Santee, and includes the establishment of an Art and Entertainment Overlay District (overlay district), the development of a movie theater, and the development of a hotel. The proposed Excel Hotel project is consistent with the TCSP and is allowed by right within the overlay district, although the project is subject to city development review with discretionary conditions of approval, pursuant to SMC 13.08. A public hearing is required for projects which exceed 50,000 square-feet.

The overlay district is a specialized defined area that further enhances and guides development within the TCSP area. The boundary of the overlay district encompasses existing and planned uses within the TCSP area, including the Santee Trolley Square Commercial Center (STSCC), as well as the locations of planned uses such as the Karl Strauss Brewery, the movie theater, and the hotel. The overlay district also includes streets and public trails where street fairs and other special events are hosted. Its purpose is to support tourism and attract commercial, educational, and recreational uses that beautify and enliven the TCSP area. These uses include specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers, and hotels. Thematic signage is allowed throughout the overlay district, similar to the provisions already in place for the Karl Strauss (Parcel A) and movie theater sites (Parcel B). As such, in addition to wall signs, signs may be roof-mounted and stand-alone, intended to highlight the unique or iconic uses in the overlay zone.

The proposed hotel (proposed project) is located on an approximately 1.6-acre site that is currently developed with a surface parking lot within the northeastern portion of the STSCC. The hotel site is north of a retail building (Tilly's, PetSmart, DSW, and 24-Hour Fitness), east of the Santee Town Center Transit Station, and south of Town Center Parkway. The hotel evaluated in the approved/adopted Supplemental Environmental Checklist encompasses an approximately 64,000-square foot, four-story building consisting of 100 rooms (plus or minus five percent), a breakfast seating area, a pool with a deck, and approximately 80 parking spaces.

The previously adopted TCSPA Arts and Entertainment Overlay District Supplemental Environmental Checklist (SEC) provides project-level review of proposed theater and hotel components. The currently proposed hotel project is located on the same general project site as evaluated in the adopted SEC. Approval of the proposed hotel project requires the following approvals for the hotel land use:

- ▶ City of Santee Development Review with discretionary conditions of approval, requiring a public hearing
- ▶ Hotel - Development Review Permit; San Diego County Airport Authority consistency; and FAA encroachment review

Town Center Specific Plan Amendment and Art and Entertainment Overlay District Supplemental Environmental Checklist (SEC)

The adopted Town Center Specific Plan Amendment and Art and Entertainment Overlay District Supplemental Environmental Checklist was prepared to demonstrate consistency with the previously certified CEQA documents, and indicated the following:

The TCSPA MEIR and the STSCC EIR together examined the land area that is included in the overlay district boundaries. All of the land uses proposed in the overlay district do not substantially differ from those already considered allowable land uses either by right or by CUP and were previously evaluated in the TCSPA MEIR or STSCC EIR. Because the land uses are substantially similar, the overlay district does not present a significant change in the project or the circumstances under which the project will be undertaken that would require significant changes to either the TCSPA MEIR or STSCC EIR. Nor does it present significant new information that would require such revisions. Further, because the land uses are the same, the overlay district will not cause any additional significant effects on the environment that were not already analyzed in the TCSPA MEIR. The overlay district is intended to capture existing and planned land uses within the TCSP Area, including the STSCC and the approved Karl Strauss Brewery, as well as the movie theater and hotel that are proposed as part of the overlay district. The overlay district also includes streets and public paths/trails where street fairs and other special events are hosted.

The site for the proposed hotel is currently a paved surface parking lot that is designated for library or civic/retail land uses. As part of the original Disposition and Development Agreement (DDA) for the STSCC, the developer offered dedication of a site for the possible future construction of a library; however, the DDA stated that if the City concludes that the designated site is not appropriate for the future construction of a library, and the City gives the developer

written notice of that decision, the library site shall be conveyed back to the City for use as designated by the City but in a manner consistent with developer's project (i.e., STSCC). Despite the City's efforts to use the site for a library, including attempts to secure funding to construct a library, the City has concluded that the site is not suitable for a library.

As such, the City proposed construction of a hotel at the site. A hotel use is a complementary use to the existing retail uses in the STSCC area and it meets the standards set forth in the DDA. While not explicitly outlined as a proposed land use in the STSCC EIR, the construction of a hotel at this location is consistent with the development intensity approved for the STSCC. As outlined in the STSCC EIR, one of the primary objectives of the STSCC is to provide approximately 200,000 square feet of major retail uses and approximately 100,000 square feet of restaurants and other retail land uses. Currently the STSCC site consists of 438,085 gross leasable square feet of commercial, retail, and restaurant land uses. The proposed hotel is consistent with the STSCC's objectives.

Additionally, the STSCC directs that the site of the proposed hotel should be developed consistent with the standards, goals, and objectives of the TCSP, which designates the proposed hotel site for commercial land uses. Under the TCSP, resort hotels and motels are a conditionally permitted use within the Commercial, Office Commercial, and the Residential/Office/Commercial land use designations; specifically, the TCSP states that that the Commercial land use designation is intended to support visitor-oriented land uses, such as hotels and restaurants.

Moreover, although the STSCC proposed a new land use (library) within the TCSP and thus required an amendment, the STSCC did not preclude the previously allowable land uses (commercial) from being developed. The hotel land use is consistent with the TCSP's commercial land use designation, the impacts of which have been previously examined as part of the original TCSP EIR (City 1986).

The hotel use is similarly consistent with the level of development intensity examined in the STSCC EIR. There are differences between the development of a library (or civic/retail land uses) versus a hotel. But in terms of the impact evaluation in the STSCC EIR, either scenario--library or hotel--represents the conversion of undeveloped land to urban land uses. Further, the hotel site is located on part of a 50-acre parcel. The STSCC EIR examined the approximately 50-acre site as a whole, and did not analyze impacts from just the library use. Therefore, in context of the 467,493 square feet of development approved for the STSCC, 438,085 square feet of commercial building space is currently developed, which leaves a remaining development allocation of approximately 30,000 square feet for the STSCC. The proposed 100-room hotel would encompass approximately 64,000 square feet, which is approximately 34,000 more square feet than the remaining allocation. This additional 34,000 square feet of building area, however, would not substantially exceed the development allocation within the STSCC and would generally be within the parameters of the overall development intensity envisioned for the STSCC and the broader TCSP Area, as discussed below.

The TCSPA MEIR states that the TCSPA will enable the development of the TCSP Area according to a broad concept that envisions Town Center as a vital composite of compatible and complementary uses, and that a principal goal of the TCSP is to dictate overall guidelines for development while simultaneously allowing for flexible response to future business market opportunities that are consistent with the overall theme. The proposed hotel is an example of this flexibility envisioned in the TCSPA. To illustrate, the TCSPA MEIR allocates maximum building square footage per Planning Area within the TCSPA area (refer to Table 1 above). The maximum allocated building square footage for the Mixed Use Area - Office is 150,000 square feet but only 64,374 square feet of office space was approved for this specific site (per Development Review Permit DR05-27). The allocated building area that was not realized could be transferred elsewhere within the TSCP Area such that the allocated maximum development intensity could be achieved. The additional 34,000 square feet of building area associated with the proposed hotel does not exceed the building area not realized in the Mixed Use Area - Office Planning Area (85,626 square feet). Therefore, the proposed hotel does not constitute an increase in total building area or development intensity that was envisioned and analyzed within the TCSP Area as a whole.

It is noted that since the approval of the STSCC EIR there have been changes to the existing conditions; however, the changes that have occurred are in accordance with the approved land use plans and have incorporated the mitigation measures identified in the STSCC EIR. The proposed hotel would be required to implement all feasible mitigation measures identified in the STSCC EIR. There has been no unforeseen change to the existing conditions since the approval of the STSCC EIR that would require additional mitigation. However, there have been regulatory changes to CEQA that mandate the examination of additional issue areas, including greenhouse gas emissions, tribal cultural resources, and wildfire. To adequately address these issues, additional air quality/greenhouse gas emissions modeling was conducted, the City has initiated consultation with local tribes, and a review of CalFire maps indicated that the

Project site is not located in a Very High Fire Hazard Severity area and thus, there are no project-related wildfire impacts.

There have been no substantial changes to the existing site conditions and there is no evidence of any project-specific effects that were not already addressed in the STSCC EIR. Accordingly, no subsequent CEQA documentation is required for the proposed hotel. A Development Review Permit is required for the proposed hotel.

Under PRC section 21166, no further environmental review is necessary because as explained above, the hotel does not present a significant change in the project or the circumstances under which the project will be undertaken that would require significant changes to either the STSCC EIR. Nor does it present significant new information that would require such revisions.

Relationship Between the Proposed Hotel Project and Previously Approved Projects and CEQA Documents

The currently proposed hotel project includes 97 hotel rooms in 58,692 square feet of building area on the 1.6-acre project site. This represents a reduction of 5,308 square feet and one hotel room as compared to the hotel project evaluated in the adopted Supplemental Environment Checklist. As such, impacts associated with the currently proposed hotel project will be slightly reduced as compared to the hotel project evaluated in the Art and Entertainment Overlay District/TCSP Amendment Supplemental Environmental Checklist.

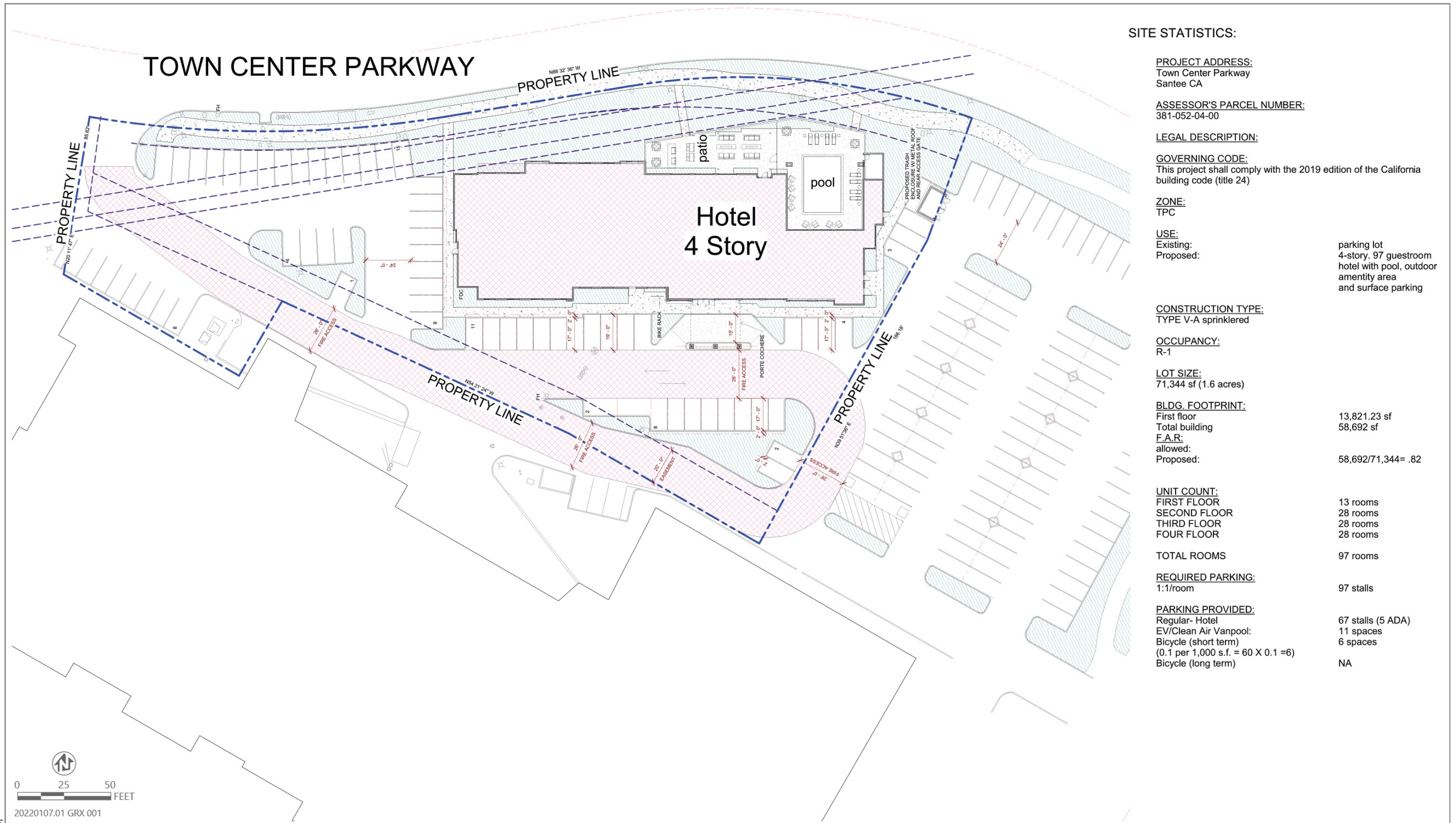
Under Public Resources Code (PRC) section 21166, when an EIR has been prepared for a project, "no subsequent or supplemental environmental impact report shall be required" unless: (1) there are substantial changes to the project that will require major revisions to the EIR; (2) there are substantial changes to the circumstances under which the project is being undertaken that will require major revisions to the EIR; or (3) there is new information available that was not known or could not have been known. (See also, CEQA Guidelines section 15162).

Further, under section 15177 of the CEQA Guidelines, after a MEIR has been prepared and certified, subsequent projects that the lead agency determines as being within the scope of the MEIR will be subject to only limited environmental review such as an IS. Section 15177 states that no new environmental document shall be required of the subsequent project if the following requirements are met: (1) the lead agency for the subsequent project is the lead agency or a responsible agency identified in the MEIR; (2) the lead agency prepares an IS for the subsequent project to analyze whether the subsequent project was described in the MEIR and whether the subsequent project may cause any additional significant effect on the environment that the MEIR did not analyze; and (3) the lead agency makes written findings that no additional significant environmental effect will result from the subsequent project, no new additional mitigation measures or alternatives may be required, and that the subsequent project is within the scope of the MEIR. Under section 15177, "additional significant environmental effect" means any project-specific effect that was not addressed as a significant effect in the MEIR.

