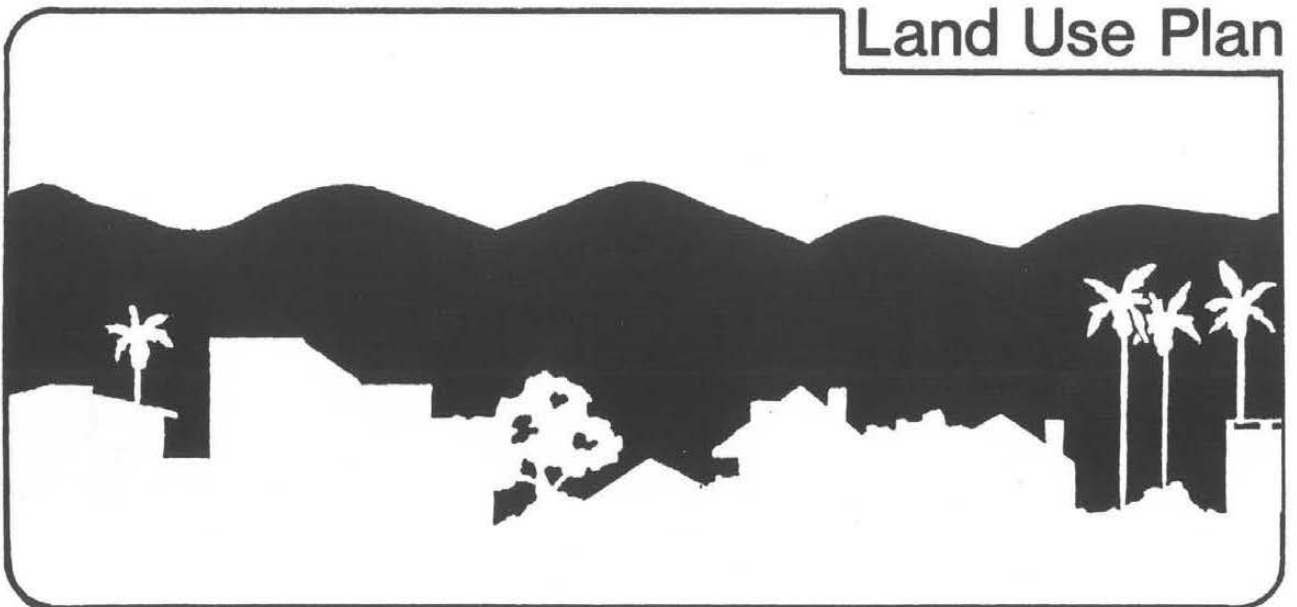


Land Use Plan

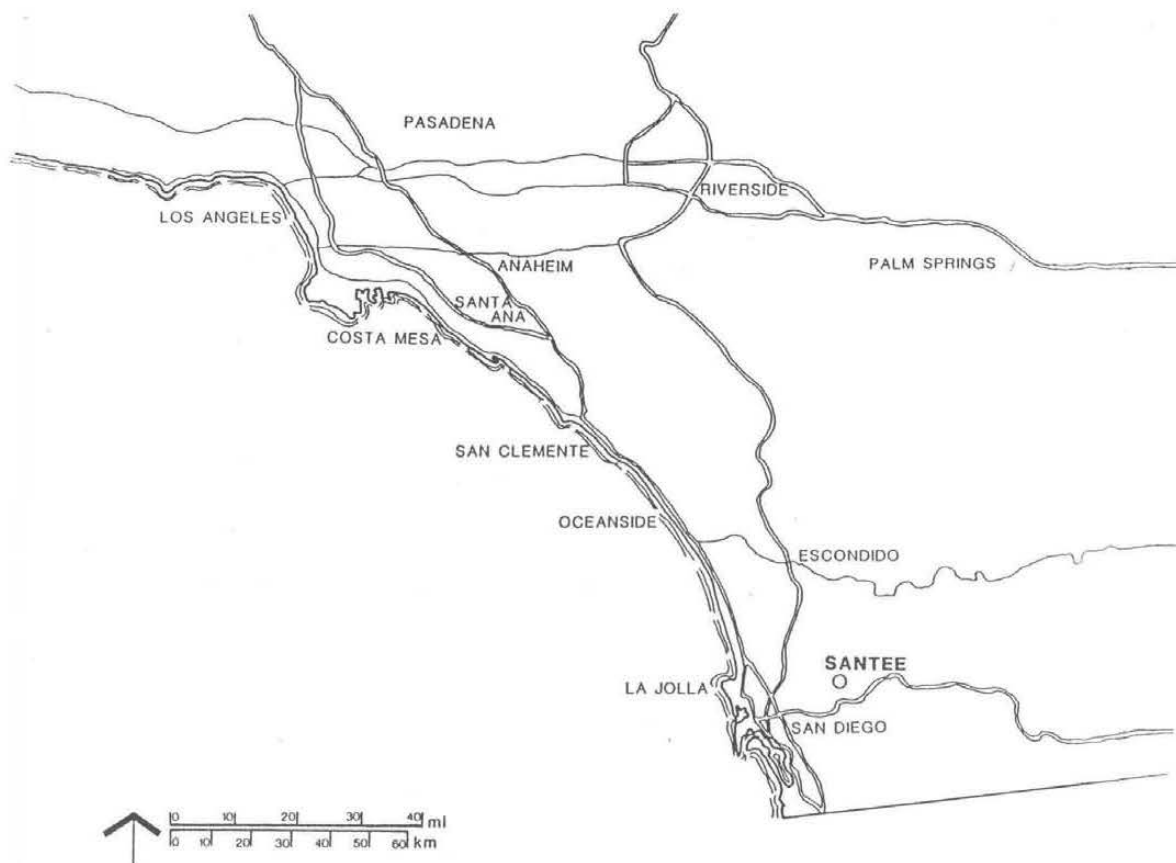


III. LAND USE PLAN

A. Introduction

1. Background and Purpose

Town Center is a master planned focal point for the City of Santee, designed to create a people-oriented commercial, business, civic and residential hub along the San Diego River. The unique opportunities presented by Town Center's location on 706 acres, located in the center of a growing Southern California community of 50,000 residents, offers the rare occasion of creating a central core consisting of interwoven conservation and development areas (see map below).



The Santee Town Center Specific Plan is designed to protect and enhance the natural features of the Town Center site, especially the San Diego River. It will allow the Santee Planning Commission and City Council to comprehensively direct the location of new residential, commercial, institutional, office, civic center, and open space uses within the context of a Specific Plan.

The Specific Plan is oriented toward establishing a land use and design framework, which can cohesively tie the new downtown together. The plan establishes a river and water oriented theme with landscaped boulevards, biological preserves, and defined scale and bulk of buildings. A principal goal of the plan is to dictate overall guidelines for development while simultaneously allowing for flexible response to future business market opportunities. The document presents, through the development programs and graphic illustrations, both the goals and objectives of the City of Santee and its citizenry, and a development review process to achieve those goals.

Programs presented in the following chapters represent a composite of desired goals of the citizenry of the City of Santee, elected officials, and landowners. These goals were determined after completion of an extensive public participation program which included town meeting workshops, task force forums and a structured public hearing process.

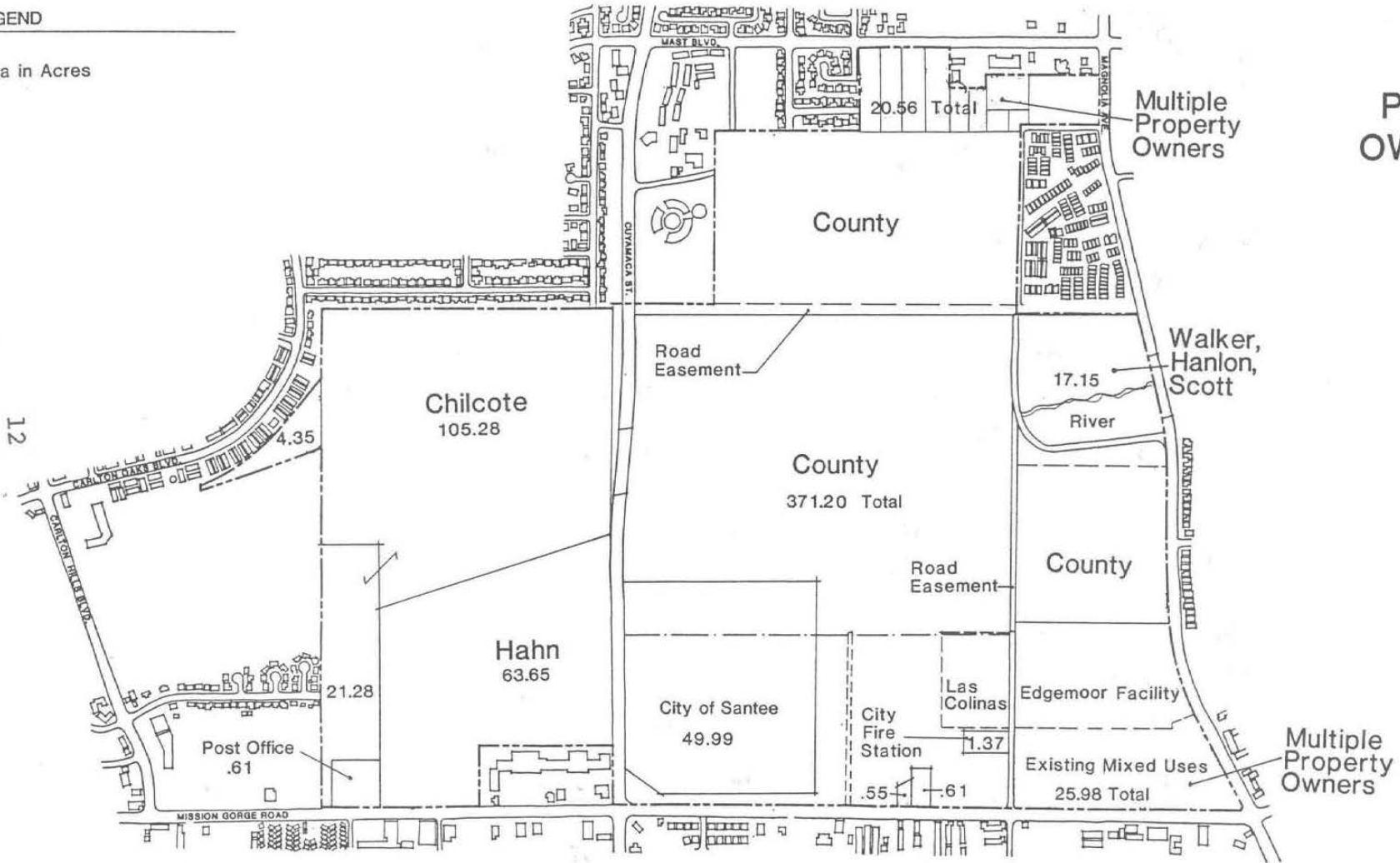
2. Plan Concept

This Specific Plan will enable the Town Center site to be developed according to a broad concept which envisions Town Center as a vital composite of compatible and innovative land uses. At the same time, this Specific Plan supplements existing city zoning by establishing development standards. Existing standards for residential, commercial and industrial development deemed appropriate by the Director of Planning and Community Development can be applied on a case by case basis.

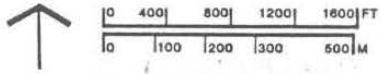
The Specific Plan will provide guidance for development at the subdivision and planned development approval levels, and is the fundamental reference for determining basic land use densities and standards for development. The Plan provides the framework within which individual projects must function if the entire Town Center is to develop in a sensitive and orderly manner. The comprehensive framework for development, which this Specific Plan delineates, will insure that Town Center becomes a positive and productive focal point for the City of Santee, its residents, and the site's property owners (see Figure 1).

LEGEND

Area in Acres



1
PROPERTY OWNERSHIP



3. Regulatory Review

The Town Center Specific Plan represents an extension of the City of Santee General Plan and implements all appropriate Plan Elements.

The Town Center District is included in the City of Santee Zoning Ordinance (17.18) to implement the goals, objectives and land uses specifically desired for Town Center.

Where the Specific Plan is silent in regard to development standards or other regulations, the Santee Zoning Ordinance will be used as a guide. Where there is a conflict between the Zoning Ordinance and the Specific Plan, the Specific Plan standards shall apply. When determined to be appropriate, the Zoning Ordinance development standards may be waived by a Conditional Use Permit or Development Review Permit.

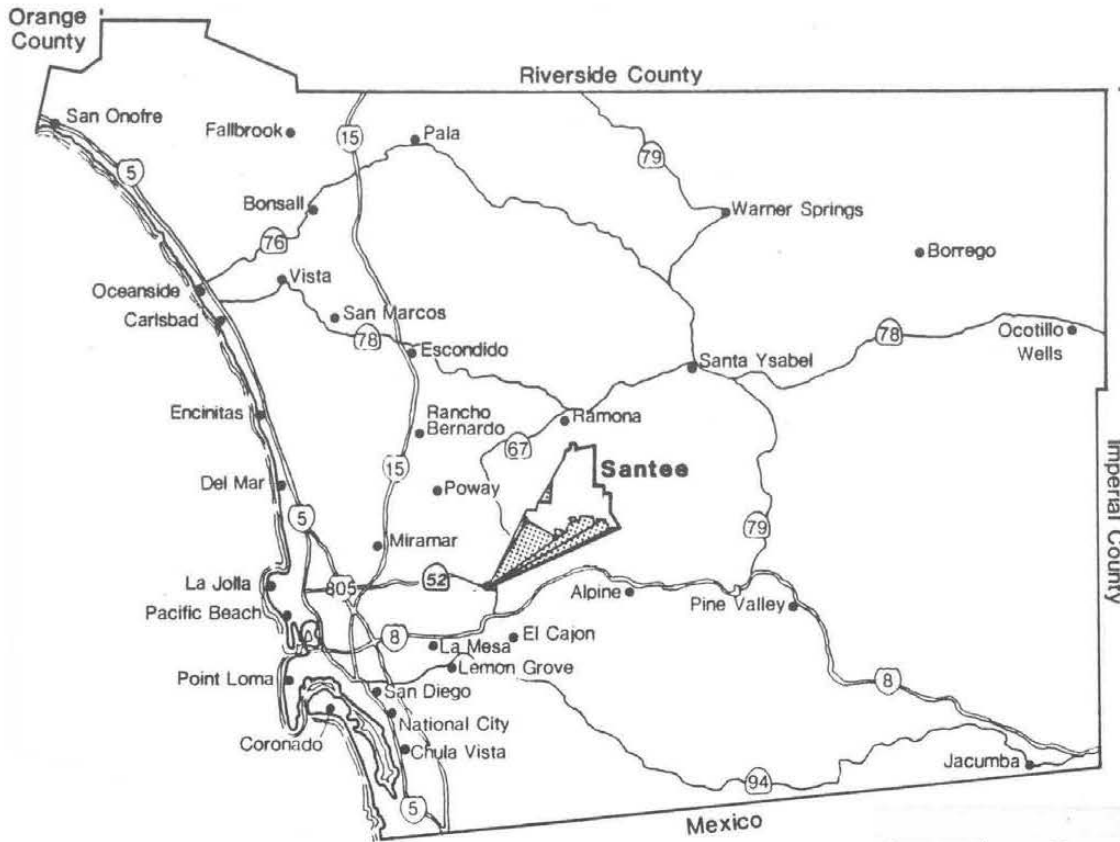
According to the Zoning Ordinance, all development which is proposed within the Town Center District pursuant to the Town Center Specific Plan shall require the submittal of an application for a development review permit or a conditional use permit.

4. Location and Setting

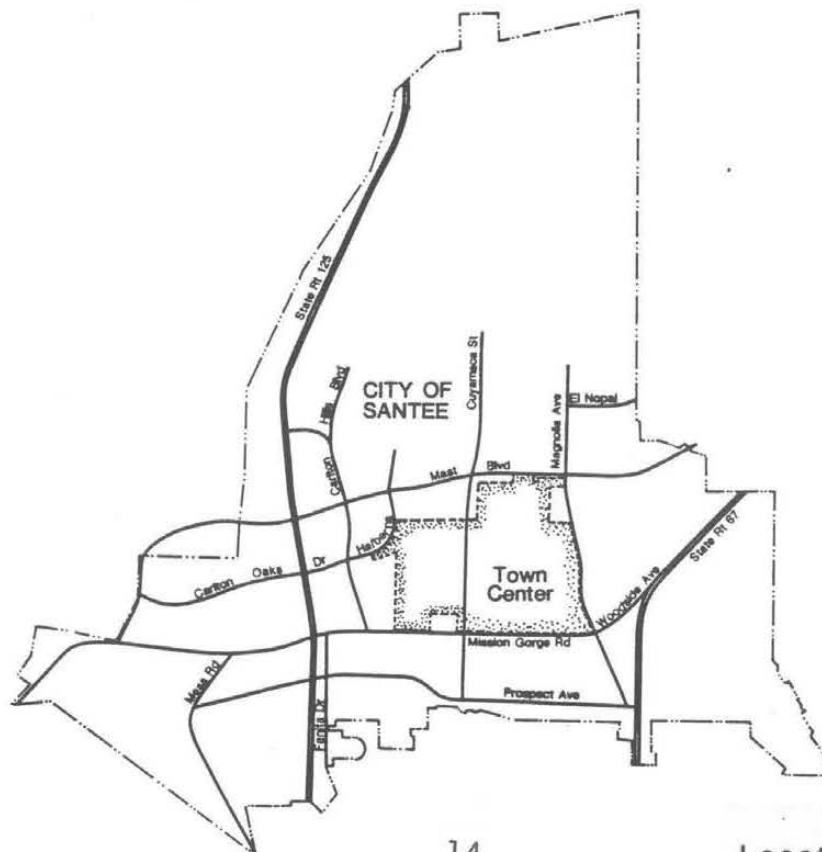
The City of Santee is located in San Diego County about 18 miles east of downtown San Diego. Santee is bordered on the west and southwest by the City of San Diego, on the south by the City of El Cajon, on the north by San Diego County lands and on the east by the unincorporated community of Lakeside (see map below).

