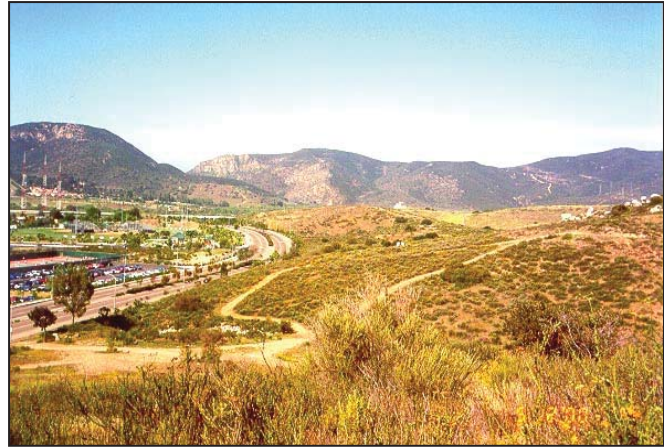




1. LAND USE ELEMENT

The Land Use Element is one of the seven mandatory elements in a General Plan. It is intended to be the guide to the ultimate pattern of development in the community. It specifies the location, type and amount of housing, commercial services, industrial uses, parks and public facilities and open space that will comprise the City at buildout. and it’s employment centers. In practice it is the most visible and often used element in the General Plan.



1.0 Statutory Requirements

The California Planning and Zoning Laws specify that every General Plan in the State of California shall include seven mandatory elements. One of these mandatory elements is the Land Use Element. Section 65302 of the Planning and Zoning Laws states that the Land Use Element is intended to designate “ the proposed general distribution and general location and extent of the uses of land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building density recommended for the various districts and other territory covered by the plan.”

2.0 Accomplishments Since Adoption of the General Plan

Since the adoption of the City’s first General Plan in August of 1984, the City has fulfilled many of the goals, and implemented the policies that are found in the Land Use Element. Major accomplishments include:

- ◆ 1984 – The City adopts the Development Review Ordinance to ensure more detailed



review of development projects to ensure that development in the City adhere to high quality design principles and to ensure the provision of adequate public facilities.

- ◆ July, 1985 – The City adopts it’s first Zoning Ordinance which includes specific standards for residential,





LAND USE ELEMENT

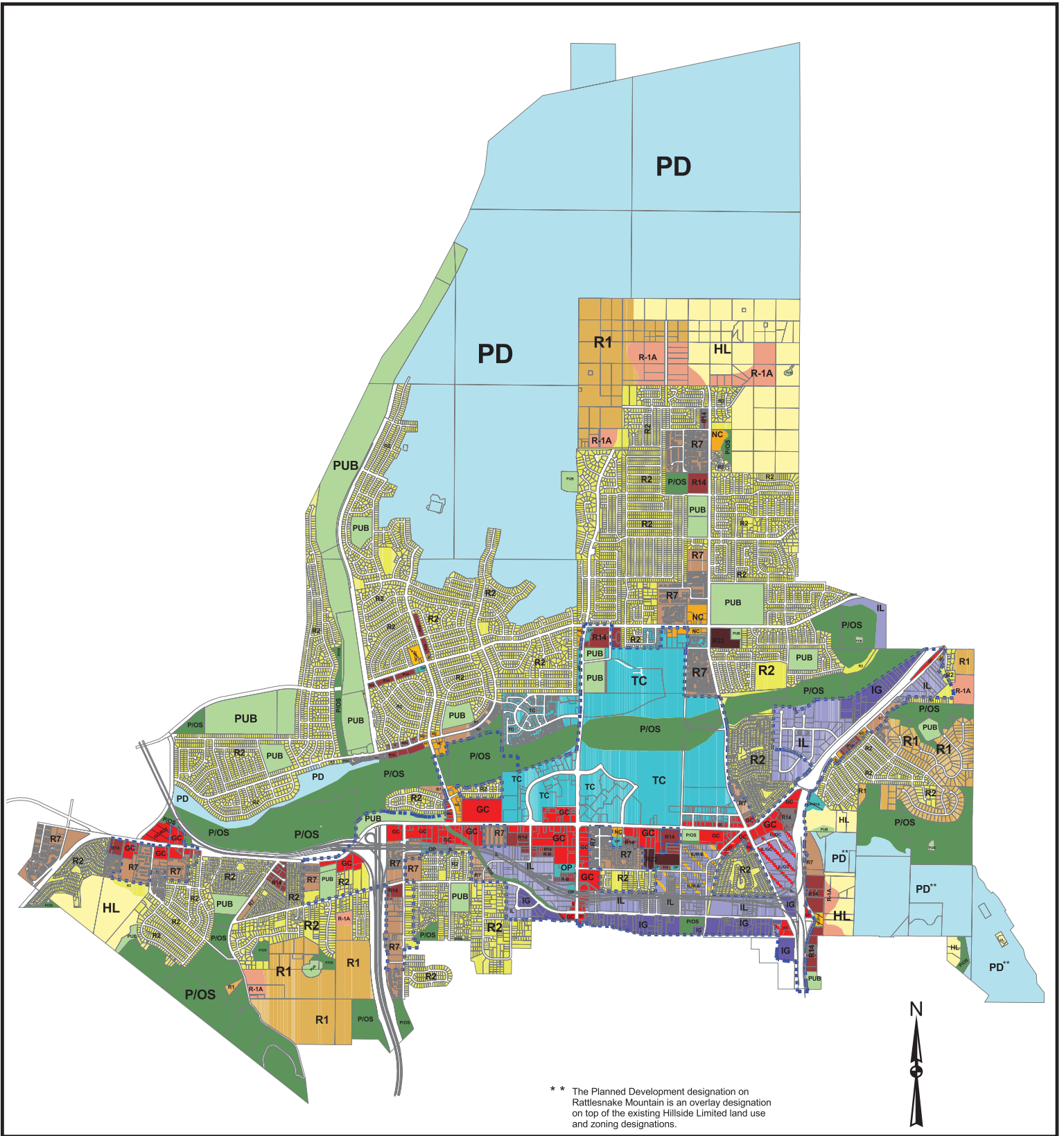
commercial and industrial development to implement the goals, objectives and policies of the City's General Plan.

- ◆ October, 1986 - The City Council adopts the Town Center Specific Plan, the master plan to guide the development of the City's Town Center. The plan includes provisions for retail commercial, office professional, civic center, recreational and other appropriate uses to establish a focal point for the City. Since that time, almost one million square feet of retail and office uses have been developed along with over 400 residential units. Over five miles of pedestrian paths have been constructed and successful revegetation of a portion of the San Diego River completed.
- ◆ March, 1987 – The City Council adopts the Mission Gorge Road Design Standards to guide the development and redevelopment of this local scenic road and design sensitive corridor. The standards address architecture, landscaping, public improvements and circulation issues, providing specific guidelines for future development.
- ◆ September, 1987 – The Town Center Development Committee is formed to facilitate development of the new Town Center Area in accordance with the Town Center Specific Plan.
- ◆ July, 1992 – The City adopts the Santee Civic Square Master Plan to guide the future development of the City's property at the northeast corner of Mission Gorge Road and Cuyamaca Street. The objective of the master plan was to provide an integrated approach to the planning and development of this cornerstone property.
- ◆ August, 2000 – The City Council establishes a high tech office overlay over more than 100 acres of the Town Center, south of the San Diego River. The intent of the overlay is to facilitate the establishment of a high-end businesspark with ancillary residential and commercial uses.
- ◆ In 1997 the City won a small jurisdiction planning implementation award from the San Diego chapter of the American Planning Association for implementation of the Town Center Specific Plan.
- ◆ In 2001, the San Diego Association of Governments identified the Mission Creek mixed-use project as a regionally significant example of Smart Growth development.

3.0 Introduction

Santee is a community which has transitioned from its rural heritage to an urbanized city. It is located in one of the most rapidly growing areas of the nation. Because of its location and physical environment, the City is experiencing significant pressures for growth and development. Development needs to be carefully managed and directed towards making a positive contribution to all sectors of the existing community.





** The Planned Development designation on Rattlesnake Mountain is an overlay designation on top of the existing Hillside Limited land use and zoning designations.



- HL** Hillside /Limited Residential (0-1 Dwelling Units/Gross Acres)
- R1** Low Density Residential (1-2 Dwelling Units/Gross Acres)
- R-1A** Low-Medium Density Residential (2-4 Dwelling Units/Gross Acres)
- R2** Low-Medium Density Residential (2-5 Dwelling Units/Gross Acres)
- R7** Medium Density Residential (7-14 Dwelling Units/Gross Acres)
- R14** Medium-High Density Residential (14-22 Dwelling Units/Gross Acres)
- R22** High Density Residential (22-30 Dwelling Units/Gross Acres)

- R-B** Residential-Business
- OP** Office Professional
- NC** Neighborhood Commercial
- GC** General Commercial
- IL** Light Industrial
- IG** General Industrial
- TC** Town Center

- PD** Planned Development
- P/OS** Park/Open Space
- PUB** Public
- Commercial Overlay (IL/GC)**
- Residential-Business Overlay (IL/R-B)**

- Residential Overlays:**
- OP/R14**
 - NC/R14**
 - GC/R2**
 - GC/R22**
 - NC/R7**

- * Pre-Zone**
- New Redevelopment Area**

CITY OF SANTEE
GENERAL PLAN

LAND USE MAP
FIGURE 1-1



The Land Use Element establishes a framework to direct the physical development of the City and form the organization of the City's environment. The Land Use Plan (Figure 1-1) indicates the intentions for the development, redevelopment, growth and preservation of public and private properties within Santee through the year 2020. The Element establishes the function and form of the City because it is a composite statement of the goals, objectives, policies and programs of the other Elements of the General Plan. It serves as the primary vehicle for ensuring the logical organization of residential, commercial, industrial and public facilities, and for encouraging the timely provision of public facilities to meet the needs of the community.

It also provides public decision-makers and private citizens with a means for obtaining a clearer understanding of the long-range intentions of the City. As a result, both public and private land use decisions made on a daily basis can be based on a stable overall framework established for the City.

Relationship to Other Elements – The Land Use Element has perhaps the broadest scope of all the General Plan Elements. The goals, objectives and policies of this element directly affect all the other elements by establishing the future pattern of land uses, open space and population densities. As an example, by identifying the location of the City's residential, employment and open space areas, the Land Use Element determines the location and classification of the streets need to serve those land uses, the amount and distribution of park and other recreation facilities and the levels of traffic noise and their impacts on sensitive land uses. In practice, the Land Use Element is the most visible and influential element in the General Plan.

The Land Use Plan is a summation and composite of the Goals and Objectives of all the Elements in the General Plan. In differing degrees, all of the other Elements contain policies, implementation measures and mapped information which relates to the Land Use Plan in terms of establishing development procedures and modifying land use forms, layouts and intensities based on distinct physical features in the City. Therefore, each Element of the General Plan must be referred to for a complete understanding of the purposes, intentions and development requirements embodied in the Land Use Plan.

