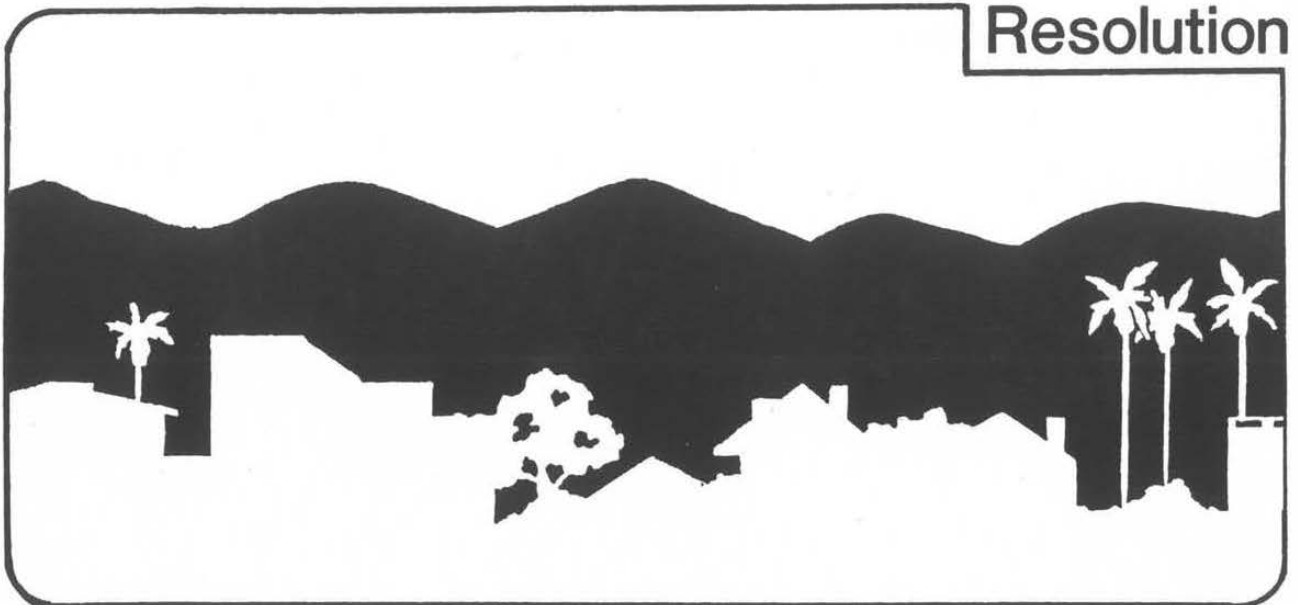


Resolution



II. RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTEE, CALIFORNIA
APPROVING THE SANTEE TOWN CENTER SPECIFIC PLAN

WHEREAS, the General Plan of the City of Santee calls for the preparation of a specific plan for the Town Center area comprising approximately 706 acres located north of Mission Gorge Road, south of Mast Blvd., east of Mast Park and west of Magnolia Avenue; and

WHEREAS, the City of Santee desires to promote the development of a Town Center which includes retail commercial, office/professional, civic center, recreational and other appropriate uses to establish a focal point for the City; and

WHEREAS, a Draft Santee Town Center Specific Plan has been prepared that is based on the Santee General Plan; and

WHEREAS, the Draft Santee Town Center Specific Plan has been prepared in accordance with the State of California Planning and Zoning Laws and the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission has completed a series of duly noticed and advertised Public Hearings on the Draft Santee Town Center Specific Plan; and

WHEREAS, the Planning Commission has reviewed and considered information provided at the Public Hearing on the Draft Santee Town Center Specific Plan; and

WHEREAS, the Draft Santee Town Center Specific Plan is necessary for the sound development of the Town Center and the preservation of community and city-wide values and the promotion of general health, safety, convenience and the welfare of the citizens of the City of Santee; and

WHEREAS, the Planning Commission has made a report to the City Council with regard to the Draft Santee Town Center Specific Plan; and

WHEREAS, the Planning Commission of the City of Santee has read and considered the Final Environmental Impact Report with Supplemental and Addendum for the "Santee Town Center Plan" and recommends that the City Council certify that the report is complete and prepared in compliance with the provisions of the California Environmental Quality Act; and