The area surrounding Santee contains scenic undisturbed hills and ridgelines. The San Diego River flows through the central portion of the City providing another example of the rich natural history of the region that still exists today.

Town Center, itself, is bounded on the south by Mission Gorge Road, on the west by Mast Park and adjacent residential developments, on the north by Mast Boulevard, and on the east by Magnolia Avenue (see map below).



Location, San Diego County



Location, City of Santee

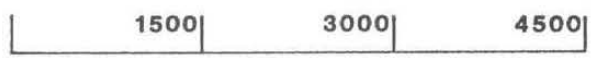
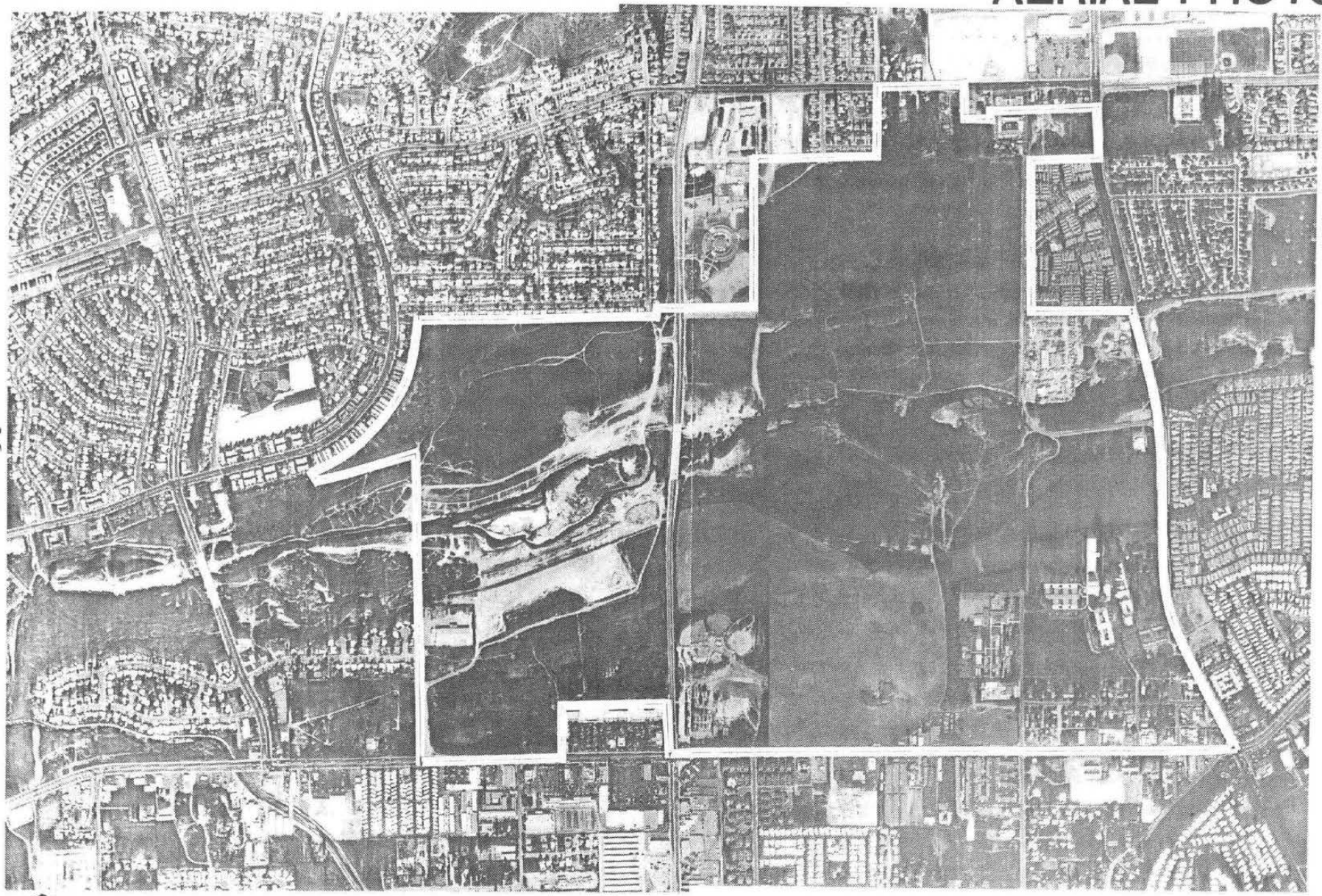
Town Center is predominantly undeveloped. Existing land uses include single-family homes located in the southeast corner of the site and adjacent strip commercial facilities. Single-family homes are also located along Mast Boulevard. A warehouse previously used for manufacturing is located south of the river in the western portion of Town Center. On-site public facilities include Las Colinas Detention Center, the Santee Fire Station, a U.S. Post Office, the Santee Recreation Center, and the Edgemoor Geriatric Hospital. The RCP sand mining and manufacturing operation, located on the north side of the river and eastern section of site, and baseball fields situated north and south of the river along Cuyamaca Street constitute the remaining on-site land uses (see aerial photograph and Figure 2).

The basin of the San Diego River has created a wide floodplain which meanders through the entire Town Center site. Significant channelization has occurred in and adjacent to the site often confining the entire floodplain into a narrow channelized section.

Town Center is comprised of only a handful of landowners who control most of the land within Town Center. Ernest Hahn, Chilcote, the County of San Diego, and the City of Santee control major portions of Town Center which could streamline the Town Center implementation process.

AERIAL PHOTO

16

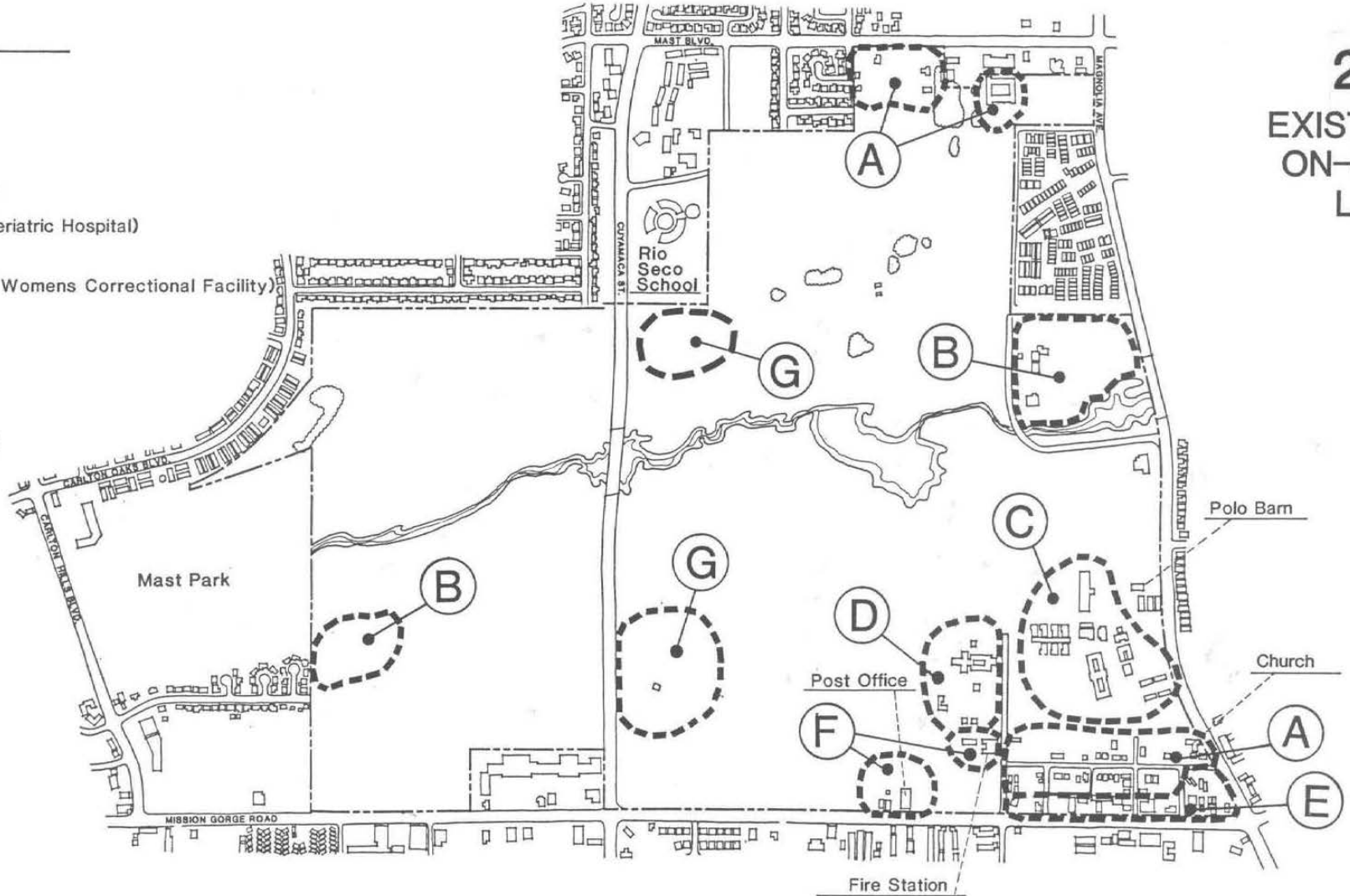


SANTEE TOWN CENTER

LEGEND

- A Residential
- B Industrial
- C Institutional
(Edgemoor Geriatric Hospital)
- D Institutional
(Las Colinas Womens Correctional Facility)
- E Commercial
- F Public
Facilities
- G Recreational

17



2
EXISTING
ON-SITE
LAND
USE

5. Environmental Factors

o Biological Resources

Investigations indicate that the Town Center site is composed primarily of disturbed biological resources (see Figure 3). Significant biological habitats may be established through reconstruction in tandem with development of Town Center.

The Town Center Specific Plan includes a Revegetation Plan (see Figure 4). The intent of the plan is to establish wetland habitats which are representative of natural riparian woodlands and marshlands. These habitats are specifically designed to attract wildlife in the area including both birds and animals in decline due to ongoing development.

The plan calls for approximately 27 acres to be planted on islands within the new configuration of the San Diego River and on the northern shore of the river in the central and eastern portion of the Town Center Plan.

These new habitats will be integrated into an overall park open space system providing both passive and active recreation within the Town Center.

Prior to issuance of any grading permits within Town Center, detailed re-vegetation plans, including a comprehensive trails system for each area affected is required to provide for lost riparian and freshwater marsh habitats.



o Cultural Resources

The Town Center Plan includes the Edgemoor Farm Polo Barn, a recognized historic landmark for the City of Santee. The "Polo Barn" is a symbolic link to Santee's and eastern San Diego County's agricultural beginnings. This landmark, built in 1913, was the site of the "finest stocked, equipped, and conducted dairy operation in the West and one of the finest in the world." (Brandes and Alexander, 1983). Representing a unique architectural style uncommon to the west, the structure has been placed on the National Register of Historical Places.

The "Polo Barn" and surrounding grounds are designated as Theme Commercial on the Land Use Plan.

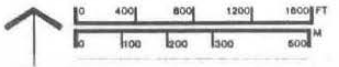
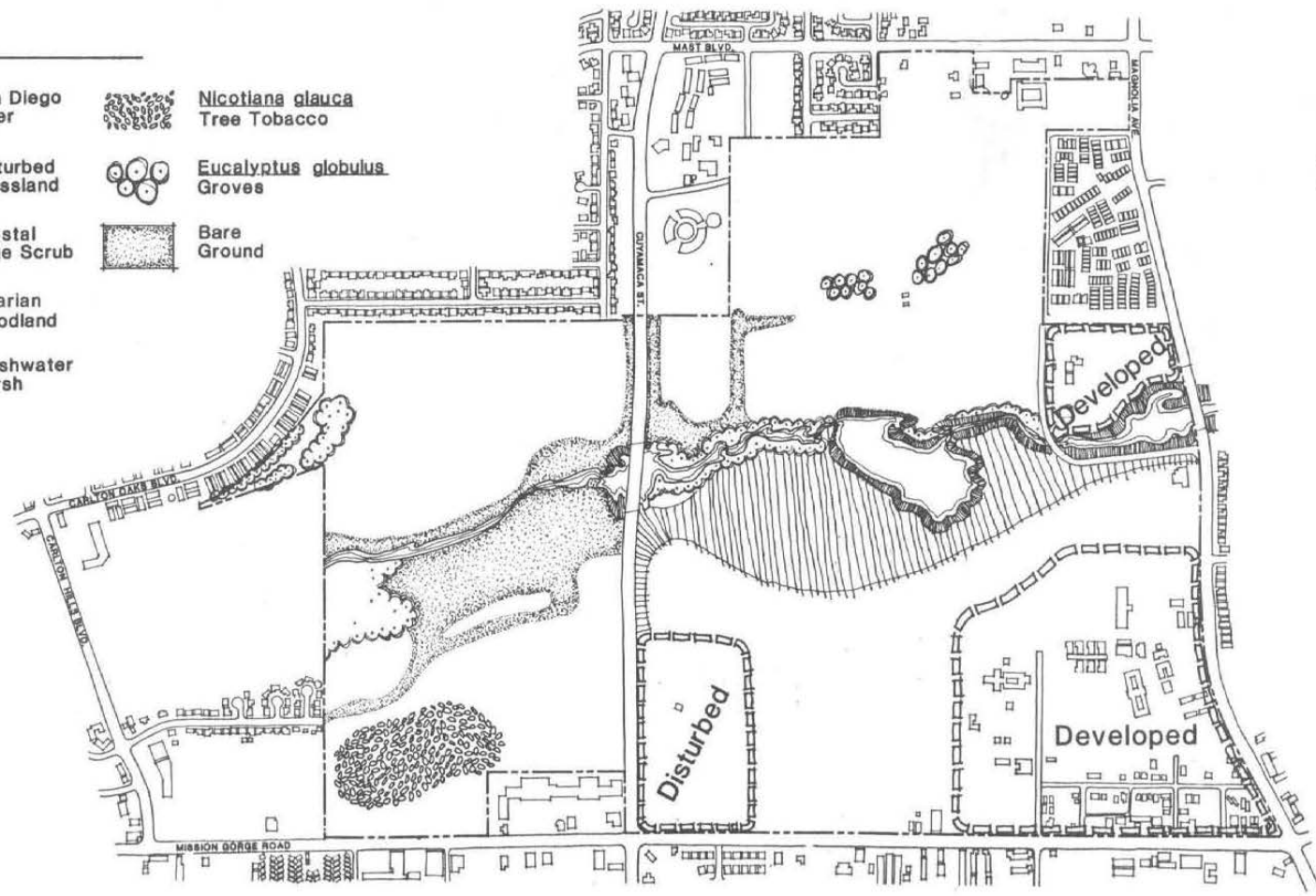


3 BIOLOGICAL RESOURCES

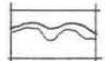


LEGEND

- | | | | |
|---|---------------------|---|---|
|  | San Diego River |  | <i>Nicotiana glauca</i>
Tree Tobacco |
|  | Disturbed Grassland |  | <i>Eucalyptus globulus</i>
Groves |
|  | Coastal Sage Scrub |  | Bare Ground |
|  | Riparian Woodland | | |
|  | Freshwater Marsh | | |