Community Development (Circulation Element, Trails Element, Housing Element, Recreation Element) - The Circulation Element and the Land Use Element are strategically related in two basic ways. First, the determination of land uses has had a direct effect on the level of service required along the various segments of the circulation system. Thus, the street and travel patterns enable activities associated with land uses to be undertaken. In contrast, the potential impacts which the circulation system brings (accessibility, noise, traffic safety concerns, etc.) affect the type and location of potential land uses. Single-family residential land uses are generally located along collector and local streets. Multiple family designations have been located along major trafficways to provide a desirable level of service with increased traffic volumes. Commercial development has also been strategically located along major travel routes to ensure adequate roadway capacities. Industrial uses are similarly





LAND USE ELEMENT

located along major transportation routes to provide needed access and eliminate potential traffic conflicts in single-family residential areas.

The Housing Element has been implemented on the Land Use Plan by accommodating a variety of residential densities that were located through an analysis of physical parameters (adjacent land uses, access, natural features). The distribution and intensities of residential uses have also addressed the socio-economic program mandates of the Housing Element.

The Recreation Element establishes various standards and criteria for the passive and active recreational facilities necessary to adequately serve the population anticipated with implementation of the Land Use Plan.

Resource Management (Conservation Element) - This Element identifies distinct areas within the City that support significant natural resources and open space areas. It establishes policies and implementation measures for controlling the impacts of development on the natural environment within these identified areas. This Element also defines areas to be maintained in their natural state for resource preservation (Multiple Species Conservation Program Subarea Plan) and open space purposes.

Public Health and Safety (Noise Element and Safety Element) - These Elements together have assessed natural and man-induced hazards and established appropriate policies and implementation measures that restrict the intensity and pattern of development in certain areas of the City.

Community Enhancement Element - This Element provides development controls in the form of design guidelines for the built environment, including streetscapes and areas of significant visual quality or sensitivity. The policies and implementation measures were determined after identification of design resources and establishment of community design goals and objectives.

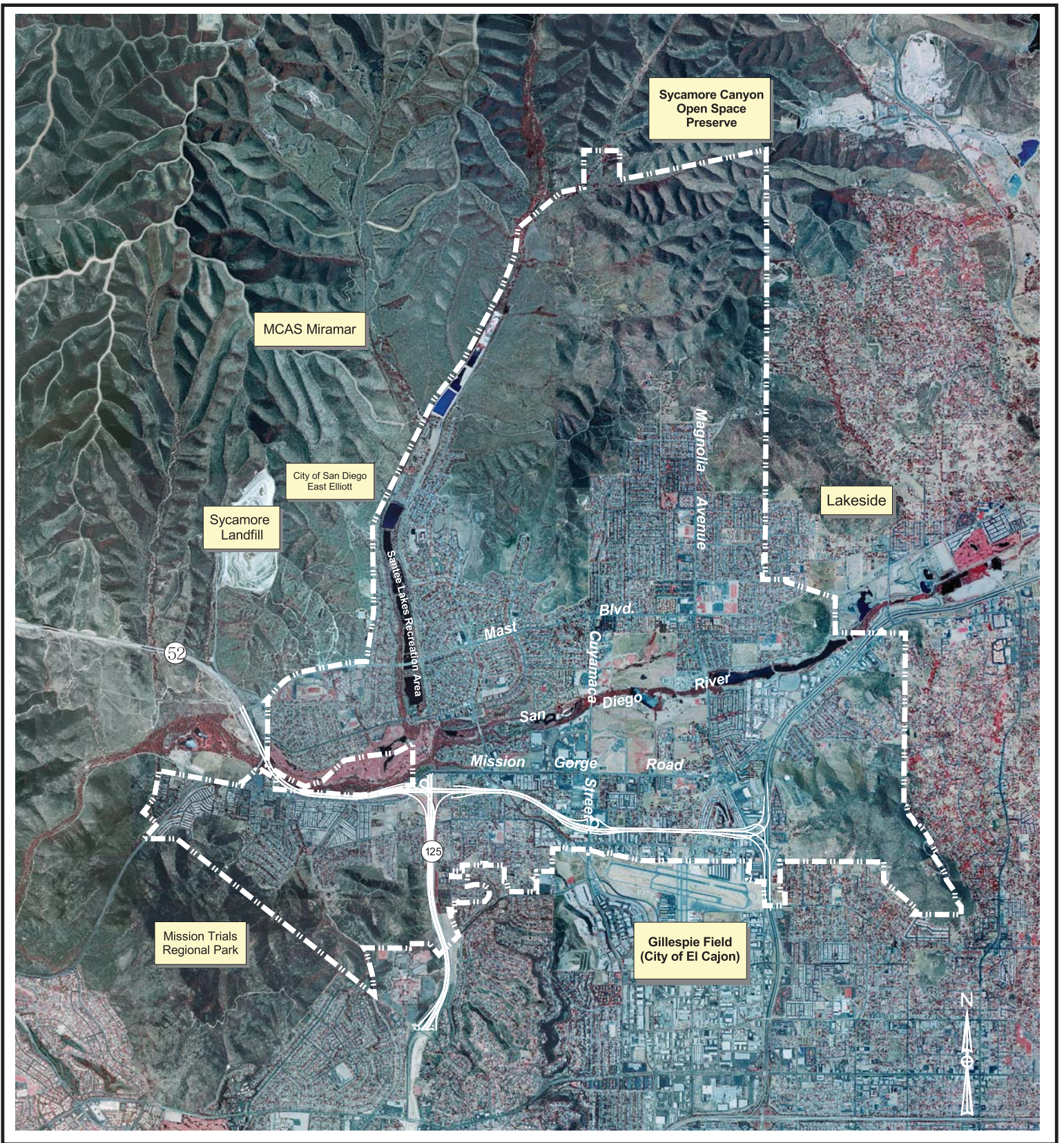
4.0 Existing Conditions

4.1 Location and Surrounding Land Uses

The City of Santee encompasses about 17 square miles (approximately 10,615 acres) in eastern San Diego County. It is located approximately 18 miles east of downtown San Diego. The Regional Location Map, Figure I-1, illustrates the City's regional location.

The City is bordered on the east by primarily residential development in the unincorporated San Diego County communities of Lakeside and Eucalyptus Hills and to the northeast by vacant land and active mining operations in Slaughterhouse Canyon (Figure 1-2). To the south, Santee is bordered by the City of El Cajon, unincorporated areas of the County of San Diego and the Gillespie Field Airport and further to the southwest by Mission Trails Regional Park property located in the City of San Diego.





**CITY OF SANTEE
GENERAL PLAN**



CITY AERIAL WITH SURROUNDING LAND USES
FIGURE 1-2



To the west of the City is the Mission Trails Regional Park and East Elliot areas of the City of San Diego and the Marine Corps Air Station Miramar. To the north, the City is bordered by vacant, privately owned land in the County of San Diego, as well as the County's Sycamore Canyon Open Space Preserve. Further to the north lies the Goodan Ranch Regional Park, which is jointly owned by the Cities of Santee and Poway, the County of San Diego and the State of California.

4.2 Historical Context

Originally, Santee was a rural area known for its dairies, ranches and vineyards which were developed along the San Diego River. As transportation facilities were introduced to the area, such as the railroad, Mission Gorge Road and Highway 67, housing gradually began to develop around the San Diego River corridor.

During the 1950's the City experienced a relatively rapid rate of growth. By 1961, in association with the rapid development that included the development of the Carlton Hills area, the population had grown to approximately 11,400 persons. The City experienced a substantial population growth during the 1960's. The estimated population at the end of that decade was 27,000 persons and the total residential units, including both single family houses and mobile homes, increased in number to 8,570. During the first half of the 1970's, the Santee population rose from 27,000 persons to 34,000 persons. That decade ended with a City population of 40,039 persons.

In December 1980, the City of Santee was officially incorporated. The decade of the 1980's saw the beginning of a shift towards slower residential growth and an expansion in the City's industrial and commercial bases. While residential growth remained relatively strong, the City added a significant amount of industrial development particularly in the established industrial parks along Woodside Avenue and Prospect Avenue. In the last half of the 1980's the City added almost 800,000 square feet of industrial development. With the adoption of the Town Center Specific Plan in 1986, the City began what would be a dramatic expansion of its commercial base, adding almost 300,000 square feet during the last four years of the decade.

The City began the decade of the 1990's with a population of 52,902 persons. This decade would see a significant reduction in residential growth, the result of a lack of available, easily developable residential land, together with the removal of residential units resulting from the first phases of the SR52 and SR125 freeways through the City. With the build-out of the City's industrial parks during the 1980's, industrial growth slowed, with the City adding just over 150,000 square feet of new industrial development. Commercial development, however, was rapid, with the great majority of the increase occurring in the Town Center area. The City completed East County's first regional commercial power center by adding a new Home Depot and WalMart into the Town Center. Together with other commercial developments around the City, almost one million square feet of new commercial development was constructed, helping to both expand employment opportunities as well as to solidify the City's fiscal base entering into the next millennium.





LAND USE ELEMENT

4.3 Santee Today

Population Characteristics – As of January 2002, the City of Santee supported a population of approximately 53,700 persons housed in approximately 18,475 dwelling units. Over seventy percent of the City's housing stock is owner-occupied and over seventy percent of the households in the City are families. These counts were based on a land use inventory undertaken by the City and 2000 census data.



The average household size in Santee is 2.81 persons/dwelling unit. This compares to a San Diego County average of 2.73 persons/dwelling unit. The average age of persons residing in Santee is 34.8 years, while the average age in the County of San Diego as a whole is 33.2 years.

Santee's median household income of \$53,620 is the highest of all the East County cities according to the 2000 Census. The median income in San Diego County as a whole is \$47,067.

Public Services

Schools - The Santee School District currently operates 10 elementary schools, 9 of which are located within the City limits. The Grossmont Union High School District operates two high schools in the City - Santana High School and West Hills High School. Community college services are provided by the Grossmont Community College, which is located directly to the south of the City boundary off Fanita Drive.

Safety Services - Police protection is presently contracted through the San Diego County Sheriff's Department. The Sheriffs operate two facilities in Santee. The primary department offices are located at 8811 Cuyamaca Street. A storefront facility is located in the Santee Trolley Square Center in the Town Center area. (See Safety Element). The City has consistently maintained one of lowest crime rates of any City in the County.



Fire protection, emergency medical assistance and paramedic services are provided by the City's Fire Department. The City operates two fire stations, one on Cottonwood Avenue and the other at the





corner of Fanita Parkway and Carlton Oaks Drive. The City is within the Grossmont Hospital District. (See Safety Element.)

Library Services - The Serra Cooperative Library System, in conjunction with the County of San Diego, operates a public library in Santee located on Carlton Hills Blvd. The City has plans for new, larger library to be located in the recently completed Santee Trolley Square Center located at the northwest corner of Mission Gorge Road and Cuyamaca Street. The City is currently investigating funding options for the library.