As a result, and as explained in this document, under PRC section 21166 and CEQA Guidelines sections 15162 and 15177, no further environmental review beyond this SEC/Addendum document is required for updated Project details, as all environmental impacts are equal to or less than evaluated in the adopted SEC.

The project site plan, landscape plan and renderings are included in the following figures. The following project technical studies are included in the appendix to this Supplemental Environmental Checklist:

- Appendix A – Air Quality Modeling – Ascent Environmental, August 2022
- Appendix B – Biological Resources Survey Report – Vincent N. Scheidt, April 2022
- Appendix C – Geotechnical Evaluation - CTE
- Appendix D – Hydrology/SWQMP – Landmark Consulting, July 5, 2022
- Appendix E – Noise modeling – Ascent Environmental, August 2022
- Appendix F – VMT/Trip Generation memo – Tranes Solutions, April 20, 2022
- Appendix G – GHG/Energy Modeling – Ascent Environmental, August 2022



SITE STATISTICS:

PROJECT ADDRESS:
Town Center Parkway
Santee CA

ASSESSOR'S PARCEL NUMBER:
381-052-04-00

LEGAL DESCRIPTION:

GOVERNING CODE:
This project shall comply with the 2019 edition of the California building code (title 24)

ZONE:
TPC

USE:
Existing: parking lot
Proposed: 4-story, 97 guestroom hotel with pool, outdoor amenity area and surface parking

CONSTRUCTION TYPE:
TYPE V-A sprinklered

OCCUPANCY:
R-1

LOT SIZE:
71,344 sf (1.6 acres)

BLDG. FOOTPRINT:
First floor 13,821.23 sf
Total building 58,692 sf
F.A.R.:
allowed: 58,692/71,344= .82
Proposed:

UNIT COUNT:
FIRST FLOOR 13 rooms
SECOND FLOOR 28 rooms
THIRD FLOOR 28 rooms
FOUR FLOOR 28 rooms

TOTAL ROOMS 97 rooms

REQUIRED PARKING:
1:1/room 97 stalls

PARKING PROVIDED:
Regular- Hotel 67 stalls (5 ADA)
EV/Clean Air Vanpool: 11 spaces
Bicycle (short term) 6 spaces
(0.1 per 1,000 s.f. = 60 X 0.1 =6)
Bicycle (long term) NA

Source: Image provided by Robert F. Tuttle Architects, Inc. in 2022, adapted by Ascent Environmental in 2022.

Figure 1: Site Plan

City of Santee
Excel Santee Hotel Project Supplemental Environmental Checklist and EIR Addendum

Planting Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences. If this or other drainage problem exists, use drainage structures (catch basins, perforated pipe, etc.) as necessary to eliminate the problem.
- Contractor shall furnish the City and owner with a A05-2/WELD landscape soils report, from Waypoint Analytical (714) 282-8777 in Anaheim or equal. Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (9 yards per 1,000 square feet, or approximately 3" deep) before planting. Retoil all planting areas at least 9" deep.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Contractor to submit 2 photos of each plant (photo of entire plant, plus close-up of plant tag) to the Landscape Architect for approval prior to installation.
- Install linear root barriers at each tree within 7' of a paved surface. Use 8 linear feet (five 24" wide panels) of 24" deep DeepRoot panels, or equal, centered on tree, per manufacturer's instructions, at each edge of paved surface. The root barrier is to be installed linear against the curb or walk at 1" below adjacent finished grades. The gap between the barrier and paved surface shall be backfilled with soil.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add fertilizer tablets (Agriform or similar) to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 5 tablets, 24" box - 10 tablets, 36" box - 15 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
- Contractor to place 3" of recycled dark brown bark chip mulch to cover all planting areas.
- Contractor is responsible to ensure that all plant containers will not be treated as waste. Containers should be returned to a nursery or may be recycled. Plant tags are to be recycled when possible.
- Contractor is responsible to notify the City prior to work commencement and to set up an inspection schedule.
- Contractor is to maintain all landscape work for 90 days after the landscape has been accepted by the City of Santee.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.

Compliance Statement:

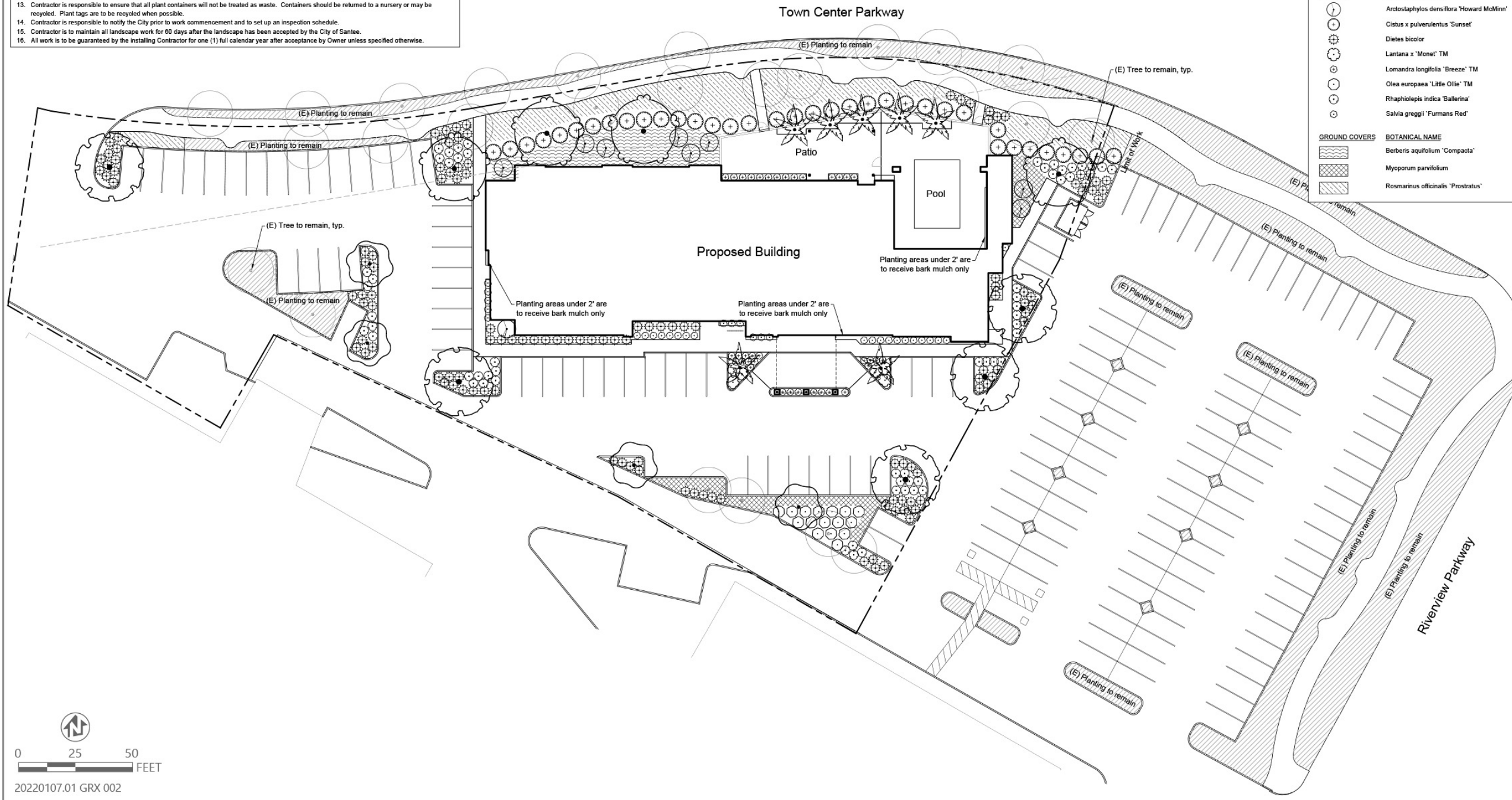
I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Planting Legend:

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	<i>Koeleruteria paniculata</i>	Golden Rain Tree	24" Box	per plan	L	4
	<i>Phoenix canariensis</i>	Canary Island Date Palm	12" HL	per plan	L	7
	<i>Platanus x acerifolia</i> 'Columbia'	London Plane Tree	15 gal.	per plan	M	4
	<i>Quercus agrifolia</i>	Coast Live Oak	24" Box	per plan	L	5

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Howard McMinn Vine Hill Manzanita	5 gal.	per plan	L	9
	<i>Cistus x pulverulentus</i> 'Sunset'	Sunset Rockrose	5 gal.	8"	L	36
	<i>Diates bicolor</i>	Fortnight Lily	1 gal.	5"	L	127
	<i>Lantana x 'Monet'</i> TM	Spreading Sunset Lantana	5 gal.	6"	L	6
	<i>Lomandra longifolia</i> 'Breeze' TM	Breeze Mat Rush	1 gal.	3.5"	L	36
	<i>Olea europaea</i> 'Little Ollie' TM	Little Ollie Olive	5 gal.	5.5"	VL	16
	<i>Rhaphiolepis indica</i> 'Ballerina'	Ballerina Indian Hawthorn	5 gal.	4.5"	L	58
	<i>Salvia greggii</i> 'Furmans Red'	Furman's Red Salvia	1 gal.	3.5"	L	26

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	<i>Berberis aquifolium</i> 'Compacta'	Compact Oregon Grape	1 gal.	4"	L	88
	<i>Myoporum parvifolium</i>	Trailing Myoporum	1 gal.	4"	L	59
	<i>Rosmarinus officinalis</i> 'Prostratus'	Dwarf Rosemary	1 gal.	6"	L	87



Source: Image provided by Robert F. Tuttle Architects, Inc. in 2022, adapted by Ascent Environmental in 2022.

Figure 2: Landscape Plan



Source:

Figure 3: Project Rendering, Daytime



Source:

Figure 4: Project Rendering, Nighttime

City of Santee
Excel Santee Hotel Project Supplemental Environmental Checklist and EIR Addendum

NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gases |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Tribal Cultural Resources |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

Signature

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Date

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Printed Name

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For

Evaluation of Environmental Impacts

1. A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. A finding of “New Mitigation is Required” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
3. A finding of “New Potentially Significant Impact” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
4. A finding of “Reduced Impact” means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
5. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analyses Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
 - c. Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
 - d. Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
8. Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
9. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10. The explanation of each issue should identify:

- a. the significance criteria or threshold, if any, used to evaluate each question;
- b. differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
- c. the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

Each environment checklist issue area provides analysis and substantial evidence supporting the impact conclusions. For each environmental issue area, two levels of analysis are included: 1) The impact of the proposed hotel project and 2) the previously documented impact of the hotel component of within the prior certified/adopted/approved CEQA documents.

The analysis contained within this Supplemental Environmental Checklist compares the impacts associated with the currently proposed hotel project to the impacts associated with the hotel component of the TCSPA Arts and Entertainment Overlay District. The analysis is structured to include a summary of the approved hotel site related impacts documented in the TCSPA Arts & Entertainment Overlay District SEC first, followed by the currently proposed hotel project impacts. A comparative analysis is included for each environmental checklist factor.

The hotel land use evaluated in the TCSPA Arts & Entertainment Overlay District SEC included a 4 story, 64,000 SF hotel with 100 rooms and 80 parking spaces. The currently proposed hotel project includes a 4 story, 58,692 square-foot hotel with 97 rooms and 78 parking spaces. This is 5,308 square-feet, 3 rooms and 2 parking spaces less than the hotel project evaluated in the TCSPA Arts & Entertainment Overlay District SEC, resulting in a less intense project overall.

Aesthetics

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I. AESTHETICS. Except as provided in Public Resources Code section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the Project have a substantial adverse effect on a scenic vista?				

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The hotel land use evaluated in the TCSPA Arts & Entertainment Overlay District SEC included a 4 story, 64,000 SF hotel with 100 rooms and 80 parking spaces. The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The STSCC EIR evaluated the hotel site for urban development, either as a library or civic/retail uses. As approved, the STSCC EIR would allow for 467,493 square feet of commercial, retail, restaurant, and civic development. Currently the STSCC supports 438,035 square feet of commercial, retail, civic (police substation), and restaurant uses. It is noted that the proposed hotel would exceed the 467,493 square feet of development analyzed in the STSCC EIR. However, the intensity of development that would result from the hotel is generally consistent with the intensity of land use previously analyzed in the TCSPA MEIR. The hotel was proposed to be four stories and it would not exceed the 55-foot height limit as proposed for the overlay district. A library at this same location could also be multiple stories. The STSCC is within the TCSP and is subject to the TCSP architectural guidelines, which contain standards pertaining to the mass and bulk of buildings to minimize the obstruction of views of the surrounding hillsides but do not set a height limit. These standards would be applicable to the development of a hotel. Further, the STSCC EIR did not identify any impacts in relation to scenic vistas. Thus, the hotel would have no impact in relation to scenic vistas and no mitigation is required.

Current Proposed Hotel Analysis - No New Impact/No Impact. The currently proposed hotel project includes a 4 story, 58,692 square-foot hotel with 97 rooms and 78 parking spaces. This is 5,308 square-feet, 3 rooms and 2 parking spaces less than the hotel project evaluated in the TCSPA Arts & Entertainment Overlay District SEC, resulting in a less intense project. The project site is currently developed as an existing commercial parking lot. As stated in the City of Santee General Plan (General Plan; City 2003) Community Enhancement Element, “The numerous topographic features of Santee and the surrounding vicinity provide distinctive views from within the developed portions of the City. The major ridgeline and hillside system provided by the undeveloped areas of the northern portion of the City present a large portion of these views and vistas.” Further the TCSP Land Use Plan states that the visual resources within the TCSP Area consist of two opportunities, visual access to the San Diego River and views of the surrounding hillsides from within the site. However, there are no designated scenic vistas within the General Plan. There are no new or more severe scenic vista impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC. **b) Would the Project substantially damage scenic**

resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The STSCC EIR evaluated the hotel site for urban development; either as a library or civic/retail uses. In respect to the level of development evaluated in the STSCC (467,493 square feet) and the overall pattern of increasing urban development with the STSCC and the TCSP Area, the development of a hotel at the site would result in a similar intensification of urban land uses as envisioned for the STSCC and the greater TCSP. The proposed site for the hotel is a paved surface parking lot that is within the developed STSCC. The site and immediate surrounding area do not support scenic resources. Moreover, the STSCC EIR did not identify any impacts in relation to scenic resources. Thus, the hotel would have no impact in relation to scenic resources and no mitigation is required.