WHEREAS, the City Council has completed a series of duly noticed and advertised Public Hearings on the Draft Santee Town Center Specific Plan; and

WHEREAS, the City Council has reviewed and considered information provided at the Public Hearing on the Draft Santee Town Center Specific Plan; and

WHEREAS, the City Council has made various modifications to the Santee Town Center Specific Plan all of which were previously considered by the Planning Commission during its hearings and, therefore, no further referral to the Planning Commission is required; and

NOW, THEREFORE, BE IT RESOLVED THAT the foregoing recitals of fact are found to be true and correct; and

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT:

IT IS FOUND, DETERMINED AND CERTIFIED in accordance with the Final Environmental Impact Report that the Town Center Specific Plan would have a significant impact on the environment, but changes or alterations have been required in, or incorporated into the project, which mitigate or avoid the significant environmental effects thereof as identified in the Environmental Impact Report, with the exception of potential traffic impacts, as follows:

- | <u>Issue</u> | <u>Impacts</u> |
|---|---------------------------|
| 1. <u>Land Use</u>

<u>Mitigation:</u> Provision of corridor/ open space and other buffering between dis-similar land uses, including a 75 to 100 foot buffer around Las Colinas detention facility. | Significant and mitigable |
| 2. <u>Visual Quality/Aesthetics</u>

<u>Mitigation:</u> Provision of buffering and development review of projects near the western site limit to maintain the views of the site from the west. | Significant and mitigable |
| 3. <u>Biology</u>

<u>Mitigation:</u> Preparation of detailed re-vegetation plan including a comprehensive trails system prior to issuance of grading permits to provide for lost riparian and freshwater marsh habitat.

<u>Mitigation:</u> A setback of 50 to 100 feet to be required between development and the revegetation area.

<u>Mitigation:</u> Project lighting adjacent to the revegetation area shall be designed so as to not cast light into the revegetation area. | Significant and mitigable |

<u>Issue</u>	<u>Impacts</u>
<p><u>Mitigation:</u> Parking lots and roadways shall incorporate grease traps where appropriate to avoid polluted runoff into the river system.</p>	
<p>4. <u>Cultural Resources</u></p> <p><u>Mitigation:</u> If subsurface testing reveals significant resources, a data recovery program would be implemented or the resource preserved in open space.</p> <p><u>Mitigation:</u> For the archeological loci identified as Site C-2 subsurface testing would be required prior to submittal of application for projects proposed in the immediate vicinity.</p>	<p>Significant and mitigable</p>
<p>5. <u>Geology/Sand Mining</u></p> <p><u>Mitigation:</u> Remedial grading techniques will be employed and removal of native expansive and sandy soils will occur to prevent structural damage to on-site structures.</p> <p>The Uniform Building Code and recommendations of consulting geotechnical engineers will be used to mitigate potential harmful effects of groundshaking and proposed development.</p> <p><u>Mitigation:</u> A sediment catch basin is required either on-site or east of Magnolia Avenue to offset the affects the reduced gradient of a portion of the San Diego River would have on sedimentation impacts during periods of flooding.</p>	<p>Significant and mitigable</p>
<p>6. <u>Hydrology</u></p> <p><u>Mitigation:</u> All projects will conform with the Town Center Specific Plan Flood Control policies to mitigate flooding and erosion impacts. Detailed hydrological reports will be required for all proposed development.</p>	<p>Significant and mitigable</p>

<u>Issue</u>	<u>Impacts</u>
<p>7. <u>Traffic Circulation</u></p> <p><u>Partial Mitigation:</u> Specific Plan adequately provides for the circulation needs of the City by recommending the implementation of a combination of the following measures and the individual review of development projects to determine specific impacts and additional mitigations;</p> <p>Widen Town Center Drive, Cuyamaca Street, Mission Gorge Road, and Magnolia Avenue to 6 lanes;</p> <p>Extend trolley service to the site;</p> <p>Extend SR52 to Highway 67;</p> <p>Construct SR125 through Santee;</p> <p>Complete Mast Boulevard through Santee Lakes;</p> <p>Encourage employee ridesharing and staggered business hours;</p> <p>Construct a new interchange at SR67; and</p> <p>Cottonwood to be improved as a four lane Parkway and collector street between Mast Blvd. and Mission Gorge Road.</p> <p><u>Mitigation:</u> Specific studies of traffic impacts and additional mitigation measures for individual development projects should be conducted. If mitigations are not feasible to maintain a Level of Service E or better, projects should be denied.</p>	<p>Significant and partially mitigable</p>
<p>8. <u>Noise</u></p> <p><u>Mitigation:</u> Acoustical studies are required for residential development in noise impacted areas; and</p> <p>Residential uses shall be clustered to mitigate impact.</p>	<p>Significant and mitigable</p>