20

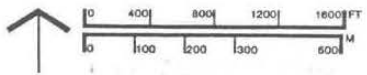
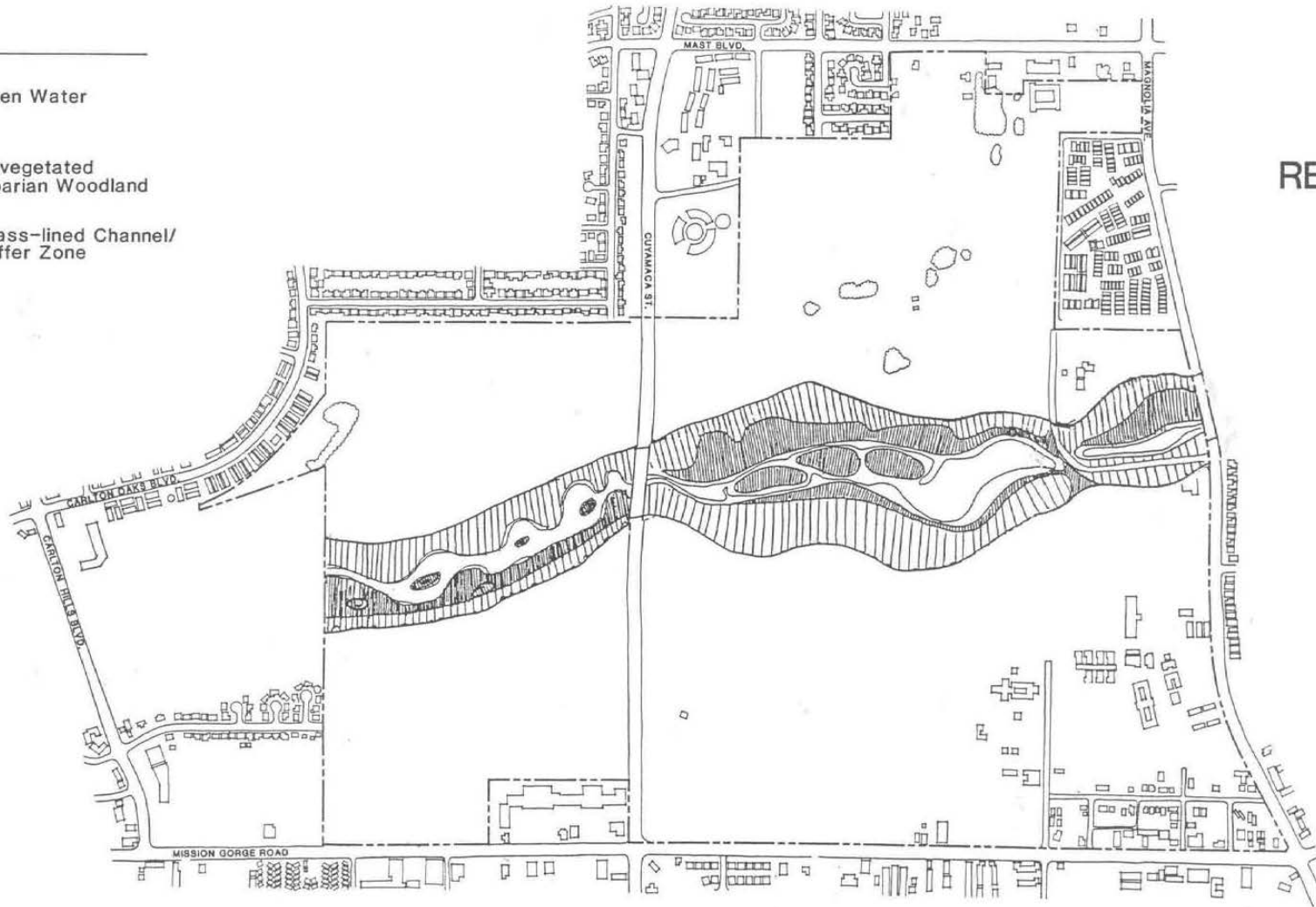


LEGEND

-  Open Water
-  Revegetated Riparian Woodland
-  Grass-lined Channel/ Buffer Zone

4 REVEGETATION PLAN

21



o Visual Resources

The visual resources of Town Center consist primarily of two opportunities, visual access to the San Diego River and views of surrounding hillsides from within the site (see Figure 5). In recognition of these opportunities, the Specific Plan delineates a system of visual gateways to allow and enhance visual access to the river. Architectural standards pertaining to bulk and scale of buildings minimizes blockage of views of surrounding hillsides. Enhancement of the total visual experience is the goal of plans for the future development of Town Center.

Projects located near the western site limits of Town Center shall be required to maintain views of the site from the west and provide a buffer for the existing adjacent land uses along that edge.

o Hydrology

The location of the San Diego River bisecting the Town Center planning area represents, in general, an asset to the City of Santee. The overall plan and specifically the Floodway Open Space designation is designed to eliminate flood hazards by restricting future development to that area outside the Floodway Open Space designation. At the same time, the compatibility of the biological habitat restoration with the floodway concept is a major design consideration. Thus, the hydrological engineering solution to flood impacts is to create a "natural" channel varying in width from 700 feet to 1100 feet. The Floodway Open Space area is designed to contain a 100-year storm as defined by the County of San Diego plus a 20% increase in water volume.

o Geology





Special consideration and analysis was focused upon geotechnical hazards. After careful study it was determined that only limited geotechnical concerns were present. These concerns, which focus on liquefaction, can be mitigated at the construction phase and are limited in occurrence.

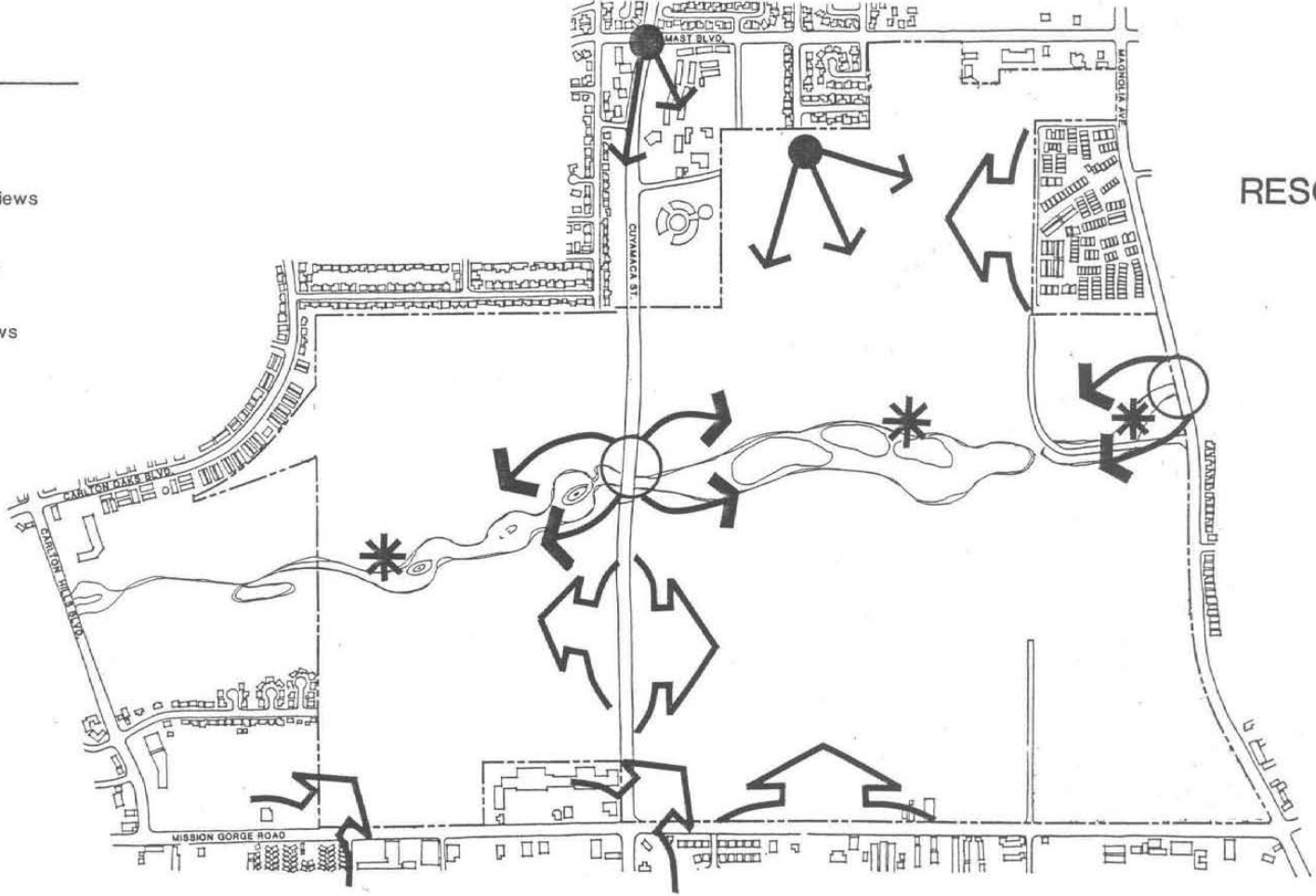
o Transportation/Circulation

A crucial aspect of the Town Center plan is transportation. Goals of transportation for the plan include the provision of easy access to Town Center, a variety of transportation modes within the proposed development, and a de-emphasis of the automobile.

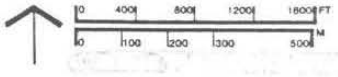
5 VISUAL RESOURCES

LEGEND

-  High Point
-  Perimeter Views
-  River Views
-  Internal Views



23



SANTEE TOWN CENTER
PLAN

A variety of solutions to achieve these goals includes centralized parking structures, provision for the San Diego Trolley, establishment of a Town Center tram and creation of a master planned pedestrian circulation system. Hiking, biking, and equestrian trails complete the circulation system.

Other major factors in achieving balanced circulation include the construction of a parkway through the southern section of Town Center from east to west with an eventual link to Highway 67 and ultimate completion of Highway 52 in the southern portion of the City.

o Economic and Demographic Profile

The Town Center Specific Plan presents a challenge to diversify both the economic and demographic profile of the City of Santee. In providing a variety of housing types the Town Center will have an estimated population of 3,229 to 4,291 residents. The plan also calls for up to 4,000,000 square feet of commercial, office and civic center development for a potential employment population of 12,000.

Town Center will provide a new employment base and shopping facilities which have not existed in Santee. The principal theme of the plan is to provide a central focus for the citizens of Santee and create new options for living, working and recreating in one central location.

B. Town Center Goals and Objectives

The Town Center Specific Plan represents a unique development concept within the City of Santee. In developing the overall master plan for the Town Center the City of Santee received direct input from citizens, landowners, business interests and civic leaders through a series of public workshops and town meetings. The result of this input is a series of "Goals and Objectives" which have guided both the character of the Town Center plan and the location and intensity of land uses.

The following goals represent the vision for development of the Town Center.

Overall Goal

The Town Center shall become Santee's vibrant focal point by providing a balance of development with conservation, enhancement of the community's regional image, and the creation of opportunities for people to live, work, and play.

Open Space

Goal

A UNIFIED COMPREHENSIVE OPEN SPACE SYSTEM SHOULD BE AN INTEGRAL PART OF THE BASIC DESIGN CONCEPT OF TOWN CENTER. THE RIVER SHALL BE A CENTRALLY LOCATED OPEN SPACE AREA FOR THE BENEFIT OF THE COMMUNITY.

Objectives

- 1.1 Major views in the Town Center area should be protected.
- 1.2 Programs and techniques to encourage private land owners to create and/or preserve open space areas and/or linear strips of land connecting open space areas should be developed.
- 1.3 Ecologically important areas within the site which are worthy of preservation and protection should be identified, preserved and/or conserved.
- 1.4 Unique natural features, scenic areas and historical sites which are desirable for preservation should be identified.
- 1.5 Those lands necessary as open space land in order to protect the public health and safety should be identified, preserved and/or conserved.

- 1.6 Standards, criteria and an order of importance for the location, quantity, quality, conservation and preservation of open space should be established.
- 1.7 Flood control improvements shall utilize when possible natural design features such as greenbelts, retention ponds and low-flow channels to retain the natural character of the River.
- 1.8 Open space buffers should be provided to maintain the integrity and character of the San Diego River system.
- 1.9 The San Diego River should be rehabilitated and enhanced as a natural setting. Introduction of a water theme in the developed areas of Town Center should occur to lend additional emphasis to the San Diego River.

Parks and Recreation

Goal

BOTH ACTIVE AND PASSIVE RECREATIONAL OPPORTUNITIES SHOULD BE PROVIDED AND ENCOURAGED TO HELP MEET THE RECREATIONAL NEEDS OF THE COMMUNITY.

Objectives

- 2.1 A trails system to provide for equestrian use, bicycle use, hiking and pedestrian use should be provided throughout the site with connection to surrounding areas. Equestrian trails shall be oriented along the San Diego River.
- 2.2 Among the recreational activities made available, the opportunity for participation by the handicapped and elderly should be a part of the design.
- 2.3 Active recreation should include indoor and outdoor facilities for team and individual sports and recreation activities for all ages.
- 2.4 A community center, open to the general public, should be located in close proximity to active outdoor recreation areas.
- 2.5 Passive recreation should be included in preserved open space areas along the river channel.

Urban Design

Goal

ARCHITECTURAL DESIGNS AND CONCEPTS SHOULD BE GUIDED BY CRITERIA WHICH REINFORCE THE SENSE OF COMMUNITY IDENTITY. THESE CRITERIA SHOULD FOSTER UNIQUENESS AND COHESIVENESS OF DESIGN ENHANCING SANTEE'S CHARACTER.

Objectives

- 3.1 Reinforce community identity through the application of a unifying architectural theme or features in the design of civic center, commercial, office professional, residential and recreational uses.
- 3.2 Encourage the use of architectural styles that are in scale with the natural and man-made environment.
- 3.3 Enhance Santee's character by using architectural techniques and elements which draw upon Santee's history and provide a tie to the area's heritage.
- 3.4 Provide for variety and discourage monotony in dwelling design by use of creative guidelines.
- 3.5 Promote building form that will respect and improve the integrity of open spaces and other public areas.
- 3.6 In recognition of both functional and visual concerns, heights and mass of buildings should be varied to provide for a transition from lower scale development along the edges of the site to more intensive, large scale development within the Town Center site.
- 3.7 The height and placement of buildings should retain major views of the surrounding hill forms and maximize long distance view opportunities for buildings located within the Town Center area.
- 3.8 Form and spacing of buildings within a particular development area should be sufficient to maintain necessary pedestrian and vehicular circulation, retain reasonable solar access to all major public or private outdoor areas or pedestrian paths and provide visual privacy to indoor residential uses.

- 3.9 Signage within Town Center should adequately convey directional information and business identification and contribute positively to the visual appearance of the area.
- 3.10 Create incentives for the developer to encourage open space opportunities.
- 3.11 Encourage energy efficient development through appropriate site planning techniques and architecture.

Landscape Design

Goal

LANDSCAPE DESIGN SHOULD ENHANCE THE QUALITY OF THE ENVIRONMENT AND CONTRIBUTE TO HIGH QUALITY, SAFE AND ENERGY EFFICIENT DEVELOPMENT.

Objectives

- 4.1 Mandatory standards relative to tree type, size and spacing for streets, center medians, parkways, parking lots, and trails should be developed.
- 4.2 Guidelines for fencing to enhance community identity should be developed.
- 4.3 Landscape techniques which preserve and enhance rural character where possible should be utilized.
- 4.4 Landscaping in excess of requirements should be encouraged.
- 4.5 Landscaping within Town Center should emphasize use of indigenous trees and shrubs.
- 4.6 Replacement vegetation and landscaping should be compatible with that of the surrounding area and should harmonize with the natural landscaping.

Circulation and Parking

Goal

PROVIDE FOR THE DEVELOPMENT OF A SAFE, EFFICIENT AND COST EFFECTIVE VARIETY OF TRANSPORTATION SYSTEMS TO ADEQUATELY SUPPORT THE CIRCULATION NEEDS OF THE TOWN CENTER AREA WITH MINIMAL NEGATIVE IMPACT ON THE COMMUNITY.

Objectives

- 5.1 Access points should be well defined, located on major streets, and utilize adequate traffic control features.
- 5.2 Alternate vehicular access should be provided to Carlton Hills Boulevard and Mast Boulevard to provide relief to Cuyamaca Street, Magnolia Avenue and Mission Gorge Road.
- 5.3 Parking areas should be strategically located to serve all areas of Town Center and should not act as prominent visual features.
- 5.4 Adequate off-street parking should be provided.
- 5.5 A regional transit center should be provided to handle local and regional bus and trolley service.
- 5.6 Parking facilities should be provided in close proximity to the Transit Center to encourage regional use of the mass transit services provided.
- 5.7 Parking structures should be provided to assure adequate parking while allowing open landscaped areas throughout the Town Center site.
- 5.8 A freeway shall not be located through the Town Center site.
- 5.9 Extensive landscaping, mounding and grade separations for the development of interior and periphery streets are techniques that should be used to de-emphasize the presence of the automobile.

Residential

Goal

A VARIETY OF HOUSING TYPES AND SIZES AND A MIXTURE OF OWNERSHIP AND RENTAL HOUSING SHOULD BE PROVIDED.

Objectives

- 6.1 Higher densities up to a maximum of 22 units per acre should be allowed in locations where there are adequate transportation opportunities and minimal impact on surrounding uses.
- 6.2 Residential uses should be adequately buffered from active recreation, commercial and civic center uses to eliminate potential noise, traffic, and land use conflicts.
- 6.3 The provision of housing opportunities designed for the special needs of the elderly in proximity to the Edgemoor Hospital site should be provided.
- 6.4 Mixed use commercial, residential and office projects should be encouraged in locations in close proximity to adequate transportation opportunities and where there is minimum impact on adjacent land uses.
- 6.5 Government and private action should be coordinated to produce living environments which offer their residents safety, amenities, and reasonable access to transportation, services and recreation.