Waste Disposal - Water and sewage treatment facilities are provided to the City by the Padre Dam Municipal Water District. Solid waste disposal including recycling and green waste, as well as hazardous waste disposal services are provided by a City franchisee. A private company, Landfill Systems, Inc., operates a landfill just outside the western City limits, northwest of the intersection of Mast Blvd and West Hills Parkway.

Land Use Inventory - In January of 2001, a land use inventory was undertaken by the City to determine the location of general land use types in the City and gross developed area by land use type. Table 1-1 presents a breakdown of the approximate existing developed acreage within the City.

The existing land use pattern in the City is illustrated on the Existing Land Use map, Figure 1-3. A brief summary follows:



Residential Land Uses - Residential uses in Santee are primarily composed of single family detached units on standard subdivision lots. Table 1 reveals that over one-third of the developed acreage in the City is in single family housing uses. This residential product type represents approximately 64% of the City’s housing stock. Single family homes in Santee are typically “starter homes”, of 1,200-1,500 square feet in size on 6,000 square foot lots. This type of residential development is

found in all sections of the City, but it is particularly dominant north of the San Diego River. Since adoption of the City’s General Plan in 1984, this type of residential development has been dominant; however there has been a marked shift towards larger move-up housing products. Given the lack of available land in the R-2 district (6,000 square foot lot minimum), the trend towards larger single family homes on larger lots is expected to comprise the majority of future single family home development in the City.

Multi-family housing, including apartments and condominiums, together with mobile homes, provide the balance of housing in the City today. There are currently 12 mobilehome parks located within Santee, with 2,345 total spaces. These parks provide a unique living environment and source of affordable housing. Sizes of the parks range from 66 to 364





LAND USE ELEMENT

spaces. Most of the 12 parks are located near the City's highly traveled roads including Mission Gorge Road, Magnolia Avenue and Prospect Avenue. The recent and planned future phases of State Route 52 through the City have, and will eliminate a number of mobilehomes located along the freeway alignment.

Table 1-1
Existing Land Use Inventory

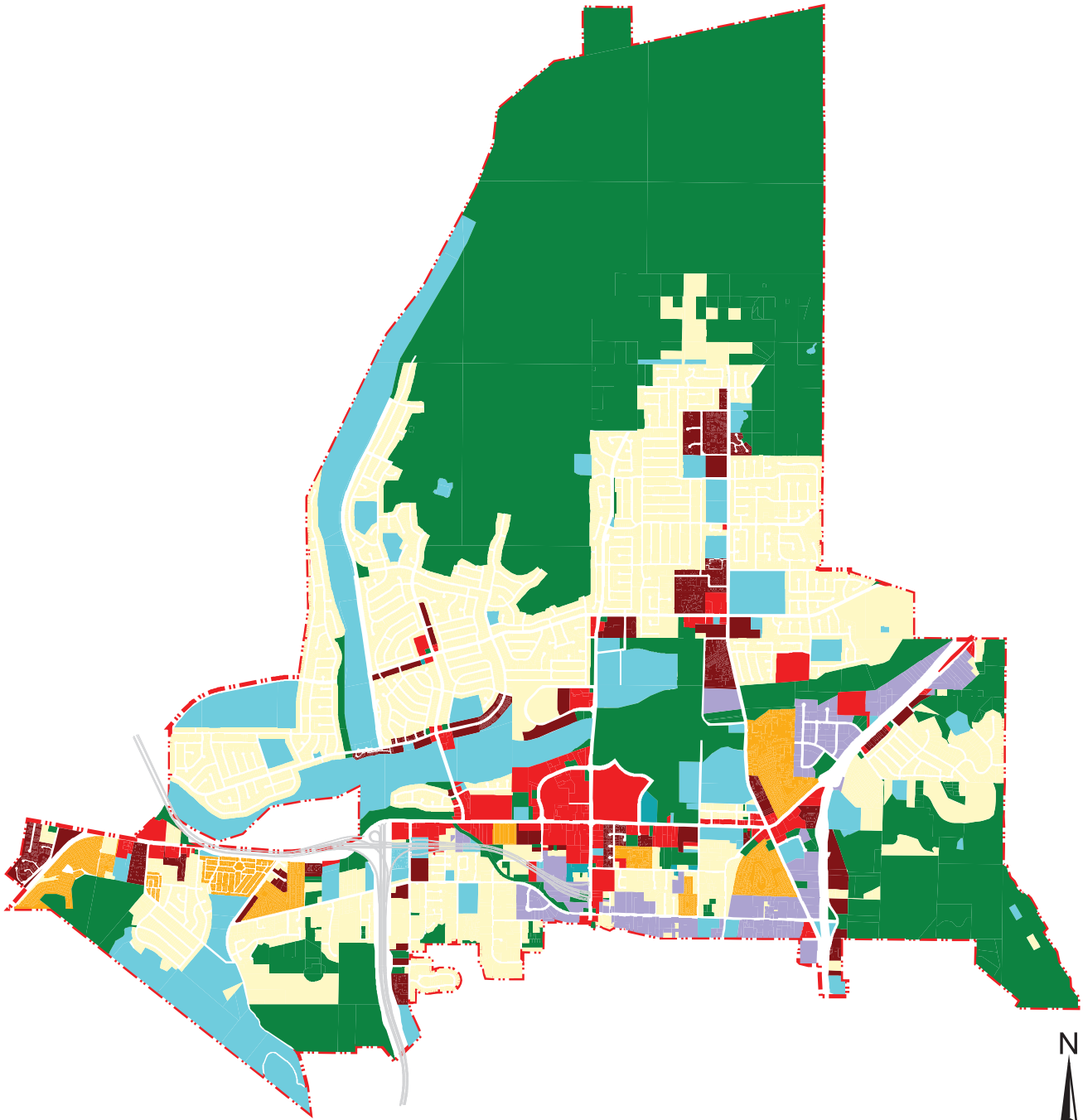
Land Use	Acreage	Percent of Developed Area	Percent of Total City
Residential			
Single Family Residential	2,418	39.0	22.8
Multiple Family Residential*	645	10.4	6.1
Total Residential	3,063	49.4	28.9
Office and Commercial			
Office	15.5	0.25	0.15
Commercial	367	5.9	3.5
Total Office and Commercial	382.5	6.2	3.6
Industrial	308	5.0	2.9
Public/Semi Public (Schools, Parks, Santee Lakes, Golf Course, etc.)	1,299	21.0	12.2
Total Developed	6,197	100	58.4
Vacant Land	4,418		41.6
R-O-W	1144.5		
Total City	10,615		100

*includes 286 acres in the City's mobilehome parks



Apartments and condominiums comprise approximately 22% of the City's housing stock. This residential type is typically located along the City's major roads, including Fanita Drive, Mission Gorge Road, Carlton Hills Blvd, Halberns Drive and Magnolia Avenue. Since adoption of the General Plan in 1984, approximately 1,400 condominiums and apartments have been constructed in the City. As is the case with mobilehome parks, the City lost several large multiple family residential projects with the ongoing construction of the State Route 52 and 125 freeways.





- | | |
|--|---|
| ■ Commercial | ■ Public/Semi-Public |
| ■ Industrial | ■ Residential |
| ■ Office | ■ Vacant |
| ■ MHP | ■ Multifam |

**CITY OF SANTEE
GENERAL PLAN**



EXISTING LAND USES
FIGURE 1-3



Commercial Land Use - A preliminary market analysis of existing and potential commercial, office and industrial development in the City of Santee was undertaken as part of an update to the General Plan. The report, City of Santee General Plan Update Market Analysis, appears in its entirety in the Technical Appendices to the General Plan Environmental Impact Report.



The study concluded that the City continues to export a significant amount of retail sales to other communities, particularly in the convenience goods, eating and drinking establishments and auto dealers and auto supply categories. The recent

completion of the Trolley Square commercial center at 425,000 square feet of space, is expected to fulfill much of this need. The study also found that the City is a significant importer of revenues in the home improvement and general merchandising categories.

Another of the study's findings was that the development of the Fanita Ranch is critical to the City's financial future as it would generate an estimated \$39 million dollars (2000 dollars) in retail sales, with as estimated 30 million dollars staying in the City, and would provide a significant stock of higher end housing which would be beneficial in the City's efforts to attract higher end firms and employers.

Office Land Use - Office development in Santee has not been significant historically, however, interest in East County and Santee in particular has grown in recent years. Existing office development in the City encompasses about 200,000 square feet, located at various sites along Mission Gorge Road and Cuyamaca Street. With the City's desire to focus future office development in the Town Center and Fanita Ranch areas, existing office designated properties were evaluated in the update process to determine if alternative land use designations were appropriate.

The market analysis prepared for the General Plan Update concluded the Town Center was an excellent location for the City's future office and Research and Development type development due to its excellent regional location, easy freeway access, good inventory of available land, and availability of restaurants and other amenities in close proximity.

In August of 2000, the City Council adopted an Office Park Overlay, which covers an approximately 110-acre area in the City's Town Center, on the south side of the San Diego River. The following year the City, in conjunction with the County of San Diego, a developer was selected to develop this area in accordance with a master plan for a comprehensive office-park development including office, residential and ancillary commercial uses. In 2001, the San Diego Economic Development Commission released a report that identified the City's Fanita Ranch and Town Center areas as two of the best locations for future office park development in San Diego County. The first phase of that project occurred with the breaking of ground for the new Hartford Insurance building in the summer of 2002.





LAND USE ELEMENT



Industrial Land Use - Industrial development in Santee usually is in the form of light industrial uses, characterized by manufacturing and assembly, electronics, research and development and light warehousing uses. Industrial uses in the City are concentrated in the south-central along Prospect Avenue, Magnolia Avenue and Cuyamaca Street, and north of Woodside Avenue along the San Diego River corridor. Since adoption of the City's General Plan in 1984, more than 1.25

million square feet of industrial development has occurred, the majority of it in master-planned industrial parks along Prospect and Woodside Avenues.

The market analysis prepared for the General Plan Update concluded that the inventory of entitled development sites for non-residential uses in the City is highly constrained, with virtually all of the City's remaining inventory of industrial land being underutilized parcels which require assemblage with other parcels and higher preparation costs. These underutilized lands are typically industrially zoned properties that contain single-family homes. This development pattern is concentrated in the area north of Prospect Avenue in the Buena Vista / Cottonwood/ Railroad Avenue area. This area was recently added into the City's Redevelopment project area. Together with the planned construction of the State Route 52 freeway through this area, this will provide an incentive for redevelopment of this area with planned industrial uses.



Public/Semi-Public Land Uses - These uses are composed of schools, public and private parks, and churches. The City's developed park sites - Mast Park, Woodglen Vista Park, Big Rock Park, West Hills Park, Shadow Hill Park, Santee Mini Park and the Town Center Community Park, together with Mission Trails Regional Park, Santee Lakes Regional Park and Campground and the Carlton Oaks Golf Club, provide extensive recreational open space. The City's 9 elementary and 2 high schools also provide partially developed open space. See the Recreation Element for a full description of these facilities.