Currently Proposed Hotel Analysis - No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot. The Project area is not located within or adjacent to a state scenic highway. There are no officially designated state scenic highways within the City boundaries. However, State Route (SR) 52 from near Santo Road to Mast Boulevard (mile marker 9.5 to mile marker 13), just west of the City boundary became an officially designated State Scenic Highway in February 2016. Scenic resources within this corridor includes Mission Trails Regional Park, Mission Trails Summit, and Cowles Mountain. At its closest point, the Project area is approximately 2.6 miles southeast of this segment of SR 52. Project features would not be visible from this scenic highway due to distance, existing topography, and intervening development and vegetation. Therefore, the Project would not change the visual character or quality along this designated state highway.

There are some scattered trees throughout the Project site but these trees do not represent significant scenic resources because they are not large stands of mature trees. No other notable natural scenic resources (e.g., large rock outcroppings, major drainages, or prominent landforms) occur on the Project site. As discussed above in I a), there are no designated scenic resources within or adjacent to the Project site. There are no new or more severe scenic resources impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- c) **Would the Project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The STSCC EIR evaluated the hotel site for urban development; either as a library or civic/retail uses. The construction of a four-story hotel would introduce a multi-story building within the STSCC, which currently supports larger development, such as major department stores of over 100,000 square feet as well as smaller retail stores and restaurants. This would not substantially contrast with the existing development patterns and visual character of the TCSP Area particularly because there are multi-story structures on nearby properties within the TCSP Area at similar bulk, scale, and massing such as the Parc One Apartment and San Diego Christian College buildings. The STSCC EIR did not identify impacts in relation to regulations governing visual character or quality. The hotel site is within the boundaries of the TCSP and as such, the design of the hotel would be required to adhere to the design guidelines set in the TCSP. Adherence to and application of these guidelines would be examined during the design review process prior to the approval of grading permits. Additionally, the introduction of a four-story building at the site would contribute to the objective of the TCSP design guidelines to include buildings of varied heights (Land Use Plan Objective 3.6). Thus, the hotel would have no impact in relation to visual character or quality and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot. The Project site is located in an urbanized area of Santee, which is zoned as and designated as Planned Development – Town Center. The existing Art and Entertainment overlay district and Town Center Specific Plan allow for the proposed hotel. Currently the project area supports a variety of commercial, office, institutional, residential, and civic land uses. Additional development is planned in the TCSP Area in accordance with the adopted land use plans. Applicable regulations governing scenic quality include those set forth in the TCSP and the General Plan Community Enhancement Element. Specifically, the TCSP Land Use Plan contains Urban Design Objectives that identify that major views should be protected (Objective 1.1) and that in recognition of visual concerns, development should include buildings of varied heights and mass

(Objective 3.6). Likewise, the Community Enhancement Element was adopted by the City to address the overall community design and character issues and contains goals and policies that pertain to the preservation of scenic views. Objective 15.0 states that the City shall maintain and enhance existing scenic views, ensuring that proposed structures do not significantly impact existing community-level viewsheds. There are no new or more severe visual character impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The STSCC EIR evaluated the hotel site for urban development, either as a library or civic/retail uses. The introduction of a four-story hotel would introduce new sources of light emanating from the guest rooms and other hotel spaces, nighttime security lighting, signage, and potentially parking and vehicular traffic related light. As discussed in the Project Description, while the proposed hotel would result in a greater level of development than evaluated in the STSCC EIR, the proposed hotel would be compatible with respect to the overall pattern of development in the TCSP. Use of the site as a library or civic/retail facility as evaluated in the STSCC EIR would also introduce new sources of light similar to those introduced by the hotel. The STSCC EIR did not identify significant impacts in relation to light and glare. The hotel site is within the boundaries of the TCSP and as such, the design of the hotel would be required to adhere to the design guidelines set for in the TCSP. Thus, the hotel would have no impact in relation to visual character or quality and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site is within an area that is urbanized and as such, there are existing typical sources of light from parking lots, security, vehicle traffic, landscaping, and the interior lights within the various businesses, residences, etc. The proposed hotel will have typical exterior lighting similar to the previously evaluated project. There are no new or more severe light and glare impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Agriculture and Forest Resources

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: There are no designated farmlands within or adjacent to the proposed site of the hotel. The site of the proposed hotel currently consists of a paved surface parking lot that serves the employees and customers of the STSCC. The adjacent land uses are either developed with commercial land uses or are undeveloped lands zoned for and designated as Planned Development – Town Center; thus, no land within the Project area is slated for agricultural uses. Furthermore, a library and hotel would both require ground disturbance for the building footprint and parking, with either resulting in similar intensification of urban land uses as envisioned in the STSCC EIR. Therefore, the development of the proposed hotel would not result in new impacts not already discussed and evaluated in the STSCC EIR. The STSCC EIR did not identify impacts to designated farmland. Therefore, the hotel would have no impact to designated farmland and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot. The Department of Conservation Farmland Mapping and Monitoring Program Important Farmland Maps identify the project site and adjacent lands as Urban Built Up, which is described as land that is occupied by structures with a building density of at least one unit to 1.5-acres or approximately six structures to a 10-acre parcel. There are portions of the project area north of Town Center Parkway and east of Riverview Parkway that are designated as Farmland of Local Importance, which are lands that meet all the characteristics of Prime and Statewide with the exception of irrigation. Portions of the Project site have supported agricultural land uses in the past; however, no agricultural land uses currently exist and due to the site’s developed nature, it is unlikely that agricultural land uses would be sustainable. Both the TCSPA MEIR and the STSCC EIR concluded that impacts to agricultural resources were not significant. There are no new or more severe farmland impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

b) **Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site of the proposed hotel is not zoned for agricultural use or under a Williamson Act contract; therefore, no impact would occur in relation to a conflict with existing zoning or a Williamson Act contract.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. In the past, portions of the Project site have been used for agricultural purposes. As recently as 2006, the Future Farmers of America program at El Capitan High School utilized the portions of the project area to grow oats; however, currently no portion of the Project site is utilized for agricultural purposes. The Project site is not zoned for agricultural land uses and it is not encumbered by a Williamson Act contract. There are no new or more severe agricultural zoning or

Williamson Act contract impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

c) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel is within a paved surface parking area for the existing commercial and retail land uses within the STSCC development with no trees present. The adjacent land uses are either developed with commercial land uses or are undeveloped lands zoned for and designated as Planned Development – Town Center; thus, no land within the Project area contains, or is designated for forest lands. Thus, the hotel would have no impact in relation to forest land and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site is currently developed as an existing commercial parking lot, within an urbanized portion of the City that is designated and zoned as Planned Development – Town Center. The project area supports a variety of commercial, retail, residential, and restaurant land uses and is nearly completely developed or experienced some level of disturbance such as prior clearing or grading. There is no concentration of trees within the Project site that would constitute a forest. For the purposes of analysis within this document, “forest land” is characterized by the definition contained in Public Resources Code Section 12220(g), which defines “forest land” as land that can support 10 percent native cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Based on this definition, no forest land occurs within or adjacent to the Project site. There are no new or more severe forest land impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

d) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: As discussed in responses II (a) and II (d), there are no designated farmlands or forest lands within or adjacent to the Project site. No impact would occur in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site is currently developed as an existing commercial parking lot within an urbanized portion of the City that is designated and zoned as Planned Development – Town Center. The project area supports a variety of commercial, retail, residential, and restaurant land uses and is nearly completely developed or experienced some level of disturbance such as prior clearing or grading. There are no new or more severe farmland impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Air Quality

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Currently the site for the proposed hotel is a paved surface parking lot. In relation to allowable land uses at this site, development of the site was considered in both the TCSP and later as part of the STSCC Project, which included an amendment to the TCSP. As part of the STSCC project, the site was allocated to be used for a 30,000-square foot library; however, it was noted that if the City concludes that the designated site is not appropriate for the future construction of a library, the site should be conveyed back to the City for a use consistent with the adjacent retail uses. Despite the City’s efforts, including attempts to secure funding to construct a library, the City has concluded that the site is not suitable for a library. The City has determined that the site is suitable for other uses that complement the retail uses in the area and that would help support the art and entertainment uses. A hotel, which was considered at the proposed location as part of the original TCSP would further support the current land uses by providing a consumer base for the existing and future planned retail, restaurant, and commercial land uses. Because a hotel was originally considered within the TCSP and because a hotel use would be consistent with the General Plan in terms of a commercial land use, the introduction of a hotel in the STSCC (and within the TCSP Area) could be considered consistent with the RAQS. Nonetheless, to be thorough, air emissions were calculated for the proposed hotel because of the change in land use from a civic/retail use.

Regarding construction emissions, the STSCC EIR contains mitigation measures identified below that are hereby incorporated into the proposed Project. Implementation of these previously identified mitigation measures would reduce construction-related air quality impacts associated with development of the proposed hotel to less than significant and no new mitigation measures are required.

STSCC EIR AQ1: Construction-Related Emissions

During grading and construction, the Project developer shall comply with the following:

- a. During grading, clearing, earth moving or excavation, maintain equipment engines in proper tune.
- b. After clearing, grading, earth moving, or excavation:
 - 1. Wet area down, sufficiently enough to form a crust on the surface with repeated soakings, as necessary to maintain the crust and prevent dust pick up by the wind;
 - 2. Spread soil binders; and
 - 3. Implement street sweeping as necessary.

c. During construction:

1. Use water trucks or sprinkler systems to keep all areas where vehicles travel damp enough to prevent dust raised when leaving the site;
2. Wet down areas in the late morning and after work is completed for the day;
3. Use low sulfur fuel (.05% by weight) for construction equipment,

STSCC EIR AQ2: Construction-related Emissions

Revegetation of exposed soils on-site due to grading activity shall take place as early as feasible in order to minimize wind erosion.

Current Proposed Hotel Analysis -No New Impact/No Impact. The U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. The ambient air quality standards represent safe levels of contaminants that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are termed criteria pollutants and include carbon monoxide (CO), sulfur dioxide (SO2), nitrogen dioxide (NO2), ozone (O3), particulate matter of less than 10 microns in size (PM10), particulate matter of less than 2.5 microns in size (PM2.5), and lead (Pb). Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The City is located in the San Diego Air Basin (SDAB), which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) that regulates air quality in the SDAB. Operational emissions of criteria pollutants were calculated for the proposed hotel and compared to those that would be generated by a library or retail use. Construction emissions were not calculated for the previously evaluated library/retail uses, but are expected to be similar to the currently proposed hotel project due to similar grading and building equipment requirements. The model outputs are included in Appendix A. Daily construction and operational emissions are presented in Table 1.

**Table 1
Construction Emissions Summary (pounds per day)**

Construction Year	ROG (lb/day) Emissions	NO _x (lb/day) Emissions	PM ₁₀ (lb/day) Emissions	PM _{2.5} (lb/day) Emissions	CO (lb/day) Emissions
Currently Proposed Hotel	25	28	19	11	21
Maximum Daily Emissions – Previous Library/Retail/Hotel	25	28	19	11	21
SDCAPCD’s Screening Level Thresholds (SLT)	75	250	100	55	550
Threshold Exceeded	No	No	No	No	No

Operational Emissions Summary (pounds per day)

Emissions Sources	ROG (lb/day) Emissions	NO _x (lb/day) Emissions	PM ₁₀ (lb/day) Emissions	PM _{2.5} (lb/day) Emissions	CO (lb/day) Emissions
Proposed Hotel					
Area	2	<0.1	<0.1	<0.1	<0.1
Energy	<1	<1	<0.1	<0.1	<1
Mobile	2	2	4	1	18
Total Daily Emissions – Hotel	4	3	4	1	19
Previous Library/Retail/Hotel					
Area	2	,0.1	<0.1	<0.1	<0.1

Emissions Sources	ROG (lb/day) Emissions	NO _x (lb/day) Emissions	PM ₁₀ (lb/day) Emissions	PM _{2.5} (lb/day) Emissions	CO (lb/day) Emissions
Energy	<1	<1	<0.1	<0.1	<1
Mobile	2	24	4	1	18
Total Daily Emissions - Previous	4	3	41	1	8
SDCAPCD's Screening Level Thresholds (SLT)	75	250	100	55	550
Threshold Exceeded	No	No	No	No	No

Operational Emissions Summary (tons per year)

Emissions Sources	ROG (tons/year) Emissions	NO _x (tons/year) Emissions	PM ₁₀ (tons/year) Emissions	PM _{2.5} (tons/year) Emissions	CO (tons/year) Emissions
Proposed Hotel					
Area	<1	<0.1	<0.1	<0.1	<0.1
Energy	<0.1	<1	<0.1	<0.1	<1
Mobile	<1	<1	<1	<1	2
Total Daily Emissions	1	<1	<1	<1	3
Previous Library/Retail/Hotel					
Area	<1	<0.1	<0.1	<0.1	<0.1
Energy	<0.1	<1	<0.1	<0.1	<1
Mobile	<1	<1	<1	<1	2
Total Annual Emissions - Previous	1	<1	<1	<1	3
SDCAPCD's Screening Level Thresholds (SLT)	13.7	40	15	10	100
Threshold Exceeded	No	No	No	No	No

As shown in Table 1, none of the uses would exceed the SDAPCD significance thresholds and emissions generated by the hotel would be similar to the previously proposed land uses for the site. Emissions would be substantially less than the SDAPCD significance threshold. Based on the air emissions modeling, the proposed hotel would not exceed air quality standards and thus would not conflict with or obstruct implementation of the RAQS and no new impacts would occur in relation to this issue. As shown in Table 1, here are no new or more severe air quality plan impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: As discussed in III(a), air emissions of criteria pollutants (daily operational) were calculated for the proposed hotel and compared to those that would be generated by a library or retail use. As shown in Table 1 above, the use of the site as a hotel would produce less PM 10 and PM 2.5 than either a library or retail use and the proposed hotel's emissions would be below the SDAPCD trigger levels. Ozone is not emitted directly but is a result of atmospheric activity on precursors. Nitrogen oxide (NOX) and reactive organic gases (ROG) are known as the chief "precursors" of ozone. These compounds react in the presence of sunlight to produce ozone. As indicated in Table 5, the proposed hotel would generate a greater amount of ROG than a library or retail use; however, the emission levels would also be below the SDAPCD trigger levels. Therefore, the

project would not generate emissions in quantities that would result in an exceedance of the National Ambient Air Quality Standards or California Ambient Air Quality Standards for ozone, PM10 or PM2.5.

