

NOTICE OF DETERMINATION

TO:	<input checked="" type="checkbox"/>	San Diego County Clerk 1600 Pacific Hwy., Room 260 San Diego, CA 92101	FROM:	Public Agency/Lead Agency: City of Santee 10601 Magnolia Avenue Santee, CA 92071 Contact: Doug Thomsen Phone: (619) 258-4100, ext. 205
TO:	<input checked="" type="checkbox"/>	Office of Planning and Research 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
			Address:	
			Contact:	
			Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 1985012314 and 1999031096
Project Title: The Excel Hotel
Project Applicant (include address and telephone number): Excel Hotel Group, Inc. 10174 Old Grove Road, Suite 200 San Diego, CA 92131 Phone: (858) 621-4908
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): The project site is located at 381 Town Center Parkway near the southwest corner of Town Center Parkway and Riverview Parkway. See attached location map.
General Project Location (City and/or County): City of Santee / County of San Diego
Project Description: Applications for a Development Review Permit (DR2022-6), Variance (V2022-4), and Supplemental Environmental Checklist and Addendum (AEIS2022-6) for the Excel Hotel (project). The project is a four-story, 97-guestroom hotel on a 1.6-acre lot located at 381 Town Center Parkway in the Town Center (TC) Zone

and Art and Entertainment Overlay District. The project includes the construction of the hotel with an outdoor patio containing fire pits, a barbeque area, and an outdoor pool. Hotel amenities include a dining room, fitness room, guest laundry, and a business center. The subject property is surrounded by Town Center Parkway to the north, Santee Trolley Square businesses to the south, a parking lot and Riverview Parkway to the east, and a San Diego Metropolitan Transit System transportation hub to the west. Due to extraordinary site circumstances, the project includes a variance request to reduce the parking requirement and required building setback for the proposed development. On April 26, 2023, the City Council approved and adopted Supplemental Environmental Checklist and Addendum AEIS2022-6, approved Development Review Permit DR2022-6 and approved the Variance request V2022-4.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Excel Hotel Group, Inc.
10174 Old Grove Road, Suite 200
San Diego, CA 92131

Phone: (858) 621-4908

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on April 26, 2023 and has made the following determinations regarding the above described project:

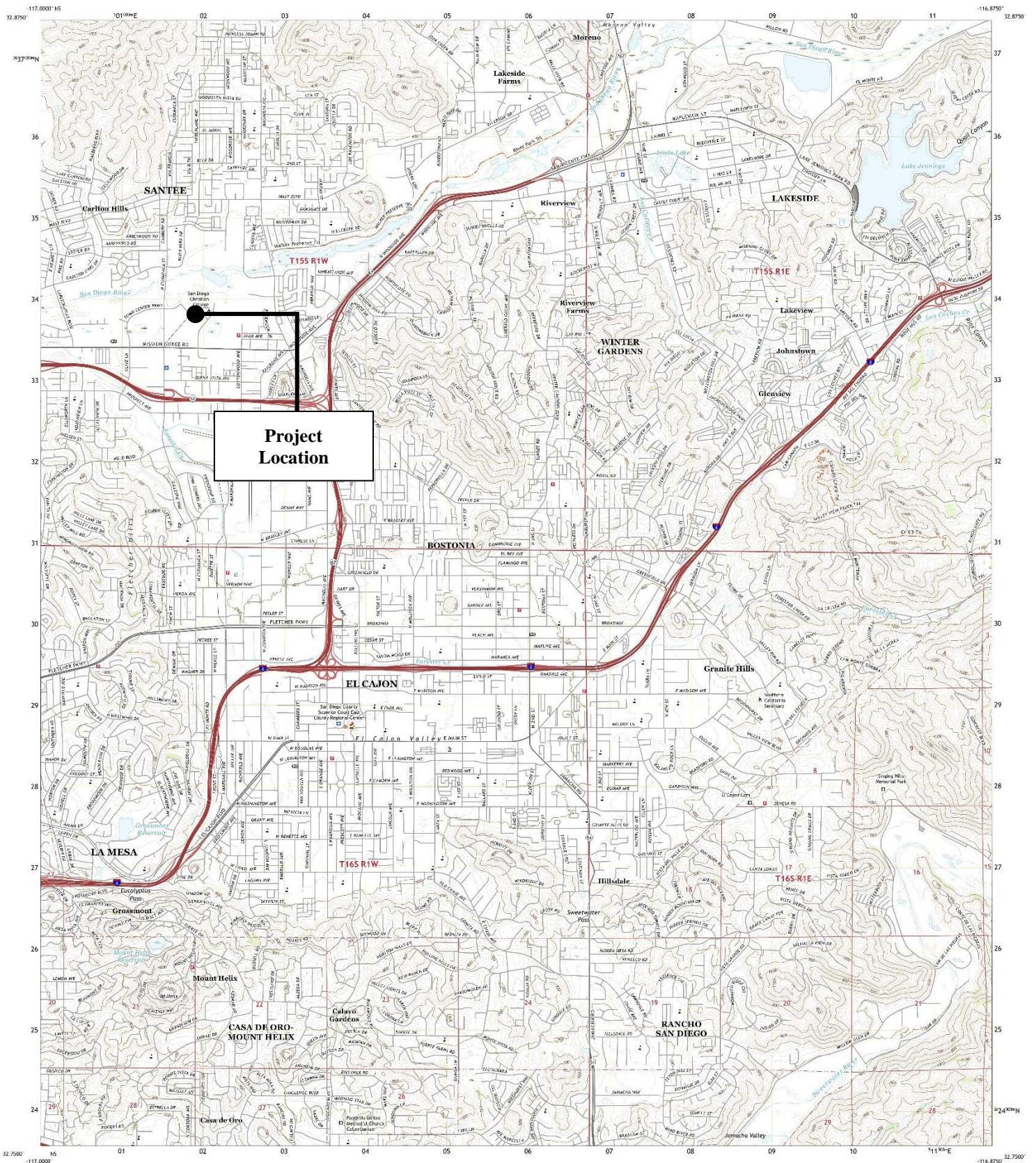
1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.
2. <input checked="" type="checkbox"/>	Environmental Impact Reports were previously prepared and certified that addressed this project pursuant to the provisions of CEQA and reflect the independent judgment of the Lead Agency.
<input checked="" type="checkbox"/>	An addendum to the Environmental Impact Reports was prepared for this revised project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
<input checked="" type="checkbox"/>	A Supplemental Environmental Checklist was prepared and adopted for the project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. The Lead Agency concluded that the project would result in no new significant environmental effects, or an increase in the severity of previously identified significant effects in the prior Environmental Impact Reports certified by the City (described above).
3. <input type="checkbox"/>	Mitigation measures [<input type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.
<input checked="" type="checkbox"/>	Previously imposed mitigation measures were made a condition of the approval of the project.
4. <input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan beyond that adopted in connection with the previously certified EIRs was not adopted for the project.
5. <input type="checkbox"/>	A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
6. <input type="checkbox"/>	Findings beyond those adopted in connection with the previously certified EIRs [<input type="checkbox"/> were <input checked="" type="checkbox"/> were not] made pursuant to the provisions of CEQA.
	This is to certify that the Supplemental Environmental Checklist, and the prior EIRs, were made available to the General Public at:

	Custodian: City of Santee	Location: 10601 Magnolia Avenue Santee, CA 92071
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Date: April 28, 2023	 <hr/> Signature Name: Doug Thomsen Title: Associate Planner
Date Received for Filing:	

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

Location Map





State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 2/7/19) Previously DFG 753.5a

RECEIPT NUMBER:

37-2019- 1066

STATE CLEARINGHOUSE NUMBER (If applicable)

19855012314 AND 1999031096

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTEE	--	12/16/2019
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
San Diego County	2019 - 0183	
PROJECT TITLE SANTEE TOWN CENTER SPECIFIC PLAN AMENDMENT (ART AND ENTERTAINMENT OVERLAY DISTRICT)		

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF SANTEE - MELANIE KUSH	--	619.258.4100
PROJECT APPLICANT ADDRESS	CITY	STATE
10601 MAGNOLIA AVENUE	SANTEE	CA
		ZIP CODE
		92071

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	\$0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$	

190183

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)


☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

<input checked="" type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input type="checkbox"/> Other	TOTAL RECEIVED	\$	\$50.00
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SIGNATURE

X 

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County KBAO, Deputy

REM: 02/08/2006
RCT: DOC 13432



San Diego County



Transaction #: 4205848
Receipt #: 2019603478

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 12/16/2019
Cashier Location: SD

Print Date: 12/16/2019 10:56 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

CASH PAYMENT	\$50.00
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Total Payments	\$50.00
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Miscellaneous Item

FISH & WILDLIFE FEES

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00

Grand Total - All Documents:	\$50.00
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DEC 16 2019