<u>Issue</u>	<u>Impacts</u>
<p>9. <u>Schools</u></p> <p><u>Mitigation:</u> Payment of school fees by project applicants; and</p> <p>Provision of a school site</p>	<p>Significant and mitigable</p>
<p>10. <u>Radio Wave Transmission</u></p> <p><u>Mitigation:</u> All buildings shall incorporate measures to protect electronic equipment from radio transmission interference from KCBQ.</p> <p>No commercial structures 35 feet or more in height shall be allowed.</p>	<p>Potentially significant and mitigable</p>

BE IT FURTHER RESOLVED THAT:

IT IS FOUND, DETERMINED AND CERTIFIED in accordance with the Final Environmental Impact Report et al that the Santee Town Center Specific Plan could have a potentially significant impact on traffic circulation because specific economic, social, or other considerations make infeasible: further street improvements in order to maintain Levels of Service C or above at major Town Center intersections; the disapproval of development proposals; or project alternatives identified in the Final EIR. In accordance with Section 15093 of the California Environmental Quality Act, remaining potentially significant traffic impacts are found to be "acceptable" upon balancing the benefits of the project against the potential environmental risks for the following reasons:

- The population of Santee is expected to increase from the current level of approximately 50,000 to over 65,000 by the year 2000. As a city with a growing population and associated growing demands for city services, Santee must increase its tax base to maintain and expand essential services. The Santee Town Center Specific Plan area contains the majority of land available in the City for revenue producing uses. At ultimate build-out the Town Center could have an employment base of 12,000 people and up to 4,000,000 square feet of commercial, business park and office development; thereby providing revenue sources necessary to fund the growing civic fiscal requirements;
- The purpose of Santee Town Center Specific Plan is to guide and unify development of a variety of land uses together into a community focal point. It is a fundamental ingredient for the orderly development of the community. The Plan will ensure the provision of diverse yet complimentary land uses, services, and recreational opportunities in the central portion of Santee. While including residential development, the commercial, office, business park, and institutional

land uses would increase employment opportunities for Santee residents. The Plan also includes additional recreational areas and the provision of civic and transit centers; the accomplishments of the foregoing goals outweigh the potential environmental risks involved herewith;

- The implementation of the Santee Town Center Specific Plan will expand City sales and property tax revenues which will fund needed governmental services such as fire and police protection, flood control improvements, parks and recreation facilities, and street maintenance and construction;
- Approval of the Santee Town Center Specific Plan is integral to the success of the Santee Redevelopment Project which has as one of its goals the development of underutilized and unused properties, the enhancement of now blighted areas, the stabilization of land values, the improvement of the economic climate of the City, the remedying of economic dislocation and disuse, the proper utilization of land now underutilized due to faulty planning and layout, the provision of adequate streets and utilities, the prevention of flooding, increasing the capacity of the Santee Town Center Area to pay taxes, thus improving and enhancing the health, safety, and general welfare of the people of Santee, and providing for the social, economic, and psychological growth and well being of the people of Santee.

BE IT FURTHER RESOLVED THAT:

- A. The Final Environmental Impact Report, including supplement and addendum on the Santee Town Center Plan is certified as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA), and that the information contained therein has been reviewed and considered.
- B. The Santee Town Center Specific Plan consisting of a land use plan and text dated August, 1986, as revised, is hereby adopted, and the land use regulations therein set forth are imposed upon all real property with the Santee Town Center Specific Plan area.

PASSED, APPROVED AND ADOPTED this 22nd day of October, 1986 by the following vote:

AYES: BARTELL, GALLARDO, CLARK, SOLOMON

NOES: DOYLE

ABSTAIN: NONE

ABSENT: NONE

APPROVED:



JACK DOYLE, MAYOR

ATTEST:



LORETTA H. ROPER, CITY CLERK