Vacant Land - Approximately 45% of the City of Santee is currently vacant. Parcels that comprise the primary vacant areas are undeveloped canyons and hillsides in the north (Fanita Ranch and the north Magnolia Avenue area), southeast (Rattlesnake Mountain) and steeply





sloped and rolling terrain in the southwest portions of the City. A significant amount of vacant acreage is also found along the San Diego River corridor including the floodway, the floodplain, a biological habitat preserve west of the Carlton Hills Blvd bridge and several large, developable parcels in the Town Center owned by the County of San Diego.

The City's Multiple Species Conservation Program Subarea plan identifies approximately 2,600 acres of the City which will be preserved in permanent open space to protect sensitive plant and animal species and their habitats once the plan is adopted. This plan is discussed in greater detail in the Conservation Element.

Santee Recreation, Open Space and Conservation System (*SANTEE ROCS!*) - The Santee Recreation, Open Space and Conservation System (*SANTEE ROCS!*), is a plan which brings together several independent but related efforts, to create a comprehensive, City-wide system of open space, parks and trails. The goal of this ambitious plan is to create a balance between the built environment – our homes, businesses, and streets, the community's natural environment and the need for recreational opportunities. While both the built and natural environments are critical to the health of any community, a balancing of these goals is necessary to create a truly sustainable community for future generations. This visionary plan accomplishes the following goals:

- preserving the biological resources in the City.
- protecting and enhancing water quality.
- Ensuring a significant portion of the City is protected as permanent open space.
- Providing for active and passive recreational needs by creating a system of City parks and other varied recreational facilities and amenities.
- Interconnecting the City through a system of paths and trails.

The primary components of the plan include:

- Multiple Species Conservation Program Subarea Plan – this system of open space and habitat will comprise almost one-fourth of the total area of the City when completed. The goal of this plan is to provide the City's portion of a regional, interconnected open space preserve to protect endangered and sensitive plant and animal species and their habitats. This preserve system will also function as permanent open space for the community and will include public trails. This plan is discussed in detail in the Conservation Element.
- San Diego River Park Plan – This plan is the culmination of over 20 years of planning and implementation by the City. When completed, the park will stretch along both sides of the San Diego River across the entire length of the City, covering over 300 acres. The park is also a major component of the City's Multiple Species Conservation Program Subarea Plan. This park involves multiple ownerships and is being implemented in





LAND USE ELEMENT



phases. So far, approximately one-half of the park has been completed or secured. The park will include restored habitat, public recreation areas (i.e. Mast Park and Mission Creek) and over six miles of public trails. A more detailed discussion of the River Park appears in the Recreation Element.

Park, Mast Park, Woodglen Vista Park, Santee Mini-Park, Shadow Hill Park and West Hills Park. The City's Parks and Recreation Facilities Master Plan identifies the community need for recreation facilities and possible sites for future City parks. The City's existing and planned park facilities are discussed in the Recreation Element.

- Community Recreation Areas – Other community recreation areas include the Carlton Oaks Country Club golf course, school facilities, and the Mission Trails Regional Park, 190 acres of which are located in Santee. The Santee Lakes Regional Park and Campground, owned and operated by the Padre Dam Municipal Water District, also provides active and passive recreation to the community.



road bicycling and equestrians. These trails will wind through the City's planned open space areas and will link not only with the community pathway system but also with other trail systems in Mission Trails Regional Park, Goodan Ranch and the Sycamore Canyon Open Space Preserve. The Trails Element includes a detailed discussion of the City's planned pathway and trail systems.

- Community Pathway and Trail Systems – The Trails Element details a comprehensive and interconnected system of improved pedestrian and bicycle pathways linking the City's residential areas with destination points within the City, such as City Parks, the Town Center, commercial services and employment. The system also connects to regional trails and paths in neighboring jurisdictions. In addition to these paved pathways, a system of community trails will be established in the City for hiking, off-

Taken as a whole, the *SANTEE ROCS!* will be one of the dominant factors in shaping the City's future and our citizens quality of life. The plan balances economic development, open space and habitat preservation, and community recreation goals, leaving a legacy for our





children by ensuring that future generations enjoy the open space and recreational benefits that we enjoy today.

5.0 Needs

5.1 Land Use Compatibility

Compatibility between adjacent land uses in the City is of primary importance to achieve a safe, livable and functional community and to ensure a high quality of life. To minimize conflicts, land uses must be located in a pattern that considers generic land use characteristics, limitations and requirements such as; traffic and access, noise, public services, siting and visual appearance, and public safety. Land uses that exist in a potentially incompatible situation should be considered for relocation or remedial setback and/or buffering treatments should be applied.

Enhancing compatibility between land uses can be achieved through locating uses together that have similar or compatible public service and site planning needs. For example, consolidation of scattered industrial uses into an industrial park development can take advantage of common access, public services and site planning requirements. Mixed use development, such as residential with commercial, can take advantage of differing peak hour parking demands or availability of transit.

Figure 1-4, Adjacent Land Use Compatibility Guide, indicates the basic compatibility between various land use types that could be located in Santee. This assessment should be included as part of the information used to make land use determinations in the City.

In addition to ensuring compatibility with land uses within Santee, the City needs to remain actively involved in reviewing land use changes that occur on the City's borders and in surrounding areas which may adversely affect residents and businesses in the City. Some of these land use issues include:

Sycamore Canyon Landfill – A private waste management company currently operates the Sycamore Canyon Landfill which is located in the City of San Diego, just west of the City. There have been documented problems with odors emanating from the landfill, reported by residents in the northwest areas of the City. While the landfill operators have taken steps to address odor complaints, the City should remain active in tracking complaints of landfill odors as operational changes or changes in the landfill footprint or waste pile elevation could cause additional land use compatibility issues for Santee residents in the future.

Mining Operations - In recent years, there have been discussions with the owners of the property located just to the north of the City regarding their intent to extend the existing mining operation in Slaughterhouse Canyon south onto the properties bordering the planned Fanita Ranch development. An active mining operation in this area could potentially be incompatible with planned development in the Fanita Ranch.

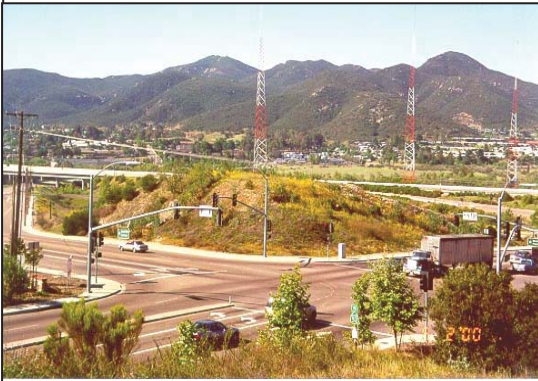




LAND USE ELEMENT

Off-Road Vehicle Parks – Over the years there have been several proposals by the State to locate an off-road vehicle park in the areas north or west of the City. These proposals could pose significant compatibility issues, such as noise or air quality, for existing as well as planned development.

Regional Airport Proposals – There have been a number of possible sites that have been evaluated for a new airport for the San Diego Region. Depending on the location, a new regional airport could create significant land use compatibility issues for the City. One of the locations under consideration for a future airport is to the west of the City on the Marine Corps Air Station Miramar property. A new airport in this location could create significant compatibility issues for existing and planned development in the City.



East Elliot Development – The East Elliot area of the City of San Diego borders Santee along the City's western boundary. While the majority of this area is planned for preservation as part of the City of San Diego's Multiple Species Conservation Program Subarea Plan, there are areas directly on the City's western border that are designated for future residential development.

While residential development itself would be compatible with the adjacent residential development in Santee, there could be impacts to the City from the additional traffic generated by any future development as well as fiscal impacts resulting from the City providing automatic aid public services such as fire, emergency transport and law enforcement service to this area.

5.2 Public Services

To ensure public safety and maintenance of the quality of life in Santee, future population growth and development should be consistent with existing and planned public services. Additionally, new development should not cause an economic burden on the City and should provide for a fair share of the public costs incurred by the development.

5.3 Natural and Man-Induced Hazards

In conjunction with the other Elements of the General Plan (especially Safety and Conservation) the Land Use Plan should culminate in a pattern of land uses that address the concerns of the health, safety and welfare of the public. The plan should minimize exposure of people and improved property to natural and man-made hazards and maintain minimal levels of risk where complete mitigation of hazards cannot be achieved.

5.4 Regional Issues





Many of the planning issues which Santee faces are regional in nature and are not functionally related to political boundaries. Some of the major issue areas where regional concerns are most evident are:

- Regional Governance and Land Use Control
- Biological Resource Preservation
- Hydrology and Water Quality
- Circulation
- Housing
- Economic Development

According to the government Code Section 65300 the City's General Plan should consider not only areas of the City itself, but also any area outside of its incorporated boundaries that "bears relation to its planning." The Planning Area must be strategically located and should encompass territory beyond that which may ultimately be annexed by the City. The City has established a Planning Area, depicted on Figure 1-5, to define this area.

Land intended for future annexation by the City must be included within a Sphere of Influence as adopted by the Local Agency Formation Commission (LAFCO) as the "probable ultimate physical boundaries and service area of a local governmental agency" (Government Code Section 54774). The City's current Sphere of Influence is coterminous with the City's boundary.

5.5 Areas for Special Study

Almost one-half the acreage in Santee today is undeveloped. As such, the City is presented with major opportunities for the future development or preservation of these areas. The most significant of these undeveloped areas are the Town Center along the San Diego River, the Fanita Ranch and the North Magnolia Area in the north, and Rattlesnake Mountain in the southeast quadrant of the City.



Town Center -The remaining undeveloped portions of the Town Center, most of which is in public ownership, represents a tremendous opportunity area in the City's central core.

The positioning along the San Diego River corridor, and proximity to planned freeways make this area a significant economic resource for the City. Concerns here are maintaining the integrity of the natural river system as a significant environmental resource supporting sensitive habitats and vegetation, providing flood control and conveyance and maintaining high-quality scenic resources.





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To address these concerns the City adopted the Town Center Specific Plan in October of 1986 to guide the development of the Town Center area. The plan envisions a comprehensively planned, mixed use development of commercial, office, residential, recreational and open space uses over 706 acres in the center of the City. Since the plan was adopted, almost one million square feet of retail and office uses have been developed, along with over 400 residential units. In addition, the multiple-award winning Santee Multi-modal transit station has been completed along with over four miles of pedestrian paths providing alternative transportation modes linking land uses within the Town Center.

A successful revegetation of a portion of the San Diego River has been completed and the area has been occupied by the Least Bell's Vireo, an endangered riparian songbird. Construction is underway on the City's 55-acre Town Center Community Park on the north side of the river and a Master Plan is underway for development of a 100-plus acre office park and mixed-use development on the south side of the river.

In 2000, the City Council adopted an Office Park Overlay over approximately 110 acres in Town Center, south of the river. The intent of the overlay is to encourage the development of a high technology business campus that can take advantage of the proximity to freeways and the multi-modal transit station. The master plan for this area will also include a higher density residential component that will allow employees of the business park to live near work, one of the basic principles of Smart Growth.