In addition, the Project would be required to comply with SDAPCD rules and regulations, such as watering during grading activities, preventing “track out” onto streets, and limitations on idling time. Specific rules applicable to the project and other construction sites in the air basin include the following: Rule 50 (visible emissions), Rule 51 (nuisance), Rule 52 (particulate matter), Rule 54 (dust and fumes), Rule 55 (fugitive dust control), and Rule 67 (architectural coatings).

The STSCC EIR concluded that implementation of the STSCC would result in project-specific and cumulative significant and unavoidable air quality impacts, and a Statement of Overriding Considerations was approved in March 2001 pursuant to Sections 15093 and 15126.2 (b) of the State CEQA Guidelines. The proposed hotel would generate emissions that would contribute to these previously identified significant and unavoidable project-specific and cumulative air quality impacts. However, impacts would not be exacerbated beyond what would already occur with development approved in the STSCC EIR. No new impacts would occur, and no additional mitigation is required

Current Proposed Hotel Analysis -No New Impact/No Impact. As discussed under III(a), the SDAB is classified as a nonattainment area for ozone, PM10, and PM2.5. The proposed hotel project would result in similar emissions as compared to the hotel project evaluated in the TCSPA Arts & Entertainment District Overlay SEC, and are well below the SDAPCD emissions thresholds of significance. There are no new or more severe criteria pollutant impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

c) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel was included as part of the STSCC and evaluated in the STSCC EIR. That EIR concluded that there were no sensitive receptors in the Project area. At the time of the STSCC EIR, the proposed hotel site was evaluated for library and/or civic/retail land uses. Similar to those land uses, a hotel land use would generate emissions during construction with the use of diesel-powered equipment and fugitive dust generated from earth movement and the demolition of the asphalt pavement. Likewise, a hotel land use would generate traffic which would generate emissions. Since the preparation of the STSCC EIR, the Parc One Apartments have been constructed as the TCSP continues to be implemented. This residential sensitive receptor is located approximately 500 feet to the north of the hotel site.

As discussed above in III(a), the hotel would include the implementation of STSCC Mitigation Measures AQ1 and AQ2 during construction to reduce construction-related emissions to less than significant. As shown in Table 5 and discussed in III(a), operational emissions would be substantially less than SDAPCD trigger levels for criteria pollutant emissions. Therefore, the proposed hotel would not expose sensitive receptors to substantial pollutant concentrations and there would be no new impacts.

Current Proposed Hotel Analysis -No New Impact/No Impact. Ambient air quality standards have been established to represent the levels of air quality considered sufficient with a margin of safety to protect public health and welfare. They are designed to protect a segment of the public most susceptible to respiratory distress, such as children under the age of 14, the elderly over 65, persons engaged in strenuous work or exercise, and people with cardiovascular and chronic respiratory disease. Locations where sensitive receptors congregate include schools, hospitals, and residences. Sensitive receptors in the Project area include residents within the Parc One Apartments and in surrounding areas to the east, south, and north; Rio Seco Elementary school to the north; KinderCare to the north; and Edgemoor Hospital to the north. Construction and operational emissions are similar to the previously proposed land uses, and there are no new or more severe sensitive receptor impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

d) Would the Project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The STSCC EIR evaluated the hotel site for urban development; either as a library or civic/retail uses. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. The STSCC

EIR did not identify odor-related impacts and generally hotels are not considered uses that would generate objectionable odors. Thus, the hotel would have no odor-related impacts and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. Land uses typically associated with objectionable odors are agriculture, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, and dairies. The Project site and surrounding land uses do not support such land uses nor are they designated and/or zoned for such land uses. There are no new or more severe odor impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Biological Resources

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel is developed and consists of a paved surface parking lot. There is no habitat or potential for sensitive species to occur on this site. The construction and operation of a hotel on the site would have no impact in relation to habitat modification or species of concern and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as a commercial parking lot. The majority of the project area currently supports urban land uses and has experienced a high level of biological degradation. A Biological Resources Summary Report (Appendix B) as prepared and indicates that there is no sensitive habitat onsite. Development of the proposed Project does not have the potential to impact sensitive species. There are no new or more severe candidate, sensitive or special status species impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- b) **Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel is completely developed with a paved surface parking lot within the STSCC and does not contain sensitive vegetation communities. Therefore, implementation of the hotel would not impact riparian habitat or other sensitive natural community and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot. As discussed above in IV(a), the majority of the project area currently supports urban land uses and has experienced a high level of biological degradation. There is no riparian habitat or sensitive natural communities as identified by CDFW or USFWS onsite. There are no new or more severe riparian or natural community impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- c) **Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel is completely developed with a paved surface parking lot within the STSCC and does not contain wetlands. Therefore, implementation of the hotel would not impact wetlands and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot. The biological resources summary report concluded that there are no sensitive biological resources, including wetlands onsite. There are no new or more severe wetlands impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- d) **Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel is completely developed and currently consists of a paved surface parking lot that is situated within a commercial development. The hotel site is southeast of the movie theater site and physically separated from the San Diego River by intervening development within the TCSP Area, including San Diego Christian College and the Parc One residential development. Due to its developed nature and separation from the San Diego River wildlife corridor, the site itself does not present any opportunities to function as a wildlife corridor and therefore no direct impacts to wildlife migration would occur due to the hotel. Mitigation Measure BR2, identified below, pertains to light intrusion and is hereby incorporated into the proposed Project. Given that the STSCC EIR evaluated the proposed hotel site for urban development of similar intensity, the proposed Project is not introducing new impacts not already evaluated and would result in no new impacts related to wildlife corridors. Implementation of Mitigation Measure BR2 would reduce impacts to less than significant and no new mitigation measures are required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot and does not provide for connectivity to wildlife movement areas. The project area is located in an area that is becoming urbanized and is surrounded by existing development. There are no new or more severe wildlife movement impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

STSCC EIR Mitigation Measure BR2: Indirect Impacts to the Sn Diego River Wildlife Corridor

Lighting for the project shall be projected inward and/or southward toward Mission Gorge Road in order to reduce direct impact on wildlife using the San Diego River wildlife corridor. Prior to occupancy of the project site, the project lighting plan shall be reviewed and approved by the City Engineer for compliance with this measure.

e) **Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel was considered for the development of urban uses (library or civic/retail) in the STSCC EIR and no new biological resources impacts not already considered in that EIR would occur as a result of the development of a hotel at the site. Currently, the proposed hotel site supports a paved surface parking lot within a larger commercial center. It is noted that while the MSCP Subarea Plan is not yet adopted, the STSCC area is located outside of the draft boundaries. Mitigation Measures to reduce biological resources impacts were included in the STSCC EIR and BR1, mitigates impacts to smooth tarplant has been previously implemented and there is no smooth tarplant located on the STSCC site.

Mitigation Measure BR2 (discussed above) is hereby incorporated in the proposed Project. This mitigation measure reduces impacts to less than significant. No new mitigation measures are required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot. The City of Santee is currently participating in the regional Multiple Species Conservation Program and is in the process of preparing a MSCP Subarea Plan; however, to date no plan has been adopted. There are no new or more severe habitat conservation plan impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Cultural Resources

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel is developed with a paved surface parking lot and does not contain historic resources. The STSCC EIR evaluated the proposed hotel site for the conversion of the then-undeveloped site to urban land uses (library civic/retail) and no impacts were identified in relation to this issue. Thus, development of the hotel would have no impact in relation to historic resources and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot. The TCSPA MEIR identified two historic resources within the Project area, including the Edgemoor Farm Dairy Barn and the Edgemoor Farm Historic District. There are no historical resources onsite. There are no new or more severe impacts historic resource that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

b) **Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The hotel site is developed and currently contains a paved surface parking lot. While this site is developed, it is likely given that it is parking lot, that deep excavations were not conducted during previous site activity. Since a four-story structure is now proposed it is probable that deeper excavations for utility lines, foundations and geologic stabilization would occur thereby potentially encroaching into previously undisturbed soils. However, the proposed location for the hotel lies outside of the historic boundaries of the floodplain. The hotel site was considered for civic or retail development as part of the STSCC project and no new impacts not already discussed and evaluated would occur as a result of the site being developed with a hotel. The STSCC EIR evaluated cultural resources and determined through the Initial Study process that impacts to cultural resources would be less than significant and no further evaluation was carried forth into the STSCC EIR. Thus, since (1) the construction and operation of a hotel would have no new impacts not already evaluated through the CEQA process, (2) impacts to cultural resources were determined to be less than significant, and (3) no mitigation was required for the STSCC project, the development of a hotel at this site also would result in less than significant impacts to archaeological resources pursuant to §15064.5 and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot. Based on the TCSPA MEIR and STSCC EIR, no known prehistoric archaeological resources are present onsite or within the project area. The San Diego River floodplain is known to contain archeological resources; the northern portion of the Project site is within the current or historic boundaries of the floodplain. As stated in the Santee General Plan, the flooding of the river likely has buried older archaeological sites under alluvium. There are no new or more severe archaeological resource impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

c) Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The hotel site is developed and currently contains a paved surface parking lot. The hotel site was considered for civic or retail development as part of the STSCC project; similar construction techniques (i.e., excavations, utility installation, footings) would occur if the site was developed with library or civic/retail land uses or hotel land uses. Therefore, no new cultural resources impact not already discussed and evaluated would occur as a result of the site being developed with a hotel versus a library or civic/retail land uses. The STSCC EIR evaluated cultural resources and determined through the Initial Study process that impacts to cultural resources due to development of the STSCC would be less than significant and no further evaluation was carried forth into the STSCC EIR. As required, development would be subject to compliance with CCR §27251. Thus, since the construction and operation of a hotel would have no new cultural resources impacts not already evaluated through the CEQA process and would comply with CCR §27251 as required, the hotel also would result in less than significant impacts in relation to human remains and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is currently developed as an existing commercial parking lot. There are no known burial sites located within the boundaries of the project site and the project area does not contain all or part of a formal cemetery or is known to be used for the disposal of historic or prehistoric remains. PRC Section 5097.98 outlines the procedures to be followed in the event of the discovery of human remains. All development is required to be in accordance with PRC Section 5097.98. There are no new or more severe human remains impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Energy

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				

Prior TCSOA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSOA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Like the library that was anticipated to be developed at the site, the development of a hotel would require the consumption of energy both during construction and operation. Sources of commitment to long-term energy use would result from the operation of the hotel and from the associated vehicle trips. However, the hotel would be able to take advantage of the existing access to public transit and the proximity of visitor-related conveniences such as shopping and restaurants. The proposed hotel would incorporate green building techniques as set forth in the California Energy Code. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. Yet with the advancements in reducing energy consumption through design (light fixtures, energy efficient appliances, etc.) there is the ability to reduce energy consumption. The STSCC EIR did not identify impacts in relation to energy consumption. Thus, the hotel would have no new impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The proposed project does not introduce any new land uses not already considered in the Art and Entertainment Overlay District Supplemental Environmental Checklist, TCSOA or the STSCC EIRs. Since the proposed hotel is smaller than the hotel previously evaluated, less energy use is anticipated. Additionally, with advancements in energy efficiency, the proposed Project has the opportunity to employ techniques that would reduce energy consumption in relation to less energy-conserving building techniques etc. Energy impact calculations are included in Appendix G. The proposed hotel energy impacts are similar to those associated with the previously proposed/evaluated land uses (library/retail/hotel) and there are no new or more severe wasteful energy impacts that were not previously evaluated in the TCSOA Arts & Entertainment District Overlay SEC.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Prior TCSOA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSOA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Like the library that was anticipated to be developed at the site, the development of a hotel would require the consumption of energy both during construction and operation. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. Yet with the advancements in reducing energy consumption through design and the required adherence to the California Green Building Standards, there is the ability to reduce energy consumption beyond what was assumed in the STSCC EIR. The STSCC EIR did not identify impacts in relation to energy consumption. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The City does not have a local plan for renewable energy or energy efficiency. The City has adopted a Climate Action Plan (CAP), which contains goals aimed at increasing energy efficiency through water efficiency and decreasing energy demand through reducing the urban heat island effect.

Additionally, CCR Title 24, Part 11 regulates green building practices and includes standards for planning and design, water efficiency, material conservation and resource efficiency, and environmental quality.

Regulations for non-residential development set forth the standards for bicycle parking, light pollution reduction, electric vehicle charging spaces, low flow showerheads, faucets, and toilets, irrigation, and weather protection; all with the goal of increasing energy efficiency.

Several levels of government have implemented regulatory programs in response to reducing GHG emissions, which consequently serve to increase energy efficiency as well. Several State agencies, including CARB, California Energy Commission, California Public Utilities Commission, CalRecycle, Caltrans, the Department of Water Resources, have developed regulatory and incentive programs that promote energy efficiency. Many of the measures are generally beyond the ability of any future development to implement and are implemented at the utility provider or the manufacturer level. There are no new or more severe renewable energy plan impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Geology and Soils

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:**

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Given that there are no active faults within the vicinity of the Project site, it is unlikely that there could be a direct or indirect Project-related impact that could cause the rupture a known earthquake fault. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. The STSCC EIR did not identify impacts in relation to the rupture of a known earthquake fault. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. Prior geologic investigations conducted for the Project site associated with the TCSPA MEIR and STSCC EIR indicate that there are no known active or potentially active faults in the vicinity of the Project site and the nearest known active fault is the Rose Canyon Fault Zone, which is approximately 13 miles to the west. A soils and geology report is

included in Appendix C. There are no new or more severe seismic impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

ii) Strong seismic ground shaking?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: There is the potential for hotel guests and employees to be subject to strong seismic shaking during an earthquake event. Employing the standard engineering and design techniques as is required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce seismic related risks and hazards. Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and that a seismicity study be prepared by a qualified professional to assure that structures are designed with an adequate margin of safety for seismic events. The proposed Project does not introduce new land uses not already considered in the STSCC project and no new impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify significant impacts in relation to strong seismic ground shaking. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site is located in a seismically active region and is likely to be subjected to moderate to severe seismic ground shaking in response to a major earthquake on a regional active fault. The nearest known active earthquake fault is 13 miles to the west. While the impacts of an earthquake are generally minimized in relation to the distance from the fault, other factors such as the depth of the earthquake and the amount of energy released also account for the effect of an earthquake. The geotechnical conditions and potential impacts are similar to those evaluated for the previous land uses in the SEC. As a result, there are no new or more severe ground shaking impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

iii Seismic-related ground failure, including liquefaction?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The hotel site is on land that is within the C3 zone, an area of low to moderate risk for liquefaction and a variable risk for expansive soils. Employing the standard engineering and design techniques as is required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce seismic-related risks and hazards. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and preparation of a seismicity study by a qualified professional to assure that structures are designed with an adequate margin of safety for seismic events.