Commercial/Office Professional

Goal

A VARIETY OF COMMERCIAL AND OFFICE/PROFESSIONAL OPPORTUNITIES SHOULD PROVIDE GOODS, SERVICES AND EMPLOYMENT OPPORTUNITIES TO THE REGION AND ESTABLISH THE TOWN CENTER AS AN ACTIVITY CENTER OF THE COMMUNITY.

Objectives

- 7.1 Diverse retail commercial opportunities should be provided in an integrated design concept with adjacent areas set aside for future expansion.
- 7.2 A variety of retail, service and special commercial uses should be encouraged with one or more general retailers as the major tenants and apparel, home furnishings, appliances and specialty shops emphasized as part of the retail outlets.
- 7.3 Shopper traffic patterns should not conflict with civic or residential uses.
- 7.4 Office professional uses should be integrated with other commercial and civic uses.
- 7.6 Commercial facilities should include specialty theme oriented shops.
- 7.7 A motel and resort complex should be encouraged within the Town Center area.

Civic/Institutional

Goal

A CIVIC CENTER AND ASSOCIATED USES SHOULD BE LOCATED AS PART OF THE DEVELOPED PORTION OF THE SITE TO PROVIDE A PUBLIC FOCAL POINT FOR THE CITY.

Objectives

- 8.1 Adequate acreage for municipal offices, police facilities, fire facilities, library facilities, an amphitheater, a community theatre, restaurants, office/professional facilities and/or other community uses should be provided for the Santee Civic Center.
- 8.2 Architectural treatments and site planning features of the civic center should be coordinated with adjacent commercial and residential uses and maximize orientation and enhancement of the river system, and other natural features in Santee, as much as possible.
- 8.3 An educational facility may be considered within Town Center.

Employment Center

Goal

AN EMPLOYMENT CENTER SHOULD BE ESTABLISHED TO PROVIDE JOB OPPORTUNITIES FOR THE COMMUNITY AND ESTABLISH REVENUE SOURCES WITHIN TOWN CENTER. THE EMPLOYMENT CENTER SHOULD INCLUDE RESEARCH AND DEVELOPMENT, OFFICE/PROFESSIONAL AND NON-POLLUTING LIGHT ASSEMBLY TYPES OF USES.

Objectives

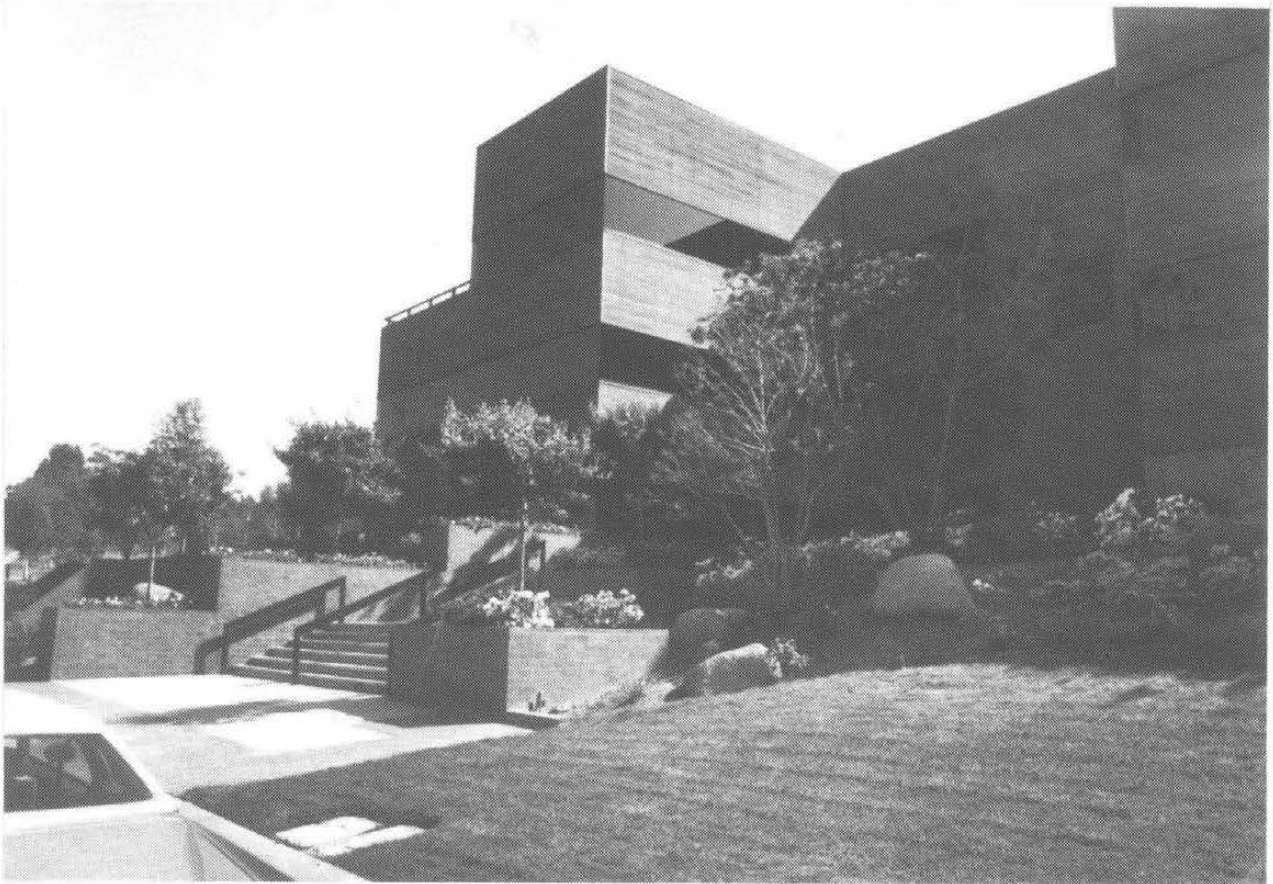
- 9.1 The siting of employment center uses should be sensitive to adjacent uses through the provision of adequate buffering as well as a coordinated circulation system.
- 9.2 Activities associated with Research and Development and Light Assembly should be contained within enclosed structures.

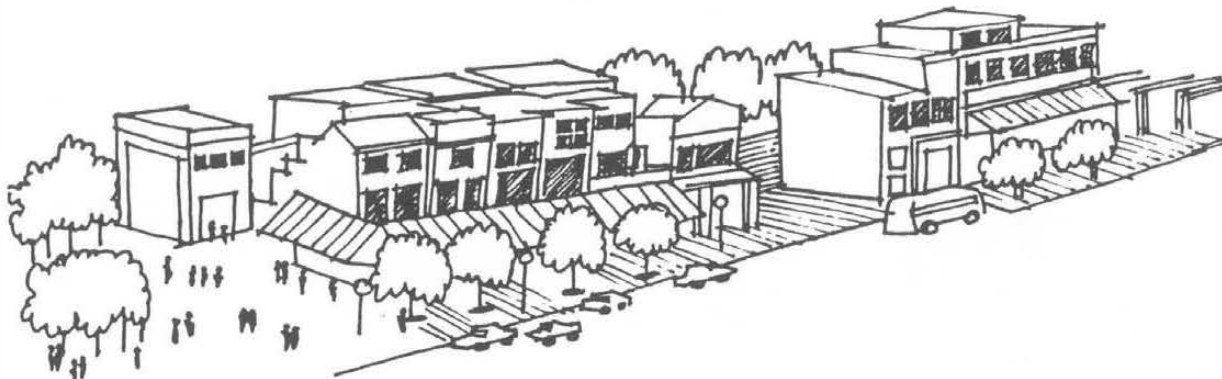
C. Land Use Element

1. Summary

Town Center includes a mixture of land uses oriented to the San Diego River and a comprehensive Park/Open Space system. The master land use plan relates directly to the goals and objectives established by the public as well as planning, environmental, economic and circulation studies completed to identify long and near term development opportunities.

The intent of the land use plan is to establish an urban and open space core in the City of Santee that provides a central location for civic, employment, commercial, residential, and recreational uses (see illustrations below).





Conceptual Illustration, Commercial

The first phase of planning and critical concept behind the Town Center Plan is an extensive Park/Open Space system which focuses on the San Diego River. Ultimate enhancement of this fragile resource into an exciting active and passive river oriented park system toward which all future land uses focus, is an overriding theme in Town Center. Preservation and creation of visual access to the river system from proposed development areas and major arterials is also provided (see Figure 6).

Secondly, the centralized location of a Civic Center on the banks of the San Diego River assists in creating a magnet for activity in the heart of the Town Center.

This core activity area is complemented with a concentration of commercial uses surrounding the intersection of the new east-west boulevard and Cuyamaca Street and office, retail and business park uses along Mission Gorge Road. The remaining portions of the plan include a variety of attached residential housing types with supporting commercial developments and retention of existing institutional uses.

At completion, Town Center could have an ultimate employment base of 12,000 people, a residential population of 3,229 to 4,291 and up to 4,000,000 square feet of commercial, business park and office development (see Table 1).

TABLE 1

LAND USE PLAN AND STATISTICAL ABSTRACT

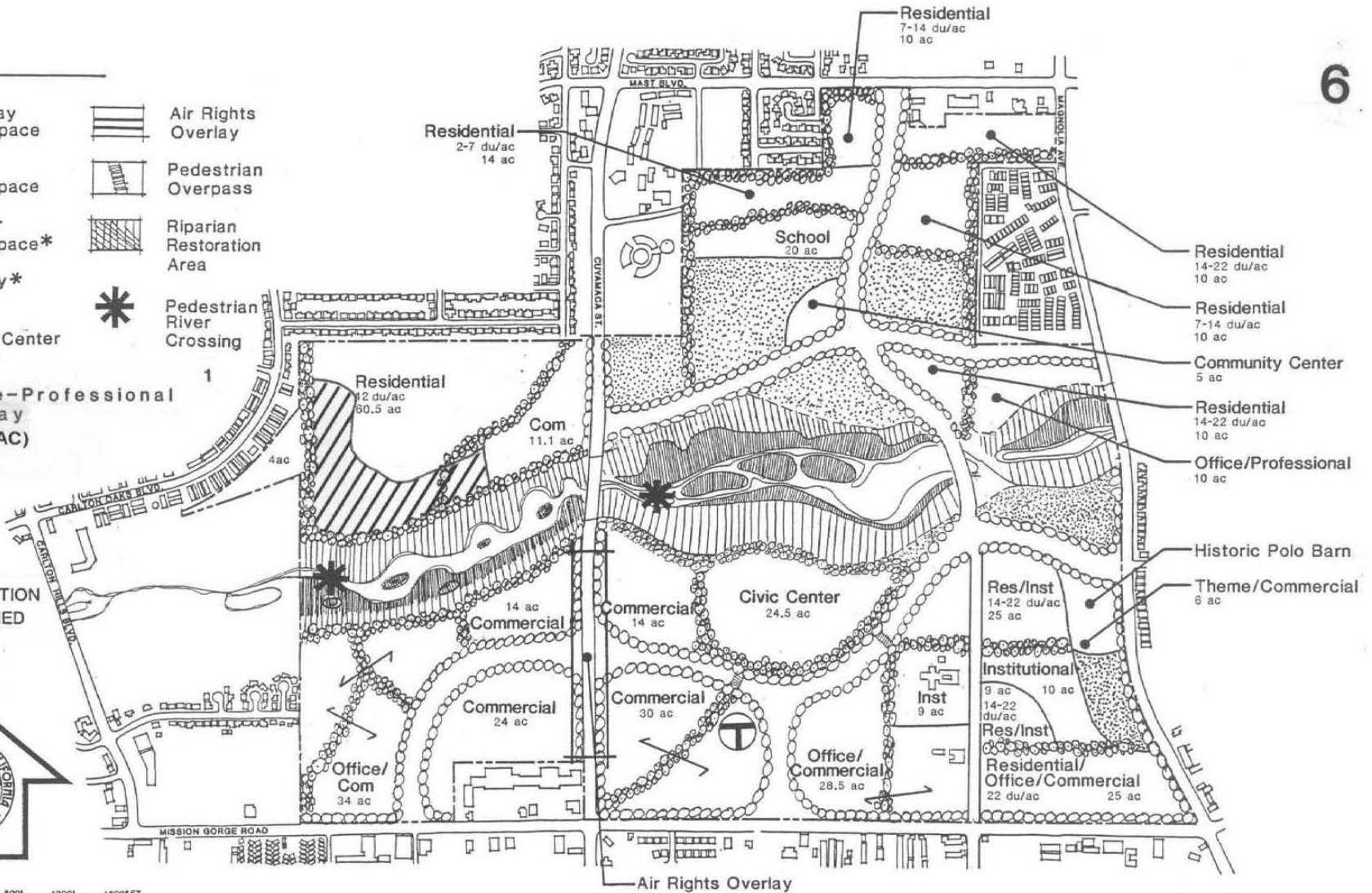
LAND USE	UNITS	ACRES	%AREA	DU/GR, AC	RESIDENTS	EMPLOYEES
Floodway Open Space		126.9	17.9			
Park Open Space		79.5	11.2			
Corridor Open Space		31.85	4.5			
Civic Center		24.5	3.0			597
Community Center		4.0	.5			15
Institutional		19.0	3.0			498
Commercial		93.1	13.1			4,444
Office/Commercial		62.5	8.8			2,983
Office/Professional		10.0	1.4			477
Residential	748	60.5	8.5	12	1421	
Res/Office/Comm	176	25.0	4.0	22	334	2,177
Res/Institutional	308-484	34.0	5.0	14-22	585-919	533
Residential	28-98	14.0	1.9	2-7	53-186	---
Residential	140-280	20.0	2.8	7-14	266-532	---
Residential	300-472	21.5	2.9	14-22	570-899	---
Parkway		50.0	7.0			
Public School		20.0	3.0			70
Theme Commercial		6.0	1.0			262
Undesignated		4.0	.5			
Totals	1,700-2,259	706.35	100.0		3,229-4,291	12,056

* The number of dwelling units per gross acre would vary, if a density bonus is applied.

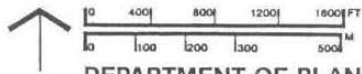
ADOPTED TOWN CENTER LAND USE PLAN

LEGEND

- | | | | |
|--|--|--|---------------------------|
| | Floodway Open Space | | Air Rights Overlay |
| | Park Open Space | | Pedestrian Overpass |
| | Corridor Open Space* | | Riparian Restoration Area |
| | Parkway* | | Pedestrian River Crossing |
| | Transit Center Overlay | | |
| | Office-Professional Overlay (20.36 AC) | | |



*PRECISE LOCATION TO BE DETERMINED



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

1 Revised June 8, 1988

SANTEE TOWN CENTER PLAN

A brief description of the land use designations is provided below.

Floodway Open Space

The Floodway Open Space are those areas which are located within the floodway of the San Diego River as it traverses the Santee Town Center site. Floodway Open Space is set aside for restoration and preservation of native plant and animal communities, predominantly associated with the San Diego River environment. Floodway Open Space areas also are reserved for low intensity recreational activities such as hiking, picnicking and nature appreciation, as well as for facilities essential to flood control.

Park Open Space

The Park/Open Space District is intended to provide active recreation areas and facilities. This designation will allow for low-intensity development while encouraging the provision of recreational activities and preservation of natural resources.

Corridor/Open Space

The Corridor/Open Space designation pertains to public rights-of-way, visual corridors, and the circulation system of pedestrians, bikes, and non-auto transportation systems. The special emphasis of this designation is the preservation of pedestrian and visual access to the San Diego River. The precise location of these areas will be determined as specific development proposals are made.

Civic Center

The Civic Center Area is a center and focal point for municipal activities, including administrative and legal needs of the City as well as limited commercial office and pedestrian oriented environments. Facilities for public services, as well as cultural centers will be situated in this important area.

It is recognized that if less than 24.5 acres are exchanged with San Diego County as part of the Tax Augmentation Agreement that any excess area designated as Civic Center be redesignated as Commercial

and grouped on the west side of the Civic Center so as to adjoin the other County land west of the Civic Center designated for Commercial.

Public School

The Public School designation is designed to set aside a defined area for future school development. This designation would allow the construction of elementary, junior, senior high school, or any other public owned and operated educational facility.

Institutional

Institutional areas are reserved for educational, community centers and medical care facilities which are intended to provide instructive classes. Also included in this designation are support commercial and public facilities which would be compatible with other land uses in Town Center. The continuance of the Las Colinas and Edgemoor facilities are recognized, per the Memorandum of Agreement between Santee and San Diego County. However, the expansion or addition of new detention facilities are neither intended nor compatible uses within Town Center.

Commercial

Commercial areas provide for a wide variety of retail, service, financial and specialty shops in the context of a consolidated development plan with unifying elements such as architecture, signage, and site planning. Also provided within this category are visitor oriented uses such as hotels and restaurants. Office development that is complimentary to Commercial may also be allowed. However, retail uses should comprise a minimum of 70 percent of the overall area.

Theme Commercial

The Theme Commercial designation is focused on six acres encompassing the Polo Barn. The major objectives within this land use category is to create a specialty shopping area which reflects the historic significance of the Polo Barn. Visitor-oriented uses such as restaurants, crafts, and other specialty shops are encouraged within this designation.

Upon request by San Diego County, consideration should be given to the possible expansion of the Theme Commercial into the adjacent Park/Open Space to the south as well as the Institutional area to the southwest so that a usable site configuration results. The maximum Theme Commercial area would be 12 acres.

Office/Commercial

These areas provide a range of facilities including administrative, educational, executive, clerical, professional and financial services, manufacturing, and laboratories as well as a wide variety of retail, service, and specialty shops. These facilities will be established within the context of a consolidated development plan with unifying elements such as architecture, signage, and site planning with special emphasis on a mixed use concept.

Office/Professional

This district is intended primarily for the development of professional/administrative offices and personal services rather than sale of commodities. Site development standards should be designed to make such uses relatively compatible with residential uses.

Residential/Office/Commercial

This area provides for multi-family residential development including a range of housing types such as apartments, townhomes, condominiums, and senior citizen housing. In addition, development in this area provides for a variety of retail, service, office, and specialty shops. The consolidation of small lots and private sector rehabilitation is encouraged. Individual development plans must be coordinated to maximize unified site planning, including architecture, access, landscaping, and signage. Mid-block pedestrian access is to be encouraged.

Residential

These areas allow a wide range of residential development including housing types such as single family residences, apartments, townhomes, condominiums, and senior citizen housing.

Residential/Institutional

These areas provide for residential opportunities in association with existing and future institutional uses. Specific residential development includes senior citizen housing in the form of apartments, townhomes, condominiums or other forms of multi-residential products.

Parkway

Areas designated as Parkway within Town Center encompass the larger roads within the circulation system. Components of the system include collector streets, through parkways, bikeways and pedestrian walkways as part of the overall right-of-way and bordering landscape setbacks. The precise location of the parkways will be determined as specific development proposals are made.

Transit Center Overlay

The Transit Center Overlay designation identifies a general area which could support a future transportation center including a station connection to the San Diego Trolley, as well as a Town Center Tram and associated commercial uses. The location of this center is partially based on the future location of the rail system for the Trolley.

Air Rights Overlay

This designation preserves future development potential in the central commercial core planned for the site. Opportunities may include a linkage of commercial uses above (bridging) Cuyamaca Street.

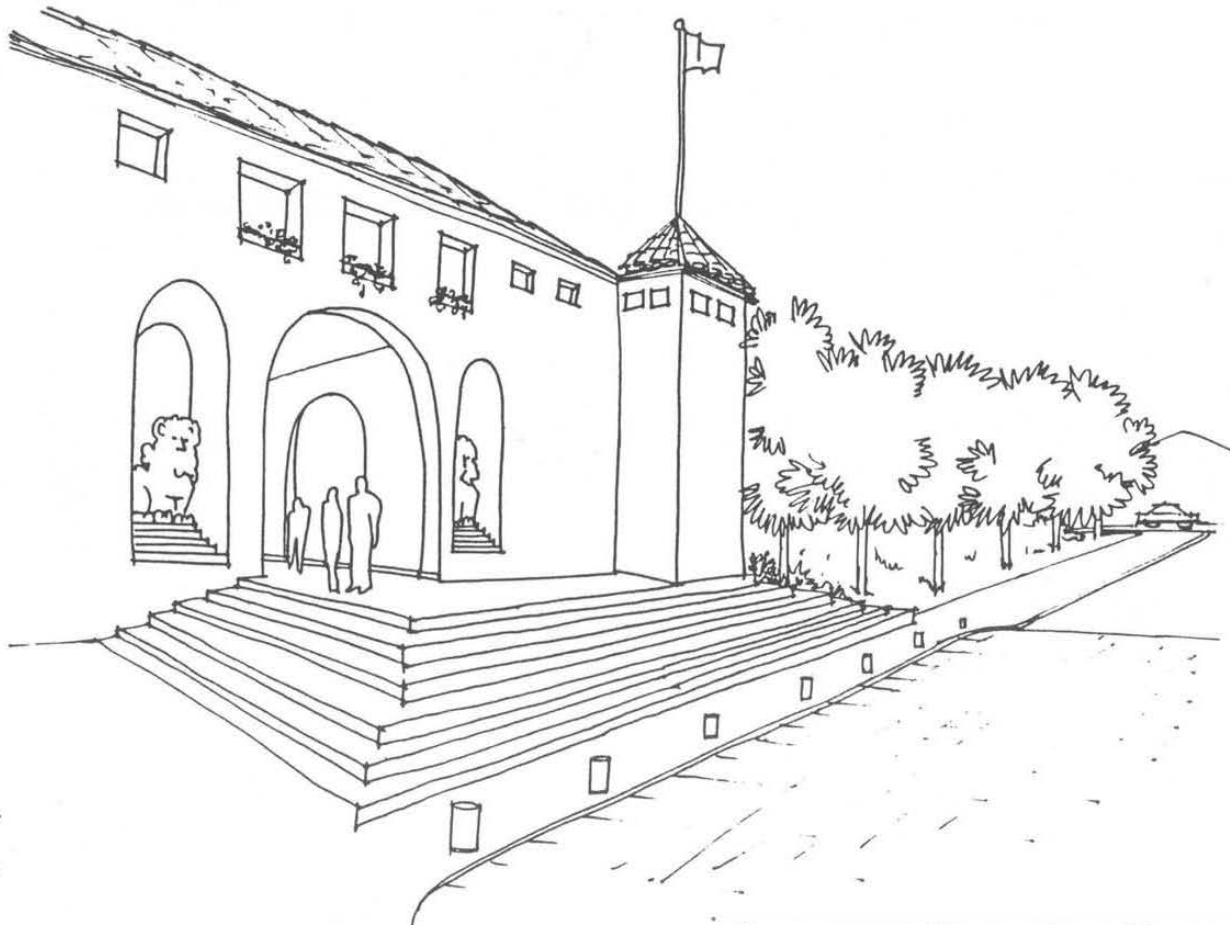
2. Strategy

In forming the overall land use element, a clear understanding of the interrelationship of uses to both their location and function has been important in achieving the stated goals of the Specific Plan. The location and function of one use should support and encourage development of a second related use on both a short and long term basis.

The Land Use Strategy includes an explanation of how these commercial, residential, institutional and civic uses interrelate as building blocks for the ultimate goals of Town Center.

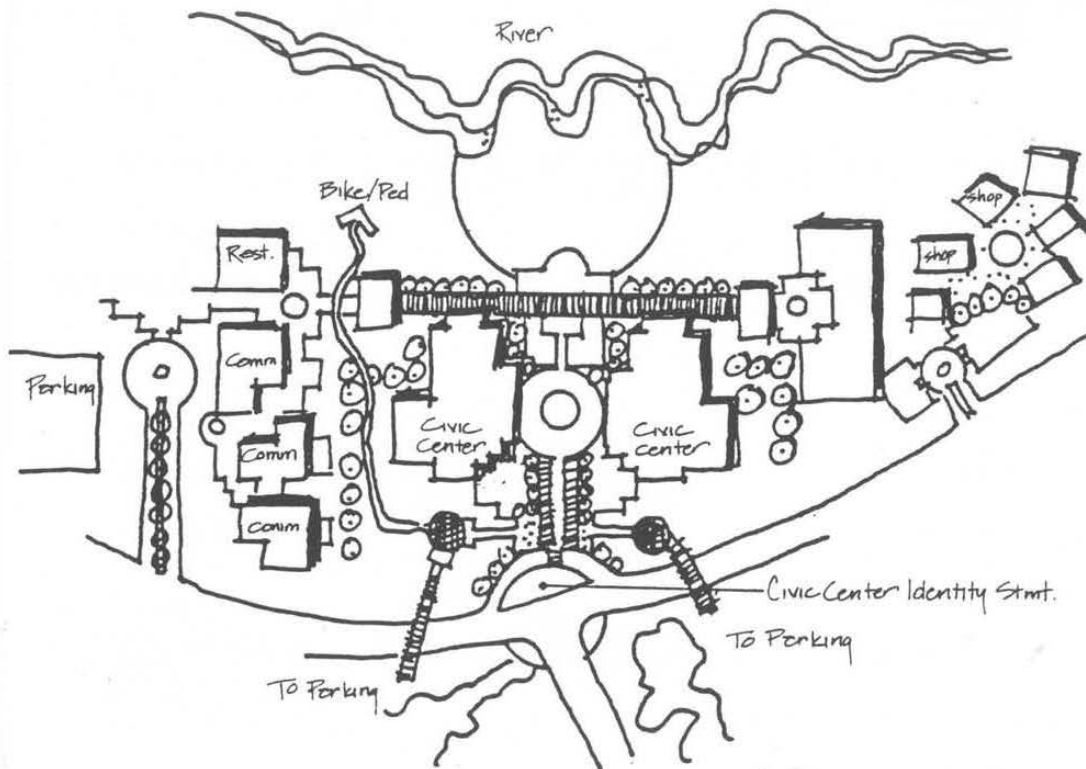
o Civic Center/Institutional

Civic Center/Institutional land use designations represent both future and existing land uses which include commercial development and employment areas which encourage high volume pedestrian traffic. The principal uses planned within these designations include the future City Hall with its supporting public offices and facilities, a future school site, existing and future police and fire stations and existing and future medical care facilities. Support uses within this designation will include retail commercial and office professional. The graphic below is a conceptual illustration of the City Hall.



Conceptual Illustration, City Hall

The location of the Civic Center and future City Hall on the south of the San Diego River in the center of the Specific Plan Area has been established to form the focal point of the business development. Based on previous examples of Civic Centers in the west, it is anticipated that these uses will generate a need for supporting office, retail, restaurant and other service oriented businesses in the immediate vicinity. Because the Civic Center will act as a major employment center, its location within commercial development is important in order to supply a purchasing base for such development within walking distance of public buildings. The graphic below is a conceptual illustration of the Civic Center.



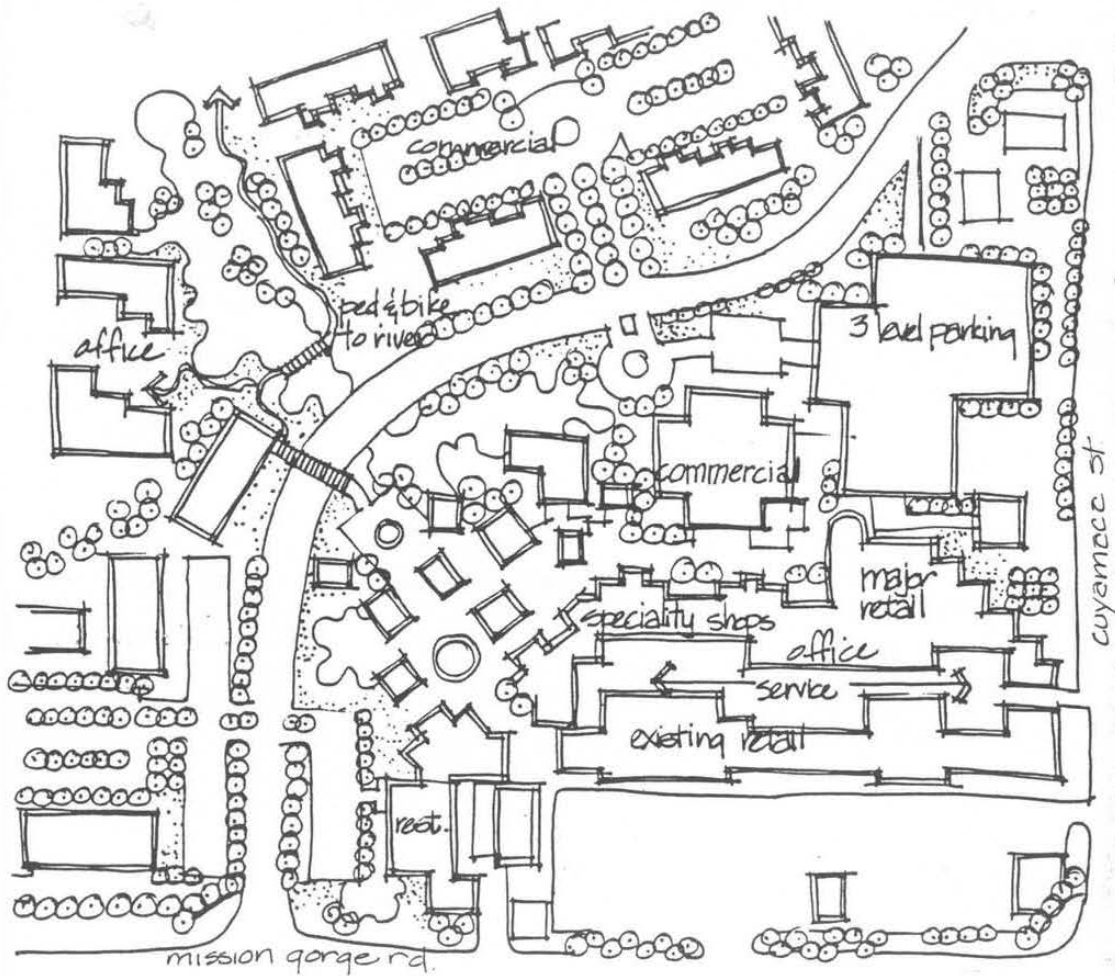
Conceptual Illustration, Civic Center

A possible future public school site on the north bank of the river, adjacent to both Park/Open Space land uses and existing school facilities provides for a concentration of educational facilities with ample supporting recreation facilities immediately adjacent.

Institutional uses have been defined to accommodate existing operations and offer opportunities for new developments such as expanded medical care facilities and the possibility of a future college or university campus within the Town Center. With respect to circulation needs, these facilities are located with direct access to perimeter roads such as Mission Gorge Road, Mast Boulevard and Magnolia Avenue.

o Commercial

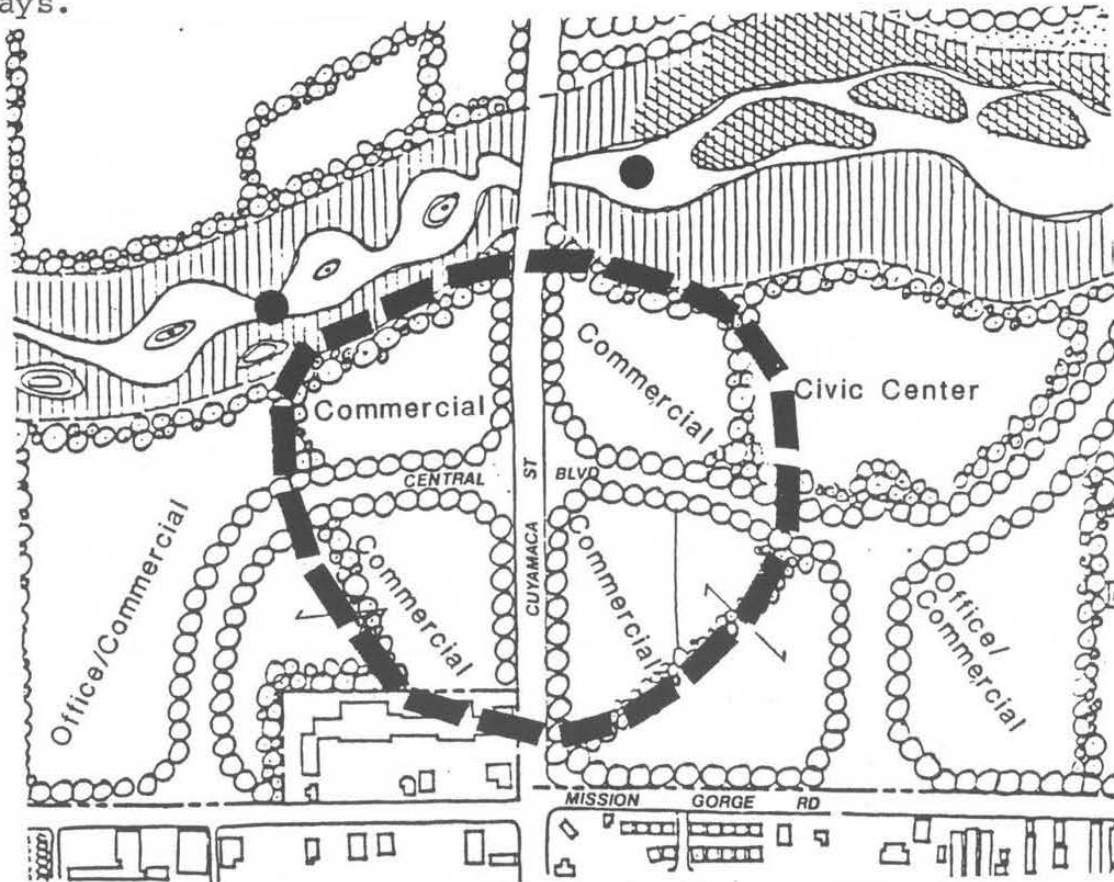
Commercial uses for the Town Center are divided into four principal categories: regional/community serving retail, specialty shopping, visitor oriented resort, and neighborhood commercial (see illustration below).