Fanita Ranch - The 2,589-acre Fanita Ranch exhibits varied topography, scenic resources, and significant vegetation and habitats. It is the largest single ownership area in the City and represents an area of tremendous development potential. Potential natural hazards related to slope stability and geologic resources also exist within this area.



According to the market analysis prepared for the General Plan Update, the development of the Fanita Ranch will have a significant positive economic impact on the rest of the City, through the increased property taxes, and the sales taxes generated by increased sales at local businesses. The Ranch also is the only remaining area in the

City where significant numbers of move-up housing can be built. A good supply of move-up housing is not only needed to provide opportunities for existing residents, but is also a factor in attracting high technology and office users to the City's planned office and technology parks.





**CITY OF SANTEE
GENERAL PLAN**



*PLANNING AREA
FIGURE 1-5*



Rattlesnake Mountain – The Rattlesnake Mountain is an approximately 400-acre hillside area located in the southeast quadrant of the City. This area is under multiple ownership, although significant portions are controlled by one primary landowner. This area is characterized by steep topography, limited availability of public services such as road and utilities, and is identified as a core biological resource area in the City (see Conservation Element). This area is also included in the City’s draft Multiple Species Conservation Program Subarea Plan.

While future development in the Town Center is guided by the Town Center Specific Plan, the Fanita Ranch and the Rattlesnake Mountain areas need to be planned in a comprehensive manner which addresses:

- Designation of appropriate land uses,
- Provision of adequate public facilities,
- Appropriate phasing of development,
- Requirements for financing public improvements,
- Environmental resource protection and enhancement, and
- Consistency with General Plan goals, policies and objectives

5.6 Economic Viability

Land use strategies must consider the overall economic viability and stability in the City. Diversity of land use types, properly located and designed, can offer long term economic stability for the City. Of particular concern in Santee is:

- Improvement of retail sales performance and local capture,
- Provision of a diverse and attractive housing stock,
- Increase in diversity and number of high quality employment opportunities,
- Enhancement of the San Diego River corridor to act as a focal point/attractor

The City of Santee General Plan Update Market Analysis report (see the General Plan Environmental Impact Report Technical Appendices), prepared as part of the update process, assessed existing conditions in the City and made determinations about future market support and employment potential. A summary of those findings, which follows, is indicative of the overall commercial, office and industrial land use needs in the City. The study concluded:

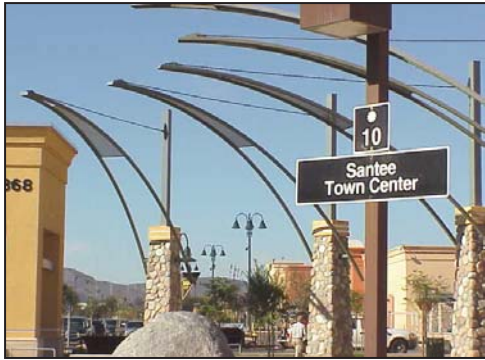
1. Household incomes in the City are the highest in East County. The City also boasts a very high rate of home ownership (71%).
2. The City does not have a strong base of knowledge-based industries, however with the completion of the planned SR52 freeway, regional accessibility will be dramatically improved which will heighten the City’s ability to attract retail, office and industrial users. The attraction of high tech firms is an attainable goal with aggressive marketing by the City.





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3. Regionally there is a shortage of development sites in the established office and industrial markets. The City's Town Center represents is an excellent location for significant



businesspark development for office and Research and Development firms due the excellent regional access via SR52 and the San Diego Trolley, a good inventory of available land of significant size and adjacent amenities such as restaurants and retail shops.

4. The City is a exporting a significant share of retail sales to stores outside the City. Specific areas of weakness are auto sales and supplies, convenience goods and eating and drinking establishments. The City is a net importer of sales in the general merchandising and home improvement categories.

5. Significant improvement in sales and local capture can result with the completion of the SR52 freeway.

6. With the completion of currently approved projects such as the Trolley Square, the City can support approximately 25 acres of additional retail development and a significant level of office/industrial development through the year 2015.

7. The development of the Fanita Ranch is critical to the City's economic future by providing an estimated \$30 million dollars in local retail sales, as well as providing the high-end housing stock needed to attract high-end office and R and D firms to the City.

6.0 Goal

Promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses that will create and maintain a high quality environment.

7.0 Objectives and Policies

Objective 1.0 Continue implementation of the Town Center Specific Plan which provides for retail commercial, office, recreational and other appropriate uses to establish a focal point for the City.

Policy 1.1 The City shall encourage the continued use of public/private partnerships in the development and implementation of the Town Center Specific Plan.

Policy 1.2 The City shall incorporate residential development into any master plan for the Edgemoor property on the south side of the San Diego River to take advantage of the proximity of the multi-modal transit station.





Policy 1.3 The City should encourage the preservation of the biological and visual resources of the San Diego River as part of any development in the Town Center area.

Objective 2.0 Allow for the development of a wide range of housing types in the City.

Policy 2.1 The City should promote the use of innovative site planning techniques that contribute towards provision of a variety of residential product styles and designs.

Policy 2.2 The City should encourage the development of higher density residential developments in areas close the multi-modal transit station and along major road corridors where transit and other convenience services are available.

Policy 2.3 The City should encourage planned residential and/or planned unit developments that provide adequate open space, recreational facilities, off-street parking, interior circulation patterns and other amenities and facilities.

Objective 3.0 Provide and maintain the highest level of service possible for all community public services and facilities.

Policy 3.1 The City should ensure that land divisions and developments are approved within the City only when a project's improvements, dedications, fees and other revenues to the City and other agencies fully cover the project's incremental costs to the City and other agencies. These costs are for providing new or upgraded capital improvements and other public facilities and equipment resulting from, and attributable to the project, which are necessary to protect and promote the public's health, safety and welfare and to implement feasible mitigation measures. Such facilities include, but are not limited to: parks, bridges, major roads, traffic signals, street lights, drainage systems, sewers, water, flood control, fire, police, schools, hiking/bicycle trails and other related facilities. In calculating benefits of land divisions and developments, the City may consider other public objectives and goals including social, economic (job creation, secondary economic benefits, etc) and environmental factors.

Policy 3.2 The City should encourage the development and use of recycled water for appropriate land uses to encourage the conservation of, and reduce demand for, potable water.

Policy 3.3 The City should consider the use of public / private partnerships when appropriate to facilitate introduction of desirable and innovative development within the City.

Policy 3.4 The City shall continue to update and implement a 5-year Capital Improvement Program to improve existing public facilities and develop necessary new public facilities.





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Policy 3.3 The City should coordinate the scheduling of planned Capital Improvement Projects with other agencies and utilities to minimize disruptions of City streets and facilities.

Policy 3.5 The City shall require the placement of utility lines underground where feasible.

Policy 3.6 Development projects shall be reviewed to ensure that all necessary utilities are available to serve the project and that any land use incompatibilities or impacts resulting from public utilities shall be mitigated to the maximum extent possible.

Objective 4.0 Provide for the development of conveniently located neighborhood shopping centers.

Policy 4.1 The City should ensure that all residential areas are adequately provided for in terms of day-to-day shopping needs which include convenience goods, food and personal services.

Policy 4.2 Through the Development Review process, the City shall promote the consolidation of existing freestanding commercial outlets where appropriate and discourage additional strip commercial development.

Policy 4.3 The City should locate new neighborhood commercial uses along major roadways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of strip commercial uses and require adequate pedestrian links to residential areas.

Objective 5.0 Develop industrial uses which are compatible with adjacent land uses.

Policy 5.1 The City should promote industrial uses on the north side of Gillespie Field which support or capitalize on the aviation opportunities available.

Policy 5.2 The City should promote consolidation of industrial uses into comprehensively planned industrial parks.

Policy 5.3 The City shall ensure that industrial development creates no significant off-site impacts related to access and circulation, noise, dust, odors, visual features and hazardous materials, that cannot be adequately mitigated.

Policy 5.4 The City shall promote a mix of industrial uses that provide the City with a sound, diverse industrial base.





Policy 5.5 The City should ensure that industrial developments provide for business service needs and the needs of employees.

Policy 5.6 The City should consider the use of its redevelopment powers to help facilitate development of industrial properties within the Redevelopment Project Area which can improve blighted conditions and provide economic benefits to the community.

Objective 6.0 Ensure that natural and man-induced hazards are adequately addressed in the location and intensity of development in the City.

Policy 6.1 The City shall utilize all mapped information, objectives and policies contained in the Safety and Conservation Elements during the development review process.

Policy 6.2 The City should promote the use of innovative site planning to avoid on-site hazards and minimize risk levels.

Objective 7.0 Undertake development of large, contiguous, vacant or underutilized parcels in a comprehensive manner.

Policy 7.1 The City shall utilize and initiate, in appropriate locations, the use of comprehensive planning process for development of large landholdings. Appropriate locations shall include large contiguous vacant or underutilized parcels (i.e., 10 acres or larger in area) under single ownership that contain unique resources such as a hillside or watercourse, where a combination of uses are proposed on the site or where phased implementation of the development is necessary to minimize the impact on the City. If a comprehensive planning process involves multiple ownerships, the plan should apply to the total area of these ownerships.

For smaller contiguous vacant or underutilized parcels (i.e., less than 10 acres in area), a comprehensive planning process should be considered to allow for the comprehensive development of the land.

Policy 7.2 A comprehensive development plan shall be prepared prior to approving any subdivision of land or land development proposal unless the Director of Development Services makes a determination that the subdivision would not have a significant affect on the ultimate development of the property.

Objective 8.0 Minimize land use conflicts and maximize mutual benefits between adjacent land uses in the City.

Policy 8.1 The City shall, upon adoption of the updated General Plan, undertake a comprehensive review and revision of the existing Zoning Ordinance and related codes in a





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timely manner to ensure they are compatible with, and adequately implement, the General Plan.

Policy 8.2 The City should consider relocation of remedial buffering treatments for mitigating land use conflicts.

Policy 8.3 The City should encourage an innovative mix of land uses when such a mix could enhance the viability of development and provide for common public services and site planning requirements.

Policy 8.4 The City should consider the Adjacent Land Use Compatibility Guide chart to assist in an initial determination of overall land use compatibility for adjacent land uses.

Policy 8.5 The City shall strive to minimize direct and indirect impacts on existing or planned preserved open space from adjacent development.

Objective 9.0 Minimize land use conflicts between land uses in adjacent areas and existing and planned land uses in the City.

Policy 9.1 The City should encourage the City of San Diego to protect vacant lands in the East Elliot area along the City's western boundary as part of a regional biological preserve system.

Policy 9.2 The City should oppose any expansion or operational changes at the Sycamore Landfill that will result in increased land use compatibility impacts to the City, unless they can be adequately mitigated.

Policy 9.3 The City should oppose any new mining operations or expansion of currently approved mining operations to the north and northeast of the City that would conflict with planned development in the Fanita Ranch.