The site for the hotel was considered for library, civic, or retail land uses as part of the STSSCC project and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR concluded that liquefaction is likely to occur beneath groundwater on the Project site (including the hotel site) that could subsequently result in seismically induced settlement. The STSCC EIR contains mitigation identified below that is hereby incorporated into the proposed Project. Implementation of this previously identified mitigation measure would reduce seismic-related ground failure impacts associated with development of the proposed hotel to less than significant and no new mitigation measures are required.

STSCC EIR Mitigation Measure G1: Hydrocompaction, Liquefaction, and Settlement

In order to reduce the risk associated with hydrocompaction, liquefaction, and settlement during grading and construction of the project, the project developer shall implement the geotechnical and remedial grading measures recommended in Section 8.0 of the Report of Geotechnical Investigation, Proposed Santee Trolley Square. Geotechnical and remedial grading measures include recommended bearing values for spread footings and mat foundations, review of footing excavations and soil compaction by a qualified geologist, the provision of minor retaining wall, subgrade preparation and moisture conditioning during grading operations, floor slab support and pavement recommendations.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. The potential for liquefaction during a strong earthquake is limited to those soils which are in a relatively loose, unconsolidated condition and located below the water table. Layers of alluvium deposits and sandy loam and river wash soils below the groundwater table could be subject to liquefaction. These same areas could also be subject to seismically induced settlement. The Santee General Plan Safety Element Figure 8-3, Geotechnical/Seismic Hazard Map, identifies the Project site

as being within zones C1 and C3. The portion of the Project site that is within the C1 zone consists of the STSCC; the remainder of the site is within the C3 zone. Areas within the C1 zone have a moderate to high potential for liquefaction and a variable risk to hazards from expansive soils and areas within the C3 zone have a moderate susceptibility to liquefaction and a variable risk to hazards from expansive soils. The geotechnical conditions and potential impacts are similar to those evaluated in the previous geotechnical report for the previous land uses in the SEC and construction of the parking lot, including a low potential for liquefaction. As a result, there are no new or more severe liquification impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

iv) Landslides?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Figure 8-3, Geotechnical/Seismic Hazard Map of the General Plan Safety Element does not identify the hotel site as being in an area of a possible landslide. It is within the C3 zone, which is described as having soils that have a marginal susceptibility to landslides. Employing the standard engineering and design techniques as required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce risks associated with landslides. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and preparation of a seismicity study by a qualified professional to assure that structures are designed with an adequate margin of safety for seismic events. The STSCC EIR did not identify significant impacts in relation to landslides. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. As previously stated, the Project area is within zones C1 and C3 as mapped on the Geotechnical/Seismic Hazard Map (Figure 8-3) of the General Plan Safety Element. Zone C1 is an area that has a marginal susceptibility to landslides and zone C3 has a low to moderate susceptibility to landslides. Figure 8-3 has mapped areas of potential landslide, none of which are within or adjacent to the Project area. As shown on Figure 8-3, the area of concern for landslides generally follows the alignment of Sycamore Canyon north of Mast Boulevard and east of Fanita Parkway. There are no new or more severe landslide impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

b) Would the Project result in substantial soil erosion or the loss of topsoil?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel is currently a paved parking lot; however, site preparation would include demolition of the asphalt and disturbance of the soils beneath, as well as excavation. Construction activities would be required to adhere to the City of Santee erosion control guidelines and applicable state guidelines. Prior to the commencement of construction activities, all construction sites are required to prepare an Erosion Control Plan and submit it to the City for review and approval. The Erosion Control Plan must include applicable BMPs and may include those outlined in the City's Guidelines for Surface Water Pollution Prevention. As noted above, construction BMPs include measures for erosion, runoff, and sediment control (preservation of existing vegetation, soil binders, mulch, hydroseeding. Silt fences, sediment basins and traps, etc.).

Developments are required to implement post-construction operational BMPs as well. Typical operational BMPs include energy dissipation and erosion control to prevent sediment transport (direct runoff from paved or impervious surfaces to landscaped areas, eliminate irrigation runoff, etc.). Further, development projects, such as the proposed hotel, which disturb more than one acre are required to apply and obtain a State Construction General Permit, which also includes mandatory BMPs. The site for the hotel was considered for civic, retail, or library land uses as part of the STSCC project and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel since it would have similar ground-disturbing impacts as the uses contemplated for the site in the STSCC EIR. The STSCC EIR did not identify significant impacts in relation to soil erosion and loss of topsoil. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. Implementation of the proposed Project would require earthmoving activities to prepare individual sites for development. Grading activities that remove existing pavement or ground cover could expose soils and thereby result in potential runoff and erosion. Additionally, during operation, there is the potential for runoff to transport sediment from landscaped areas resulting in erosion. The geotechnical conditions and potential impacts are similar to those evaluated for the previous land uses in the SEC. As a result, there are no new or more severe erosion impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- c) **Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Please refer to responses VII(a).iii and VII(a).iv. The site for the hotel was considered for civic, retail, or library land uses as part of the STSCC project and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel since it would have similar ground- disturbing impacts as the uses contemplated for the site in the STSCC EIR. Thus, the hotel would have no impact in relation to this issue and no mitigation is required. Mitigation Measure G1 as identified in the STSCC EIR and above is hereby incorporated into the proposed Project. No additional mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. As discussed above in response to VII(a).iii and VII(a).iv, the Project site is located in an area that is subject to subsidence and could be subject to liquefaction and seismically induced settlement. The northwestern portion of the Project site is within the C1 zone that has a moderate potential for landslides; however, the Project site has a relatively flat topography and there are no known occurrences of landslides at the Project site. There are no new or more severe unstable soil impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- d) **Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The proposed hotel site is within zone C1, an area of variable potential for expansive soil. Employing the standard engineering and design techniques as required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 reduce seismic related risks and hazards. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and preparation of a seismicity study to assure that structures are designed with an adequate margin of safety. The site for the hotel was considered for urban development as part of the STSCC EIR and no new impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify significant impacts in relation to expansive soil. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. According to the General Plan Safety Element Geotechnical/Seismic Hazard Map Figure 8-3, soils within zones C1 and C3 have a variable potential for expansive soil. There are no new or more severe expansive soil impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- e) **Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Existing sewer facilities are located in the Project area and the proposed hotel would connect to the existing municipal wastewater system in place. Therefore, the hotel would not use septic systems and would have no impact in relation to this issue.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project would connect to the municipal wastewater system and would not require the use of septic systems. There are no new or more severe septic wastewater disposal impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- f) **Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Currently the hotel site supports a paved surface parking lot, construction activities associated with the proposed hotel

would likely include excavations; however, as discussed, the Project site is underlain by alluvium, and thus not thought to harbor paleontological resources. The site for the hotel was considered for development as part of the STSCC EIR and no new impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. STSCC EIR did not identify any significant impacts in relation to paleontological resources. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. The on-site subsurface materials are dominated by alluvium, which generally does not contain paleontological resources. There are no new or more severe paleontological impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Greenhouse Gas Emissions

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				

Prior TCSOA Arts & Entertainment Overlay District SEC Hotel Analysis

The generation of greenhouse gas (GHG) emissions was not discussed in the TCSOA MEIR or the STSCC EIR because such analysis was not required at the time of the preparation of these documents. The City of Santee has developed a Climate Action Plan (CAP) and has not yet established a threshold of significance for GHG emissions under CEQA. GHG modeling and the CAP checklist for the proposed project is included in Appendix G. The project meets most of the required CAP checklist items that are applicable to the proposed project.

The State CEQA Guidelines Section 15064.4 does not establish a threshold of significance but states that Lead Agencies may appropriately look to thresholds developed by other public agencies or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (State CEQA Guidelines Section 16064.7(c)). While the City's CAP does not have a specific significance threshold, various threshold approaches have been recommended, drafted, or adopted by other public agencies. The San Diego County Air Pollution Control District does not have an adopted GHG significance threshold. South Coast Air Quality Management District (SCAQMD) is the nearest air district to the proposed project. To provide guidance to local Lead Agencies on determining significance for GHG emissions in their CEQA documents, SCAQMD has convened a GHG CEQA Significance Threshold Working Group (Working Group) (SCAQMD 2008). Based on the September 2010 Working Group meeting (Meeting No. 15), SCAQMD suggested a "bright-line" screening level threshold of 3,000 metric tons (MT) carbon dioxide equivalents (CO₂e) annually for commercial land use type. Therefore, in the absence of an identified CAP significance threshold for the City, the SCAQMD threshold of 3,000 MT CO₂e/year has been used as a measure of significance to assess GHG emissions from the proposed Project. Achieving net zero increases in GHG emissions, resulting in no contribution to GHG impacts, may not be feasible or appropriate for every project and the inability of a project to mitigate its GHG emissions to net zero does not imply the project results in a substantial contribution to the cumulatively significant environmental impact of climate change under CEQA. Lead agencies have the discretion to develop evidence-based numeric thresholds (mass emissions, per capita, or per service population) consistent with the Scoping Plan, the State's long-term GHG goals, and climate change science. Project related GHG emissions are summarized in Table 2

Current Proposed Hotel Analysis -No New Impact/No Impact.

The following analysis was contained in the TCSOA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: GHG emissions were calculated for the proposed hotel because of the change in land use compared to uses contemplated for the hotel site in the STSCC EIR (i.e., a library or retail use). Annual operational emissions of GHG were calculated for the proposed hotel and compared to those that would be generated by a library and retail use. The model outputs are included in Appendix A. Based on the modeling, the proposed hotel would generate 968 CO₂e MT per year. The previously proposed library, which would generate 1,237 CO₂e MT per year and the retail use which would generate 981 CO₂e MT per year. As identified above, in the absence of a City of Santee CAP significance threshold, the SCAQMD's interim threshold of 3,000 MT CO₂e/year is being utilized as a screening threshold for the proposed commercial land use type. The hotel is well under this screening threshold.

The proposed hotel would generate a lesser amount of annual GHG emissions than either a library or retail use, and it would not exceed the 3,000 MT CO₂e/year screening threshold. Moreover, vehicle emissions are one of the largest contributors to GHG emissions. The opportunity to place a hotel within an established transit-oriented development that has visitor supporting services such as restaurants and shopping as well as accessibility to public transportation supports a reduction in vehicle miles traveled, a common strategy in reducing GHG. Thus, the hotel would have a less than significant impact in relation to GHG and no mitigation is required.

**Table 2
Construction and Operational Emissions**

Construction Emissions (MT per year)

Construction Year	CO ₂ e (MT/year)
2023	249
Total Construction Emissions	249
Amortized Annual Emissions¹	8

¹ Construction emissions are amortized over a 30-year time period

Operational Emissions (MT per year)

Emissions Sources	CO ₂ e (MT/year)
Area	<1
Energy	288
Mobile	448
Waste	202
Water	24
Total Operational Emissions	960
Amortized Construction Emissions¹	8
Total GHG Emissions	968

¹ Construction emissions are amortized over a 30-year time period

The operational GHG emissions are less than those evaluated for the previous land uses in the SEC and do not exceed the 3,000 MT CO₂e/year threshold. As a result, there are no new or more severe greenhouse gas emission impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The construction and operation of a hotel would result in the generation of GHG emissions, as identified in VIII(b) above. However, a hotel at this location is consistent with the overall planning goals of reducing GHG emissions by reducing vehicle miles traveled. By placing a hotel within an existing transit-oriented development, hotel guests would be in close proximity to services such as restaurants, shopping, fitness, and public transportation. Additionally, the proposed hotel would be required to adhere to the standards set forth in Title 24, Part 11, which have been established to meet the GHG reduction goals mandated in AB 32. Therefore, the proposed hotel would have a less than significant impact in relation to this issue.

Current Proposed Hotel Analysis -No New Impact/No Impact. The proposed project does not conflict with the City of Santee CAP. In 2020the City of Santee adopted the Sustainable Santee Plan (Plan), which outlines the City’s intent to reduce emissions in accordance with State targets identified in the California Global Warming Solutions Act of 2006 (AB 32) and Executive Order S-3-05. AB 32 establishes a comprehensive program to reduce GHG emissions from all sources throughout the state and Executive Order S-3-05 sets GHG emission reduction targets. The overall goal of the City’s Plan is to reduce the City’s community-wide GHG by 15 percent below 2005 emissions by 2020 and 49 percent below 2005 emissions by 2035. In addition, the City is aiming to reduce the community-wide emissions below 6 metric tons CO₂e per capita by 2030. The proposed hotel project is in compliance with the CAP GHG emissions reduction strategies, including increasing energy efficiency in commercial developments, reducing VMT, providing electric vehicle charging stations, use of renewable energy and solid waste reduction/recycling.

The primary source for GHG emissions is from the burning of fossil fuels. The proposed project would result in the generation of GHG through the burning of fossil fuels during construction activities, additional vehicle trips in the area, or natural gas combustion for heat and electricity. The GHG emissions are less than those evaluated for the previous land uses in the SEC. As a result, there are no new or more severe greenhouse gas reduction plan impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Hazards and Hazardous Materials

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Hotel land uses could involve the routine transport, use, or disposal of hazardous materials during construction or operation. Additionally, as with any construction activity and/or commercial operation, there is the potential for the accidental release of hazardous materials. However, site development and operation would be subject to federal, state, and local regulations regarding the handling and disposal of such materials. The storage, handling, disposal, and transportation of hazardous materials are regulated by the USEPA, OSHA, DTSC, Caltrans, and the Santee Fire Department. The site for the hotel was considered for urban land uses as part of the STSCC EIR. While the library or civic/retail land uses considered within the STSCC EIR may have used different concentrations of hazardous materials than a hotel; generally, both land uses would use chemicals associated with janitorial supplies, oils and lubricants associated with maintenance activities, and herbicides and pesticides associated with landscaping. A hotel may also use laundering products and potentially pool chemicals, the use and disposal of which is regulated. The required compliance with the various regulations governing the use and disposal of such chemicals reduces impacts to less than significant. The STSCC was determined to have a less than significant hazards and hazardous materials impact during the Initial Study process and was not evaluated in the STSCC EIR. Since a hotel land use would use similar quantities and types of hazardous materials that are regulated by federal and state agencies, the hotel would have a similar less than significant impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. Materials are generally considered hazardous if they are poisonous (toxicity), can be ignited by open flame (ignitability), corrode other materials (corrosivity), or react violently, explode, or generate vapors when mixed with water (reactivity). A hazardous material is defined in the California Health and Safety Code Section 25501 as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant, present, or potential hazard to human health or safety or to the environment. Additionally, the code states that a hazardous material becomes a hazardous waste once it is abandoned, discarded, or recycled. The transportation, use, and disposal of hazardous materials as well as the potential releases of hazardous materials into the environment, are closely regulated through many state and federal laws. There are no new or more severe hazardous materials impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: As with any construction activity and/or commercial operation, there is the potential for the accidental release of hazardous materials. However, similar to the handling and disposal of hazardous materials and wastes, site development and operation would be subject to federal, state, and local regulations that govern the cleanup of accidental spills or releases. The site for the hotel was considered for urban uses as part of the STSCC EIR. Hazards and hazardous materials were evaluated, and it was determined through the Initial Study process that such impacts would be less than significant. No further evaluation was carried forth into the STSCC EIR. Thus, since the construction and operation the hotel would have no new impacts not already evaluated through the CEQA process and the impacts were determined to be less than significant, the development of a hotel at this site would have less than significant impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site does not support existing or proposed land uses that are considered to handle large quantities of hazardous materials or generate hazardous waste. There are no known sites that are of environmental concern and there are no known spills, plumes, or other releases that have contaminated the site's soils or groundwater. There are no new or more severe risk of upset impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: As discussed under response to X(a) above, development of a hotel could involve the routine use of hazardous materials. Such materials may include common janitorial products, commercial laundering products, herbicides, and pesticides for landscaping, and potentially oils and lubricants that may be used in maintenance. However, site development and operation would be subject to federal, state, and local regulations regarding the handling and disposal of such materials. The proposed hotel site is not within one-quarter mile of an existing or proposed school. The STSCC EIR did not identify any impacts in relation to this issue. Thus, the hotel would have no impact and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The nearest school to the Project site is Rio Seco Elementary School, which is approximately 0.35 mile north of the Project site. There are no new or more severe hazardous material impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

d) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban land uses as part of the STSCC EIR and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. Consistent with the conclusions in the STSCC EIR, no impacts would occur related to listed hazardous materials sites resulting from implementation of the proposed hotel.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. The Project is not located on a site included on a list of hazardous material sites pursuant to Government Code Section 65962.5 according to the State Water Resource Control Board's Geotracker database (Geotracker 2019) or the DTSC's Envirostor database (Envirostor 2019). There are no new or more severe hazardous site list impacts that were not previously evaluated in the TCSA Arts & Entertainment District Overlay SEC.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

Prior TCSA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The four-story hotel would not exceed 55 feet in height, subject to consistency with the Gillespie Field ALUCP. The site for the hotel was considered for urban land uses as part of the STSCC EIR and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify hazards impacts in relation to the airport. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. Gillespie Field General Aviation Airport is located approximately one-half mile south of the Project site. The entire Project site is also within the Federal Aviation Regulation (FAR) Part 77 (Airspace Protection), which is an area that is established for airspace protection for purposes of evaluating airspace compatibility with land use. Additionally, the adopted Gillespie Field Airport Land Use Compatibility Plan (ALUCP) shows that the entire site is located within review Area 1 of the Airport Influence Area (AIA). The AIA is used to identify the geographic area that should be considered during the airport land use compatibility process. Thus, being within the AIA, especially Zone 1, indicates that the Project site is in an area that can be affected by the airport and aircraft operation and the Airport Land Use Commission (ALUC) is authorized to review local land use actions affecting the area, including adoption or amendments of general plans, specific plans, zoning ordinances, and building regulations. The proposed project requires airspace encroachment review and approval by the San Diego County Airport Authority and the Federal Aviation Administration.

The Federal Aviation Administration (FAA) also establishes that safety approach zones need to be identified for airport operations. These zones assist in defining safety compatibility policies and are designed based upon runway length and approach patterns of a particular airport. Generally, the zones signify degree of risk with Zone 1 being at the greatest risk and Zone 6 having the lowest risk. The majority of the Project site that is east of Riverview Parkway and north of Mission Gorge Road is within Zone 4, which is considered an outer approach zone; the significance to safety is dependent on the instrument approach procedure of the airport. There is also a small portion of the Project site within Zones 3 and 6.

Zone 3 typically encompasses an area where aircraft fly at a low altitude and Zone 6 is an area that contains the aircraft traffic pattern. The ALUC issued a consistency determination on October 30, 2019 stating that with the Project's required adherence to the applicable floor area ratio as identified in the ALUCP, as well as height notification and marking/lighting requirement, the Project is consistent with the ALUCP and does not constitute a hazard to navigation. Since the proposed projects height does not exceed that authorized in the October 30, 2019 ALUC determination, there are no new or more severe airport land use plan impacts that were not previously evaluated in the TCSA Arts & Entertainment District Overlay SEC.

- f) **Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Prior TCSA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Site development would adhere as required to the regulations set forth by the CBC and the California Fire Code, which has been adopted as Chapter 11.18 of the Santee Municipal Code. The site for the hotel was considered for urban land uses as part of the STSCC EIR and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The EIR did not identify any significant impacts related to emergency response or evacuation plans. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/ No Impact. The City has a Multi-Jurisdictional Hazard Mitigation Plan and the City regularly updates its emergency operations plan and provides ongoing training to maintain compliance with the Statewide Emergency Management System (SEMS), increasing preparedness in the event of a disaster. The Santee Fire Department is the City's lead for emergency preparedness, management, and response to earthquakes, floods, explosion,

fires, hazardous materials, rescue, and medical problems in the City. The City has signed automatic aid agreements with all surrounding communities on first alarm or greater emergency events. There are no new or more severe emergency response plan impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

g) Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The proposed site for the hotel is currently a paved surface parking lot within the developed STSCC. As such, the site is void of vegetation with the exception of ornamental landscaping. As noted above, the CalFire Fire Hazard Severity Maps identify that the Project site is located in a Non-Very High Fire Severity Hazard zone. Additionally, the site for the hotel was considered for urban land uses as part of the STSCC EIR and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The EIR did not identify significant impacts related to fire hazards. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/ No Impact. This issue was not examined in the TCSPA MEIR or STSCC EIR because this analysis was not required at the time. The Project site is in an urbanizing area that has experienced some development such as the STSCC, the Parc One apartments, and the San Diego Christian College. It is noted that portions of the Project site, generally near the San Diego River, are undeveloped. Some of these areas are within a designated open space corridor and some of these areas are within areas approved for future development (i.e., the Karl Strauss Brewery site and the proposed movie theater site). However, the Project site is not located in an area that is designated as susceptible to wildland fires. As shown on the CalFire Fire Hazard Severity Maps, the Project site is located in a Non-Very High Fire Severity Hazard zone. There are no new or more severe wildland fire impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Hydrology and Water Quality

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Construction and operation of the hotel would generate pollutants such as sediment, nutrients, trash and debris, chemicals, grease and oil, and pesticides all of which have the potential to enter the drainage system. As discussed, the Project would be required to adhere to the SWPPP and SUSMP, as well as employ BMPs. The site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation to water quality, the hotel would have a similar impact. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR contains mitigation identified below that is hereby incorporated into the proposed Project. Implementation of this previously identified mitigation measure would reduce construction-related water quality impacts associated with development of the proposed hotel to less than significant and no new mitigation measures are required.

STSCC EIR Mitigation Measure DH1: Construction-related Water Quality

Prior to the issuance of a Grading Permit, the project applicant shall:

- ▶ Prepare a storm water management/drainage control plan that incorporates Best Management Practices (BMPs) in accordance with Santee's Stormwater Management and Discharge Control Ordinance and the latest adopted National Pollution Discharge Elimination System (NPDES) permit from the San Diego Regional Water Quality Control Board (RWQCB) which are attached to this document and incorporated into the Final Environmental Impact Report by this reference;
- ▶ The applicant shall provide proof of coverage under the Statewide General Construction Storm Water Permit, Order No. 99-08-DWQ which is attached to this stem (NPDES) permit from the San Diego Regional Water Quality Control Board (RWQCB) which are attached to this document and incorporated into the Final Environmental Impact Report by this reference; and
- ▶ The applicant shall provide proof of coverage under the Statewide General Construction Storm Water Permit, Order No. 99-08-DWQ which is attached to this document and incorporated into the Final Environmental Impact Report by this reference. Copies of the applicant's Notice of Intent, RWQCB permit number and Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Department of Development Services. The storm water management/drainage control plan and proof of coverage under the Statewide General Construction Storm Water Permit shall be reviewed and completed to the satisfaction of the City Engineer.

During the construction, grading, and operation of the project site, the project proponent shall:

- ▶ Implement the approved storm water management/drainage control plan in accordance with the requirements of Santee's Stormwater Management and Discharge Control Ordinance, the Statewide General Construction Storm Water Permit, Order No. 99-08-DWQ, and Municipal Storm Water Permit, Order No. 2001-01, issued by the San Diego Regional Water Quality Control Board. Implementation of the storm water management/drainage control plan shall be reviewed and complete to the satisfaction of the City Engineer.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. There are no existing natural drainage systems on the Project site. An unimproved drainage swale is located in the northern section of the project area, north of the Las Colinas Women's Detention Facility. This swale connects to the San Diego River. There are several graded channels including a drainage channel west of the detention facility that runs north-south and also connects with the San Diego River. Additionally, municipal storm drain infrastructure is located within the Project circulation network. A hydrology report and WQMP is included in Appendix D.

For the management of storm water, Santee is required to comply with the Regional Water Quality Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit (No. CAS 000002), which consists of wastewater discharge requirements for stormwater and urban runoff. In compliance with the General Permit and as a condition of the SWRCB Order No 92-08 DWQ, prior to construction within the TCSP, a Storm Water Pollution Prevention Plan (SWPPP) was prepared that identified pollutant sources associated with construction activity and storm water management practices. Further, in accordance with the Municipal Storm Water Permit Order 2000-01 issued by the SWRCB, the City prepared a Standard Urban Storm Water Mitigation Plan (SUSMP), which was developed to address post-construction run-off pollution from new development and redevelopment projects. The goal of the SUSMP is to develop and implement practical policies ensure to the maximum extent practicable that development does not increase pollutant loads from a project site and considers urban runoff flow rates and velocities. This is accomplished through a series of site controls and drainage area based/shared structural treatment controls. The SUMP identifies the BMPs for projects to achieve these goals. There are no new or more severe water quality standards impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The STSCC EIR evaluated the hotel site for urban development; either a library or civic/retail land uses. As discussed in the Project Description, the development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. Currently the site for the proposed hotel is a surface parking lot that is completely impervious. The development of a hotel (similar to a library or civic/retail uses) would provide an opportunity to introduce softscapes and landscaping that would support infiltration at the site, thereby, creating a beneficial impact to groundwater. Moreover, the

STSCC EIR did not identify impacts in relation to groundwater supplies or recharge. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site is located in the Santee Hydrologic Subarea of the Lower San Diego Hydrologic Area within the San Diego Hydrologic Unit. The San Diego Hydrological Unit is a long, triangular shaped area of approximately 440 square miles drained by the San Diego River that extends from the El Capitan Reservoir to the Pacific Ocean. The hydrology of the project site and project area has not changed since the previous SEC was prepared. As a result, there are no new or more severe groundwater supply impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- a) **Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**
- i) **result in substantial erosion or siltation on- or off-site;**
 - ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**
 - iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
 - iv) **impede or redirect flood flows?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Currently the site for the proposed hotel is a paved surface parking lot that is entirely impervious and allows runoff to flow directly across the site to the municipal storm drain system in the adjacent circulation network. The development of a hotel at the site would include softscapes and landscaping that would capture some runoff. Additionally, the hotel would be required to prepare a drainage plan demonstrating how runoff would be captured and directed into the municipal stormwater system. Runoff would thus continue to be directed northerly towards the San Diego River. Moreover, the site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation runoff, the hotel would have a similar impact. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel.

In addition, Mitigation Measure DH1 as identified in X(a) above requiring preparation of a stormwater management/drainage control plan is hereby incorporated into the proposed Project. Thus, the hotel would have no new impacts and no new mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot with engineered drainage. Development would be required to adhere to the City of Santee erosion control guidelines and applicable state guidelines. Prior to the commencement of construction activities, all construction sites are required to prepare an Erosion Control Plan and submit it to the City for review and approval. The Erosion Control Plan must include applicable BMPs. BMPs may include those outlined in the City's Guidelines for Surface Water Pollution Prevention. Construction BMPs include measures for erosion, runoff, and sediment control (preservation of existing vegetation, soil binders, mulch, hydroseeding, silt fences, sediment basins and traps, etc.).

Developments are required to institute operational BMPs as well. Typical operational BMPs include energy dissipation and erosion control to prevent sediment transport (direct runoff from paved or impervious surfaces to landscaped areas, eliminate irrigation runoff, etc.). Additionally, development that would disturb more than one acre would be required to apply and obtain a State Construction General Permit, which also includes mandatory BMPs. There are no new or more severe drainage impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- b) **In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: As shown on Figure 8-1, Public Safety, of the General Plan Safety Element, the site for the proposed hotel is located south of the 100-year floodplain. In accordance with the Flood Damage Prevention Ordinance, the proposed hotel building would be required to be elevated one foot above the 100-year flood levels and all parking areas would be elevated to not exceed one foot of ponding during the same 100-year storm event. As discussed, the hotel would be required to incorporate

features that reduce the risk of the release of pollutants into the storm flow. Moreover, the site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation Project site inundation, the hotel would have a similar impact. The STSCC EIR did not identify impacts in relation to this issue. Therefore, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. Thus, the hotel would have no impact in relation to this issue, and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. As shown in the Santee General Plan Safety Element, Figure 8-1, the Project site is not located within the floodway of the San Diego River. However, as shown on Santee General Plan Safety Element Figure 8-2, the Project site is located within the dam inundation area for Lake Jennings, El Capitan Reservoir, and San Vicente Reservoir. The Project site is located inland and therefore, is not within an area that could be affected by a tsunami. There are no new or more severe flood hazard impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

c) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation to water quality control plans and sustainable groundwater management, the hotel would have a similar impact because it would have a similar development footprint and intensity as the uses contemplated for the site in the STSCC EIR. The STSCC EIR did not identify impacts in relation to this issue. As discussed in response to IX(a), the Project is required to adhere to the SUSMP and implement an approved storm water management/drainage plan. The STSCC EIR contains mitigation identified in response to X(a) (STSCC EIR Mitigation Measures DH1) that is hereby incorporated into the proposed Project. Implementation of this previously identified mitigation measure would reduce water quality-related impacts associated with development of the proposed hotel to less than significant and no new mitigation measures are required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The San Diego RWQCB maintains a Basin Plan, which is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. The City also prepares and maintains a Jurisdictional Urban Runoff Management Plan to address local water quality issues, with a primary goal to reduce or eliminate the transportation of contaminants. Compliance with these plans is achieved through adherence to the permitting programs and review processes. As mentioned in IX(a), the SUSMP and SWPPP were developed to address post-construction run-off pollution from new development and redevelopment projects. There are no new or more severe water quality management plan impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Land Use and Planning

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the Project physically divide an established community?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel is developed as an existing paved surface parking lot within the STSCC. The area is served by an existing local circulation network that would remain and continue to serve the various land uses within the TCSP and the STSCC. The site for the hotel was considered for urban land uses as part of the STSCC EIR, in relation to the physical division of a community, the hotel would have a similar impact because it would be located in the same location and no features of the hotel would create a physical barrier or impediment to mobility within the Project area. The STSCC EIR did not identify any impacts in relation to this issue. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or roadway, railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility within an existing community or between a community and an outlying area. The Project site is currently served by a local and regional circulation network. No new roads or transportation facilities are proposed as part of the Project nor would the Project alter existing roads or transportation facilities. There are no new or more severe community land use impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

b) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban land uses (library, civic/retail) as part of the STSCC EIR. The City has been unsuccessful in securing funding for a library, and as such a library is not feasible at this location. Per the Development Disposition Agreement between the City and STSCC developer, the library site is to be conveyed back to the City for a land use consistent with the STSCC. Additionally, as stated in the STSCC EIR, if the library is not constructed on the site in the future, the City will retain ownership of the parcel and the parcel could be used for another civic or retail use as determined by the City. A hotel land use would support the existing and proposed land uses within the TCSP and STSCC in that it would provide a customer base for both the restaurant and retail uses as well as place visitor-accommodating services in an area accessible to public transit, allowing for easy mobility to and from the site.

In relation to policies pertaining to the protection of environmental resources, the hotel would promote the General Plan Mobility Element Objective 6.0 of increasing the use of public transit systems and the policies of the General Plan Community Enhancement Element to ensure that all new commercial development contributes towards an overall positive and cohesive visual identity (Policy 6.1) and designed to a pedestrian scale (Policy 6.6). Similarly, the development of a hotel would provide an opportunity to continue the implementation of the TCSP Land Use Plan policies, such as:

- ▶ In recognition of both function and visual concerns, heights and mass of buildings should be varied to provide for a transition from lower scale development along the edges of the site to more intensive, large scale development within the Town Center site (Objective 3.6)

- ▶ Encouraging energy efficient development through appropriate site planning techniques and architecture (Objective 3.11)

Lastly, the hotel would be within Safety Zone 4 as designated in the Gillespie Field ALUCP, which states that hotels are a conditionally compatible development and within Zone 6, the least restrictive zone.

Generally, the hotel would continue to implement the goals and policies of the various land use plans by proposing a compatible land use that will promote the idea that the TCSP as a people-oriented retail, commercial, professional office, and recreational center to establish a focal point for the City. The ALUC issued a consistency determination on October 30, 2019 stating that with the required adherence to height notification, marking/lighting requirements, and the established floor to area ratios in the ALUCP, the Project would be consistent with the ALUCP. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No new Impact/No Impact. The project site is designated and zoned as Town Center and Art and Entertainment Overlay District. The guiding land use plans and codes for the Project site include the Santee General Plan, Santee Municipal Code, the TCSP (as amended) and the overlay. There are no new or more severe land use plan, policy or regulation impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC. The proposed project is not subject to the requirements of Measure N, which requires voter approval for development actions that would increase residential density or intensify land uses over that currently permitted by the general plan. The proposed hotel project would not result in an intensification of land uses allowed by the general plan.

Mineral Resources

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
b) Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel is developed as a paved surface parking lot within the STSCC. The site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation to mineral resource extraction, the hotel would have a similar impact because it would have a similar development footprint as the uses contemplated for the site in the STSCC EIR. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify any impacts in relation to this issue. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

a-b. Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. The Department of Conservation Mineral Resource Zone Maps indicate that the Project site is located in Mineral Resource Zone 3 (MRZ-3), which is an area where the significance of mineral deposits cannot be determined. There are no mineral resource or aggregate operations within the Project site and the site is not designated or zoned for mineral resource extraction. There are no new or more severe mineral resource impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Noise

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation to noise, the hotel would have a similar impact as neither a library or a hotel is considered a noise-generating land use; however, both are considered noise-sensitive land uses. Like a library, a hotel would generate vehicle traffic, which is a source of noise, as well as noise emanating from HVAC systems. Average daily trip rates were generated for three development scenarios: library, retail, and hotel (see Appendix A) as part of the GHG emissions modeling conducted for this Supplemental IS. The model identifies that a hotel generates less weekday, Saturday, and Sunday trips than a library and less weekday and Saturday trips and only 12 more Sunday trips than a retail use. Therefore, any vehicle-related noise generated by the hotel would be less than a library or retail use. Thus, no new impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify impacts in relation to noise based on mandatory adherence to CBC requirements and the City’s noise ordinance.

Thus, with adherence to the CBC and the Noise Ordinance as required, the hotel would have no additional noise- related impacts as compared to the previous project, and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. Vehicular traffic along local roadways, aircraft operations associated with Gillespie Field, and the trolley are the primary sources of noise in the Project area. The City of Santee Noise Abatement Ordinance (Chapter 5.04 of the Santee Municipal Code) and the general plan noise element regulate construction-related noise and restricts hours and days as well as establishes property line limits for stationary noise generators in residential areas. Noise modeling for the proposed project is included in Appendix E. The noise environment of the project site/area has not changed since it was evaluated in the previous SEC, and the proposed project’s construction and operational noise levels would be less than or similar to those previously evaluated. Existing and proposed project construction noise is summarized in Table 3.

**Table 3
Levels of Noise Exposure at Noise-Sensitive Receptors during Typical Daytime Construction Activity**

Sensitive Receptor	Distance to Project Site (feet)	Daytime Construction Noise Exposure Level at Sensitive Receptor ¹	
		L _{eq} (dBA)	L _{max} (dBA)
San Diego Christian College	150	75	79
Parc One Apartments	650	63	67

Notes:
¹ Assumes all equipment is fitted with a properly maintained and operational noise control device, per manufacturer specifications. Noise levels listed are manufacture-specified noise levels for each piece of heavy construction equipment.
Source: Data modeled by Ascent Environmental in 2022

Construction noise impacts are considered temporary and may at times exceed the exterior and interior noise thresholds for sensitive land uses. Construction noise would only occur during permitted construction hours and would vary in intensity based upon the specific construction activity.

There are no new or more severe noise impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC. The proposed hotel project is less intense than the previously evaluated retail and/or library projects and construction and operational noise would be less that evaluated in the prior SEC.

b) Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban land uses as part of the STSCC EIR. Since vibration impacts are often associated with the equipment used during the short-term construction period, in relation to vibration, the hotel would have a similar impact. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify any impacts in relation to noise, including vibration impact based on mandatory adherence to applicable CBC requirements and the City’s noise ordinance. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. Groundborne vibration is usually a result of construction-related activities and is intermittent and temporary in nature and diminishes with distance from the vibration source. The City of Santee does not have any policies as it relates to groundbourne vibration. The City of Santee Noise Abatement Ordinance (Chapter 5.04 of the Santee Municipal Code) restricts hours and days as well as establishes property lime limits for stationary noise generators in residential areas, including equipment with vibration impacts. As the project consists of a slightly smaller hotel, there are no new or more severe vibration impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The STSCC EIR evaluated the hotel site for urban development as either a library or civic/retail use. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. The site for the proposed hotel is not located within the noise contours for the Gillespie Field. The STSCC EIR did not identify airport noise-related impacts. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site is within one mile of the Gillespie Field General Aviation Airport (approximately 0.6 mile to the south); however, it is not within the airport noise exposure contours associated with the airport as shown in the Gillespie Field ALUCP Noise Compatibility Policy Map (San Diego County Airport Land Use Commission 2010). There are no new or more severe airport land use plan impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Population and Housing

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a) Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?</p> <p>b) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>				

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail. Similar to these land uses, a hotel would generate employment opportunities. However, it is likely that these opportunities would be served by the local employment base. In the event that certain positions attract persons from outside of the region, there is an adequate supply of housing to meet the minimal demand. The hotel land use would not result in any new impacts to population and housing not already discussed and evaluated in the STSCC EIR. The STSCC EIR did not identify any impacts related to population and housing. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

a – b. Current Proposed Hotel Analysis -No New Impact/No Impact. Growth inducing impacts are a result of those characteristics of a project that foster or encourage population and/or economic growth. These characteristics include adding residential units, expanding infrastructure, or generating employment opportunities.

The proposed project does not include the addition of residential units. The area has an existing established circulation network that serves STSCC and the greater Town Center area. Additionally, while local connections would need to occur, the greater area already contains utility infrastructure such as water, sewer lines, electric lines, natural gas lines, and a municipal storm drain system. The project would generate employment opportunities that could be filled by the local workforce.

Project implementation would not displace existing residential units. There are no new or more severe population impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Public Services

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Fire Protection? No New Impact/No Impact. Police Station? No New Impact/No Impact.

Schools? No New Impact/No Impact. Parks? No New Impact/No Impact. Other public facilities? No New Impact/No Impact.

Prior TCSOA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSOA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The addition of a second 24-hour land use (in addition to 24-Hour Fitness) that establishes activity in the STSCC would serve as a deterrent to certain crime. Yet, a hotel would still create the potential demand for additional police and fire services in the event of an emergency or crime. However, the site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation fire and police protection, a hotel would have a similar impact because it would result in a new structure and new persons in the Project area. A hotel, similar to the library would be required to adhere to the City municipal code, which sets standards for security lighting and other security by design standards such accessibility, proper address identification, fire suppression devices (sprinklers, alarms, etc.), and potentially fencing. Further, hotel guests do not create a permanent demand for schools, parks, or other public facilities such as senior centers or libraries. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify impacts in relation to public services. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is served by the Santee Fire Department and the San Diego County Sheriff’s Department. Fire Station 4 is located immediately east of the Project site on Cottonwood Avenue and the San Diego County Sheriff’s Department is located approximately 0.02 mile south of the Project site on Cuyamaca Street. The Project area is within the boundaries of the Santee School District. There are no public parks within the Project site; nearby parks include Town Center Community Park approximately 0.2 mile to the north and Mast Park approximately 0.4 mile to the west. As the project proposes a slightly smaller hotel, there are no new or more severe public service impacts that were not previously evaluated in the TCSOA Arts & Entertainment District Overlay SEC.

City of Santee

Recreation

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> <p>b) Include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?</p>				

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: Generally, with the exception of employees, hotels do not create a permanent demand for recreational services. In the event that hotel guests use local parks or recreational facilities, the use would be temporary and intermittent and would not create a sustained demand for parks and recreational facilities. Thus, no new impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify impacts in relation to recreation. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

a – b. Current Proposed Hotel Analysis -No New Impact/No Impact. The City of Santee maintains several parks of varying sizes including community parks, neighborhood parks, trails, and recreational facilities that allow for both active and passive recreation. Existing public park and recreational facilities in the Project area include Town Center Community Park approximately 0.2 mile to the north, Mast Park approximately 0.4 mile to the west, and the Walker Preserve Trail approximately 0.2 mile to the northeast. As the project proposes a slightly smaller hotel, there are no new or more severe recreation impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Transportation

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII. TRANSPORTATION. Would the project:				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Prior TCSA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. Upon approval of the STSCC EIR, it was found that the STSCC takes advantage of the multi-modal transit system that serves the area and would reduce vehicle trips by allowing patrons to access the site by mass transit. Likewise, a hotel in the STSCC would be able to take advantage of the public transit system linking the site to area attractions and reducing vehicle trips by placing a hotel adjacent to visitor accommodations and conveniences such as restaurants and retail shopping. The hotel land uses would not result in a new transportation impact not already discussed and evaluated in the STSCC EIR. The STSCC EIR did not identify impacts to program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The City of Santee General Plan Mobility Element (2017) establishes the goals and policies for the City’s circulation system. The Project area is served by an existing established circulation network of local collector and arterial roadways as well as the Metropolitan Transit Service Light Rail Trolley (LRT) and both Class I and Class II bike paths. A VMT/Trip Generation memo is included in Appendix F. There are no new or more severe transportation plan impacts that were not previously evaluated in the TCSA Arts & Entertainment District Overlay SEC.

b) **Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3 or will conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Prior TCSA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. STSCC EIR Mitigation Measures T-1 through T-9, which address improvements to the intersection of Cuyamaca Street and Mission Gorge Road, the design of access and drives, the placement of signals along Cuyamaca Street (between Mission Gorge Road and Town Center Parkway) and along Mission Gorge Road (between SR-125 and Magnolia Avenue), provision of on-site trolley crossings, and provision of raised medians at the on-site trolley crossings were required prior to the issuance of occupancy permits for the STSCC and thus, have already been completed.