Conceptual Illustration, Commercial Core

Based upon demographic and economic studies of the region, the City of Santee has a significant opportunity and need for the establishment of retail commercial developments. Research indicates that Santee's existing population of young families who own their own homes currently must make most of their major retail purchases outside of the City. There is currently only one major retail outlet in Santee where its population can purchase furniture, appliances, hardware, clothes or other similar merchandise. Evidence also indicates that these goods should be concentrated within defined areas for commercial success.

In response to these needs, the Town Center Plan concentrates its major regional/community retail commercial development in a consolidated area occupying the four corners of the Town Center central boulevard and Cuyamaca Street (see illustration below). The location also borders the San Diego River to the north and Civic Center to the east. Principal factors determining the final concentration of retail commercial at the four corner areas include the opportunity to create a new focus away from Mission Gorge Road capitalizing on proximity of the site to the San Diego River; the relationship to the Civic Center uses to the east; the ultimate connection of the central boulevard to Highway 67; and the ability to concentrate parking near major circulation gateways.



Conceptual Illustration, "Four Corners" Area

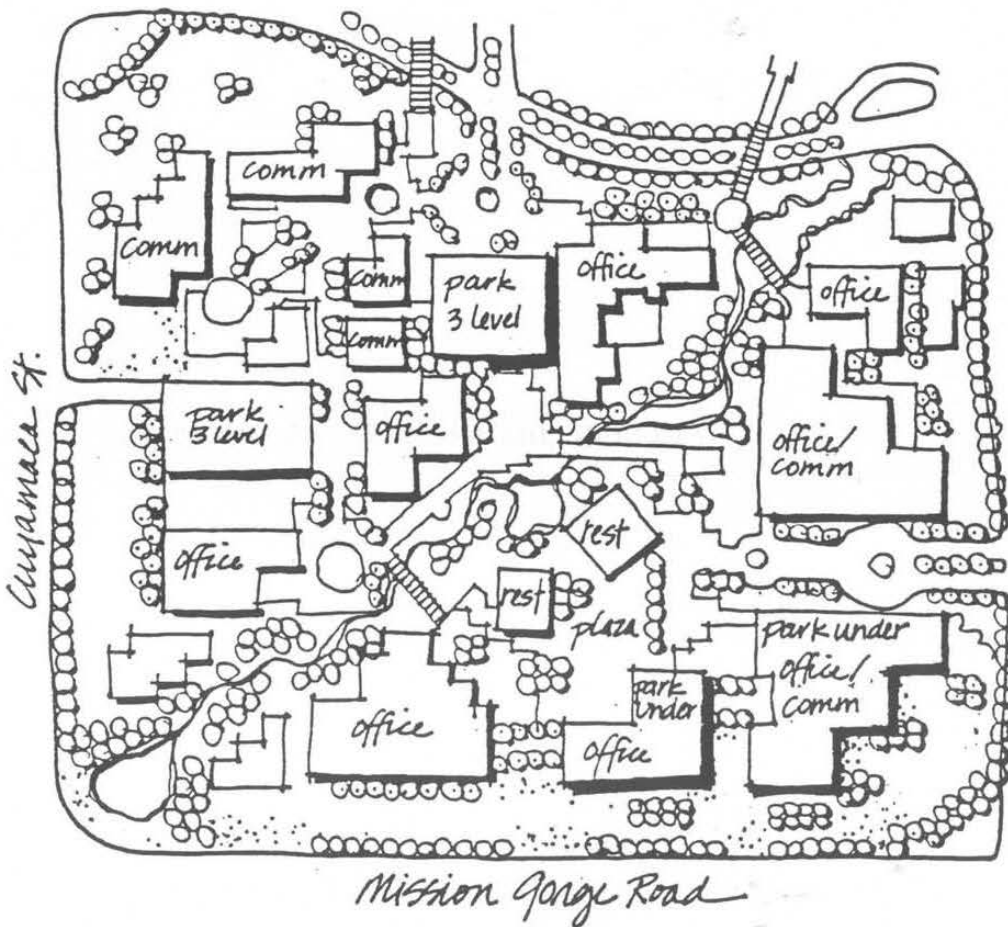
Specialty shopping and visitor oriented commercial development, while allowed within all commercial designations for flexibility purposes, is anticipated to be developed along the northern and southern banks of the San Diego River. Specific types of development encouraged within these areas include river and pedestrian oriented restaurants, and specialty shops dealing in regional merchandise. Commercial businesses catering to tourists encourage hotel development which serves both the business needs of the community and a destination resort population attracted by the enhanced San Diego River (see illustration below).



o Employment Center

One of the major goals of the Town Center Specific Plan is to create new employment opportunities within the City of Santee. Based on studies completed during 1985, only 20% of the existing population in Santee is currently employed within the City's boundaries. (See SRI Report, Technical Appendix). This fact, combined with the limited availability of employment-oriented business facilities, creates a unique opportunity for new development within the planning area.

In response to these needs and in recognition of both the short term and long term employment market, the Town Center includes flexibility for business employment uses to be developed within the Office/Commercial designation. This development designation is located in the southern half of the planning area and inter-mixed with other uses where possible as shown in the example below.



Conceptual Illustration, Employment Center



Major emphasis for near term development is placed on high quality facilities supporting a mix of commercial, offices and light manufacturing facilities. On a longer term basis, the potential for office professional facilities is preserved with the prime location being adjacent to the Civic Center development. Although not precisely determined, it is believed that an employment base of at least 12,000 people could be achieved at final development.

o Residential

Town Center includes a variety of housing types for a broad segment of the community within Town Center. The mix of housing types is aimed at supplementing the existing stock of single family detached residences located throughout Santee. The Town Center residential development will include single family residences, condominiums, townhomes, garden apartments and senior housing. These developments are located north of the San Diego River and on its southeastern bank. A special emphasis has been placed on creating housing opportunities within the plan area to maximize the integration of living space with work and recreation areas (see illustration below).



Conceptual Illustration, Residential

3. Permitted Land-Uses

The Land Use Matrix (see Table 2) contains the recommended allowed uses for the various land use districts within Town Center. Unless otherwise specified in this Specific Plan or by Conditional Use Permit, all activities, work and storage of materials within the Town Center District shall be entirely within an enclosed building. This section shall not be construed to supersede more restrictive use regulations contained in the Conditions Covenants and Restrictions of any property or dwelling units.

The uses listed in the Land Use Matrix shall be allowable in one or more of the land use districts as indicated in the columns beneath each district. Where indicated with the letter "P", the use shall be a permitted use in that district. Where indicated with the letter "C" the use shall be a conditional use subject to a Conditional Use Permit process.

In the event that there is difficulty in categorizing a given use in one of the Districts, the procedure outlined in Section 17.04.040 of the City Zoning Ordinance shall be followed.

TABLE 2
LAND USE MATRIX

LAND USE DISTRICT

USE		Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Insitutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
A.	RESIDENTIAL																
	1. Single Family Dwellings									P	P						
	2. Patio Homes									P	P						
	3. Townhomes									P	P						
	4. Garden Apartments									P	P						
	5. Senior Citizen Apartments									P	P	P					
	6. Residential Care Facility									C	C	C					

* See Santee Zoning Ordinance for uses.

LAND USE MATRIX

LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
B. OFFICE AND RELATED USES																
1. Administrative and Executive Offices				P	P	P	P			P						
2. Artist and Photographic Studios						P	P			P		P		P		
3. Clerical and Professional Offices						P	P			P				P		
4. Financial Services and Institutions						P	P			P						
5. General Offices				P		P	P			P						
6. Medical, dental and related health services including clinics					C	C	C				C					
7. Public utility service offices				P	P	P	P			P						
8. Political and Philanthropic Headquarters						P	P			P				P		

* See Santee Zoning Ordinance for uses.

LAND USE MATRIX

LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
C. INDUSTRIAL																
1. Craft Production							C									
2. Research and Development							P									
3. Laboratories							C									
4. High Tech Manufacturing							C									
5. Sand Mining	C															

* See Santee Zoning Ordinance for uses.

LAND USE MATRIX

LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
D. COMMERCIAL																
1. Small Conference Center				P		P	P									C
2. Convention Center				P		P	P									C
3. Family Restaurant				P		P	P			P		P				P
4. Gourmet Restaurant				P		P	P			P		P				P
5. Cafeteria				P		P	P			P		P				P
6. Food Stand				P	P	P	P			P		P				P
7. Flower Stand				P	P	P	P			P	P	P				P
8. Specialty Food Stores (Butcher, Baker, candy, etc.)						P	P			P		P				
9. Farmer's Market						C						C				C
10. Cabaret						C										C
11. Drug Store						P	P			P	C	P				
12. Stationery Store				P		P	P			P		P				P
13. Shoe Store						P	P			P		P				P
14. Hardware Store						P	P			P		P				
15. Arts and Crafts Shop						P	P			P		P				P
16. Gift Shop				P		P	P			P		P				P
17. Book Store				P		P	P			P		P				P
18. Department Store						P	C			P		P				
19. Clothing Store						P	C			P		P				P
20. Discount Store						P	C			P		P				

* See Santee Zoning Ordinance for uses.

LAND USE MATRIX

LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
21. Automotive Services in conjunction with, and accessory to department or discount stores (does not include gasoline sales)						C	C									
22. Home Furnishings Store						P	P			P			P			
23. Furniture Store						P	P			P			P			
24. Sporting Goods Store						P	P			P			P			
25. Florist Shop				P		P	P			P	P		P		P	
26. Beauty Shop						P	P			P			P			
27. Pet Store						P	P			P			P			
28. Record Store						P	P			P			P			
29. Travel Bureau				P		P	P			P			P		P	
30. Photography Store						P	P			P			P		P	
31. Bank/Savings Facilities				P		P	P			P			P		P	
32. Professional Services				P		P	P			P					P	
33. Motel						C	C			C						
34. Resort Hotel						C	C									
35. Office and Business Machine Stores				P		P	P			P						
36. Commercial Parking Facilities				P	P	P	P			P					P	

* See Santee Zoning Ordinance for uses.

LAND USE MATRIX

LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
37. Photocopy Services				P		P	P			P			P		P	
38. Printing Shops				P		P	P			P			P			
39. Tailor						P	P			P			P			
40. Television, Radio sales and services						P	P			P			P			
42. Convenience Store (does not include) gasoline sales)						P	P									
43. Bed and Breakfast										C						C

* See Santee Zoning Ordinance for uses.

LAND USE MATRIX

LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
E. PUBLIC AND SEMI-PUBLIC USES																
1. Arboretum		C														
2. Botanical Gardens		C														
3. Museum		C		P										P		
4. Art Gallery (Public)				P										P		
5. Information Center		C		P										P		P
6. Youth Center				C	C											C
7. Community Theater				C	C										C	
8. Ampitheater				C	C											
9. Library				P												
10. City Hall				P			P									
11. Post Office				P	P	P	P									
12. Sheriff Station					P											
13. Fire Station					P											
14. State/County Offices				P	P		P									
15. Community Center				P	P	P	P									P
16. Trolley Line												P				
17. Transit Depot												P				
18. Park and Ride				C	C	C	C		C	C	C	P			C	
19. Private and Public Clubs (YMCA, YWCA)				C	C	C	C			C						
20. Educational Institutions				C	C	C	C							P		
21. Vocational and Business Schools				P	P	P	P							P		

* See Santee Zoning Ordinance for uses.

LAND USE MATRIX

LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
F. OPEN SPACE USES																
1. Conservation Area	P	P	P													
2. Fishing	P	P														
3. Sports Fields (soccer, softball)	P	P														P
4. Sports Courts (volleyball, basket- ball, tennis, shuf- fleboard)		P														P

* See Santee Zoning Ordinance for uses.

LAND USE MATRIX

LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
G. INSTITUTIONAL																
1. Day Care Center (more than 12 students)				C	C	C	C		C	C	C					
2. Medical Office					C		C			C	C					
3. Hospital					C						C					
4. Public School					C				C	C	C			P		
5. Church					C				C	C	C					

* See Santee Zoning Ordinance for uses.

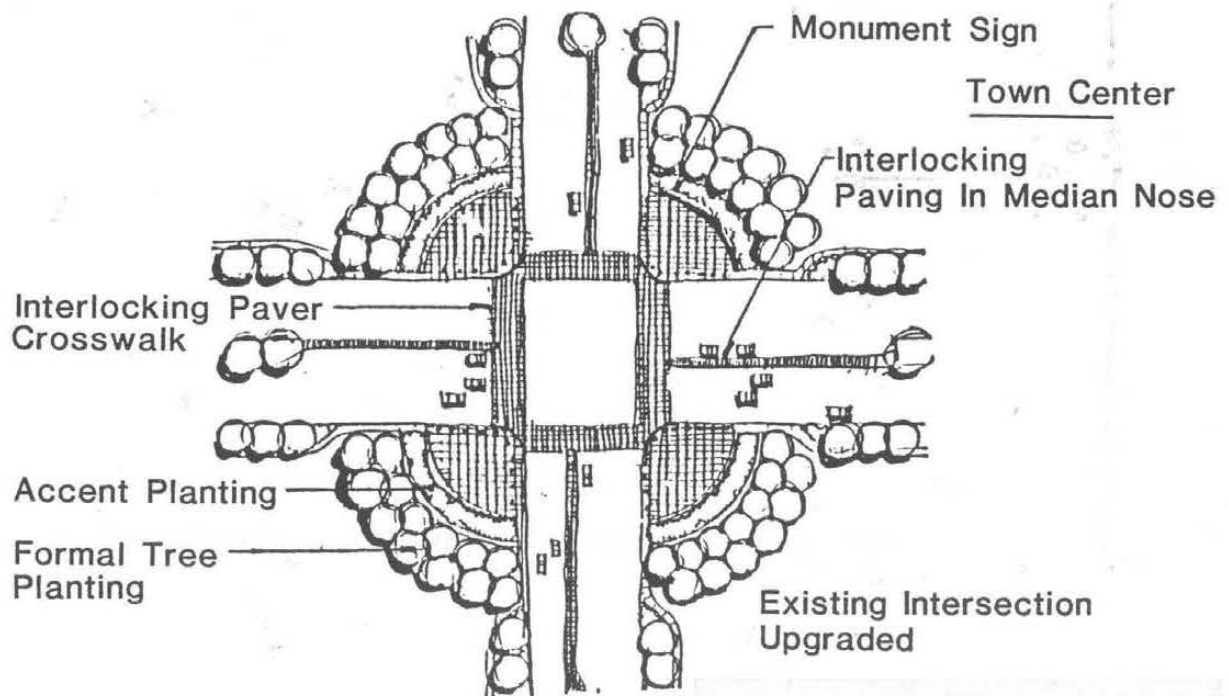
D. Circulation Element

CIRCULATION SUMMARY

Summary

This Specific Plan delineates a schematic circulation system for Town Center. The precise alignments of the streets will be determined in the future in conjunction with development plans. This system as denoted on the Circulation Map (see Figure 7) is oriented toward facilitating automobile, bicycle, and pedestrian traffic within and through the Town Center.

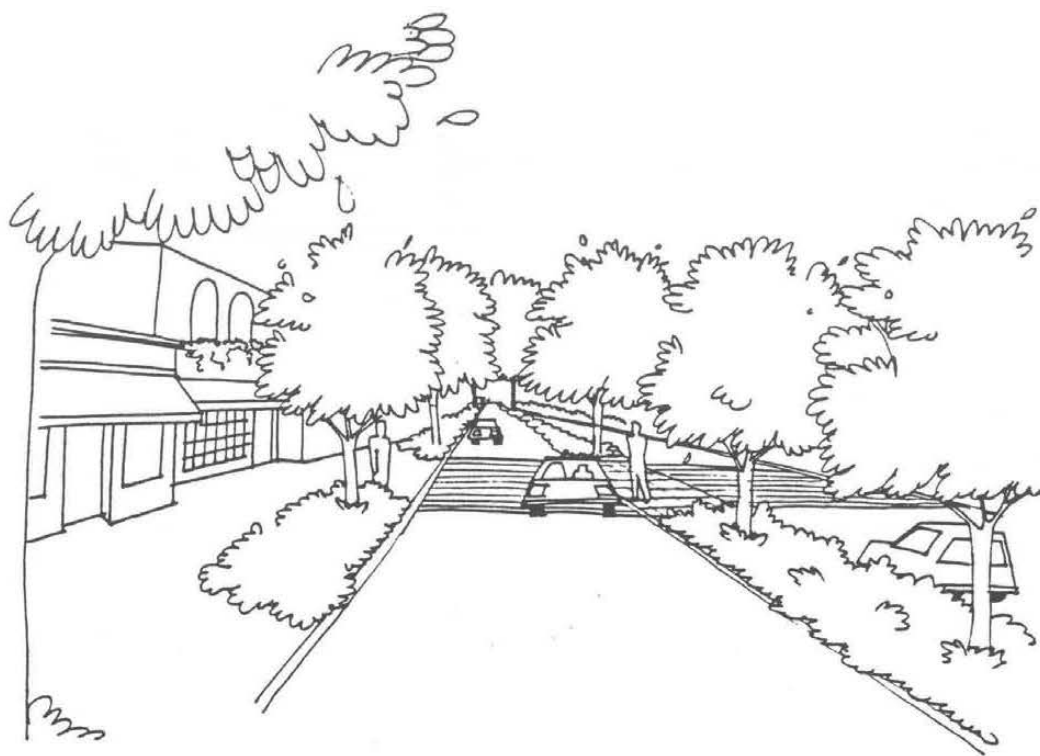
Primary access points from adjacent existing roads are included within this circulation system. The distance of these "gateways" from existing major intersections is an important consideration in their ultimate location (see illustration below).