Policy 9.4 The City should not support the establishment of any regional authority or agency that does not provide adequate representation for either the City or East County region.

Policy 9.5 The City should oppose the establishment of a regional airport on the Marine Corps Air Station Miramar or adjacent lands east of Interstate 15. Any proposal for a regional airport at Miramar west of Interstate 15 should avoid significant adverse impacts to existing or planned development within the City.

Policy 9.6 The City should support the continued expansion of the Mission Trails Regional Park, consistent with the approved Master Plan.





Policy 9.7 The City shall oppose the establishment of an off-road vehicle park adjacent to, or near the City that will result in significant compatibility impacts with existing or planned development in the City.

Objective 10.0 Provide for the reasonable and logical future growth of the City.

Policy 10.1 The City should actively pursue annexation of the land currently under the jurisdiction of the City of San Diego, which is located along the San Diego River at the western City limits to the Mission Trails Regional Park, and in the East Elliot area on the City's western boundary.

Policy 10.2 The City should cooperate with adjacent jurisdictions in establishing a Sphere of Influence.

Policy 10.3 The City shall establish a Planning Area as identified in Figure 1-5, Planning Area, pursuant to provisions of Section 65300 of the California Government Code.

Policy 10.4 The City should actively monitor and comment on all significant development proposals within the Planning Area.

Objective 11.0 Ensure that development in the City is consistent with the overall community character and contributes positively towards the City's image.

Policy 11.1 The City shall ensure that all requirements set forth within the Community Enhancement Element are implemented during the development review process.

Policy 11.2 The City should maintain, and update as needed, the design standards for landscaping and site planning to provide guidelines for future developments.

Objective 12.0 Maintain the Integrity and Consistency of the General Plan.

Policy 12.1 Permitted land uses in the City shall be intensified only when the voters approve such changes. No General Plan amendment, Planned Development Area or new Specific Planning Area shall be adopted which would:

- 1) increase the residential density permitted by law,
- 2) change, alter, or increase the General Plan Residential Land Use categories if the change intensifies use; or
- 3) change any residential designation to commercial or industrial designation on any property, or visa versa, if the change intensifies use;

unless and until such action is approved and adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such an election.





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Policy 12.2 No change to the slope criteria and minimum parcel sizes and lot averaging provisions of this General Plan which would permit increased density or intensity of use shall be adopted unless and until such change is approved by ordinance adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such an election.

Policy 12.3 The City Council shall set any election required by this Objective to the next available general municipal election at no cost to the proponent of the land use change, or set a special election, the cost of which shall be borne by the proponent.

Policy 12.4 The voter approval requirement of subsection (a) shall not apply where the General Plan amendment is necessary to comply with state or federal law governing the provision of housing, including, but not limited to affordable housing requirements. This exception applies only if the City Council first makes each of the following findings based on substantial evidence in the record:

- 1) a specific provision of state or federal law requires the City to accommodate the housing that will be permitted by the amendment;
- 2) the amendment permits no greater density than that necessary to accommodate the required housing; and
- 3) an alternative site that is not subject to the voter approval requirement in this Policy is not available to satisfy the specific state or federal housing law.

8.0 Implementation

8.1 Land Use Classifications

The following section describes the intent of each of the land use categories found on the Land Use Plan. The purpose is to describe the nature and general character of land uses intended within each category. The symbols and numbers associated with each of the land use classifications correspond to those uses on the Land Use Plan map (Figure 1-1).

Residential Density Ranges - Each of the residential use classifications indicate an allowable range of development density. The maximum density indicated by the range defines the maximum number of units per gross acre that residential development can achieve within a given area. A residential development proposal does not have to provide the minimum number of units per gross acre indicated by a residential density range to be found consistent with the General Plan. The minimum density figure established for each range is intended to encourage the location of certain product types and densities which are consistent with adjacent land uses, access, public services and environmental concerns.

The residential density ranges are intended as expressions of the extreme limits of gross densities which are reasonable and desirable for areas within the City. For each residential density range indicated, with the exception of Hillside/Limited, the lowest number of the range on any given project, could typically be expected to be approved. This low-end density





should be used by development proponents for purposes of determining land values and anticipating a realistic future density. In the Hillside Overlay District, the density determination would be tied to the average natural slope of the site. Approval of a density higher than the minimum of the range is a discretionary action and is a function of a combination of criteria including that listed below:

- Compliance with specific goals, objectives and policies of the General Plan which provide for avoidance of hazards while maximizing public safety and achievement of high quality site planning and design.
- No adverse impact on existing public facilities such as roadways, emergency services, schools and sewers.
- Consideration of on-site environmental constraints such as proximity to the floodplain, steep slopes, slope instability, significant landforms and significant vegetation and or sensitive species.
- Compliance with adopted City programs and policies including the City’s Multiple Species Conservation Program Subarea Plan and Implementing Agreement.
- Provision of on-site amenities that will contribute to the livability of the project and enhance the community character.
- Analysis of the opportunities and constraints presented by natural and socio-cultural features.
- Application of policies and implementation measures in the General Plan which provide for avoidance of hazards, maximizing public safety and achievement of high quality site planning and design.
- Application of appropriate provisions of the City’s Zoning Ordinance and / or applicable Specific or Master Development Plan.

Project approval at any density is subject to obtaining all requested agency approvals. Densities that require a general plan amendment under section 7.0 Objectives and Policies will also require majority approval of voters at a special or general election.

Mixed Use Development - Under certain land use designations on the Land Use Plan, a mix of land uses is contemplated to encourage innovative and attractive development in the City and to promote Smart Growth concepts and principles. This concept has been set forth specifically to integrate complementary land uses which can take advantage of mutual site planning and public service requirements, and demonstrate increased economic viability of the overall development proposal. Discretionary review is required for all mixed-use development proposals.





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HL – Hillside Limited Residential (0-1 dwelling units/gross acre)

This designation is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots, with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services, biological resources and other environmental concerns. This designation has primarily been applied in the steeply sloped extreme southwest and northeast portions of the City.

R1 – Low Density Residential (1-2 dwelling units/gross acre)

This designation is intended for residential development characterized by single family homes on one-half acre lots of larger, which are responsive to the natural terrain and minimize grading requirements. This designation has been located in steeply sloped hillside and canyon areas in the southwest, southeast, northeast and north central portions of the City.

R1A – Low Density Residential (2-4 units/gross acre)

This designation is intended for residential development characterized by single family homes on average 10,000 square foot lots or larger, which are responsive to the natural terrain and minimize grading requirements. This designation is intended to provide a transitional designation between areas of denser development in the R-2 designation and lower density, larger lot size development in the R-1 and HL land use designations.

R2 – Low-Medium Density Residential (2-5 dwelling units/gross acre)

This designation is intended for residential development characterized by single family homes in standard subdivision form (6,000 sq. ft. lots). It covers the largest portion of the City planned for residential uses and is usually found in areas of generally level topography. It is intended to include mobile home parks in the City that may exhibit a slightly higher gross density.

R7 – Medium Density Residential (7-14 dwelling units/gross acre)

This designation is intended for a wide range of residential development types including attached and detached single family units at the lower end of the density range and multiple family attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities. This designation has been located along Mission Gorge Road, Magnolia Avenue, Woodside Avenue and Fanita Drive.

R14 – Medium-High Density Residential (14-22 dwelling units/gross acre)





This designation is intended for residential development characterized at the lower end of the density range by multiple family attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity. This designation has been located along Mission Gorge Road, Magnolia Avenue, Mesa Road and Woodside Avenue.

R22 – High Density Residential (22-30 dwelling units/gross acre)

This designation is intended for residential development characterized by apartment and condominium buildings. It is intended that this category utilize innovative site planning and building design (including 3 story buildings) and incorporate on-site recreational amenities and open space. This designation has been applied in areas in close proximity to major community facilities and services, transit facilities and major streets.

RB – Residential Business

This designation is intended to allow for a mix of single and multiple family residential development, at densities up to 14 units per acre, and low intensity office uses. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas. Low intensity commercial and office uses would be allowed which would not result in significant land use compatibility impacts.

NC – Neighborhood Commercial

This designation includes neighborhood shopping centers and small convenience centers which provide for a range of necessary day-to-day retail goods and services required by residents in the immediate vicinity. It encourages concentrated and consolidated shopping opportunities including, but not limited to, personal services, food and convenience stores, eating and drinking establishments, gas stations, banks and other neighborhood serving uses. Office and Professional services are intended under this category as uses that are secondary to the other neighborhood serving commercial uses. This category has been distributed throughout the City along major travel routes to provide adequate neighborhood shopping opportunities.

GC – General Commercial

This designation provides for commercial areas with a wide range of retail and service activities. Intended uses include community shopping center, department stores, restaurants, financial institutions, automotive uses and other specialized services. This designation encourages the grouping of commercial outlets into consolidated centers. Appropriate areas





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to be established with general commercial activities should have direct access to major roads, prime arterials or freeways.

GC/IL - General Commercial Overlay

The General Commercial Overlay is intended to allow opportunities for development of general commercial uses in combination with light industrial uses and activities. This overlay designation is applied in those areas which, due to their proximity to planned freeways or major transportation corridors, have the potential to accommodate retail or service uses in addition to standard industrial uses. Development proposed under this designation is required to undergo site plan review as required by the Municipal Code.

OP – Office Professional

This designation is provided in close relationship to general commercial facilities. It is intended for the encouragement of high technology, medical, dental, law or other professional offices, which are located and designed as consolidated complexes. Commercial uses contemplated as part of this category include business support services and support restaurant and medical services.

IL – Light Industrial

This designation establishes light industrial areas where uses such as fabricating, assembly, research and development, electronics, low intensity warehousing and other such similar industrial uses are appropriate. All work and related activity, including materials and equipment storage, is intended to be conducted specifically within enclosed facilities to reduce adverse impacts on adjacent uses.

This land use is appropriate as a buffer between the general industrial areas and non-industrial uses and where the site is visible from residential areas or major transportation routes. Special landscaping, enclosures and other site development standards are appropriate. Outdoor storage may be allowed in specific circumstances where, through the discretionary review process, it is demonstrated that adequate screening and buffering of the outdoor storage area can be achieved to eliminate any adverse impacts on adjacent uses and maintain visual qualities of the area.

Industrial park development is intended on larger parcels to create distinct districts containing light industrial, compatible offices and support uses. Such areas should have adequate off-site access to major transportation facilities, as well as an efficient internal circulation system of industrial streets.

IL/GC Light Industrial Overlay

The Light Industrial Overlay is intended to allow opportunities for development of Light Industrial uses in combination with general commercial uses and activities. Such uses shall be





located in transitional areas that provide a compatible mix of general commercial and light industrial uses. Development proposed under this designation is required to undergo site plan review as required by the Municipal Code.

IG – General Industrial

The General Industrial designation allows for a wide range of industrial activities which includes manufacturing, wholesale distribution, large storage areas and other non-hazardous industrial uses.

Areas developed under this designation should be located with direct access to major roads or freeways and/or be located in areas not suitable for residential use due to air safety, drainage improvement needs or similar land use constraints, such as the Gillespie Field area.

P/OS – Park / Open Space

This designation determines areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land use constraints such as airport clear zones and established floodways. Recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas. Agricultural uses and sand extraction operations may, under special conditions, be allowed under this designation.

PUB - Public

This designation indicates areas owned and maintained by public or publicly controlled agencies such as the school districts, Padre Dam Municipal Water District, utility companies and other municipal agencies.

Appropriate uses for this designation include schools, the Santee Recreation Lakes, Padre Dam Water Storage and Treatment facilities, freeway rights-of-way, utility substations and other public service uses.

PD – Planned Development

This designation provides for mixed-use development potential including employment parks, commercial, recreational, and various densities of residential development pursuant to a development plan and entitlements being approved by the City Council. This designation is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high quality development in a manner which may not be possible under standard land use designations and their corresponding zones.

While the PD designation does not, in itself, limit the extent or mix of development to occur, other provisions within the General Plan may do so for particular properties. All





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development which takes places pursuant to the Planned Development designation shall be consistent with the General Plan.

TC – Town Center

This designation is intended to provide the City with a mixed-use activity center which is oriented towards and enhances the San Diego River. This designation shall be developed in accordance with the Town Center Specific Plan including community commercial, civic, park/open space and residential uses. The intent of the Specific Plan is to provide the City with detailed land uses and appropriate development regulations that are consistent with the General Plan.

8.2 Areas for Special Study

The following development guidelines for the Fanita Ranch Rattlesnake Mountain and Carlton Oaks Planned Development (PD) designations on the Land Use Plan provide a framework to assure that these unique and significant areas will be developed and preserved with:

1. Standards of quality for community appearance and function;
2. Compatibility of development of land and structures that ensures public health, safety and welfare; and
3. Policies that minimize grading, preserve significant biological resources, preserve ridgelines and view corridors, and provide for recreational amenities.

Fanita Ranch - The Fanita Ranch planned development will be developed in a manner consistent with the Guiding Principles described below:

1. The Planned Development may include a comprehensively planned, high architectural quality business or office park. The business or office park shall include such uses as research and development, high technology uses, medical complex, executive headquarters or other similar office or business uses.
2. The Planned Development shall include a community focus (Fanita Center) which includes provisions for public parks, commercial development and institutional uses such as schools, fire station, branch library or branch post office.
3. The plan shall contain a mix of house sizes on lot sizes distributed as follows:
 - 6,000 sq. ft. lots – 20 percent of total lots
 - 10,000 sq. ft. lots – 20 percent of total lots
 - 20,000 sq. ft. lots – 60 percent of total lots or greater
4. The Land Use Plan, Administrative Plan, Circulation Plan, Trails and Open Space Plan, and Illustrative Site Plan shall be sensitive to the natural open space and the preservation





of existing natural major land forms. The purpose of this requirement is to protect the major ridgeline and viewshed amenities, to minimize erosion, provide for public safety, protect natural resources and to establish site specific design standards which provide for development in harmony with the environment. The planned development will utilize contour grading techniques which are consistent with these objectives while providing opportunities for creative product design.

5. Other than within the northeastern sector of the site, the General Plan guidelines for hillside development should be used as the basis of the planned development's conceptual grading. Consideration may be given to permit grading of isolated steep slopes or along transition edges of steep slopes. Mass terracing should be avoided in favor of individual pad grading, wherever possible.
6. The plan may consider alternative residential design and grading requirements which are sensitive to the existing topography and out of the City's viewshed.
7. A southern portion of Fanita Ranch, primarily southerly of the SDG&E power line, shall be identified as a regional park and contain no less than 400 acres.
8. The Planned Development should, subject to population demand, contain mini-parks, neighborhood parks, and two community parks. Dedication of a Sports Park, (accessed by Carlton Hills Boulevard), to the City of Santee will fulfill the requirements of one community park.
9. The plan shall contain a championship level, minimum 6,800-yard, par 70-75, 18-hole golf course, including support facilities. A hotel/conference complex shall be included in conjunction with the golf-course facility. An alternative plan may also be designated which, in lieu of a golf course and hotel/conference facility, includes a recreational facility based around a man-made lake, using non-reclaimed water, and which is approximately 200 acres in area.
10. The Planned Development shall include the extension of Fanita Parkway along the western boundary of the property.
11. The Planned Development shall include the extension of Cuyamaca Street into the site, connecting with Fanita Parkway.
12. Additional circulation facilities for the planned development areas shall be considered. The traffic and phasing analysis shall specifically address the following elements:
 - a. Extension of Magnolia Avenue north and west to connect with Cuyamaca Street extension.
 - b. The provision of a connecting road between the project and State Route 67.





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- c. The extension of Carlton Hills Boulevard from its present terminus northward through the site to the developed area.
- d. The participation in and extension of Mast Boulevard east and/or west to connect with State Highways 67 or 52 and Mission Gorge Road.
- e. A four-lane surface street (Fanita Parkway) along the western boundary.

13. The Planned Development shall include a Comprehensive Trails Element designed to link with the proposed trails outside the Fanita Ranch, which is consistent with the objectives and standards set forth within the City's adopted Trails Element to the General Plan. Access to Sycamore Park shall be provided to Santee residents.

14. The Planned Development shall include a Comprehensive Implementation Element which shall consist of:

- 1) A cost revenue assessment.
- 2) Identification of required public improvements.
- 3) A phasing plan for the public improvements and land use.
- 4) A financing plan for the public improvements.
- 5) A Development Agreement.

Regarding phasing, all public improvements and land uses shall be phased according to detailed phasing plan as mentioned above (14.3). Public improvements shall be constructed prior to or simultaneously with their projected need. The plan shall contain performance standards or other measurements for determining the timing for all public improvements. Performance standards may include any appropriate means of measurement to determine when a given public improvement is deemed necessary by the City. Private land uses shall be phased to insure that land uses deemed desirable by the City (i.e. golf courses, estate units, executive units, etc.) will be included within the earliest phases of the Fanita Ranch.

15. The Fanita Ranch area shall not be subdivided (except for the Sports Park property) until a Planned Development is adopted by the City of Santee.

16. To ensure that proposed development is appropriate for a given, site, the Planned Development shall contain schematic or illustrative development plans which show prototype circulation systems and residential product types for each area designated by residential development.

Rattlesnake Mountain Planned Development Overlay - The following represents the required development guidelines for the Planned Development Overlay for the portion of Rattlesnake Mountain identified in Figure 1-6. These guidelines are only in effect if the properties identified in Figure 1-6 are comprehensively planned, entitled, and developed. If any or all of these properties are individually planned, entitled, and developed, then the development of those properties shall be consistent with the underlying zone.





1. Development of this area shall be consistent with adopted Santee SubArea Plan and Implementing Agreement
2. The plan shall include a comprehensive public trail system
3. Single family development shall include the following:

20,000 sq. ft. lots – minimum 30% of the total lots
10,000 sq. ft. lots - minimum 30% of the total lots
6,000 sq. ft lots – maximum of 40% of the total lots
4. Development standards for all development shall be consistent with the Santee Zoning Ordinance.
5. Condominium development (up to a density of 14 – 22 dwelling units per acre) may be developed on the “Ennis” properties (APN: 384-120-31,62 and 63). If single family homes are to be constructed on this property, then their design, and the mix of lot sizes, shall be consistent with all other provisions of these guidelines.
6. A minimum of 60% of all units in the development must be single family homes on at least 6,000 sq. ft. lots.
7. The project shall be phased to ensure single family homes are constructed in conjunction with, or prior to, any condominium development.
8. A comprehensive Maintenance District shall be established for the maintenance of all common landscaping and storm water management facilities.
9. Support or accessory commercial, including eating establishments, of no more than 4 acres in size, may be considered in conjunction with the residential development. Prior to construction of any such commercial, the developer must demonstrate to the satisfaction of the Director of Development Services that tenants consistent with the Neighborhood Commercial district are viable at that location.
10. A public mini-park, located to maximize views of the surrounding region and at least one-acre in size, shall be included within the project. The mini-park shall include, at a minimum, picnic and seating facilities, a walking \ bike path and usable lawn area. The park shall be developed entirely at the expense of the developer.
11. Hillside development standards and techniques are required, including:
 - limited street widths and limited on-street parking
 - use of sidewalks only where appropriate
 - limited street lights





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- use of contour grading and individual lot pads in 10,000 s.f and 20,000 s.f. lot areas to maximum extent possible. Home sites should be sited in consideration of the natural topography. It is acknowledged, therefore, that graded pads for these homes may be limited in size.



12. Custom home designs (i.e. – each home individually unique) shall be used for all 10,000 square foot and above lot sizes.

13. All development shall feature the use of the highest quality architecture.

14. Acknowledgement that this entire Planned Development, including the multiple family component, is intended as a high end, exclusive development with unique design characteristics, amenities and decorative entry features.

Carlton Oaks Country Club - The Carlton Oaks Country Club property will be developed according to a master development plan, consistent with the Guiding Principles described below.

1. The development of the Carlton Oaks Country Club property should focus on mixed use recreation-related development which is oriented towards, and enhances the San Diego River, and is related to other recreation areas within the City.
2. The property should be focused on a high-quality resort and recreation-related uses. Any residential uses should be accessory, and related to the primary recreation use.
3. Ancillary uses, such as restaurants, retail uses, or hotels shall be allowed by Conditional Use Permit if such uses are determined to be ancillary to the existing or planned resort and recreation facilities.
4. Use of the site should orient to, and be compatible with the San Diego River.
5. Development should respect the river environment, including protection of the riparian habitat and protected species.
6. Development should protect natural drainage, and ensure protection of water quality.
7. A multipurpose, public trail shall be provided on the property on the north side of the San Diego River, linking with existing and planned trails to the east and west of the site.

8.3 Resource Protection, Public Safety and Community Design Overlays





As part of the General Plan Process, mapped information has been developed which will be used as overlays to the Land Use Plan. The purpose of the overlays is to ensure that natural and man-made features, hazards and conditions found within Santee are adequately incorporated into the land use planning process. Overlays can restrict or condition land uses proposed by the Land Use Plan in certain areas as defined on the overlay maps. They shall be used by the City in conjunction with the Land Use Plan to determine consistency with the General Plan for all development proposals.

The following maps, identified by Element, shall constitute those maps considered part of the mapped overlay system that place geographically defined restrictions or conditions on the Land Use Plan.

1. **Safety Element - Geotechnical / Seismic Hazards Map**. This overlay defines the areas where geologic and seismic-related hazards are located in the City. Based on that analysis, the map also identifies and defines the specific on-site studies required for consideration of approval for any development proposal.

The Public Safety map and Dam Inundation Area map. The Public Safety map overlay defines the 100-year floodplain boundary which is regulated by certain performance criteria for development established by the flood hazard policies of the Element. The Dam Inundation Map locates areas which would be inundated in the event of an upstream dam failure. Policies and implementation measures contained in the Element establish requirements for development review procedures in these hazard areas.