BY KBAO
DEPUTY

190183

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: San Diego Address: 1600 Pacific Highway, Suite 260 P.O. Box 121750 San Diego, CA 92112-1750 Phone: (619) 237-0502	FROM:	Public Agency/Lead Agency: City of Santee Address: 10601 Magnolia Avenue Santee, CA 92071 Contact: Melanie Kush Phone: (619) 258-4100

TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery)	Lead Agency (if different from above) Address:
	<input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Contact: Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):	1985012314 and 1999031096	
Project Title: Santee Town Center Specific Plan Amendment (Art and Entertainment Overlay District)		
Project Applicant: City of Santee		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): The Art and Entertainment Overlay District consists of various parcels, totaling approximately 155 acres, generally bounded by Mission Gorge Road to the south, the San Diego River to the north, Cuyamaca Street to the west, and Magnolia Avenue to the east, as depicted on the attached graphic.		

General Project Location (City and/or County): City of Santee

Project Description: On December 11, 2019, the City of Santee adopted a General Plan Amendment, Town Center Specific Plan Amendment, Rezone and Supplemental Environmental Checklist to establish an Art and Entertainment Overlay District, approximately 155 acres in size, intended to support tourism and attract commercial, educational and recreational uses that beautify and enliven the Town Center.

The Santee Town Center Specific Plan comprises 706 acres of property located north of Mission Gorge Road, south of Mast Boulevard, east of Mast Park, and west of Magnolia Avenue. The Specific Plan has been amended several times over the years to accommodate various land use proposals and revisions. The initial vision of the City was to promote the development of a Town Center including retail commercial, offices, civic, recreational and other land uses to establish a focal point for the City. This vision continues with the establishment of an Art and Entertainment District.

The Overlay District boundary captures existing and planned uses in the Town Center, and includes Santee Trolley Square, and planned uses such as the Karl Strauss Brewery, the theater site, and undeveloped property that could accommodate a hotel. Permitted uses include specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers and hotels. The Overlay District also includes streets and public paths/trails where street fairs and other special events are held.

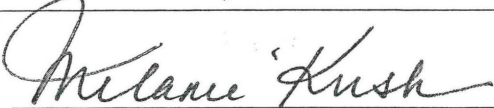
Pursuant to the California Environmental Quality Act, Public Resources Code section 21000 *et seq.* ("CEQA") and the State CEQA Guidelines, Title 14 of the California Code of Regulations, section 15000 *et seq.*, a Supplemental Environmental Checklist analyzing the Art and Entertainment Overlay District was adopted by the City Council under State CEQA Guidelines sections 15162 and 15177. The Supplemental Environmental Checklist concludes that the Art and Entertainment Overlay District would result in no new significant environmental effects, or an increase in the severity of previously identified significant effects, than previously identified in the Santee Town Center Specific Plan EIR certified by City Council Resolution 162-86 and adopted on October 22, 1986, the EIR for Santee Trolley Square certified by City Council Resolution 96-2001 on July 25, 2001, and the Town Center Specific Plan Amendment Master EIR certified by City Council by Resolution 008-2006 on February 8, 2006.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. Not applicable

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on December 11, 2019 and has made the following determinations regarding the above described project:

1.	<input checked="" type="checkbox"/> The project will have a significant effect on the environment.
	<input type="checkbox"/> The project will NOT have a significant effect on the environment
	<input checked="" type="checkbox"/> A Supplemental Environmental Checklist was prepared and adopted for the project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. The Lead Agency concluded that the project would result in no new significant environmental effects, or an increase in the severity of previously identified significant effects in the prior Environmental Impact Reports certified by the City (described above).
2.	<input checked="" type="checkbox"/> Environmental Impact Reports were previously prepared and certified that addressed this project pursuant to the provisions of CEQA and reflect the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. <input checked="" type="checkbox"/>	Previously imposed mitigation measures were made a condition of the approval of the project.
<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.
4. <input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan beyond that adopted in connection with the previously certified EIRs was not adopted for the project.
<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations beyond that adopted in connection with the previously certified EIRs was not adopted for the project.
<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6. <input checked="" type="checkbox"/>	Findings beyond those adopted in connection with the previously certified EIRs were not adopted for the project.
<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that the Supplemental Environmental Checklist, and the prior EIRs, were made available to General Public at:	
Custodian: Melanie Kush, Director of Planning 10601 Magnolia Avenue Santee, CA 92071 (619) 258-4100	Location: 10601 Magnolia Avenue Santee, CA 92071