Conceptual Illustration, Gateways

The Town Center circulation system also contains on-site four lane and six lane parkways and medians used to distribute and collect traffic within and through the site. Bikeways and walkways are provided in conjunction with the parkways in order to maximize use of a public right-of-way. The character of the walkway, however, should not only provide a safe, separate pedestrian system, but should enhance the appearance of the

parkway through the use of appropriate landscape elements (see illustration below).



Conceptual Illustration, Parkways

The circulation system also includes pedestrian paths and trails which occur in conjunction with the open space corridors and linear trail system along and within the floodway. In order to assure that open space corridors serve as a link between land uses, separation between vehicular and pedestrian traffic should occur at the intersection of an open space corridor and parkways or existing arterials. Pedestrian bridges designed to retain the character of Town Center could accommodate such a separation (see illustration below). As an alternate to pedestrian bridges depressed open space areas where they cross into the parkways could be considered. The pedestrian ways and bike trails could be carried beneath slightly elevated roadways to connect them with the trail systems along the river front.













Conceptual Illustration, Pedestrian Bridge

In order to improve transportation movement into and out of Town Center the Circulation Plan has also delineated a location for a future San Diego Trolley Station and created new access points along Mission Gorge Road and Mast Boulevard.

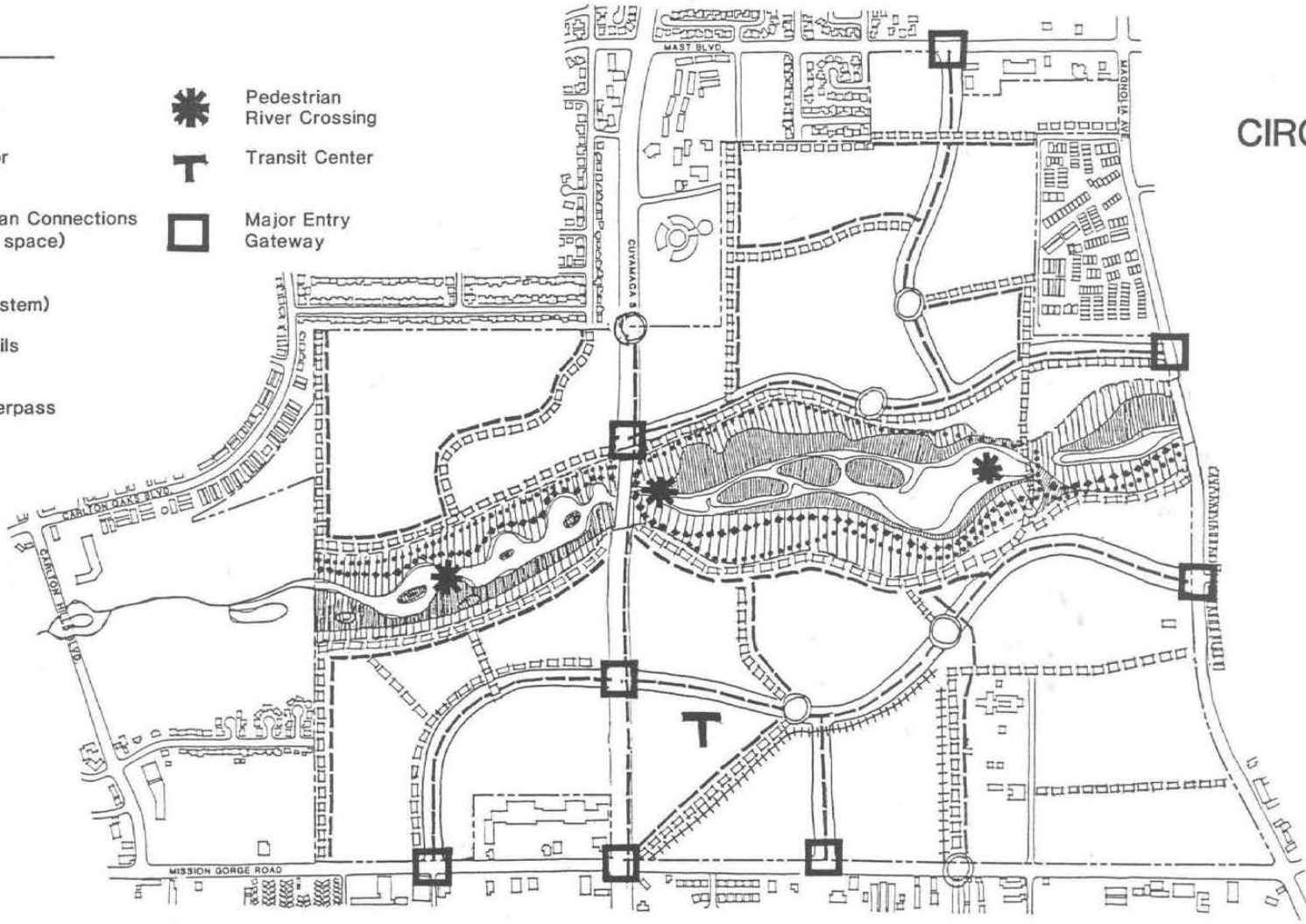
Cuyamaca Street will be upgraded to six lanes in the future to provide access to State Route 52 located on the south near Prospect Avenue. The existing low flow vehicles crossing to the river along Cottonwood Avenue will be retained to enhance north-south vehicle and pedestrian circulation. The establishment of a tram system serving the Town Center area and the identification of centrally located parking structures should be considered.

Specific studies of traffic impacts and mitigation measures for individual development projects should be conducted. If mitigations are not feasible to maintain a Level of Service E or better on affected streets, projects should be redesigned or denied. Further, acoustical studies are required for residential development in noise impacted areas.

LEGEND

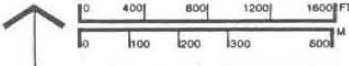
-  Parkways
-  Bicycle Lane or Separate Trail
-  Major Pedestrian Connections (corridor open space)
-  Hiking Trail (linear park system)
-  Equestrian Trails
-  Pedestrian Overpass
-  Trolley Loop System
-  Pedestrian River Crossing
-  Transit Center
-  Major Entry Gateway

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7

CIRCULATION PLAN



SANTEE TOWN CENTER PLAN

E. Park and Open Space Element

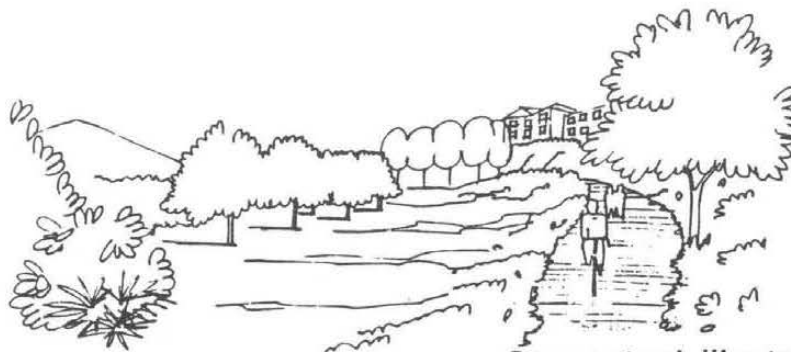
PARK AND OPEN SPACE SUMMARY

Summary

The Town Center Park and Open Space Element is intended to preserve and enhance the unique resources of the San Diego River for the community, while preserving lands necessary to protect the public health and safety. A unified, comprehensive park and open space plan, comprised of diverse open space elements, has established a framework for other land uses within Town Center (see Figure 8).









The concept for open space and park development within Town Center addresses a program that is comprised of several components. The first of these is Floodway/Open Space. This area contains the floodway, a low flow channel, ponds and a riparian/wildlife habitat. A primary purpose of this designation is to provide a flood control zone, while simultaneously serving as a recreation and environmental preserve area. Recreation within the Floodway/Open Space area would be passive in nature. Picnic facilities and open play areas will be compatible uses to these open areas.

Trail systems as described in the Circulation Plan accommodate pedestrians, bicycles and equestrians and are important features of the Floodway/Open Space Area. Trails will provide access across the low flow channel and will provide connection to the regional linear trail system proposed in the upper San Diego River Project. As part of this linear trail system, pedestrian access will be provided at intermittent points across the low flow channel. Trails and separated bike paths will also be situated under the Cuyamaca Street and Magnolia Avenue bridges. Water bodies, such as ponds and lakes, within the floodway shall be made visually accessible from within Town Center, as well as from Magnolia Avenue and Cuyamaca Street. At the same time, significant riparian and wildlife habitat areas adjacent to the low flow channel will be maintained (see illustration below).

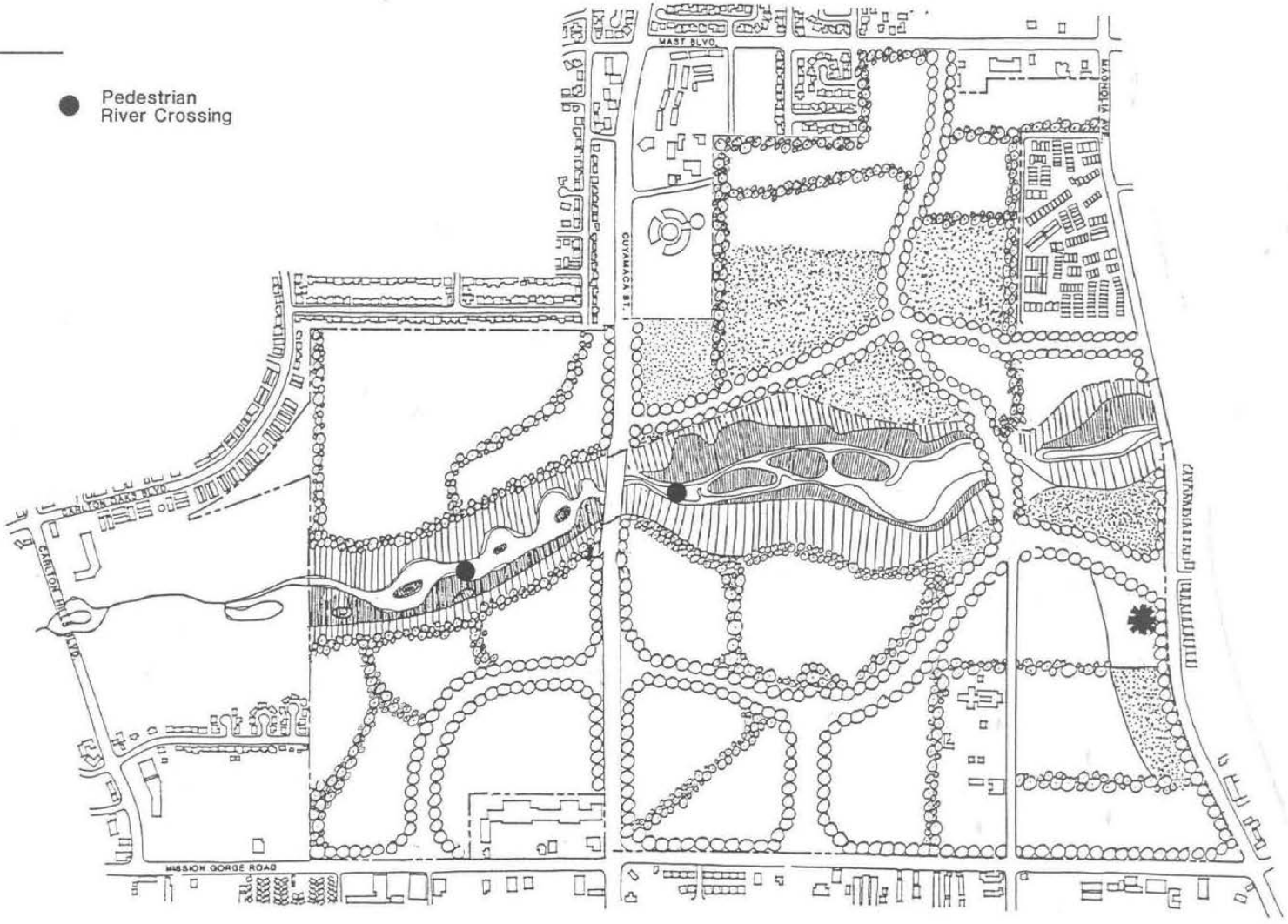


Conceptual Illustration, Bicycle Path

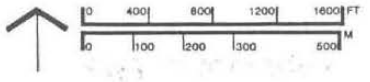
LEGEND

-  Floodway
-  Riparian Habitat
-  Marsh
-  Park Open Space
-  Corridor Open Space
-  Theme Commercial
-  Parkway
-  Pedestrian River Crossing

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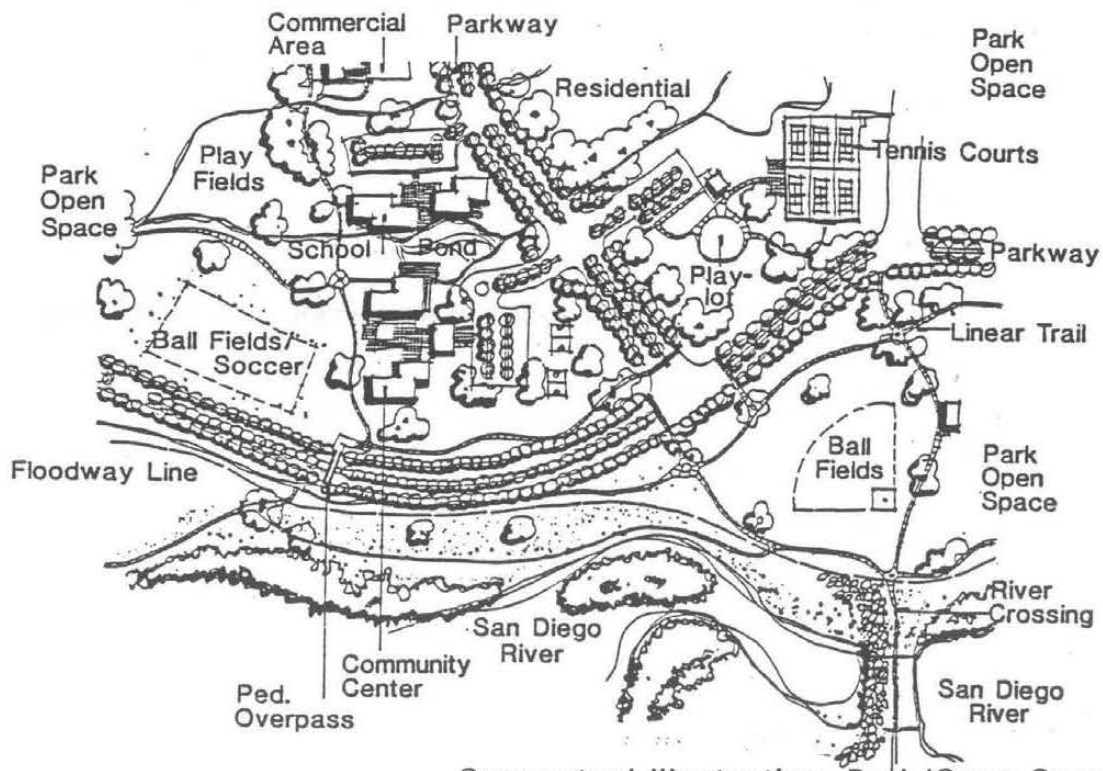


8
OPEN SPACE PLAN



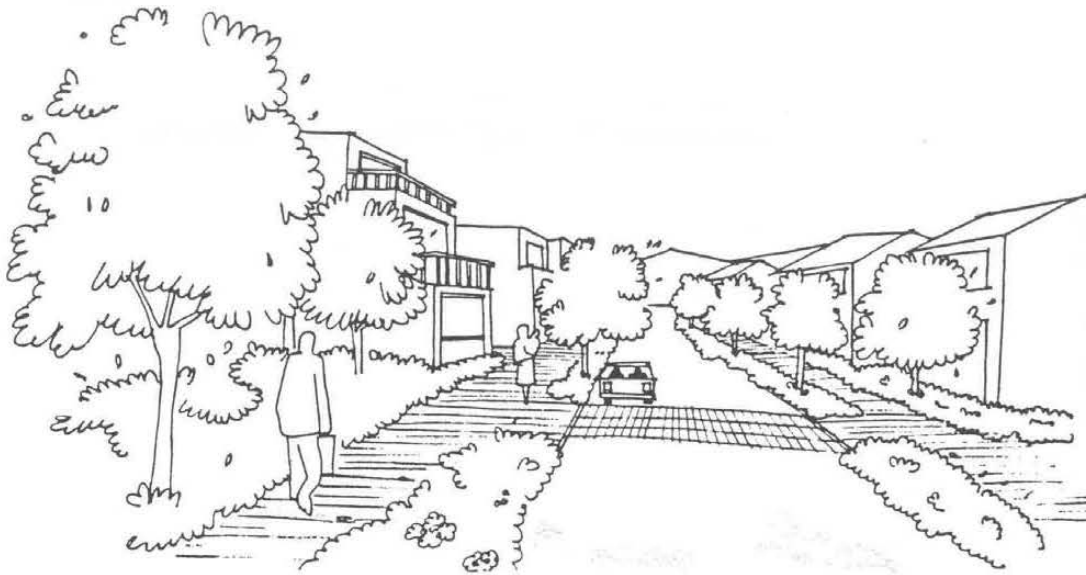
The second component of the Open Space Plan are those areas designated for park use. These areas are located out of the floodplain control zone. Park Open Space is adjacent to the flood control zone and provides for a more expansive open space and park system. Park Open Space also courses into the interior of Town Center to allow adjacent land uses to benefit from its proximity.