However, the STSCC EIR identified project-specific and cumulative significant and unavoidable traffic impacts. Average daily trip rates were generated for three development scenarios: library, retail, and hotel (see Appendix A) as part of the GHG emissions modeling conducted for this Supplemental IS. The model identifies that a hotel generates less weekday, Saturday, and Sunday trips than a library and less weekday and Saturday trips and only 12 more Sunday trips than a retail use. However, the hotel would still contribute to the cumulative impact and therefore the cumulative significant unavoidable impact. A Statement of Overriding Considerations was adopted as part of the STSCC EIR. The hotel would not create new or more severe impacts not already discussed and evaluated in the STSCC EIR. As stated, there is no enforceable fee payment program, therefore, no additional mitigation is feasible.

Current Proposed Hotel Analysis -No New Impact/No Impact. A Vehicle Miles Traveled (VMT)/Trip Generation Report was prepared for the project. The proposed project is expected to generate 990 average vehicle trips per day, which is below the VMT threshold for the requirement to conduct an analysis, and is within ½ mile of a high quality transit corridor, which is considered less than significant. The TCSPA MEIR and the STSCC EIR concluded that implementation of the TCSPA and STSCC would result in significant and unavoidable project-specific and cumulative traffic impacts. Statements of Overriding Considerations were adopted as part of certification of the prior EIRs. There are no new or more severe congestion management plan impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. There is an established circulation system that serves the TCSP Area and the STSCC. Currently, the proposed hotel site is a paved surface parking lot, with access provided from Town Center Parkway north of the proposed location and River View Parkway east of the proposed location. As the proposed hotel undergoes design review, City staff would review and approve site access and circulation plans. Additionally, prior to the issuance of occupancy permits for the STSCC, Mitigation Measures T-8 and T-9 were implemented that addressed pedestrian safety in relation to the trolley crossings. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project design does not contain hazardous geometric design features. Individual developments would require the construction of access drives to connect to the local roadway system. There are no new or more severe transportation safety impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

d) Would the Project result in inadequate emergency access?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. The STSCC EIR did not identify any impacts in relation to emergency access. The development of the hotel would be required to adhere to the standards set forth in the UBC and Chapter 11.18 of the Santee Municipal Code, which incorporates the California Fire Code. The STSCC EIR did not identify any impacts to emergency access. The hotel would have no impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site is currently supported by an established circulation network. The CBC and the City's Municipal Code Chapter 11.18, which incorporates the California Fire Code include regulations that outline the required standards for emergency access. There are no new or more severe emergency access impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Tribal Cultural Resources

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project:				
e) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: A tribal cultural resource may be considered significant if included in a local or state register of historic resources; determined by the lead agency to be significant pursuant to the criteria set forth in PRC Section 5024.1; is geographically designated landscape that meets one or more of the criteria in PRC Section 21084.1, a unique archaeological resource described in PRC Section 21083.2; or is a non-unique archaeological resource if it conforms to the above criteria. In October 2019, the City notified California Native American tribes traditionally and culturally affiliated with the Project area in accordance with Senate Bill 18 requirements. Two Native American tribes requested consultation, including the Barona Band of Mission Indians and the Viejas Band of Kumeyaay Indians. The prior 2019 tribal consultation has concluded, and this consultation also covers the proposed project. The proposed project will comply with all prior consultation requirements. As discussed in Section V, Cultural Resources, of this Supplemental IS, based on the TCSPA MEIR and STSCC EIR, no known prehistoric archaeological resources pursuant to §15064.5 are present within the Project site. The San Diego River floodplain is

known to contain archeological resources; the northern portion of the Project site is within the current or historic boundaries of the floodplain⁷. As stated in the Santee General Plan, the flooding of the river likely has buried older archaeological sites

under alluvium. TCSPA MEIR Mitigation Measure CR-2 as identified in item V(b) is hereby incorporated into the proposed Project and reduces potential impacts related to tribal cultural resources to less than significant.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. A tribal cultural resource may be considered significant if included in a local or state register of historic resources; determined by the lead agency to be significant pursuant to the criteria set forth in PRC Section 5024.1; is geographically designated landscape that meets one or more of the criteria in PRC Section 21084.1, a unique archaeological resource described in PRC Section 21083.2; or is a non-unique archaeological resource if it conforms to the above criteria.

In October 2019, the City notified California Native American tribes traditionally and culturally affiliated with the Project area in accordance with Senate Bill 18 requirements. Two Native American tribes requested consultation, including the Barona Band of Mission Indians and the Viejas Band of Kumeyaay Indians. The prior 2019 tribal consultation has concluded, and this consultation also covers the proposed project. The proposed project will comply with all prior consultation requirements. As discussed in Section V, Cultural Resources, of this Supplemental IS, based on the TCSPA MEIR and STSCC EIR, no known prehistoric archaeological resources pursuant to §15064.5 are present within the Project site. The San Diego River floodplain is known to contain archeological resources; the northern portion of the Project site is within the current or historic boundaries of the floodplain⁷. As stated in the Santee General Plan, the flooding of the river likely has buried older archaeological sites under alluvium. TCSPA MEIR Mitigation Measure CR-2 as identified in item V(b) is hereby incorporated into the proposed Project and reduces potential impacts related to tribal cultural resources to less than significant. There are no new or more severe tribal cultural resource impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Utilities and Service Systems

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				

Prior TCSA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. The hotel would not create a demand for new or expanded water, wastewater treatment, storm drain, electric power, natural gas, or telecommunication facilities and similar to library or civic/retail land uses could be served through local connections to the existing infrastructure and systems. The STSCC EIR did not identify impacts to utility and service systems. Thus, the hotel would have no impact in relation to this issue and no mitigation is required,

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site is located in an urbanized area that is currently served by Padre Dam Municipal Water District (PDMWD) for water and wastewater, the City of Santee for storm drain infrastructure, and San Diego Gas and Electric (SDG&E) for electricity and natural gas. Water and Sewer availability letters are included in Appendix H.

Telecommunication systems are provided by various private service providers. There are no new or more severe utility service impacts that were not previously evaluated in the TCSA Arts & Entertainment District Overlay SEC.

b) Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Prior TCSA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or

City of Santee

civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. STSCC EIR did not identify impacts to water supply. It is likely that a hotel would use a greater amount of water than a library as it would require laundering services, janitorial services, and showers. However, given the size of the proposed hotel, approximately 64,000 square feet and 100 rooms, the increase would not be substantial enough to trigger a potentially significant impact. Moreover, the proposed site is an extension of the existing pattern of development in the area and in an area that is becoming more urban and envisioned for urban uses. Infrastructure planning considers the future demands as anticipated by approved land uses plans when siting and sizing pipelines and facilities. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The Project site is located in an urbanizing area of the City that is served by existing utilities and infrastructure (PDMWD), including potable water. The proposed project involves a hotel with fewer rooms, thus there are no new or more severe water supply impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- c) **Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. A hotel would generate a greater amount of wastewater; however, similar to water supply, wastewater infrastructure has been sized to meet the overall demands of the urbanizing area. The STSCC EIR did not identify impacts to wastewater treatment capacity. The hotel would have no impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. PDMWD provides wastewater collection and treatment for the project area. Wastewater pipelines in the streets surrounding the TCSP area collect wastewater from existing development. Wastewater is conveyed the Roy Stoyer Water Recycling Facility, operated by PDMWD. Currently, two trunk sewer lines bisect the Project site and a trunk main is located near the intersection of Mission Gorge Road and Cuyamaca Street. There are no new or more severe wastewater treatment impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

- d) **Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**
- e) **Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. STSCC EIR did not identify impacts to solid waste. The overall health of the San Diego County landfill system is improving due to required adherence to source reduction and recycling legislation, projecting current capacity to extend to the year 2059. Moreover, as required, the hotel would comply with the City's Construction and Debris Ordinance, the City's solid waste reduction programs, and the California Integrated Solid Waste Management Act. The hotel would have no impacts in relation to this issue and no mitigation is required.

d – e. Current Proposed Hotel Analysis -No New Impact/No Impact. According to the San Diego County Integrated Waste Management Plan (IWMP) 5-Year Review Report, (2022), system-wide, the County has 107,005,301 tons of remaining landfill capacity that extends through 2059. Additionally, in 2010 the East Otay Mesa Landfill was approved through a voter initiative; the capacity for this landfill is not included in the IWMP calculations. The County's overall success at meeting the various waste reduction and recycling targets has extended the life-span of many of the County facilities beyond what was originally projected.

The Project would be required to comply with the City's solid waste reduction programs, including the Construction and Demolition Debris Recycling Ordinance, which includes the preparation and implementation of a Debris Management Plan that demonstrates that a minimum of 65 percent of construction debris will be recycled. Likewise, the City's programs have

been designed to be compatible with and achieve the goals of the California Integrated Solid Waste Management Act. There are no new or more severe solid waste impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Wildfire

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				

wildland fires and is located in a Non-Very High Fire Severity Hazard Zone according to CalFire Fire Hazard Severity Maps.

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The Project site is in an urbanized area of Santee and is not located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zone; no impact would occur.

a – d. Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. There are portions of the Project area, especially those along the open space corridor adjacent to the San Diego River, which remain undeveloped and support vegetation. As discussed in response VIII(g), the Project site is not in an area that is designated as susceptible to wildland fires and is located in a Non-Very High Fire Severity Hazard Zone according to CalFire Fire Hazard Severity Maps. There are no new or more severe wildfire impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Mandatory Findings of Significance

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
(State CEQA Guidelines section 15065(a).)				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The site for the proposed hotel currently supports a paved surface parking lot and does not support any sensitive biological or cultural resources. The hotel would have no impacts in relation to this issue and no mitigation is required.

Current Proposed Hotel Analysis -No New Impact/No Impact. The project site is developed as an existing commercial parking lot. As discussed in Sections IV, Biological Resources and V, Cultural Resources, the Project site is within an area that is urbanizing. There are no new or more severe biological or cultural impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: It is noted that the TCSPA MEIR and STSCC EIR did not examine impacts to GHG, tribal cultural resources, or wildfire. However, as noted, the City is coordinating with the appropriate tribes and it is unlikely due to the level of site disturbance and knowledge of documented cultural resources in the area that there are tribal resources. As identified in

Section V, Cultural Resources, TCSPA MEIR Mitigation Measure CR-2 reduces impacts to both cultural and tribal cultural resources to less than significant. In terms of wildfire, as discussed in Section XIX, the site is not located in a Very High Fire Hazard Severity Zone as mapped by CalFire. Additionally, as discussed in Section VIII, the GHG emissions from the proposed Project would not exceed the SCAQMD GHG screening threshold of 3,000 MT CO₂e per year and operational GHG emissions related to the proposed Project would be less than significant. Thus, GHG emissions generated by the proposed Project would not exceed the SCAQMD GHG screening threshold and operational GHG emissions related to the proposed Project would be less than significant. The proposed Project's incremental contribution to cumulative GHG emissions is determined to not be cumulatively considerable. Additionally, the TCSPA MEIR did not examine impacts to energy; however, the proposed movie theater is considered to require a similar amount of energy as the movie theater proposed in the TCSPA. Further, given the advancements in technology and regulations that mandate energy saving and/or energy reduction building design and features, the proposed movie theater would have a less than significant impact in relation to energy. Therefore, the proposed Project would not result in any additional cumulative impacts beyond those identified in the TCSPA MEIR and the STSCC EIR.

Current Proposed Hotel Analysis -No New Impact/No Impact. As with the TCSPA and the STSCC, the Project would contribute to the significant and unavoidable project-specific and cumulative air quality and traffic impacts. However, impacts would not be exacerbated beyond what would already occur with development approved in the TCSPA MEIR and the STSCC EIR. As with the TCSPA and the STSCC, the proposed Project would not have other impacts that may be individually limited but cumulatively considerable. As the project is a slightly smaller hotel, there are no new or more severe cumulative impacts that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Prior TCSPA Arts & Entertainment Overlay District SEC Hotel Analysis

The following analysis was contained in the TCSPA Arts and Entertainment Overlay District SEC pertaining to the hotel land use: The project site was determined to not cause substantial adverse effects on human beings, either directly or indirectly.

Current Proposed Hotel Analysis -No New Impact/No Impact. As discussed in responses to I-XIX, the Project would not result in additional impacts beyond those that were identified in the TCSPA MEIR and the STSCC EIR. The hotel would result in slightly greater demand for water and wastewater services but would still be within the parameters of the overall development scenario for the TCSP. Advanced planning for infrastructure considers the land uses as identified in the approved land use plans, such as the TCSP and STSCC which have identified the Project area as an area for development intensification. Advances in recycling and the availability of energy-saving infrastructure (low flush toilets, low energy lights, etc.) would allow for opportunities for the Project to reduce certain impacts beyond what was assumed in the prior environmental documentation. Additionally, advancements in clean air technology for construction equipment, passenger vehicles, and trucks also afford an opportunity to realize a potential reduction of some impacts. All applicable mitigation that has not already been implemented is hereby incorporated into the proposed Project. There are no new or more severe direct or indirect impacts on humans that were not previously evaluated in the TCSPA Arts & Entertainment District Overlay SEC.

Appendices

Appendix A – Air Quality Modeling

Appendix B – Biological Resources Survey Report

Appendix C – Geotechnical Evaluation

Appendix D - Hydrology/WQMP

Appendix E – Noise Modeling

Appendix F - VMT/Trip Generation Memo

Appendix G – GHG/Energy Modeling/CAP Checklist

Appendix H – Water and Sewer Availability Letter

The appendices referenced above may be downloaded from the following weblink:

<https://www.cityofsanteeca.gov/services/project-environmental-review>