Date: <u>December 13, 2019</u>	 Signature Name: <u>MELANIE KUSH</u> Title: <u>Director of Development Services</u>
Governor's Office of Planning & Research Date Received for Filing: <u>DEC 16 2019</u>	

STATE CLEARINGHOUSE

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on DEC 16 2019

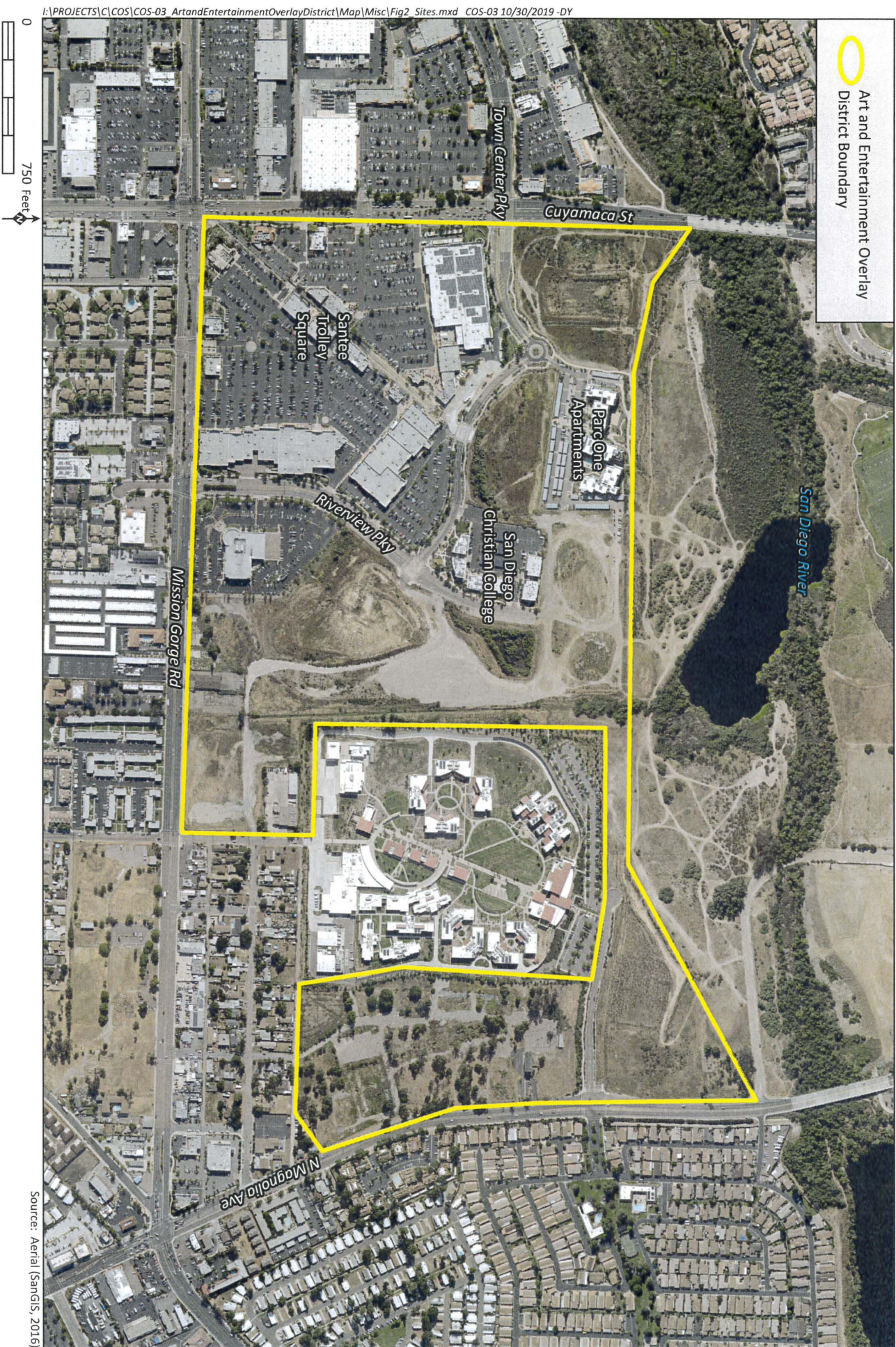
Posted DEC 16 2019

Returned to agency on _____

Deputy

King M. Ba
KBAO

Art and Entertainment Overlay
District Boundary



Art and Entertainment Overlay District

FEB 09 2006

013432



BY  DEPUTY

CITY OF SANTEE

Celebrating 25 Years of Excellence

RECEIVED

MAR 13 2006

Dept. of Development Services

City of Santee

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Brian W. Jones
John W. Minto
Hal Ryan