A Park/Open Space designation on the Open Space Plan allows areas for community oriented active recreation areas and play fields, passive recreation, and a cultural resource preservation area to include the Polo Barn. This designation provides recreational opportunities for youths, adults and senior citizens within the Santee community. An illustration of the north bank of the San Diego River with Park/Open Space, institutional development and the flood control zone for the San Diego River is provided below.



Conceptual Illustration, Park/Open Space adjacent to community center and school

The final component of the Town Center park and open space program is open space corridors (see illustration below). These corridors are intended to be developed as a significant, visually substantial system linking the various land uses within Town Center to the River, as well as providing access for adjacent developments to Town Center. Open space corridors will also allow flexibility in expanding a water oriented theme from the San Diego River into Town Center development. The precise location of the open space corridor will be determined when specific development proposals are made.



Conceptual Illustration, Open Space Corridors

F. Flood Control Element

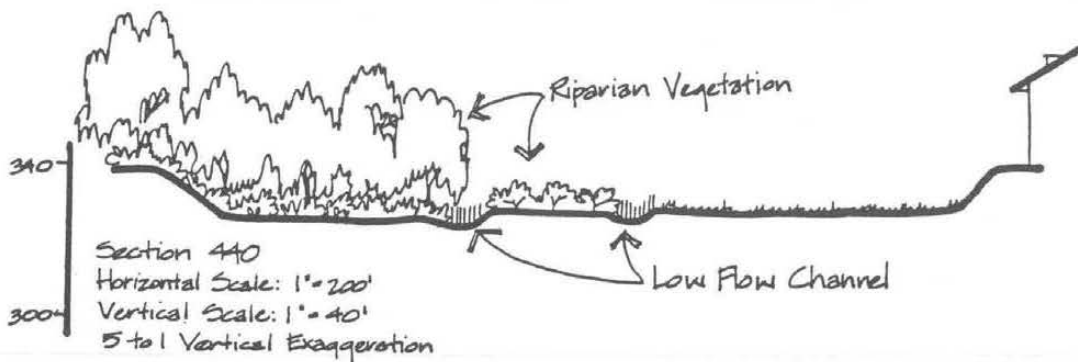
FLOOD CONTROL SUMMARY

Summary

Flood control measures within Town Center have been designed to be compatible with existing and proposed channel improvements upstream and downstream on the San Diego River. The Floodway designated on the Flood Control Plan also provides for the passage of the 100-year storm levels of the San Diego River, as well as additional area for riparian habitat restoration. Calculations for determining the width of the overall flood control plan are based on County of San Diego 100 year flood standards plus 20% (see Figure 9).

The concept used to develop the reach between Cuyamaca Street and Magnolia Avenue maintains a 12.2 foot deep channel that slopes at 4-5 feet per mile. This slope would be achieved by locating a drop structure immediately downstream of Cottonwood Avenue which accommodates 6 feet of fall and serves as a grade control. This location will enable the drop structure to provide protection for existing utilities upstream of Cottonwood Avenue. In addition, the drop structure will provide an opportunity for the design of an aesthetically pleasing as well as functional element. Finally, the drop structure will be designed to serve as a pedestrian link and roadway across the river.






Slopes along the river, varying from 5:1 to 10:1 would provide for pedestrian access to the river and also for recreational opportunities. The reach of the river downstream of Cuyamaca Street to Mast Park provides for similar approaches to floodway development. Development programs for this area will conform with floodway development programs upstream of Cuyamaca Street. A sample cross-section of the channel is shown below.



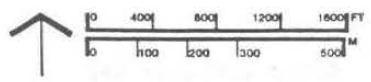
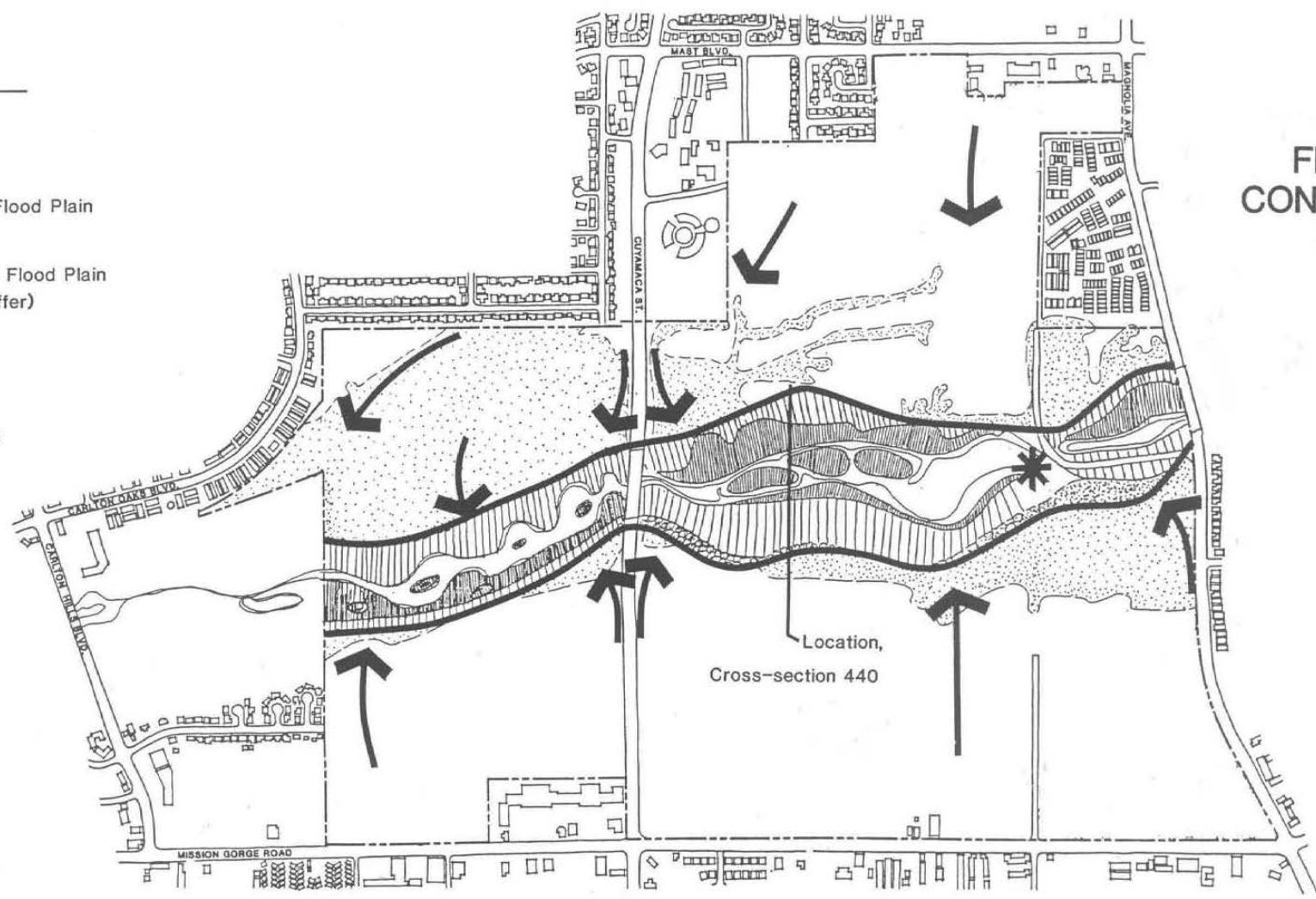
Sample, Channel Cross-Section

9 FLOOD CONTROL PLAN

LEGEND

-  Floodway
-  Existing 100-yr Flood Plain
-  Proposed 100-yr Flood Plain (includes 20% buffer)
-  Drop Structure (±6 ft in height)
-  Existing Drainage Courses

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G. Utilities and Facilities Element

UTILITIES AND PUBLIC FACILITIES SUMMARY

Summary

Major public facilities within the Town Center project area include several utility services such as water service, sewer service, gas and electric power, library and public school facilities, fire and police protection facilities, and telephone service (see Figure 10). A brief review of required services and their facilities follows.

Water Service

Water service in the Town Center area will be provided by the Padre Dam Municipal Water District upon execution of a water availability agreement between the District and the developer. At present, an 18" main exists on site along Cuyamaca Street. A 14" main is located along Magnolia Avenue and a 20" main is situated along Mission Gorge Road. In addition, a main exists on-site which had been used for reclaimed water many years ago. Use of reclaimed water was discontinued by the request of the County Health Department. Required improvements would most likely involve an on-site water system with a 12" main for 14,000 lineal feet in new streets, connections, gate valves, and fire hydrants. In addition, the development of Town Center may require the upgrading of the District's existing facilities.

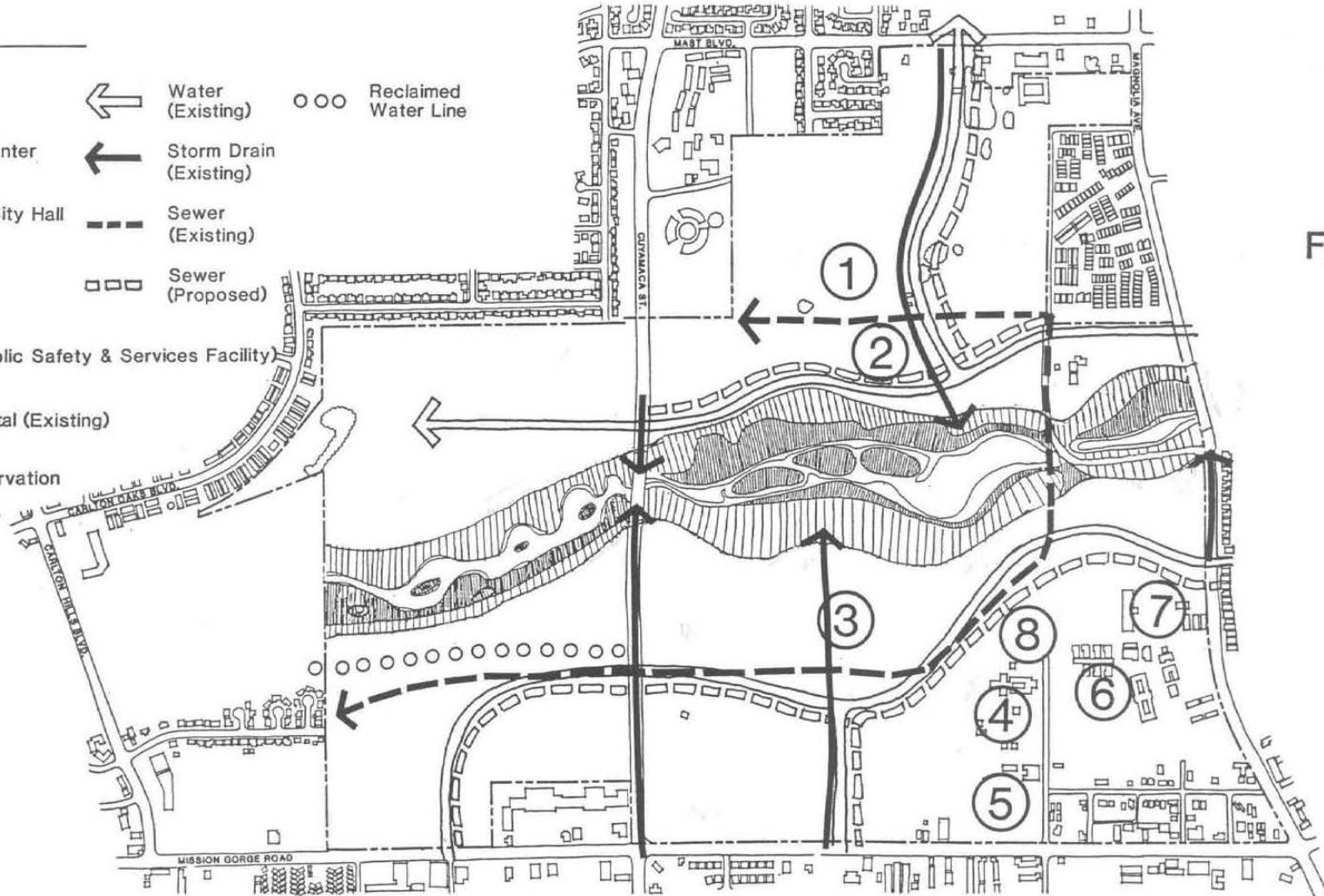
Sewer Service

Sewer service in the Town Center area will be provided by the Padre Dam Municipal Water District. The District has limited sewer capacity at present pending execution of a sewer service availability agreement between the District and the developer. The site is traversed by, among others, an 18" sewer line and an alternating 18" and 15" sewer line. It is also traversed by the 27" Lakeside interceptor. A joint study is currently being conducted by all parties using the Mission Gorge trunk line to determine its life span and additional needs of the areas served by this line. Sewer improvements required by the development of Town Center would include an on-site 10" line for 15,000 linear feet.

LEGEND

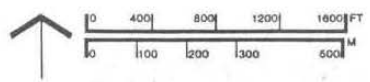
- | | | | | | |
|---|--|-------|---------------------------|-----|-------------------------|
| 1 | School
(Proposed) | ← | Water
(Existing) | ○ ○ | Reclaimed
Water Line |
| 2 | Community Center
(Proposed) | ← | Storm Drain
(Existing) | | |
| 3 | Civic Center/City Hall
(Proposed) | - - - | Sewer
(Existing) | | |
| 4 | Las Colinas
(Existing) | □ □ | Sewer
(Proposed) | | |
| 5 | Fire Station
(Proposed Public Safety & Services Facility) | | | | |
| 6 | Edgemoor
Geriatric Hospital (Existing) | | | | |
| 7 | Polo Barn
Historic Preservation | | | | |
| 8 | Transit Center
(Proposed) | | | | |

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UTILITIES AND PUBLIC FACILITIES



Power

Power lines and service will be provided by San Diego Gas and Electric Company (SDG&E). According to that company, Town Center development should not obstruct access to and along the transmission facilities for patrol, repair and maintenance. Proposed grading, improvements, impacts of increased drainage, impacts to right-of-way by proposed adjacent uses and aspects of project design and function that could affect power transmission should be reviewed and approved by SDG&E.

Telephone Service

Pursuant to its regulations filed with the Public Utilities Commission, Pacific Bell will provide telephone service to Town Center. Existing facilities serve development within and surrounding Town Center. New developments will require an extension of existing facilities.

Library

The Town Center Land Use Plan delineates a civic center area which may include a public library. Currently the Santee public library has no plans for expansion because of restricted funding but that library has stated that the Town Center would be an excellent site for a second library because of its location with an active civic center area.

Public School

Preliminary estimates indicate that residential development in Town Center will generate 1,200 to 1,500 elementary and junior high school students. According to the Santee School District, Town Center students in grades K-6 residing south of the San Diego River would attend Santee Elementary School located at 10445 Mission Gorge Road. Town Center students in grades K-6 residing north of the river would attend Rio Seco Elementary School at 9545 Cuyamaca Street and potentially a new on-site school.

The development of a new school within Santee Town Center would mitigate the impact of Town Center on school capacity. A new school site is designated on the Town Center Land Use Plan. The location of this site on the Land Use Plan would allow the new school to share park and recreational facilities with existing Rio Seco School. The district suggests that if Rio Seco School is converted to a junior high school, the new Town Center school would be an elementary school. The opposite would also apply.

The Grossmont Union High School District will provide adequate public school services and facilities to Town Center high school

students after developers pay certain sums at time of building permit issuance.

Fire Protection

The Santee Fire Department would provide fire protection to Town Center. The first response to a fire would come from the on-site fire station located at 8950 Cottonwood Avenue. The Department currently has adequate staffing and facilities to serve the site. As the City of Santee grows, however, the Department may need to expand to serve the increasing population. As precise development plans are formulated, the Santee Fire Department will require access equipment and sufficient water pressure to meet fire flow requirements.

Police Protection

The City of Santee contracts with the San Diego County Sheriff's Department for law enforcement services. The Santee station is located at 8811 Cuyamaca Street south of Town Center. The Department currently serves existing development within Town Center. As development within Town Center and all of Santee proceeds, the Department may need to expand.