2. **Conservation Element – Cultural Resources, and Biology maps**. These overlays define the cultural and biotic resources of significance in the City. In concert with the objectives and policies contained in the Element and once adopted, the City’s Multiple Species Conservation Program Subarea Plan and Implementing Agreement, the maps establish levels of consideration necessary for protection and preservation of these resources during the development review process.
3. **Noise Element – The Future Noise Levels map** identifies those areas in the City that will be subject to noise levels in excess of the City’s standard at build-out. Policies and objectives in the Element require the preparation of an acoustical analysis for any noise-sensitive development proposed within these areas to identify and mitigate and noise related impacts.
4. **Community Enhancement Element - Design Sensitive Areas map**. This overlay categorizes design sensitive areas within the City and locates them geographically. Design guidelines which address the character and form of development are established as Policies and Implementation measures for each type of design sensitive area.

In summary, the overlay system, in conjunction with the Land Use Plan, establishes the framework for achieving land use goals and objectives in the City. This process also provides the City with an information base to assist in:





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1. Evaluating development proposals and conducting environmental analysis on a site specific basis, and
2. Determining appropriate zoning categories to implement the General Plan.

8.4 Implementation Procedures

Zoning Ordinance - Zoning regulations are the primary means for translating the General Plan into parcel specific allowable uses and development standards. Zoning maps and regulatory provision must be consistent with the land uses, objectives, policies and implementation measures of the General Plan.

Subdivision Regulations - Consistent with provision of the State Subdivision Map Act, the City of Santee Subdivision Ordinance provide standards for design and improvement of subdivided land within the City. Measures "as may be necessary or convenient to ensure conformity to or implementation of the General Plan" can be included under subdivision regulations. The City should review and update its subdivision regulations as necessary to achieve such ends especially with respect to public improvements, natural hazards avoidance and design criteria.

Multiple Species Conservation Program Subarea Plan – Once adopted, the Santee Subarea Plan of the Multiple Species Conservation Program will comprehensively address how the City of Santee will conserve natural biotic communities and sensitive plant and wildlife species in the City. The Plan will address the potential impacts to natural habitats and rare, threatened, or endangered species due to public and private projects within the City of Santee. The plan will institute a strategy to proactively mitigate these impacts on the City's biological resources, and will contribute to the recovery of identified species by ensuring coordinated conservation of key biological areas, and by establishing proactive habitat management actions for conserved lands.

Other Municipal Code Provisions – The Municipal Code contains several Ordinances that directly affect land use and development. These include the Flood Damage Prevention Ordinance, the Grading Ordinance and the Noise Abatement and Control Ordinance. The Flood Damage Prevention Ordinance prohibits development in floodways and regulates development in the 100-year floodplain to reduce flood-related damage and losses. The Grading Ordinance regulates grading in the City, and includes special requirements for grading in hillside areas which are intended to minimize the extent of, and reduce the visual impacts resulting from grading operations. The Noise Abatement and Control Ordinance regulates stationary noise sources in the City and regulates the acceptable levels of noise from various activities with reduced noise levels for sensitive land uses, such as residential.

Redevelopment - The City of Santee City Council acts as the Community Development Commission (Redevelopment Agency) for the City pursuant to California Community Redevelopment Law (Health and Safety Code, Division 24, Part 1). It has adopted a





Redevelopment Plan which establishes procedures for administrative, acquisition, improvement and funding activities within a defined redevelopment project area. The purpose of the plan is to revitalize blighted areas and to improve development potential of areas within the City consistent with the General Plan. The principle financing mechanism for redevelopment is tax increment financing.



The City has, and should continue to, periodically review the existing Redevelopment Plan and update the regulations, procedures and make boundary revisions as needed to assist in the implementation of the General Plan.

Capital Improvement Programs - The City of Santee has a five-year Capital Improvement Program which lists the recommendations for study or construction of public works projects on an annual basis. The Government Code Section 65401 requires Planning Commission (City Council) to review the City's Capital Improvement Program each year for conformity to the General Plan.

Environmental Impact Reports/Procedures - The California Environmental Quality Act (CEQA) requires preparation of an Environmental Impact Report (EIR) for projects which may have significant impacts. Section 15063(d) of the EIR Guidelines requires that the Initial Study of a project consider whether it is compatible with the General Plan. Additionally, an EIR must discuss any inconsistencies between the proposed project and the General Plan. The City has adopted Local Implementing Procedures for implementing the California Environmental Quality Act.

Construction and Building Codes - Construction and building codes set forth minimum standards and specifications for structural soundness, safety, occupancy factors and conditions of both new and existing developments. Codes used by the City and other municipal agencies to implement the General Plan's goals, policies and objectives include the Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, Uniform Electrical Code and the Uniform Fire Code.

Development Review Procedures - The Development Review process is used by the City to review development proposals for commercial, industrial and residential developments. It allows the City to review proposals in terms of land use compatibility, landscaping and building and site design features. The objectives, policies and guidelines established by the General Plan provide the framework for review. All development proposals must be found to be consistent with the General Plan as part of the provisions of the Development Review process.

Master Planning – For large landholdings or unique properties, the use of a master planning process is often desirable. The process is particularly applicable to larger undeveloped areas,





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areas under transition, and areas designated for redevelopment which exhibit complex natural and man-made features.

The following criteria shall be used by the Director of Development Services in the determination that a master development plan or other comprehensive development plan, as may be determined to be appropriate, shall be prepared:

1. A phased development plan is desirable; or
2. The site contains unique features such as a hillside or watercourse which require special planning considerations; or
3. An implementation plan which identifies the cost of public or private improvements, and the method of financing said improvements over a specified time period is necessary to reduce the impact of the development on the existing facilities; or
4. A variety of uses are proposed such as commercial, recreational, and residential, and their comprehensive planning is necessary to mitigate conflicts.



Prezoning - The City may, if it chooses, prezone property adjoining the City which is outside City boundaries. Prezoning, though it has no regulatory effect until the property is annexed, is subject to the same requirements applicable to zoning in the City, including the requirement for consistency with the General Plan.

The City's Land Use Map identifies one prezone designation in an area located in the City of San Diego. This area includes the property that forms the island of land

along the San Diego River from West Hills Parkway to SR125.

Review and Update - The General Plan is dynamic in that it is based on currently available information, and existing community goals, objectives and needs, which are constantly changing. Government Code Section 65400(b) requires an annual report to be provided to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development "on the status of the (general) plan and progress in its implementation, including progress in meeting its share of regional housing needs.." Government Code Section 65588 requires that the Housing Element be reviewed and updated at least every five years.

Generally, amendments to any individual element of the General Plan are limited to four times in one year, with specific exceptions provided for by the Government Code.





Funding – The following are some of the primary funding sources used to implement the City's General Plan:

- a. Local Funding - Taxes, exactions, fees, assessments and debt financing are five major sources for local funds. Taxes include property, retail sales, use, occupancy, business license, etc., and are used to fund general purpose programs. Also included is property tax increment, which is used to fund redevelopment activities, including the elimination of blight, as well as to provide for low and moderate income housing. Exactions relate to the dedication of land, improvements or in-lieu payments imposed on new development as part of subdivision requirements. Fees are levied to finance a particular facility, improvements, or services which confer "direct and identifiable" benefit to those paying fees. Special assessments are used to fund specific improvement projects; (flood control, street and sidewalk improvements, etc.), and are also paid for by those benefiting from the improvements. Debt financing can be used to raise capital needed for major public improvements and the maintenance thereof. Debt financing can include General Obligation Bonds, Mello-Roos Bonds, Redevelopment Bonds and 1911/1915 Act Bonds, and - depending on what is being financed - can be enabled through general referendum or district balloting.
- b. State Funding - There are a variety of grant and loan programs available to local governments which fall under the following broad headings: housing, energy, parks/open space, recreation, solid waste management and historic preservation. Most of these programs are enabled by voter-approved bond acts, while others are implemented through the legislative and budgetary approval process.
- c. Federal Funding - The Federal Government also provides a wide variety of funding programs. The most utilized has been Community Development Block Grant program funds that are used for housing, public facilities improvements, and urban renewal. The Department of Housing and Urban Development (HUD) and the Economic Development Administration have other grant and loan programs available for specific purposes.

Population Projections - Implementation of the General Plan forms the basis for anticipated population growth in the City. While each residential designation in the City allows a range of dwelling unit densities, the actual number of dwelling units constructed and associated population amounts would realistically fall near the middle of the density range due natural constraints including: presence of biological resources, soil and geologic conditions, floodplain and slope gradients. Access, availability of services and desired product types would also influence the ultimate number of dwelling units constructed and the population.

Based on examination of the land use allocations on the Land Use Plan and Census 2000 population projections, the following population estimates are provided for overall planning purposes. These projects assume future residential projects develop at the mid-range of the density scale.





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Table 2. Population Growth Estimates

YEAR	2000	2010	2020
POPULATION	52,975	60,219	67,463

Land Use Plan - Statistical Summary - The following Table (Land Use Plan - Statistical Summary, Table 3.) shows the land use distribution established by the Land Use Plan, (Figure 1-1).





Table 3.
Land Use Plan – Statistical Summary

Land Use Designation	Acreage	Percent of City
Residential		
HL - Hillside Limited Residential (0-1 dwelling units / gross acre)	439	4.1
R1 - Low Density Residential (1-2 dwelling units / gross acre)	520	4.9
R1A (2-4 dwelling units / gross acre)	137	1.3
R2 Low-Medium Density Residential (2-5 dwelling units / gross acre)	2,764	26.1
R7 Medium Density Residential (7-14 dwelling units / gross acre)	378	3.5
R14 Medium – High Density Residential (14-22 dwelling units / gross acre)	120	1.1
R22 High Density Residential (22-30 dwelling units / gross acre)	21	0.2
Subtotal Residential	4,379	41.2
Residential Overlay Districts		
GC/R22 Overlay *	8	0.08
NC/R14 Overlay *	7	0.07
OP/R14 Overlay *	6	0.06
Residential / Business *	57	0.50
Subtotal Residential Overlays	78	0.7
Office and Commercial		
OP - Office Professional	23	0.2
NC - Neighborhood Commercial	43	0.4
GC – General Commercial	206	1.9
GC/IL General Commercial with Light Industrial Overlay	10	0.1
Subtotal Office and Commercial	282	2.6
Industrial Districts		
IL - Light Industrial	277	2.6
IG – General Industrial	113	1.1
IL/GC – Light Industrial w/ General Commercial Overlay	24	0.2
Subtotal Industrial	414	3.9
Other Districts		
TC - Town Center	530	5.0
PUB - Public	544	5.1
PD Planned Development	2,945	27.7
P/OS – Park Open Space	1,010	9.5
Other (freeway and street rights-of-way)	433	4.1
Total	10,615	100



- These land use designations can accommodate either single or mixed-use development and may include residential, office or commercial acreage.
- These land use designations can accommodate either single or mixed-use development and may include industrial or commercial acreage