CITY MANAGER
Keith Till

Notice Of Determination*

TO: ☒ County Clerk
County of San Diego
PO Box 1750
San Diego, CA 92112-4147

FROM: City of Santee
Department of Development Services
10601 Magnolia Ave.
Santee, CA 92071-1266
(619) 258-4100, ext. 170

☒ Office of Planning and Research
PO Box 3044, 1400 Tenth St. Rm. 222
Sacramento CA 95812-3044

SUBJECT: Filing of Notice of Determination in compliance with Public Resources Code Sec. 21108 or 21152.

MASTER ENVIRONMENTAL IMPACT REPORT FOR THE TOWN CENTER SPECIFIC PLAN AMENDMENT (TCSPA 04-01)

Project Title

SCH# 1999031096
State Clearinghouse Number
(if submitted to Clearinghouse)

Melanie Kush (619) 258-4100, ext. 167
Lead Agency Contact Person / Phone Number

154.05 acre property bounded by the San Diego River to the north, Mission Gorge Road to the south, Magnolia Avenue to the east and Cuyamaca Street to the west, in the City's Town Center.

City of Santee
Project Location

San Diego County
County

The Santee Town Center Specific Plan Amendment would enable the eastern portion of the existing Santee Town Center to be developed with approximately 2.5 million square feet of residential and commercial/office uses. The plan amendment would create options for living, working, and recreating in one central location. The proposed conceptual land use plan for the 154.05-acre specific plan amendment includes a 22-acre mixed-use area, and various current and future planning areas. The 22-acre mixed-use area would provide high-density housing (approximately 200-300 units with an estimated population of 500 to 750 residents), a 3,300-seat multiplex theater, and approximately 150,000 square feet of commercial office space. The remainder of the site (1.96 million square feet) would be developed with uses associated with a high tech corporate office campus.

Project Description

Ryan Companies US, Inc. (Robbie Knight); 9171 Town Centre Drive, Suite 460, San Diego, CA 92122 (858) 812-7932.

Project Applicant (☒ Private ☐ Public Entity) Address / Telephone Number

This is to advise that the City of Santee certified the MEIR for the Town Center Specific Plan Amendment on February 8, 2006 and has made the following determinations regarding the above-described project:

Notice of Determination
TCSPA 04-01
February 9, 2006

1. The project (☒ will, ☐ will not) have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures (☒ were ☐ were not) adopted for this project.
5. Findings (☒ were ☐ were not) made pursuant to the provisions (Section 15094 (a)(7)) of CEQA.
6. Statement of Overriding Considerations (☒ was ☐ was not) adopted for this project.

This is to certify that a copy of the Final Environmental Impact Report with comments and responses, and record of project approval is available to the General Public at the City of Santee Department of Development Services, 10601 Magnolia Avenue, Santee, CA, 92071-1266. Phone (619) 258-4100, ext. 170.


Douglas Williford,
Deputy City Manager/Director Development Services

February 9, 2006
Date

Date Received for Filing at OPR _____

Filing Fee Transmitted to County Clerk \$875.00

(If no filing fee is required pursuant to AB3158, complete Certificate of Fee Exemption.)

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on FEB 09 2006
Posted FEB 09 2006 Removed MAR 09 2006
Returned to agency on MAR 09 2006
Deputy 



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING CASH RECEIPT
DFG 753.5a (8-03)

268401

Lead Agency: City of Santee Date: 2-8-06
County / State Agency of Filing: San Diego Document No.: 134-32
Project Title: Master Environmental Impact Report for the town Center Specific Plan Amendment (TCEPA 04-01)
Project Applicant Name: Ryan Companies Vs. Inc (Robbie Knight) Phone Number: 812-7932 (858)
Project Applicant Address: 9171 Town Centre Dr, Suite 900 San Diego, CA 92122
Project Applicant (check appropriate box): Local Public Agency ☐ School District ☐ Other Special District ☐
State Agency ☐ Private Entity ☒

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00	\$ <u>850.00</u>
<input type="checkbox"/> Negative Declaration	\$1,250.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$ <u>25.00</u>
<input type="checkbox"/> Project that is exempt from fees		

TOTAL RECEIVED \$ 875.00

Signature and title of person receiving payment: [Signature]

WHITE-PROJECT APPLICANT

YELLOW-DFG/FASB

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING