CHAPTER 1.0
PROJECT DESCRIPTION, LOCATION AND ENVIRONMENTAL SETTING

1.1 Project Objectives

1.1.1 Background

The San Diego County Sheriff's Department (SDSD) is responsible for providing adult detention facilities for San Diego County (County). SDSD operates eight detention facilities within the County including Las Colinas Detention Facility in the City of Santee; Vista Detention Facility in the City of Vista; San Diego Central Jail in the City of San Diego; Descanso Detention Facility, George F. Bailey Detention Facility, East Mesa Detention Facility and Facility 8 in unincorporated San Diego County; and South Bay Detention Facility in the City of Chula Vista. The existing Las Colinas Detention Facility (LCDF) is the primary booking and holding facility for women arrested in the County and serves every local law enforcement agency in the County, as well as some State and Federal agencies on a limited basis. Ninety-six (96) beds are also currently set aside for women at the Vista Detention Facility. LCDF and Vista are the only facilities in the County for women inmates.

The existing LCDF is located on 15.98 acres of County-owned land in the City of Santee (City), approximately 14 miles northeast of downtown San Diego, 16 miles east of the Pacific Ocean, just north of the City of El Cajon and east of the City's municipal boundary with the City of San Diego near the Tierrasanta community (*Figure 1-1*). LCDF is operationally well located within the County due to its proximity to courthouses and other critical service providers. Access for local law enforcement agencies, staff and the public is facilitated by the detention facility's proximity to major roadways and highways (*Figures 1-1 and 1-2*). The Santee Transit Center is also located approximately 2,500 feet to the west and provides an important link to public transportation, including a trolley line and bus service. The existing LCDF is located along a MTS bus route. The nearest bus stop along this route is located at the corner of Cottonwood Avenue and Mission Gorge Road and is approximately 1,130 feet from the project site.

The LCDF complex originally opened in 1965 as a facility for female juveniles and was converted into an adult female detention facility in 1977. A maximum security/inmate processing building was constructed in 1979, and several modular "temporary" buildings have been added over time. The existing facility is comprised of buildings totaling approximately 120,305 square feet, with housing for multiple inmate classifications including: a general population consisting of low-level inmates, inmate workers, and medium-security inmates; maximum security inmates; and inmates who are classified as high risk and who must be isolated (administrative segregation, protective custody, medical and psychiatric housing). Also housed on the LCDF complex are facilities for providing: inmate processing services (including the intake, booking and release of

inmates), site and security administration, food service, schooling, a library, vocational training dependency and treatment programs, chaplain and counseling services, laundry/supply, medical services, and recreation. Access to the existing LCDF is via Cottonwood Avenue to the south and east of the site (*Figure 1-3*).

1.1.2 Need For The Project

In 2001, SDSD completed a Master Plan that forecasted the expected growth in the County's inmate population through the year 2020 and defined a long-range capital program to meet the projected local needs for male and female inmates (SDSD 2001b). The statistical analyses in the Master Plan projected that the average daily population of LCDF would increase to approximately 1,200 by the year 2020, these projections were later confirmed by analyses in the Las Colinas Women's Facility Development Plan (Carter Goble Lee, 2003). The average daily population at LCDF in recent years has been in the range of approximately 600-800 inmates.

The State's Corrections Standards Authority (CSA) evaluates local detention facilities on a biennial basis and establishes a rated capacity based on the number of beds that conform to operational, fire and life safety, and physical plant standards contained in Titles 15 and 24 of the California Code Regulations. The current State-rated capacity for the LCDF is 400 beds, and the Court-ordered capacity is 500 beds. As the inmate population has grown beyond the facility's rated capacity, the SDSD has had to manage overcrowding through a system of non-conforming beds and population control measures, including early release mechanisms. There are currently 810 actual or 'mainline' beds at the facility, which means that over 400 of the existing beds do not meet the State's minimum requirements. The existing LCDF cannot physically accommodate the Master Plan's projected increase in the female inmate population due to lack of conforming bed space.

In addition to the lack of CSA-rated beds and the inability of the LCDF to accommodate the projected increase in the female inmate population, there are well-documented physical and operational deficiencies associated with the age and condition of the facility and the piecemeal nature in which the facility was developed. Some of the physical and operational deficiencies of the existing campus include the following:

- Substandard housing – approximately one-half of the inmates are housed in crowded modular dormitory buildings that have outlived their life expectancy of five years. A full renovation of one of these dormitory units is estimated to cost between $90,000 and $120,000 and may last only five to six years.

- Costly Maintenance – the facilities are deteriorating due to the age of the buildings, the type of construction, and the wear-and-tear from continuous use. To ensure the continued safety and security of the inmates and staff the County has spent approximately $4.3 million on maintenance in the last five years, including costly floor and roofing replacements in the modular housing units, replacing critical mechanical equipment, a kitchen expansion, and security upgrades in the maximum security units and visitation lobby.

- Crowded operations – the inmate processing building contains the central control room, inmate processing (booking and release) areas, temporary holding cells, administrative segregation cells, an inmate property room, and the check-in areas for inmate visits. Sworn and professional staff members are forced to compete for limited space in order to complete their duties. Operational efficiency and the safety of staff and persons in custody are often compromised by the noise, lack of ventilation, and the tight working quarters. Crowding in housing units has resulted in the double or triple bunking of cells that were designed and rated for single or double occupancy.

  The Corrections Standards Authority's 2004-06 inspection report for San Diego County's detention system noted several items at LCDF that were out of compliance with California Code of Regulations, Title 24, due to overcrowding. These items were:

  - Single-occupancy cells in B House have been equipped with three bunks, which results in noncompliance with Section 470A.2.6 when more than one inmate is housed in a cell.

  - Double-occupancy cells in Houses A, C, and D have been equipped with three bunks, which results in noncompliance with Section 470A.2.7 when more than two inmates are housed in these cells. The multiple cells in Houses C and D have more beds than the rated capacity.

  - The dormitory buildings contain more bunks than rated capacity (Section 470A.2.8).

  - Houses A, C, and D and the dormitories were all found to be noncompliant with Sections 470A.3.1 and 3.2 due to an insufficient number of toilets and wash basins. There are an insufficient number of showers in B House when the rated capacity is exceeded (Section 470A.3.4).

- Dayroom space is insufficient in Housing units B, C, D, and F when rated capacity is exceeded (Section 470A.2.9).

- Inadequate space for critical support functions – the medical area does not have adequate space for staff offices, patient treatment rooms, medical isolation (for tuberculosis and hepatitis patients, for example), or advanced equipment such as x-ray or dialysis machines. LCDF's main kitchen is in one of the original juvenile facility buildings and it is too small to service the institution that exists today. Inmate food carts must be loaded in another building after the food has been prepared in the kitchen. There is no room for growth and the breakdown of one piece of equipment can delay meal service.

- Exterior issues – campus line-of-sight problems require SDSD staff to spend part of their shift escorting two-thirds of the inmate population, three times per day, from housing units to dining halls. Inmates are also escorted to sick calls, visits, programs, church services and other activities, so that adequate supervision can be provided.

Space limitations at the existing facility also affect the ability to offer programs and services which are central to the SDSD's behavioral management philosophy and a critical part of the County's effort to reduce repeat offending and recidivism. This philosophy was crafted as part of the planning effort for the new LCDF facility and was adopted by the SDSD subsequent to the signing of Senate Bill (SB) 618 (Speier) into law in October 2006. SB 618 added Penal Code Section 1203.8 which allows for the development of a multi-agency plan addressing the re-entry of non-violent offenders in to the community. The SB 618 program is a comprehensive team approach that provides inmates with the tools they need to prepare for an honest life outside detention facility walls. As it pertains to the new LCDF, academic classes, vocational training, counseling and dependency/treatment programs, and an innovative visitation center that facilitates the support of family members (especially children), form the foundation of this approach. This management philosophy requires space for the expansion of services and facilities beyond what is currently available at LCDF.

A campus-style facility is proposed so that programs and services which are central to the SDSD's behavioral management philosophy and a critical part of the County's effort to reduce repeat offending and recidivism can be offered. Behavior management for female inmates relies on a rewards system that is based in part on mobility privileges. In order to provide such privileges, and at the same time ensure adequate security, the facility must be designed so that inmates can have some freedom of movement while under efficient visual surveillance. A campus-style facility can be designed to support these programmatic and security requirements.

The Las Colinas Master Plan (CGL, 2000) provides additional support for the importance of facility layout and design, as noted in the following excerpts from that plan:

> The historical campus design' reflected by the existing LCDF represents many of the features that are sought in a new facility. Inmates are permitted to circulate to many functions through the open air on tree-lined walkways. Services and programs for all but a minority of the women are centralized which fosters a high degree of social interaction that is generally found to be beneficial to women, especially in the first days of incarceration. For the most part, security is achieved through the presence of trained staff and not barriers and obstacles.
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> As a campus facility, many of the services, such as dining, commissary, health care, and visitation can be centralized in order that inmates walk across open space to buildings housing these functions. This particular configuration establishes an environment particularly conducive to structured interaction between women offenders. Social-behavioral science research has consistently indicated that women offenders have a greater need for personal interaction than their male counterparts. Additionally, correctional data has well documented the correlation between decreased disciplinary incidents and increased constructive contact with staff, visitors, and other inmates. The design of correctional facilities for women can use this reality to operational advantage.

1.1.3 Statement of Objectives

CEQA Guidelines (Section 15124 (b)) require that project objectives be set forth in an EIR in order to help define alternatives to the proposed project that meet most of the basic project objectives. The project objectives for the LCDF expansion project are derived from needs identified by the experts responsible for law enforcement, incarceration, detentions operations, and rehabilitation of prisoners, and were developed based on the need for effective and efficient operation of the proposed facility. SDSD has identified the following four basic objectives for the LCDF project:

1. Correct the deficiencies at the existing LCDF by replacing old structures with modern facilities.

2. Meet the projected needs of the County for women offenders to the year 2020 through the development of a 1,216-bed state-of-the-art multi-custody women's detention facility.

3. Build a women's detention facility in a location that facilitates both the booking process for female offenders arrested throughout the County and the transporting of inmates to court facilities and other providers.

4. Design a women's detention facility that permits the implementation of the SDSD's inmate management philosophy and visitation program, in an effort to reduce repeat offending and recidivism.

The project objectives, and a rationale for each, are detailed below.

Project Objective No. 1: Correct the deficiencies at the existing LCDF by replacing the old structures with modern facilities.

Rationale: As described in *Section 1.1.2,* the existing LCDF needs to be replaced due to its poor physical condition and site and space limitations.

***Project Objective No. 2*:** Meet the projected needs of the County for women offenders to the year 2020 through the development of a 1,216-bed state-of-the-art multi-custody women's detention facility.

Rationale: LCDF is overcrowded and more detention beds are needed to accommodate a projected increase in the female inmate population through 2020. A larger institution should be designed to accommodate all classifications of female offenders (i.e., it should be "multi-custody"). There are currently only two detention facilities in the County that house female inmates: the existing LCDF and the Vista Detention Facility (VDF). The VDF is a men's detention facility located in the North County Regional Center on Melrose Drive within the City of Vista. Currently, there are 96 beds within the Vista facility that are reserved for female inmates who are arrested, booked, and/or arraigned in North County. The Females housed at Vista Detention Facility have active court cases in Vista, or are housed there for classification reasons. It is not practical to expand the female portion of the facility because it would displace male inmates and leave them without adequate housing.

In addition, as part of the North County Regional Center, VDF is almost completely built out. VDF could not provide the space or design flexibility needed to accommodate housing, classrooms, contact-visit areas, and vocational training for the current 600 female inmates at LCDF or additional inmates.

Project Objective No. 3: Build a women's detention facility in a location that facilitates both the booking process for female offenders arrested throughout the County and the transporting of inmates to Court facilities and other providers.

Rationale: A detention and pre-arraignment facility should be located for the convenience of regional law enforcement personnel who must transport women for booking and court appearances. Therefore, a fairly central location and proximity to highways and major arterial roads is important when considering prospective sites. The public safety needs of the County are best served when police officers and deputies spend more time patrolling the community and responding to calls for service and less time in transit to book persons taken into custody. The following regional law enforcement agencies bring female arrestees to the existing LCDF for booking:

CA Alcohol Beverage Control
CA Department of Justice (BNE, Narcotics Task Force, Violent Crimes)
CA Dept. of Corrections
CA Dept. of Insurance
CA Highway Patrol
CA State University Police
California State Parole
Carlsbad Police Department
Chula Vista Police Department
Coronado Police Department
Dept. of Motor Vehicles
U.S. Drug Enforcement Admin. – SD Division
El Cajon Police Department
Escondido Police Department
Federal Bureau of Investigation
Immigration/Customs Enforcement
La Mesa Police Department
Mira Costa College Police
National City Police Department
Oceanside Police Department
Grossmont Cuyamaca Police Department
County Probation Dept
Palomar College Police
SD Community College Police Department
SD Sheriff Court Services
San Diego City Schools Police Department
San Diego Harbor Police
San Diego Police Department
San Diego Sheriff's Department
Southwestern College Police
State Dept. of Justice
United States Marshal
University of CA Police

Ancillary and associated public safety facilities are widespread throughout the County. The existing LCDF is near the East County Regional Center (El Cajon Courthouse), while court facilities in Downtown San Diego and the South Bay Regional Center are within reasonable driving distance. Female inmates appearing before the Courts at the North County Regional Center are typically housed in the 96-bed women's module at VDF.

Proximity to hospitals and contract medical services is another important consideration for siting a women's facility as female inmates typically have more medical issues than men. Detention

facilities that provide pre-arraignment (booking) services also have more emergency medical incidents per bed than facilities that don't perform this function, primarily due to drug and alcohol related arrests. Rapid emergency response is available at the current location (the City of Santee Fire Department and paramedic services are located immediately south of the existing facility), and contract health and mental health providers are nearby.

Project Objective No. 4: Design a women's detention facility that permits the implementation of the SDSD's inmate management philosophy and visitation program in an effort to reduce repeat offending and recidivism.

Rationale: The SDSD has adopted a behavioral management philosophy intended to support the re-entry and integration of released inmates into productive society and reduce the odds that they will return to the detention system in the future. This philosophy has implications for planning and design, especially as it relates to the size, location, and physical layout of the new facility. For example, an open campus style facility that allows for clear lines-of-sight permits some independent inmate movement and supports a "choice and change" management approach. With an open campus, inmates can "see" the benefits of good behavior and are encouraged to earn their way out of more restrictive housing and into the general population with its accordant privileges. The layout and components of the facility should support the SDSD's intention to implement the inmate management philosophy and visitation program, in an effort to reduce repeat offending and recidivism. Provision of an environment that fosters rehabilitation, positive life choices and opportunities to successfully re-enter into society requires adequate space and facilities such as classrooms, group interaction areas, family/friend rehabilitation rooms and exercise facilities, all of which are not available given the existing facility's space constraints.

Program offerings at a new detention facility would include academic classes, individual and group counseling, dependency treatment, life skills courses, and vocational training. These programs have expansive space requirements for classrooms, instructional staff offices, and building and site area assigned to inmate industries. Space would also be provided for an expansion of medical services and recreational areas in support of wellness programs. "As part of the normalization and choice making objective, inmates will be responsible for their well-being and expected to participate in dietary, exercise, and education regimes that reinforce positive health practices" (Carter Goble Lee, 2003).

A Visitation Center for supervised visits is another key component of SDSD's behavioral management program. The average number of visitors would be expected to increase with a larger project, due to additional programs and facilities to encourage increased visitations. Visits with dependent children are especially important in that they support the rehabilitation of women and reinforce the principles taught in parenting and life skills courses. The new facility should be

located in close proximity to public transportation and should be easy to access from major roads and highways in order to facilitate these visits from loved ones. Making it convenient for friends and family to visit the detainees is a component of Project Objective 4, which is to have a women's detention facility that permits the implementation of the SDSD's inmate management philosophy and visitation program aimed at encouraging inmates to improve themselves and not violate laws when they are re-enter society.

1.2 Project Description

The proposed project consists of the replacement of the existing LCDF with a new 1,216-bed women's detention facility. The proposed facility is being constructed to meet the needs for the female inmate population in San Diego County. The County has no plans to house out-of-County inmates in the new facility, or to allow out-of-County jurisdictions to use beds in the new facility on a contract basis. In addition to an increase in the size of the facility to accommodate the projected increase in the female inmate population, the proposed LCDF would include additional facilities and services to facilitate implementation of the SDSD's behavioral management program. The project site encompasses a total of 45 acres of County-owned property (APN 381-050-0700) located within the City of Santee, consisting of the existing approximately 16-acre LCDF site and approximately 29 acres of the adjacent Edgemoor Skilled Nursing Facility (Edgemoor) site (*Figure 1-4*). An additional 0.5 acres is included for offsite road improvements in the event that planned roads are not constructed in a time frame that meets the needs of the project.

The County, as part of a separate project, is in the process of replacing Edgemoor with a new facility that is being constructed north of the San Diego River and south of Mast Boulevard. Once construction of the new 150,000-square foot hospital is complete, Edgemoor patients will vacate the old buildings. Three Edgemoor buildings are located within the proposed LCDF project site boundary and would require demolition as part of the LCDF project; therefore, this EIR addresses the environmental impacts of demolition of these three buildings.

Land uses surrounding the project site include the existing Edgemoor site and undeveloped land to the east, a residential neighborhood and a fire station to the south, developing office/commercial uses associated within the Town Center Specific Plan to the west, undeveloped land to the north, with the San Diego River 600 feet to the north. The proposed project site is set back approximately 635 feet from Magnolia Avenue, a major thoroughfare, to the east.

The project site is located within, and is surrounded by land uses within the City's Town Center Specific Plan Amendment area. The Specific Plan Amendment area established the physical and

design framework for the development of approximately 154 acres of County owned land within the City's 706 acre Town Center Specific Plan area. The Final Master Environmental Impact Report (MEIR) for the Specific Plan Amendment certified by the City in 2006 acknowledges and addresses the future plans for replacing the LCDF. The MEIR states: "The Sheriff's Department of the County of San Diego has plans to reconstruct Las Colinas on a site within the 154.05 acres, not to exceed 45 acres. It is unknown at the present when this will occur or the precise amount or location of acreage that will be used for the rebuilt facility. The master plan contemplates that whatever acreage owned by the County that is not used for the Las Colinas facility will be available as a future phase of the office park. Therefore, the entire site is included in this analysis so that full environmental review may be comprehensively completed for all land which may be available for office and related uses." Further, in Chapter 4, Environmental Analysis, Section 4.1 Land Use, Page 32, the MEIR states that: "Interface issues between Las Colinas and the office park are considered less than significant."

The project site can be easily accessed from the nearby Interstate Highway (I)-8 and State Routes (SR)-67 and SR-125 as well as major arterial roadways and public transportation services. The nearest Trolley Station (Santee Town Center) is located approximately 2,500 feet west of LCDF and the nearest bus stop is approximately 1,130 feet away.

1.2.1 Project's Component Parts

The following sections describe the project components and outline the two-phased construction of the proposed project. A conceptual site plan is provided in *Figure 1-5*.

1.2.1.1 Project Facilities

The project facilities, as conceptually illustrated in *Figure 1-5* and outlined in *Table 1-1*, include a maximum of 512,537 square feet (sq ft) of building floor area consisting of inmate housing, administration facilities, a visitation center, security administration, program and employment facilities, medical and food services, and facility services.

Proposed buildings would be a maximum of two stories, or 35 feet in height. Housing units will likely consist of two levels – a first floor and mezzanine level – with an overall height of approximately 26 to 30 feet as measured from grade to peak of roofs. Programs, food services, and medical facilities would be housed in one-story buildings approximately 20 to 24 feet high, while the single-story institutional warehouse would be approximately 32 feet high.

Although the Town Center Design Guidelines are not applicable to the proposed project, the project incorporates design themes established in the Town Center Specific Plan. For example, the administration building, the building that will be most visible to the general public, will be

designed to conform with the architectural guidelines for massing/scale/form, and materials and colors, including the use of earthen tones. Mechanical equipment, storage areas, and maintenance areas will be screened from views from outside the secured perimeter and all loading will occur on-site and will be screened from streets in accordance with the guidelines.

The project will not include guard towers or search lights, as these features are not required for operation of the proposed project.

Inmate Housing

A total of seven housing clusters are proposed, including one dedicated to women that must, for reasons of behavior or protection, be separated from the remainder of the population. The inmate housing component provides for a total of 1,216 CSA-rated beds and encompasses approximately 260,749 sq ft gross building area, which represents approximately 51 percent of the total proposed gross building area on the project site. Associated security buffers between different levels of housing (e.g. minimum and medium custody) occupy a large portion (approximately 9 acres) of the overall site area. While the proposed project is, in part, a replacement facility, it is considered a new facility by the Corrections Standards Authority (CSA) under California Code of Regulations (CCR), Title 24. Therefore, the existing Las Colinas Detention Facility's Rated Capacity (RC) will not apply to the proposed project and a new RC would be assigned.

The County's Proposal for Jail Construction Funding submitted in response to the Public Safety and Offender Rehabilitation Services Act of 2007 – AB900, established the County's intent to build a 1,216-bed women's detention facility. The proposal serves as the County's Letter of Intent under CCR, Title 24, Part 1, Section 13-102(c)1. CSA will evaluate the proposed jail's Rated Capacity during plan reviews at the schematic design, design development, and construction document stages, and CSA will confirm the Rated Capacity during the Living Area Space Evaluation at final inspection. The County intends to construct 1,216 CSA rated beds that conform to the standards and requirements contained in CCR Title 24 and Title 15; the County does not intend to apply for an exemption from Corrections Standards Authority regulations.

Facility Administration, Training, Visitation, and Parking

The proposed public entrance and parking for the new detention facility are located near the northern boundary of the project site and outside of the secure perimeter of LCDF (*Figure 1-5*). The two-story Administration Building (56,712 sq ft gross building area) provides a transition between the public and secured areas and serves as the administrative operations center. This building would include multiple uses, including: office space for SDSD administrators,

professional staff, contract staff and volunteers; briefing and support areas for SDSD staff; a training component with classroom space; and a Visitation Center. The Visitation Center element supports a program of supervised visitation and is a critical part of the SDSD's behavioral management plan.

A total of 350 parking spaces would be provided (*Figure 1-5*).

Security Administration

This component of the program consists of two sub-components: security administration/central control and inmate processing. The security administration component includes office space for the watch commander, clerical space and conference rooms, and secured equipment storage. This is also the location of the central control room – the electronic 'nerve center' for the facility. The inmate processing component is the larger of the two security building elements. It includes spaces for the booking, transfer, and release of inmates and work areas for the staff that manage these processes. The space allocation for this element recognizes that, "this is by far the most complicated aspect of the facility since the intake and release process involves a myriad of functions and the interaction with many different staff that are performing critical tasks associated with identification, property accounting, medical screening, pretrial intervention participation, and initial classification" (CGL 2003). The security administration component is anticipated to be 33,448 sq ft.

Programs and Employment Services

The programs and employment services facilities provide opportunities for inmates to learn to read, write, and perform mathematical skills. Opportunities for skill enhancement, recreation, counseling, and employment (vocational classes and inmate industries) would be provided. The programs and employment services center and associated inmate industry space would include a maximum of 87,838 sq ft.

Medical Services

The LCDF medical services program includes four distinct components focused on meeting the needs of female inmates: a women's clinic, medical infirmary, psychiatric services unit (PSU) support, and PSU housing. The women's clinic and infirmary will contain a 22-bed clinic for sick inmates and an isolation area for women who may have a contagious ailment or disease. The psychiatric outpatient clinic will include a waiting area for 20 inmates, private interview rooms, and offices for clinical staff. The PSU will function as an inpatient mental health/medical facility with a total of 32 single rooms. Inmate beds in the medical services facility are not included in the overall LCDF bed count as these beds are occupied by inmates who are part of the daily

population. The total area assigned to the medical services component is estimated to be 28,099 sq ft. The proposed project includes an expanded clinic and infirmary to treat inmates for minor health needs. SDSD would continue its contract with the UCSD Hillcrest Medical Center for more serious health issues and with Grossmont Hospital for emergency hospital services for LCDF inmates.

Food Services

A central kitchen located adjacent to the East Mesa and George Bailey Detention Facilities in East Otay Mesa prepares meals for the entire County detention system. Meals are prepared and sealed at the production center for reheating at the institutional kitchens. The food services building for the new LCDF will include an area for receiving and preparing these meals for distribution, as well as spaces for inmate and staff dining and food service support. The inmate dining area would be sized to accommodate up to 224 individuals at a single setting. Food service deliveries will continue to arrive via Cottonwood Avenue. The total estimated area for the food services component of the project is 20,546 sq ft.

Facility Services

The proposed project's facility services components includes custodial and clerical personnel, trades people (i.e., painters, plumbers, carpenters, and electricians), and logistical staff manning the institutional warehouse. The spaces associated with these functions include an energy plant, workshops, and a large general storage warehouse totaling 24,785 sq ft. The energy plant would be approximately 8,747 square feet in size, and would be the control center for the LCDF's electrical, mechanical, air conditioning, heating, and plumbing systems. The energy plant may also contain equipment such as hot water heaters, boilers, washers, and dryers. No electricity would be generated in the energy plant. The redesign of the proposed project, including expanded kitchen and storage areas, would result in more efficient operations with respect to food and supply deliveries. The number of daily deliveries to the existing LCDF is on average, ten per day. It is anticipated that the number of deliveries would remain the same, but individual deliveries would be larger to satisfy the demand of the project. The new facility would also have its own laundry facility, and would eliminate the need for laundry deliveries.

Project Design Features

The LCDF project includes the following construction and operation design features.

Construction

- Utilize recycled, low-carbon, and otherwise climate-friendly building materials such as salvaged and recycled-content materials for building, hard-surface, and non-plant landscaping materials.
- Minimize, reuse, and recycle construction-related waste.
- Minimize grading, earthmoving, and other energy-intensive construction practices.
- Utilize alternative fuels in construction equipment and require construction equipment to utilize the best available technology to reduce emissions to the extent feasible.

Operation

- Implement California Building Energy Efficiency Standards—all buildings in the proposed project will be required to meet Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
- Encourage use of Modal Use Transit—the proposed project is located near the Santee transit rail station. Transit stops and routes will link the project to the regional mass transit systems in San Diego County.
- Utilize Landscaping and Tree Planting—the proposed project requires landscaping throughout and the planting of shade trees within the new parking lots. This landscaping will provide CO2 uptake.
- The proposed project's mechanical equipment, such as air conditioning units, exhaust fans, and condenser units will be designed and placed such that sound generated from the equipment would not exceed the sound level limits established in the City's Municipal Code, similar to existing conditions.
- The proposed LCDF outside announcement system would be designed, tested, and calibrated to minimize the sound volume at the nearest property line where there is a sensitive use, limit noise levels based on the City's Municipal Code one-hour average noise limits, and not exceed existing noise levels. To accomplish this, the following design standards have been included (refer to *Section 3.1.5.2* for additional information and analysis):

- The announcement system would use multiple smaller speakers spread throughout the outdoor inmate areas that will allow the volume in the outdoor inmate areas to be lower than it would be with a few, large speakers.
- The outdoor announcement system would be designed, calibrated, and operated so that individual announcements would not exceed 50 dB between 7:00 a.m. to 7:00 p.m. and 45 dB between 7:00 p.m. to 10:00 p.m. at the nearest property line that has a residential use.
- The outdoor announcement system would not be used between the hours of 10:00 p.m. to 7:00 a.m.

1.2.1.2 Proposed Circulation and Access

Primary access to the project site will be provided from future Riverview Parkway (*Figure 1-5*). Riverview Parkway, between Civic Center Drive and Magnolia Avenue, will be designed to meet the City's Parkway standards and is planned to have two lanes in each direction. It is possible that all or a portion of Riverview Parkway would be constructed by other entities as part of other projects before the County constructs Phase I of the proposed LCDF project. Riverview Parkway may be constructed by Ryan Companies, Inc. as part of its development of Town Center.

In addition, an application for a Conditional Use Permit has been filed with the City of Santee for the proposed Liberty Charter School to be located on the north side of future Riverview Parkway approximately 500 feet west of Magnolia Avenue. Access for the proposed school is to be provided by constructing a two-lane portion of Riverview Parkway from Magnolia Avenue west approximately 1,000 feet, ending approximately 250 feet east of the proposed access for the LCDF project. It is anticipated that the Liberty Charter School project would be completed in 2009, which would be well before the completion of the Phase I construction of LCDF in 2013. Therefore, at least part of Riverview Parkway needed for access to LCDF should be in place before LCDF Phase I is constructed, and the County would need to construct only the remaining approximately 250 feet to the entrance to the proposed facility.

However, because there is no guarantee that all or a portion of Riverview Parkway will be constructed before the County completes Phase I of the LCDF project, the LCDF project description includes the construction of a portion of Riverview Parkway. The portion included in this project is a two-lane cul-de-sac from Magnolia Avenue west to the entry to the new facility. This road would be built in the dedicated right-of-way for Riverview Parkway. The impacts of constructing and operating Riverview Parkway at four lanes were analyzed in the Town Center Specific Plan Master EIR, and the impacts of the County's constructing a smaller segment of the road would be less than those identified in the MEIR, as further discussed this Revised EIR.

To summarize, if Ryan Companies, Inc. constructs Riverview Parkway before the County completes Phase I of the proposed project, the County would not construct any portion of the road as part of this project. If the Charter School constructs a portion of the road before the County completes Phase I of the proposed project, the County would extend the road approximately 250 feet west to the entrance of the new LCDF facility as part of this project. If neither scenario occurs, the County would construct the two-lane cul-de-sac road described above as part of this project. This analysis assumes that the County would construct the two-lane cul-de-sac road.

Cottonwood Avenue, a two-lane collector road that currently serves the LCDF, will continue to be used as the main entrance for regional law enforcement, inmate transportation, deliveries, and maintenance vehicles.

1.2.1.3 Utility Requirements

Water, electricity, natural gas, sewer and other necessary utilities will be provided by the applicable utility purveyors, including Padre Dam Municipal Water District (PDMWD) and San Diego Gas & Electric (SDG&E). For wastewater, a realignment of the existing 15-inch sewer line on-site may be required to run along the north and west parts of the project site. For potable water, a new 10-inch main would be installed on County-owned property along the southern part of the project site, from Cottonwood Avenue to Magnolia Avenue (PDMWD 2007). The precise alignment of the pipeline is not currently known, but the realignment would be designed to avoid existing historical structures and mature oak trees on the Edgemoor site.

1.2.1.4 Security

Security for LCDF will be provided by the SDSD. The proposed security plan incorporates a combination of architectural and operational features, including the provision of SDSD staff to monitor and manage the activities of inmates and patrol the campus perimeter. Other security measures include fencing, security electronics (e.g., alarms, Closed-Circuit Television (CCTV) monitoring, door controls), and site lighting. The facility perimeter will be secured using a system of double fences and a patrol ring road. The existing LCDF fencing is 15 feet high, which includes 13 feet, 9 inches of fencing plus approximately 15 inches of razor wire at the top. The proposed fencing would not exceed 15 feet in height and would use similar materials.

Although the City's lighting ordinance does not apply to this County project, the lighting for the parking lots will meet the same standards established in the City's lighting ordinance. As with the existing LCDF, the proposed project would have different areas requiring different light

levels for security purposes. These areas would include the site parking lots, housing clusters and court yards. The Illuminating Engineering Society of North America (IESNA) recommended luminance levels for a detention facility range from 1 to 5 foot candles. The lighting at the new facility will be designed in accordance with these recommendations.

The proposed fixtures would be designed to be vandal-proof and would include pole heights similar to those at the existing LCDF. Two main fixture types are proposed. The first is a horizontally mounted, heavy gauge aluminum rectilinear pole mounted fixture with a maximum height of 23 feet above finished grade. The second is a building mounted fixture at a maximum height of 15 feet above finished grade. All perimeter lighting fixtures would be installed with shielded reflectors to minimize light spill onto adjacent properties. The proposed light fixtures would be constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a defusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane as determined by a photometric test or certified by the manufacturer. Any structural part of the light fixture providing this shielding will be permanently affixed.

1.2.1.5 Landscape Plan

The project includes a conceptual landscape design for all four sides of the perimeter that provides an aesthetically pleasing design that would screen the facility from the surrounding community. To achieve this goal, selected plants would be long-lived perennials, strategically located to provide maximum screening upon maturity. The landscape would be designed with several levels (under-stories), contrasting colors, and textures. The plant palette would consist of vegetation that tolerates a wide range of soils and requires little water and maintenance.

Plant material in the landscaped perimeter will be arranged in three zones (A, B, and C), as shown in *Figure 1-6*. Zone A is 10 feet wide, consists of shrubs that will reach 8 to 10 feet in height at maturity, and begins just outside the perimeter patrol zone, which extends approximately 20 feet from the facility's security fence. Trees would be placed in "drifts" (i.e., not aligned in rows) parallel to the security fence within zone B. These drifts would consist of staggered plantings of single species of 8 to 12 trees. Shrubs in this zone would be placed in similar drifts of single species of 18 to 24 plants. In zone C, lower shrubs and groundcovers (12 to 24 inches in height at maturity) would be planted up to a low fence that defines the property boundary.

The landscape palette will include evergreen plants from the Town Center Specific Plan Guidelines. Species such as Coast live oak, Evergreen elm, and Victorian Box, would be utilized as these species would maintain year-round vegetative screening of the LCDF. Tree and shrub

species included in the landscape palette would include, but would not be limited to the following:

Trees	**Shrubs**
Coast live oak	
Evergreen elm	Parney cotoneaster
Victorian Box	Dwarf Oleander
Southern Magnolia	Santa Cruz Pyracantha
Canary Island pine	*Raphiolepis*
Brisbane box	Japanese privet
Ornamental pear	Tobira
Bailey acacia	

Under the proposed landscape plan, trees in 36-inch boxes and approximately 10 feet high would be planted along the entire eastern, western, and northern boundaries outside of the security fence, and south side perimeter from Cottonwood Avenue to the eastern boundary. These trees would provide substantial screening at initial planting. This size container is consistent with the Riverview Parkway streetscape and drive entry standards of the Town Center Specific Plan Amendment. Additionally, the trees are expected to reach a height of 25 feet or more within a five-year period.

The landscaping would include an irrigation system with drip technology, automatic valves, and weather base smart controllers. Three inches of stabilized mulch would be used in all planting areas for aesthetics and the health of the plants. The mulch would serve as a ground cover until the vegetation fills in (approximately two years).

1.2.1.6 Construction

The proposed construction is anticipated to take 36 months and will be conducted in two primary phases: Phase I and Phase II (*Figures 1-7* and *1-8*).

Grading

LCDF site grading, and grading for the access road is anticipated to result in approximately 228,000 cubic yards (cy) of total earthwork (cut and fill), including 139,000 cy of on-site work for over-excavation and recompaction, and approximately 89,000 cy of import material (Harris Associates 2008). The source of the fill material is unknown at this time. The construction contractor would be required to obtain fill material from a permitted site.

The northern part of the proposed project site is located within the Federal Emergency Management Agency's (FEMA) 100-year flood zone, as shown on the SanGIS flood zone interactive map (SanGIS, accessed January 5, 2007) and displayed in *Figure 2.5-1* in *Chapter 2.5*. With adoption of its Flood Drainage Prevention Ordinance, the City raised the base flood elevation of the San Diego River. As a result, the northern part of the project site is also located within a "special flood hazards inundated by 100-year flood" zone as designated by the City. No structures are proposed within either the FEMA or City designated flood zones. As described in *Section 1.2.1.2*, a two-lane access road would to serve the facility, and is planned to be constructed along the northern LCDF boundary prior to or concurrent with construction of the LCDF. Alternatively, if it is constructed in time, future Riverview Parkway would provide access for the LCDF. The northern section of the LCDF site would then be raised to match the grade of Riverview Parkway, which was established in TPM 2005-04. The site grading necessary to match the future Riverview Parkway grade would require import of 89,000 cy of soil mentioned above.

Staging

All construction equipment, vehicles, personnel and material staging areas would be located within the proposed LCDF boundary or on adjacent disturbed/developed County-owned land. No construction activities outside the proposed LCDF project site (off-site impacts) are anticipated in association with the proposed project. Construction equipment would include trucks, bulldozers, excavators, loaders, and graders for excavating, compacting, and hauling. The project requires the import and export of fill material, which will be brought in or removed using street-legal dump trucks. A Traffic Control Plan will be prepared and implemented as part of the proposed project, and dust control measures to reduce fugitive dust during construction will also be implemented.

Storm Water Pollution Prevention Plan/Best Management Practices

Since the project would disturb more than one acre of soil, the County would obtain permit coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ). In accordance with the conditions of the permit, the County would develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that describes best management practices (BMPs) that would be employed before, during, and after construction to minimize erosion and runoff from construction activities. The SWPPP would address all of the measures listed in the permit conditions, including site-specific measures and BMPs, implementation schedule, and a monitoring program and reporting requirements.

Construction BMPs would be implemented to meet best conventional technology/best available technology requirements for construction projects. Post-construction BMPs would be implemented to reduce pollutant transport from the project site. Source control BMPs that minimize the concentration of exposed pollutants and reduce the potential for offsite transport include, but are not limited to: design outdoor material storage areas to reduce pollution introduction; design trash storage areas to reduce pollution introduction; employ integrated pest management principles; use of efficient irrigation systems and landscape design; provide storm water conveyance system stenciling and signage. Treatment control BMPs include bioretention facilities, settling basins (dry ponds), wet ponds and wetlands, infiltration facilities or practices, and/or media filters. A single or combination of treatment control BMPs will be selected to infiltrate, filter, and/or treat runoff from the project footprint to the numeric sizing treatment standards, in accordance with the City's Standard Urban Storm Water Mitigation Plan (SUSMP). Alternate treatment control BMPs that treat the project's most substantial pollutants of concern to high removal efficiency would be evaluated during the final design of the project.

A maintenance plan assuring that all permanent BMPs would be maintained for the life of the project would be developed by the County in accordance with the City's SUSMP. Examples of maintenance include removal of accumulated sediment and trash, thinning of vegetative brush in biotreatment swales, and maintaining the appearance and general status of the vegetation.

Phase I

Phase I will develop the County-owned property to the east of the existing LCDF and Cottonwood Avenue, a portion of which is presently developed with the existing Edgemoor Skilled Nursing Facility (*Figures 1-4 and 1-7*). The County (as a separate project) is in the process of replacing the Edgemoor Skilled Nursing Facility with a new facility that is being constructed north of the San Diego River and south of Mast Boulevard. Edgemoor patients will vacate the old buildings once the new facility is certified for occupancy. As explained in *Section 1.2*, the LCDF project would require demolition of three Edgemoor structures on the western part of the Edgemoor site. The impacts of demolishing the three buildings are also analyzed in this EIR.

Phase I of the proposed project will include infrastructure improvements (utilities, and a two-lane access road or extension of a portion of Riverview Parkway to provide site access from Magnolia Avenue) and construction of an essentially 'stand-alone' facility, including a security administration complex, medical unit, food services facilities, parking, program building(s), a facility administration building, an energy plant sized to support the campus at buildout, and between 736 and 842 inmate beds, depending on the demand for beds during the transition

phase. The existing LCDF facility will remain operational during the construction of Phase I, and will be vacated once inmates and operations can be transferred to the new complex.

Phase II

Phase II of the new LCDF project will consist of two main components: demolition and remediation of the existing LCDF site; and construction of Phase II components of the proposed LCDF.

As discussed in *Sections 1.1.1* and *1.1.2*, the existing LCDF has well-documented physical and operational deficiencies such that reuse or renovation of this facility is infeasible and inappropriate. Therefore, demolition of the existing LCDF is part of the proposed project.

Once demolition of any structure commences, only construction personnel will be permitted to enter the construction area. Fencing will be installed around the work area from a distance at least equivalent to the height of the building. Demolition activities would occur between the hours of 7 a.m. and 7 p.m. in accordance with the City's Noise Ordinance (Chapter 8.12.290 of the City's Municipal Code). Site security would be provided during non-construction hours.

Building demolition activities would include the following:

- Demolition of the on-site structures;
- Transportation of all demolition waste;
- Disposal of demolition waste; and
- Site remedial actions, including clean-up.

It is anticipated that 10 percent of inert materials and 50 percent of the other materials generated by the demolition would be taken to a landfill, pursuant to the County's Construction and Demolition Debris Recycling Ordinance (County Code of Regulatory Ordinance, Section 68.508-68.518). The majority of the material would be either recycled or reused. The primary elements to be constructed with Phase II include parking, additional program spaces, support and warehouse services building(s), inmate housing, and recreational facilities (*Figure 1-8*).

1.2.2 Technical, Economic, and Environmental Characteristics

The State CEQA Guidelines (Section 15150) specifically provides for incorporation of relevant existing information by reference, as a means of reducing repetition in environmental documents for related projects, or where other existing information has been recognized as valid and applicable to the subject project. On February 8, 2006, the City of Santee certified a Final Master Environmental Impact Report (MEIR) for the Town Center Specific Plan Amendment. The specific reference for the MEIR is as follows:

> Final Master Environmental Impact Report for the Santee Town Center Specific Plan Amendment, City of Santee, prepared by RECON, dated January 2006, SCH No. 1999031096.

As part of the Master EIR, the following technical studies were included as appendices:

> Biological Technical Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 26, 2005.
>
> Cultural Resources Survey Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 14, 2004.
>
> EIR-Level Geotechnical Report, Amendment to Town Center Specific Plan, prepared by Geocon, June 28, 2004.
>
> Hydrology/Drainage Study, prepared by Nolte & Associates, 2005.
>
> Noise Technical Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 26, 2005.

Each of these documents is incorporated by reference. Applicable data and analyses from the Master EIR and technical reports are summarized, where appropriate in this EIR, and referenced to the source document.

The Master EIR and technical reports identified in this section are available for public review during normal business hours at the County of San Diego, Department of Public Works, Environmental Services Unit, 5469 Kearny Villa Road, Suite 305, San Diego, California 92123.

The following provides a discussion of the project's technical, economic and environmental characteristics.

The project consists of replacing an existing facility, which would expand onto adjacent land to the north and east. The replacement of the existing facility (versus construction of a new facility at a new location) has the following benefits:

- The project does not introduce a new land use in this location;
- The impact of the new facility on the environment is generally limited to the change from the existing facility;
- Existing infrastructure (water, sewer, and electricity) to support the proposed project is already present; and
- The County already owns the land.

The project site is occupied by the existing LCDF and other existing developed/disturbed areas (e.g., the Edgemoor Skilled Nursing Facility). The fact that the project is a replacement project located on a site that is disturbed and/or developed minimizes impacts to sensitive resources, such as biological resources. Various plans, policies, and environmental documents (see *Chapter 3*) recognize both the existence of LCDF and the potential future expansion of this facility in the area. As discussed in *Section 1.2*, the project site is located within, and is surrounded by land uses within the City's Town Center Specific Plan Amendment area. The Specific Plan Amendment area established the physical and design framework for the development of approximately 154 acres of County owned land within the City's 706-acre Town Center Specific Plan area for office park purposes. The Final MEIR for the Specific Plan Amendment certified by the City in 2006 acknowledges and addresses the future plans for replacing the LCDF within a 45-acre portion of the Specific Plan Amendment area.

The project is primarily bounded by land planned for office and commercial uses on the west, east, northeast, and southwest, and existing residential uses and a fire station to the south. The component that will be most visible to passersby -- the facility administration building -- will incorporate the design themes established in the Town Center Specific Plan. The project has been positioned away from Magnolia Avenue by a minimum of approximately 635 feet, and the County seeks to maintain the current low-profile of the existing facility by restricting building heights to two stories. Refer to *Chapter 3* for a discussion of land use compatibility.

The presence of existing infrastructure (water, sewer, electrical service, and circulation access via Cottonwood Avenue) to support the project was important in the design/siting of the proposed project for technical, economic, and environmental reasons (reduced impacts and reduced cost). In addition, the use of County-owned land for County facilities provides both a technical and economic benefit to the proposed project because the site is already disturbed and

contains necessary infrastructure, and the County does not have to spend scarce resources to purchase a new site.

Another important characteristic of the proposed project site is that it is operationally well-located. The proposed project site is located in proximity to other justice facilities and service providers and is accessible via major roadways and highways to the law enforcement agencies that utilize the services provided by LCDF, as well as the Santee Transit Center, which provides a trolley line and bus service to the area. These factors contribute to operational efficiency and provide a cost benefit by maintaining relatively low driving times for law enforcement agencies transporting inmates either to the facility, or from the facility to other justice facilities and service providers. The Santee Transit Center is located approximately 2,500 feet to the west of the proposed project site and provides an important link to public transportation. In addition, a bus stop is located at the corner of Cottonwood Avenue and Mission Gorge Road which is approximately 1,130 feet from the project site. Trolley and bus lines provide convenient access for staff (with the potential to reduce vehicle trips) and for visitors in support of the SDSD's behavioral management philosophy for female inmates.

1.3 Project Location

The existing LCDF is located at the northern terminus of Cottonwood Avenue, north of Mission Gorge Road on County-owned land that lies within the boundaries of the City of Santee. The site is located on the U.S. Geological Survey (USGS) 7.5-minute El Cajon quadrangle map, Township 15 South, Range 1 West, and within Assessor's Parcel Number (APN) 381-050-0700 (*Figure 1-2*). The facility is operated on an approximately 16 -acre site immediately west of the 42.3-acre Edgemoor Skilled Nursing Facility. The location for the proposed replacement facility includes the existing 16-acre LCDF site, plus an area of approximately 29 acres including undeveloped property to the north and east, and a portion of the Edgemoor site to the east, encompassing a total of 45 acres (*Figure 1-4*). An additional 0.5 acre off-site road will also be constructed in conjunction with the proposed project, if the planned Riverview Parkway is not fully or partially constructed in a time frame that meets the needs of the project.

1.4 Environmental Setting

In accordance with Section 15125 of the CEQA Guidelines, the general environmental setting for the project area is provided in this section. More detailed descriptions pertaining to specific environmental conditions can be found at the beginning of each subsection in *Chapter 2.0*.

1.4.1 Regional Context

In a regional context, the project site is located in the southwestern portion of a large tract of County-owned land and is within the southern portion of the City of Santee. The site is approximately 14 miles northeast of downtown San Diego, 16 miles east of the Pacific Ocean, just north of the City of El Cajon and east of the City of Santee's municipal boundary with the City of San Diego near the Tierrasanta community. The project site is located within the San Diego River watershed, which is a long triangular-shaped area of about 440 square miles draining to the San Diego River. Habitat types in this area of San Diego County generally consist of coastal sage scrub, southern willow scrub, non-native grassland, disturbed lands and developed areas.

Surrounding land uses include: residential subdivisions to the southeast (and east of Magnolia Avenue); the Edgemoor site to the immediate east; single family residences to the immediate south; the currently developing office/commercial uses associated with the City's Town Center Specific Plan to the south, east, and west; the City's Fire Station No. 4 to the immediate south; and undeveloped land and the San Diego River to the north. The Santee Transit Center is roughly 2,500 feet to the southwest of the project site and provides a trolley line and bus service to the area.

The following City of Santee circulation element roadways link the LCDF with the regional roadway system.

State Route 52 (SR-52). SR-52 is a four-to six-lane freeway, which currently terminates at SR-125. Caltrans is constructing the extension of SR-52 eastward to SR-67.

Mission Gorge Road. Mission Gorge Road presently is a six-lane road. Mission Gorge Road is a regional arterial providing access to the primary commercial areas of the City. This road is classified as a Major Arterial from the western City limits to SR-125 and a Prime Arterial from SR-125 to Magnolia Avenue. This roadway extends from Magnolia Avenue in the City to Interstate 8 (I-8) in the City of San Diego.

Magnolia Avenue. Magnolia Avenue is a four-lane road that widens to six lanes south of Mission Gorge Road. Magnolia Avenue extends from the City of El Cajon to Princess Joann Road in the northern section of the City and is classified as a Prime Arterial from Mission George Road to Prospect Avenue and as a Major Road north of Mission George Road.

San Vicente Freeway (SR-67). SR-67 is a freeway stretching from I-8 in El Cajon to the unincorporated community of Ramona where it intersects SR-78.

1.4.2 Onsite Environment

The project site is a combination of existing buildings, disturbed lands, and scattered vegetation and is surrounded by existing and planned office/commercial uses, existing residential development, and the San Diego River. Developed land uses on the site consist of the existing LCDF and the Edgemoor Skilled Nursing Facility. Cottonwood Avenue, a two-lane collector road, currently provides primary access to the site. Water, electricity, natural gas, and sewer utility services are currently located on the project site. The project site includes urban/developed areas (23.1 acres), and the following four vegetation communities: disturbed coastal sage scrub (0.6 acre), disturbed land (1.7 acres), agriculture (14.9 acres), and non-native grassland (4.8 acres). Two grass lined man-made drainage structures that carry intermittent flows are located on the project site. Due to the disturbed nature of the site, no special status plant species, and only one special status wildlife species was identified during surveys conducted on the project site. More specific information on the biological resources occurring at the site is provided in *Section 2.3* of this EIR.

As stated in *Section 1.2*, the Edgemoor Skilled Nursing Facility is currently being relocated to a site on the north side of the San Diego River as part of a separate project. Most of the Edgemoor buildings are east of the LCDF project site, but three Edgemoor buildings are located within the LCDF site boundary and would require demolition as part of the LCDF project. Therefore, impacts associated with demolition of those three buildings are also addressed in this EIR.

The project site is relatively level, with an elevation of approximately 340 feet above mean sea level (AMSL). No earthquake faults are known to transverse the project site. The nearest known active fault is the Rose Canyon Fault located approximately 13 miles to the west. As described in *Section 1.2.1.6*, the proposed project site is located within a FEMA 100-year flood zone, and within a “special flood hazards inundated by 100-year flood” zone by the City of Santee.

1.5 Intended Uses of the EIR

This Project EIR has been prepared in accordance with the requirements of the County Environmental Impact Report Format and General Content Requirements and the statute and guidelines of the CEQA (Public Resources Code Sections 21000 et seq., and the California Code of Regulations (CCR), Title 14, Section 15000, et seq). This document is a Project EIR, as it examines the environmental impacts of a specific development project. This Project EIR focuses primarily on the changes in the environment that would result from the proposed development, and examines all phases of the project including planning, construction, and operation. This EIR is an informational document, which will inform public agency decision-makers and the public of the significant environmental effects of the project, identify possible ways to minimize the

significant effects, and describe reasonable alternatives to the project. The project proponent is the SDSD, and the lead agency is the County of San Diego.

1.5.1 Matrix of Project Approvals/Permits

Table 1-2 includes a list of discretionary actions/permits required for project approval. This EIR will be used by agencies that will consider these actions/approvals.

Table 1-2
Matrix of Project Approvals/Permits

PERMIT TYPE/ACTION	AGENCY
Project Approval/Certification of EIR	County of San Diego
General Permit for Stormwater Discharge Associated with Construction Activity (General Permit)	State Water Resources Control Board (SWRCB)
Section 4(d) Habitat Loss Permit	County of San Diego
1602 Streambed Alteration Agreement	CDFG
404 Permit	ACOE
401 Permit	RWQCB
Approvals for Access Road Construction	City of Santee

It is important to note that a county project located in a city generally is not subject to regulation by the city. For example, a city's zoning and building ordinances do not apply to a county project located in the city (Government Code Sections 53090 and 53091; and 40 Ops.Cal.Atty.Gen. 243 (1962)). A city's general plan does not apply to a county project located in the city (Lawler v. City of Redding, 7 Cal.App.4th 778 (1992)). Other city ordinances, even though enacted specifically to regulate a county, have also been found not to apply to a county project located in the city, (County of Los Angeles v. City of Los Angeles, 212 Cal.App.2d 160 (1963)).

Consequently, because the proposed project is a County project, it is exempt from the City of Santee's ordinances, General Plan, etc. However, as indicated below, the EIR uses standards established in City ordinances to determine if a particular project impact would be significant. Also, as explained below, in some cases the proposed project would be in accordance with the City's ordinances, even though the project is exempt.

1.5.2 Related Environmental Review & Consultation Requirements

Pursuant to the requirements of Section 15365 of the State CEQA Guidelines, the County prepared a Notice of Preparation (NOP) for this EIR. The NOP was circulated for 30 days beginning on September 11, 2006. The public review period was subsequently extended and the circulation period ended on October 17, 2006. The County held two public scoping meetings, on September 20, 2006 and October 5, 2006, to provide the public and governmental agencies information on the CEQA process and to give further opportunities to identify environmental

issues and alternatives for consideration in the EIR. Public comments received during the NOP scoping process are provided in *Appendix A* and were received from the general public, as well as the following agencies and community groups:

- City of Santee
- California Department of Transportation – District 11
- California Public Utilities Commission
- California Department of Toxic Substances Control
- Santee School District
- Preserve Wild Santee
- Padre Dam Municipal Water District
- Native American Heritage Commission
- San Diego County Archaeological Society

Major issues raised during the public scoping process included the following major themes:

- Alternatives, both onsite and offsite
- Location/Visibility
- Public Safety/Land Use Compatibility
- Traffic/Pedestrian Safety
- Hydrology
- Historical Resources
- Biological Resources
- Hazardous Materials
- Utilities (water, wastewater, energy)
- Aesthetics
- Economic Impacts

1.6 Project Inconsistencies with Applicable Regional and General Plans

Planning documents reviewed for the proposed project include: City of Santee General Plan 2020, City of Santee Town Center Specific Plan and Amendments, and City of Santee draft MSCP Subarea Plan. As discussed in *Section 1.5.1,* because the proposed project is a County project, it is exempt from the City of Santee's ordinances and other regulations. Other planning documents reviewed for the proposed project included the Regional Air Quality Strategy

(RAQS) for San Diego Air Pollution Control District (APCD), SANDAG growth forecasts, SANDAG Congestion Management Plan, SANDAG 2030 Regional Transportation Plan, and the California Water Quality Control Board (Region 9, San Diego) Basin Plan and Watershed Protection Ordinance. No inconsistencies were found with applicable general and regional plans.

1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

The following jurisdictions and/or departments were contacted in researching the list of past, present, and reasonably anticipated future projects (cumulative projects) for the proposed LCDF project: City of Santee, County of San Diego, City of El Cajon, Tierrasanta Community, Padre Dam Municipal Water District, Santee School District, Grossmont Union High School District, and Caltrans District 11. Projects that would be applicable for inclusion in this EIR's cumulative analysis were identified only within the City and County jurisdictions.

The identification of a suitable cumulative project area is dependent on the specific environmental issues that need to be addressed as part of this project. For the purposes of this EIR, the environmental issues that are addressed include: biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation/traffic, aesthetics, agricultural resources, air quality, mineral resources, population and housing, public services, and utilities and service systems. The cumulative study area for each environmental issue is explained in *Chapters 2* and *3* based on the potential environmental impacts associated with the projects in the cumulative list. The overall cumulative impact study area for most environmental issues can generally be described as the Santee area which stretches to the City of San Diego on the west and south, City of El Cajon on the south and into the unincorporated County of San Diego on the south, north and east. However, as noted in *Chapters 2 and 3* some environmental topics have broader cumulative analysis areas, such as air quality, which has a cumulative study area that encompasses the entire San Diego Air Basin. The cumulative projects that were identified are listed in *Table 1-3* and depicted on *Figure 1-9* and are included in the overall cumulative study area for this EIR.

1.8 Growth Inducing Impacts

CEQA requires a discussion of the ways in which a proposed project could be an inducement to growth. Growth inducing effects are those that foster economic or population growth, or the construction of new housing, either directly or indirectly in the surrounding environment. In addition, the potential for the project to encourage or facilitate other activities that could significantly affect the environment, either individually or cumulatively, must be considered.

Implementation of the proposed project would have no growth-inducing effects as discussed below.

1.8.1 Would the project foster economic or population growth, or the construction of additional housing?

The proposed project would replace an existing women's detention facility at the same site. A new, larger facility is needed to meet the projected increase in the County's female inmate population. The new facility would require approximately 150 to 200 additional staff positions above current staffing levels. However, the proposed project would not foster economic or population growth or the construction of additional housing for the reasons explained below.

A maximum of 200 new staff positions would be less than 1% of the total workforce in San Diego County. Moreover, the new staff for the project is expected to come from existing SDSD staff or from the local employment pool. In either case, it is not anticipated that the new staff would relocate to the project area given that the new facility is easily accessible by major highways (I-8, SR-67 and SR-125) and is located near the Santee Trolley Center which is served by bus and trolley lines. Residents throughout the County often commute fairly long distances to their jobs. Furthermore, as of August 2008, 11.5% of the staff at the existing LCDF lived in the City of Santee. Based on this percentage, the new staff for the expanded facility would result in approximately 16 to 23 new households in the city when the new jail is fully operational. According to the 2000 US Census, the City of Santee had 18,833 housing units. Twenty-three households would be less than 1% of this total. Therefore the proposed project would not create the need for the construction of additional housing.

In addition, due to the short-term nature of an average inmate's stay at the LCDF (typically one year or less), there is no reason to assume that family and visitors will relocate to the project area.

Given these facts, the proposed project would not foster economic or population growth or the construction of additional housing in the project area.

1.8.2 Would the project remove obstacles to population growth?

Obstacles to population growth are generally associated with lack of new employment opportunities and vital services such as roads, water, sewer, and electric lines. As discussed above in *Section 1.8.1*, the project would provide minimal new employment; however, this new employment is not anticipated to have a significant effect on population growth. Necessary road,

water, sewer, and electrical services have previously been extended to the project site and vicinity; the project does not include the extension of any of these services, and therefore, would not induce any growth related to the extension of services.

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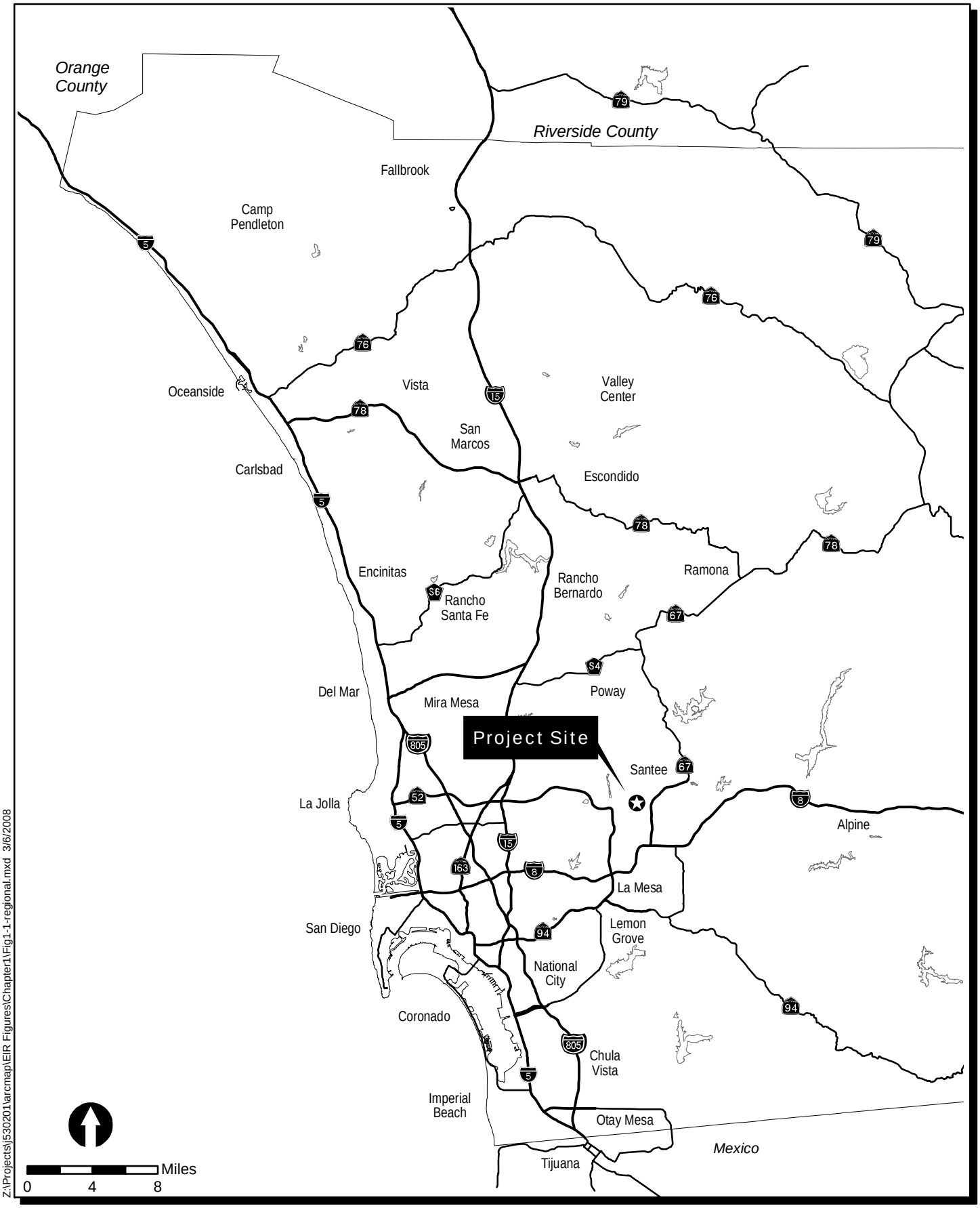

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Las Colinas Detention Facility EIR

Regional Map

FIGURE 1-1

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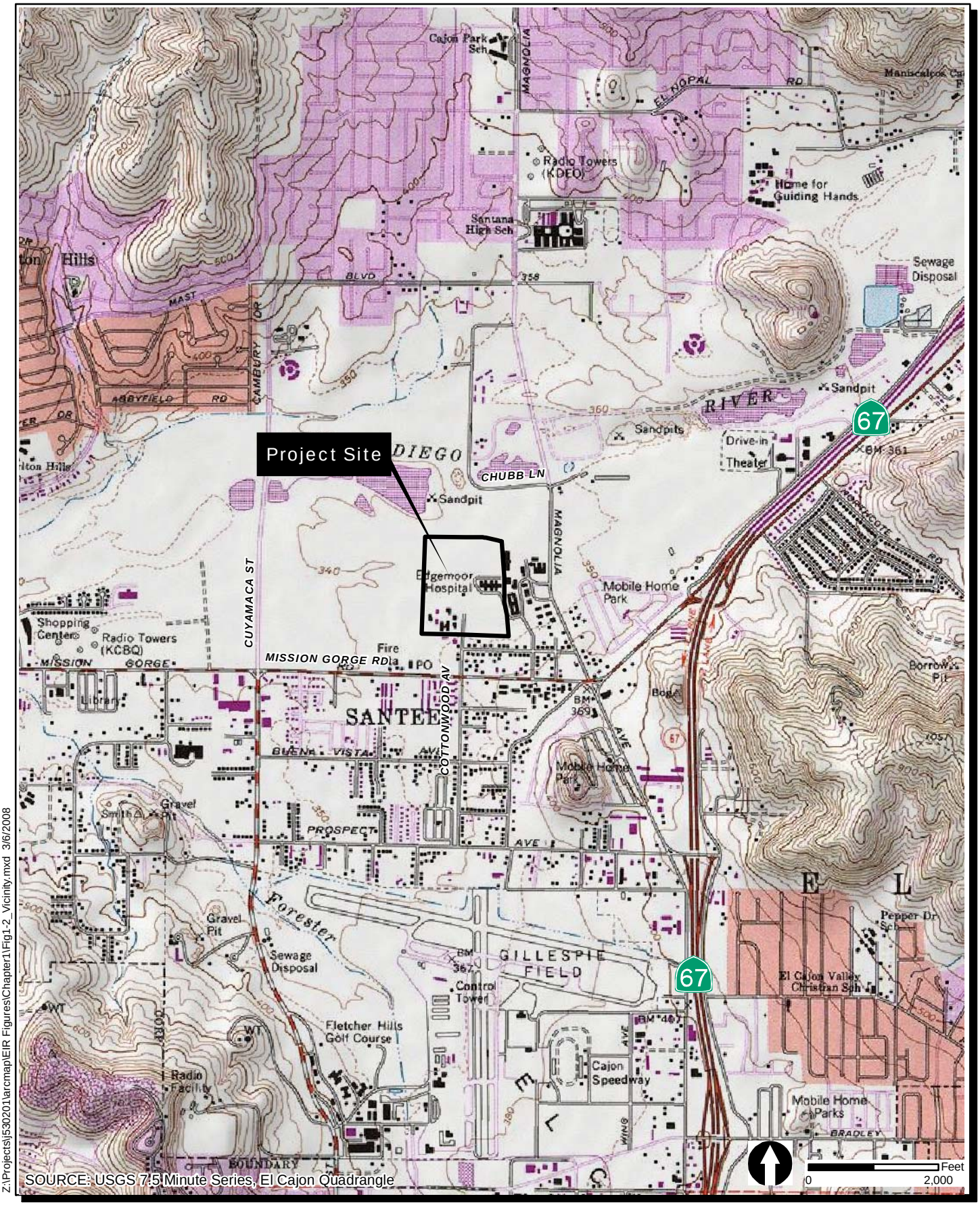

SOURCE: USGS 7.5 Minute Series, El Cajon Quadrangle

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Las Colinas Detention Facility EIR

Vicinity Map

FIGURE 1-2

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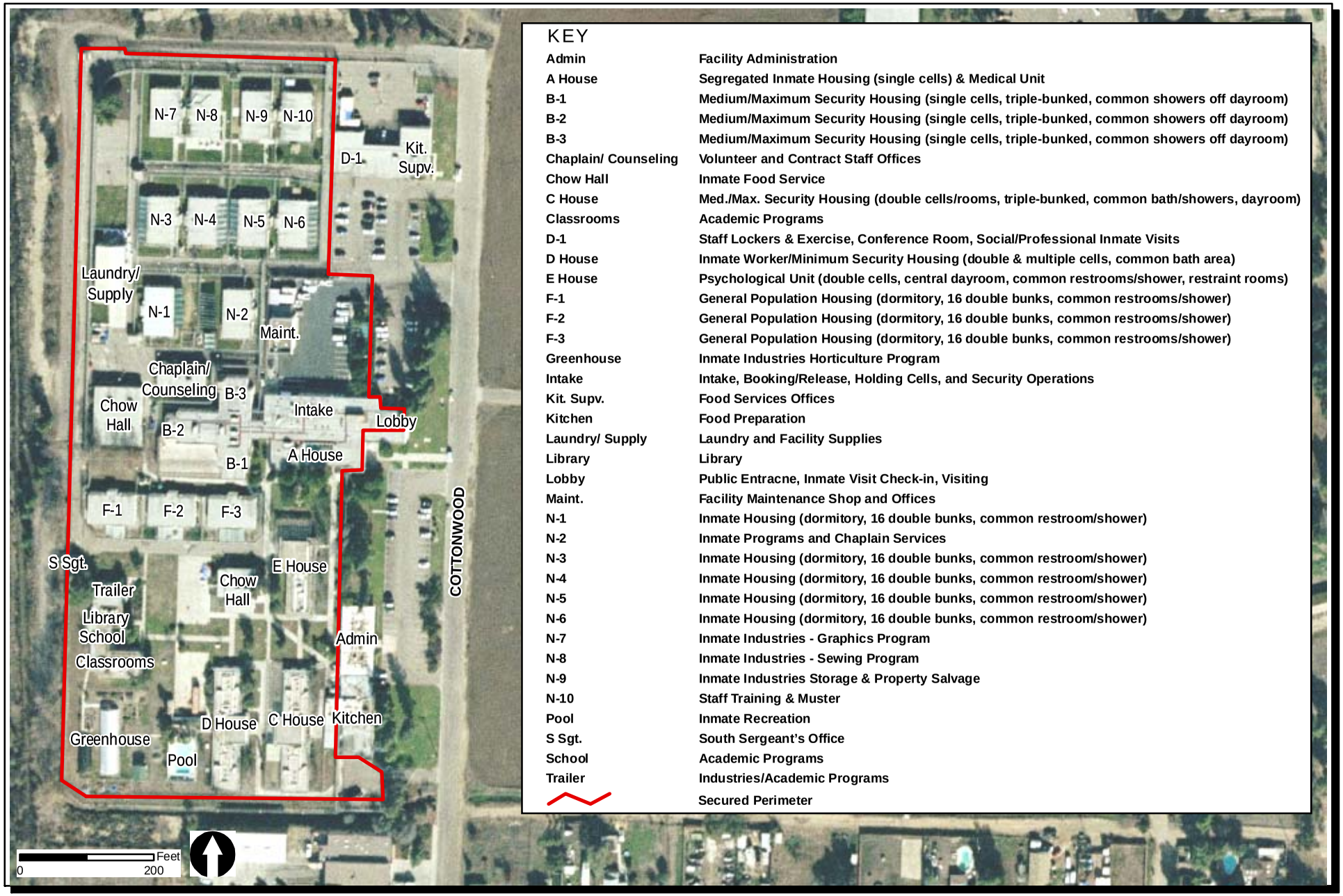

KEY

Admin	Facility Administration
A House	Segregated Inmate Housing (single cells) & Medical Unit
B-1	Medium/Maximum Security Housing (single cells, triple-bunked, common showers off dayroom)
B-2	Medium/Maximum Security Housing (single cells, triple-bunked, common showers off dayroom)
B-3	Medium/Maximum Security Housing (single cells, triple-bunked, common showers off dayroom)
Chaplain/ Counseling	Volunteer and Contract Staff Offices
Chow Hall	Inmate Food Service
C House	Med./Max. Security Housing (double cells/rooms, triple-bunked, common bath/showers, dayroom)
Classrooms	Academic Programs
D-1	Staff Lockers & Exercise, Conference Room, Social/Professional Inmate Visits
D House	Inmate Worker/Minimum Security Housing (double & multiple cells, common bath area)
E House	Psychological Unit (double cells, central dayroom, common restrooms/shower, restraint rooms)
F-1	General Population Housing (dormitory, 16 double bunks, common restrooms/shower)
F-2	General Population Housing (dormitory, 16 double bunks, common restrooms/shower)
F-3	General Population Housing (dormitory, 16 double bunks, common restrooms/shower)
Greenhouse	Inmate Industries Horticulture Program
Intake	Intake, Booking/Release, Holding Cells, and Security Operations
Kit. Supv.	Food Services Offices
Kitchen	Food Preparation
Laundry/ Supply	Laundry and Facility Supplies
Library	Library
Lobby	Public Entracne, Inmate Visit Check-in, Visiting
Maint.	Facility Maintenance Shop and Offices
N-1	Inmate Housing (dormitory, 16 double bunks, common restroom/shower)
N-2	Inmate Programs and Chaplain Services
N-3	Inmate Housing (dormitory, 16 double bunks, common restroom/shower)
N-4	Inmate Housing (dormitory, 16 double bunks, common restroom/shower)
N-5	Inmate Housing (dormitory, 16 double bunks, common restroom/shower)
N-6	Inmate Housing (dormitory, 16 double bunks, common restroom/shower)
N-7	Inmate Industries - Graphics Program
N-8	Inmate Industries - Sewing Program
N-9	Inmate Industries Storage & Property Salvage
N-10	Staff Training & Muster
Pool	Inmate Recreation
S Sgt.	South Sergeant's Office
School	Academic Programs
Trailer	Industries/Academic Programs
	Secured Perimeter

Las Colinas Detention Facility EIR

Existing Las Colinas Detention Facility

FIGURE 1-3

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Las Colinas Detention Facility EIR

Project Site Boundary

FIGURE 1-4

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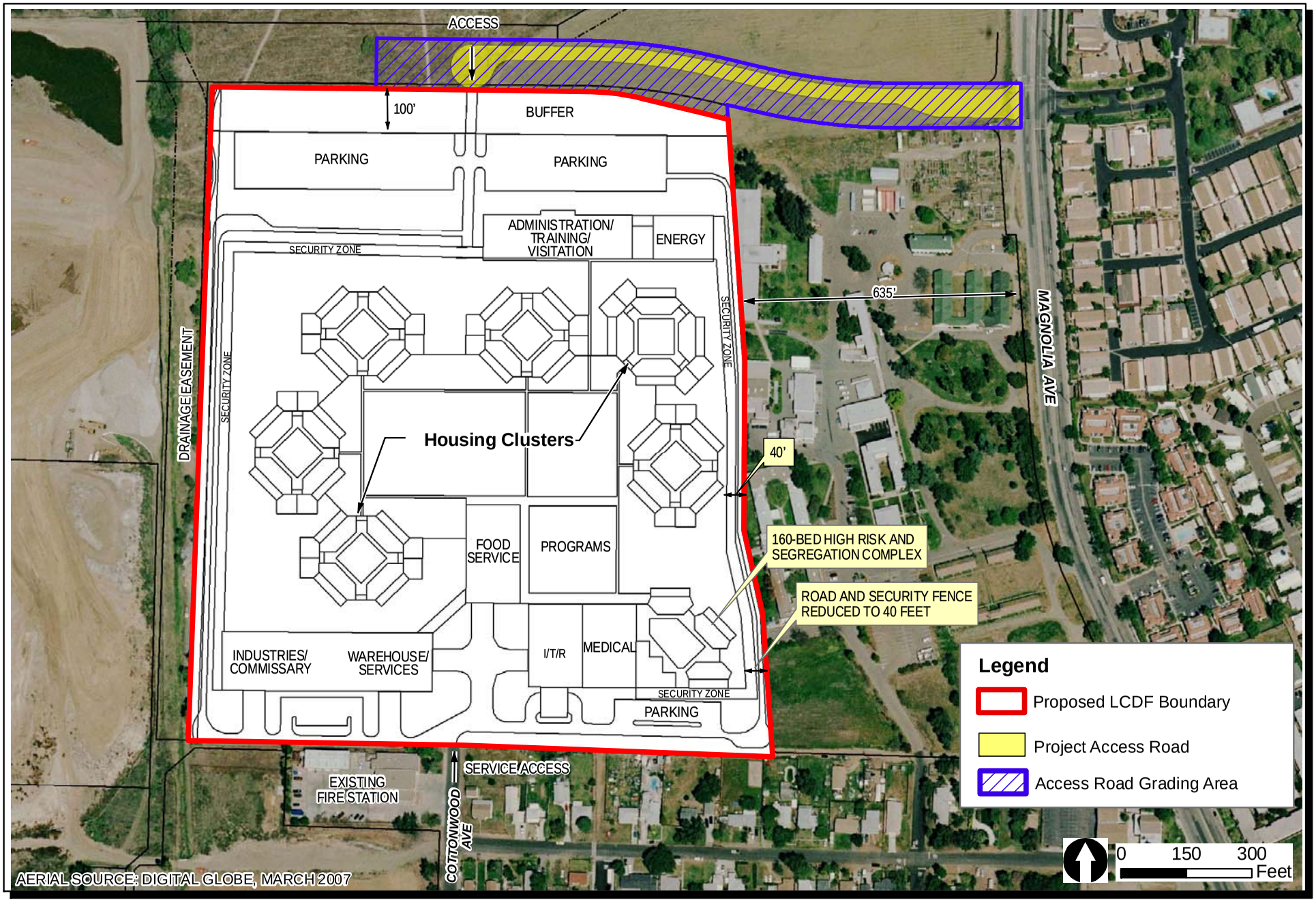

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Las Colinas Detention Facility EIR

Conceptual Site Plan

FIGURE 1-5

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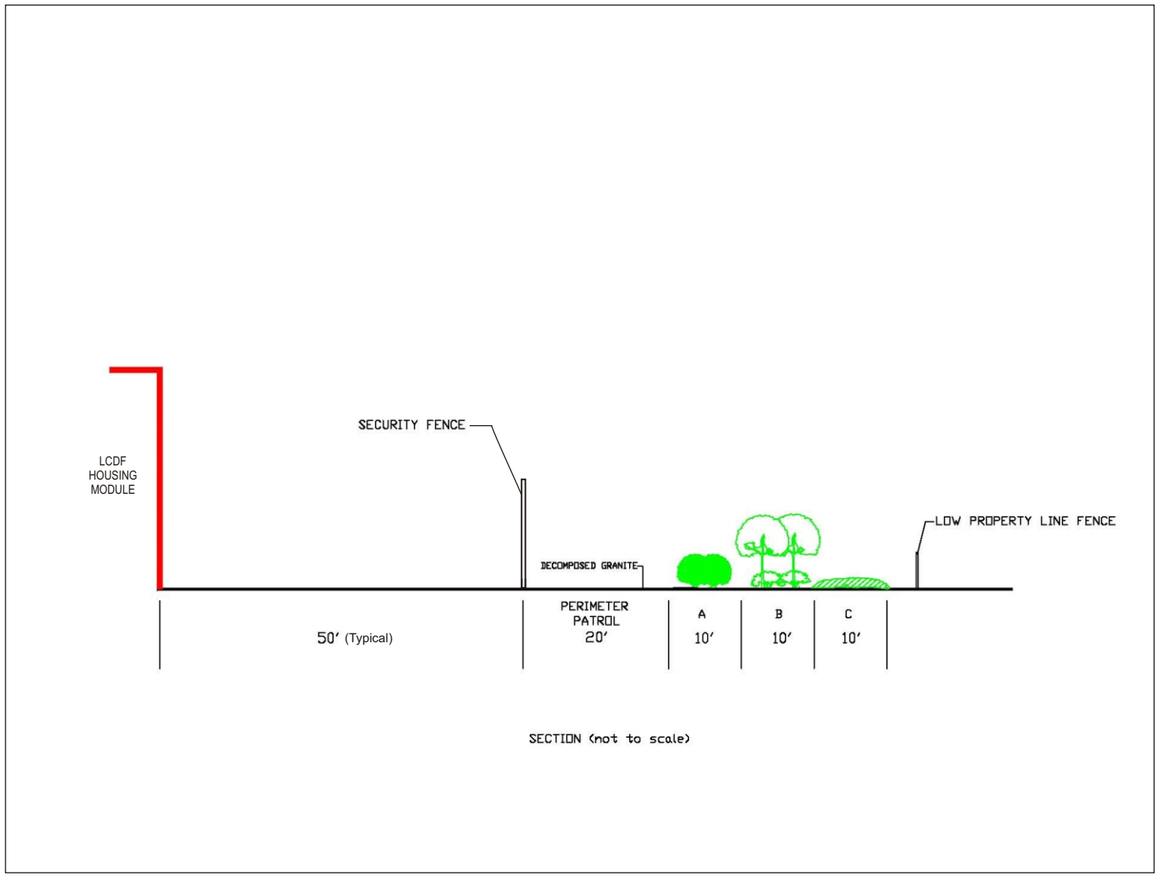
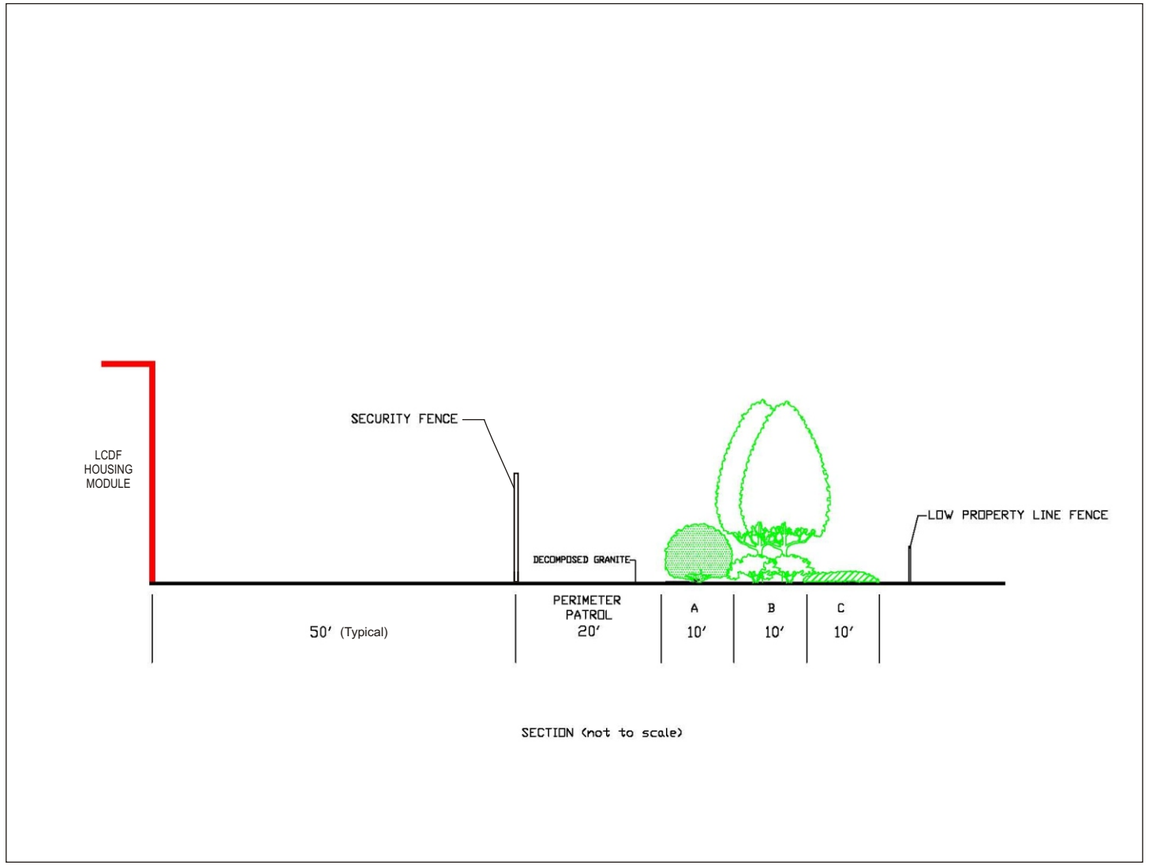


Initial Planting Height



5 Years of Growth

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Las Colinas Detention Facility EIR

Landscape Figure

FIGURE
1-6

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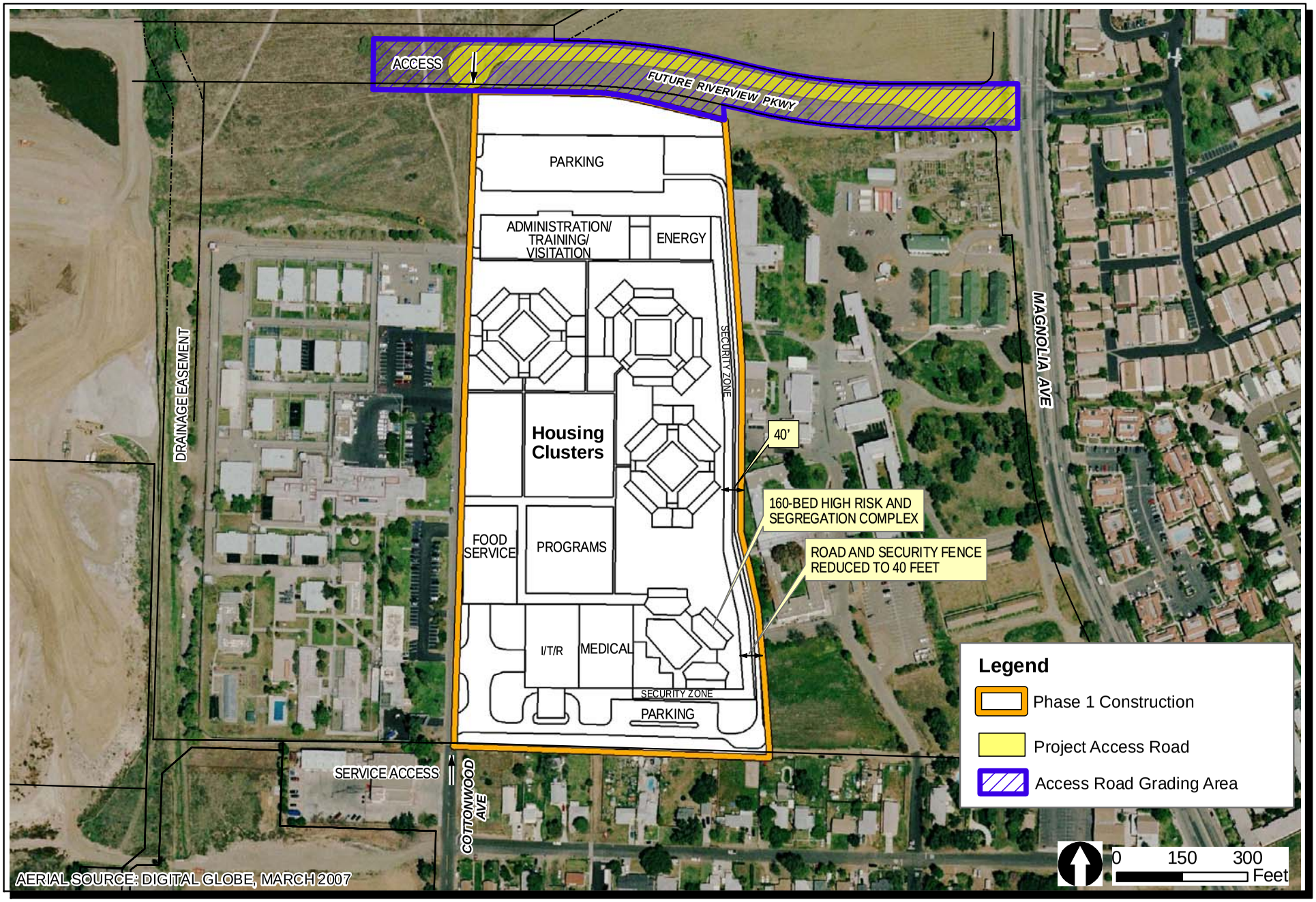

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Las Colinas Detention Facility EIR

Phase 1 Construction

FIGURE 1-7

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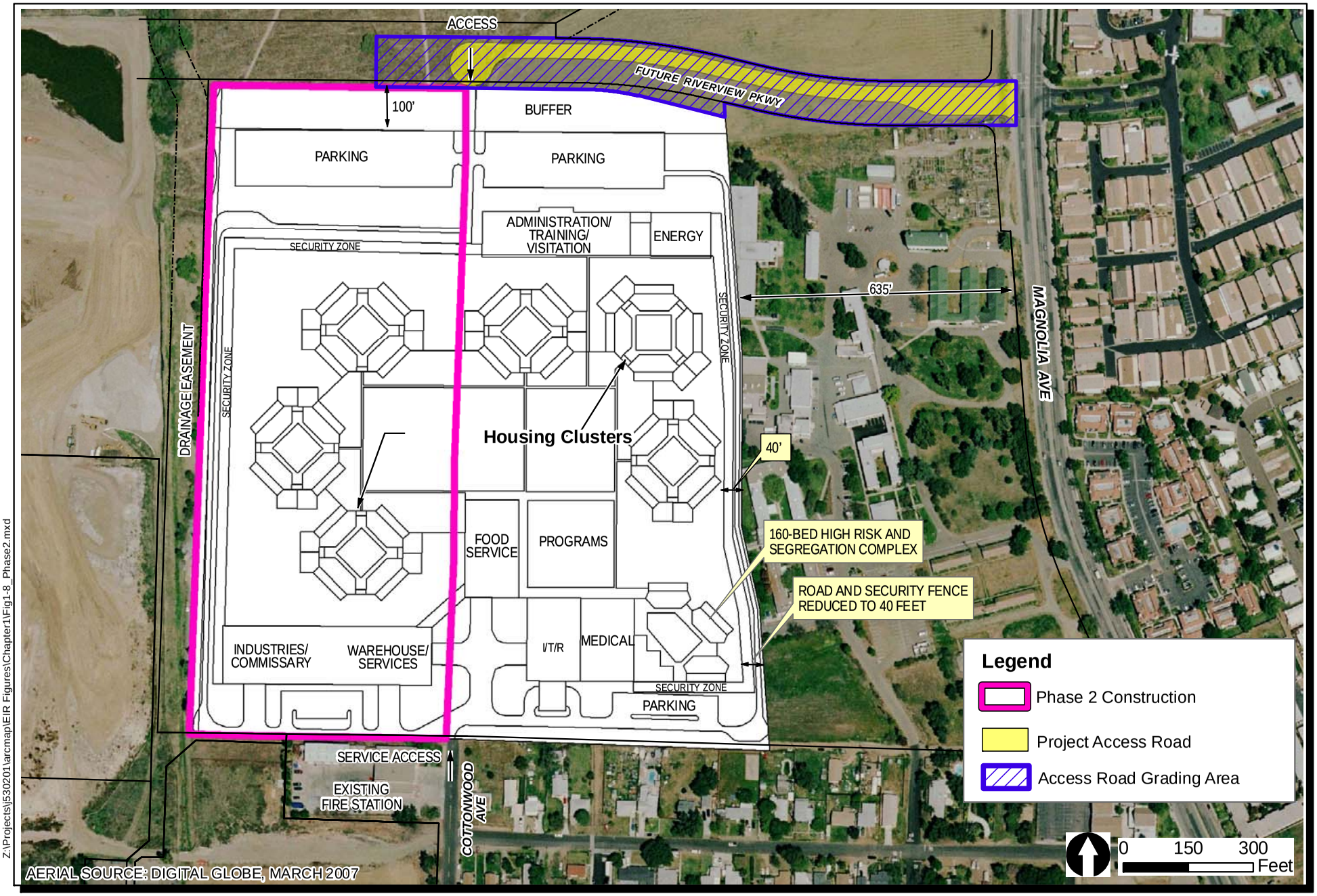

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Las Colinas Detention Facility EIR

Phase 2 Construction

FIGURE 1-8

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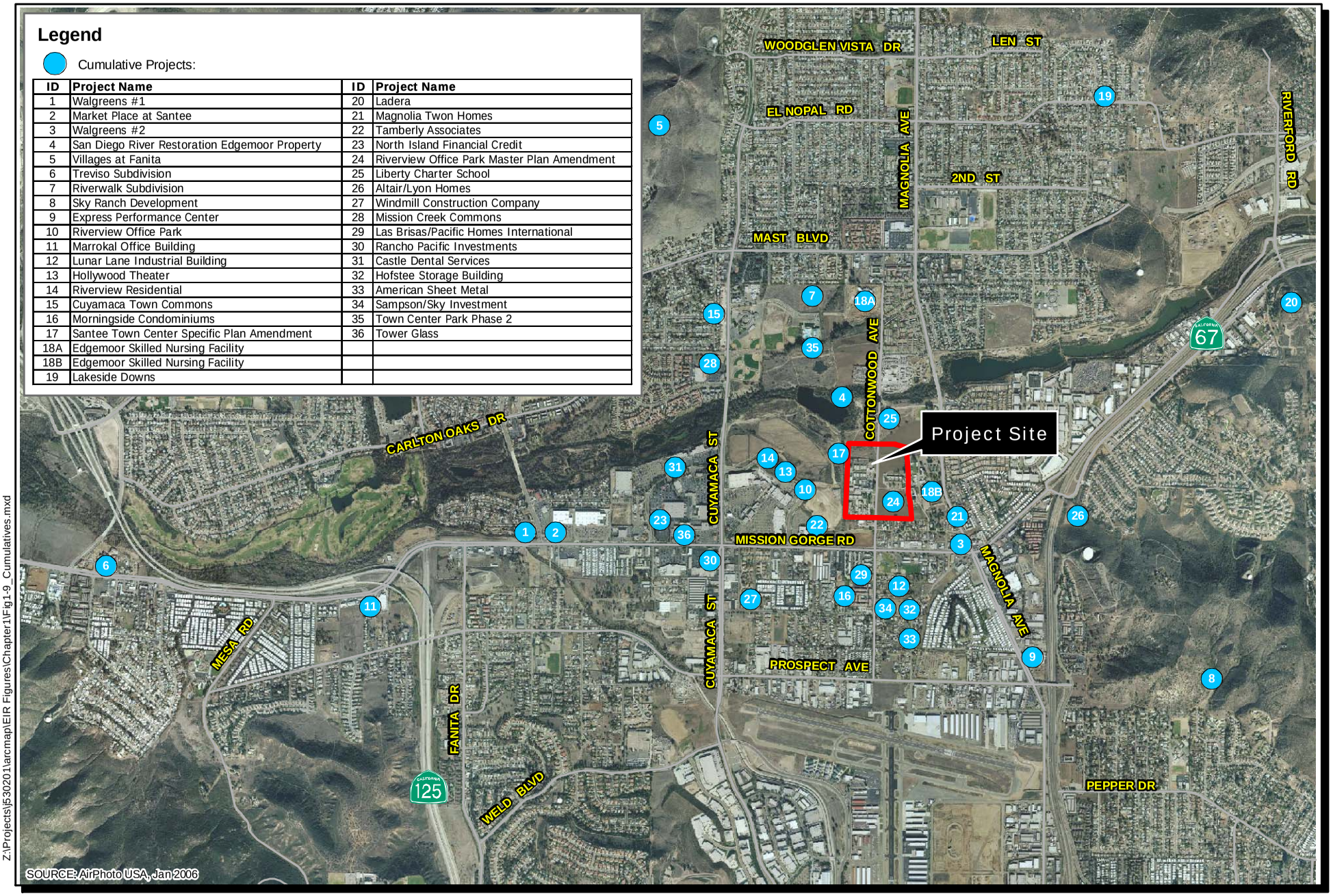

Legend

Cumulative Projects:

ID	Project Name	ID	Project Name
1	Walgreens #1	20	Ladera
2	Market Place at Santee	21	Magnolia Twon Homes
3	Walgreens #2	22	Tamberly Associates
4	San Diego River Restoration Edgemoor Property	23	North Island Financial Credit
5	Villages at Fanita	24	Riverview Office Park Master Plan Amendment
6	Treviso Subdivision	25	Liberty Charter School
7	Riverwalk Subdivision	26	Altair/Lyon Homes
8	Sky Ranch Development	27	Windmill Construction Company
9	Express Performance Center	28	Mission Creek Commons
10	Riverview Office Park	29	Las Brisas/Pacific Homes International
11	Marrokal Office Building	30	Rancho Pacific Investments
12	Lunar Lane Industrial Building	31	Castle Dental Services
13	Hollywood Theater	32	Hofstee Storage Building
14	Riverview Residential	33	American Sheet Metal
15	Cuyamaca Town Commons	34	Sampson/Sky Investment
16	Morningside Condominiums	35	Town Center Park Phase 2
17	Santee Town Center Specific Plan Amendment	36	Tower Glass
18A	Edgemoor Skilled Nursing Facility		
18B	Edgemoor Skilled Nursing Facility		
19	Lakeside Downs		

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Feet
0 3,000

Las Colinas Detention Facility EIR

Cumulative Projects

FIGURE 1-9

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Table 1-1
Project Facilities Summary

LCDF COMPONENT	SUB-COMPONENT	BUILDING SQUARE FEET
Inmate Housing Beds	Level 1: Program Intensive Housing (128 Beds)	31,041
	Level 2: General Minimum Custody Housing (256 Beds)	56,944
	Level 3: General Medium Custody Housing (672 Beds)	129,101
	Level 4: High Risk Housing (112 Beds)	29,753
	Level 5: Administration Segregation (32 Beds)	9,308
	Level 6: Disciplinary Segregation Housing (16 Beds)	4,602
	Total	*260,749*
Facility Administration	Public Lobby, Visitor Processing	4,222
	Facility Administration	6,508
	Training/Office Space	27,000
	Total	*37,370*
Visitation Center	Inmate Visitation	13,503
	Family Visitation	5,839
	Total	*19,342*
Security Administration	Security Administration and Control	1,572
	Intake and Release Processing	20,761
	Training and Muster	11,115
	Total	*33,448*
Program and Employment Services	Program Administration	2,592
	Academic Education	11,648
	Pre-Employment Services	11,471
	Recreation Services	6,047
	Religious Services	7,083
	Inmate Industries	48,997
	Total	*87,838*
Medical Services	Clinic	8,500
	Infirmary (22-beds not in count)	7,696
	Psychiatric Services Unit Support	3,803
	PSU Housing (32-beds not in count)	8,100
	Total	*28,099*
Food Services	Food Preparation Area	7,741
	Inmate Dining Area	8,997
	Receiving and Processing Area	3,808
	Total	*20,546*
Facility Services	Maintenance Shops	4,140
	Energy Plant	8,747
	Institutional Warehouse	11,898
	Total	*24,785*
	Grand Total (1,216 Beds)	512,537

Source: CGL 2003, as updated by SDSD in 2007

Table 1-3
Cumulative Projects

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
City of Santee						
Walgreens #1	DR05-26 MJR REV#1/AEIS06-31	1	Mission Gorge Road, between Hazeldon and Justa Lane	No significant impacts—Negative Declaration prepared 4/06.	Approved 7/07; grading underway as of 6/08	12,800 sf building (pharmacy) and parking lot on 1.21-acre site
Market Place at Santee	P07-01/AEIS07-01	2	Mission Gorge Road, east of Carlton Hills Boulevard, near Hazeldon	Noise	Approved May 2007; demolition completed and grading commenced	Redevelopment of existing retail/commercial shopping center on approximately 7.4-acre site, including 71,530 sf of new retail/commercial buildings
Walgreens #2	DR07-01/AEIS07-02	3	Mission Gorge Road between 1st Avenue and Magnolia Avenue	No significant impacts-Negative Declaration prepared 08/07	Approved 12/07; under construction	14,280 sf building (pharmacy) and parking lot on 1.59-acre site
San Diego River Restoration, Edgemoor Property	P06-02/AEIS06-20	4	San Diego River bound by Cuyamaca Street, N. Magnolia Avenue, and generally along the southern boundary of the 100-yr floodplain of the river	Biology, Cultural	MND prepared October 2006; project approved 7/11/07.	140-acre riparian habitat enhancement project, which could be used to provide mitigation for development projects
Villages at Fanita	TM05-04/DR05-06/AEIS05-12	5	North of Fanita Parkway terminus	Aesthetics, Air Quality, Biology, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Paleontological Resources, Public Facilities and	Approved by Santee City Council 12/5/07	1,380 dwelling units on 2,600 acres

Table 1-3 (Continued)
Cumulative Projects

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
				Services, Traffic		
Treviso Subdivision	TM03-01/DR03-03	6	Mission Gorge Road and West Hills Parkway	No significant impacts-Negative Declaration adopted 11/03	ND adopted November 2003; project is currently under construction as of March 2008	186-unit residential condominium subdivision on 8.56–acre site, including one common area and one open space
Riverwalk Subdivision	TM04-01/DR04-01/AEIS04-02	7	Hoffman Lane, east of Cuyamaca Street and south of Mast Boulevard	Air Quality, Biology, Transportation and Traffic	Under construction	Subdivision of 20.66 acres into 234 lots for construction of 218 multi-family dwelling units, common areas and open space
Sky Ranch Development	TM04-08/DR04-18/AEIS04-23	8	North terminus of Graves Avenue, east of State Route 67	Aesthetics, Air Quality, Transportation and Traffic, Biology, Geology and Soils, Hydrology, Noise	Under construction	Subdivision of 382.4 acres into 258 lots for construction of 224 single-family dwelling units, 149 multi-family dwelling units, commons areas, and open space
Express Performance Center	DR04-24	9	North Magnolia Avenue near Sharlene Lane	No significant impacts; Categorical Exemption prepared 10/06	Approved Oct 2006; project is inactive as of 10/08	25,101 sf industrial/commercial building on a 1.5-acre site
Riverview Office Park	DR05-27	10	North of Town Center Parkway and Civic Center Drive, east of Cuyamaca Street	No significant impacts-Negative Declaration prepared 09/06	ND prepared in August 2006; Project Approved September 2006	Six commercial buildings totaling 64,374 square feet and a 5-acre stormwater basin on a 37-acre site
Marrokal Office Building	DR06-01/AEIS06-03	11	Mission Gorge Road between Marrokal Lane and	No significant impacts; Categorical Exemption prepared 12/06	Project approved December 2006	32,677 sf commercial office building on 2.1-acre lot

Table 1-3 (Continued)
Cumulative Projects

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
			State Route 125			
Lunar Lane Industrial Building	DR 08-02/ AEIS 08-04	12	SE end of Lunar Lane	No significant impacts; Categorical Exemption prepared 09/08	Approved 9/08	Construction of new 7,931 sf industrial building including 5,998 sf of industrial space and 1,933 sf of storage loft space on undeveloped 0.36 – acre parcel.
Hollywood Theater	DR07-05	13	North of Town Center Parkway, east of Cuyamaca Street, west of Riverview Parkway	Aesthetics, Biology, Transportation and Traffic	Project is currently not active; however, files have not been closed.	38,555 sf 12-plex theater (1,952 seats) and parking on 6.1-acre lot
Riverview Residential	TM07-01/DR07-02/AEIS07-04	14	Town Center Parkway, east of Cuyamaca Street, west of Cottonwood Avenue	Biology, Transportation and Traffic	Built	235 condominiums and 8 live/work spaces in 42 buildings two- and three-story buildings and common amenities on 11.26 acres
Cuyamaca Town Commons	DR03-01/V03-01/EAIS03-01	15	Cuyamaca Street near Hoffman Drive, south of Mast Road, north of Mission Creek Drive	Hydrology	Built	38,532 sf office building complex, configured as 7 buildings on 3.27-acre site
Morningside Condominiums	DR03-04/TM03-02	16	Cottonwood Avenue, south of Mission Gorge Road, north of Buena Vista Avenue	No significant impacts-Negative Declaration prepared 11/03	Built	138 condominiums
Santee Town	TCSPA04-01	17	North of	Biology,	Approved Jan	154-acre

Table 1-3 (Continued)
Cumulative Projects

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
Center Specific Plan Amendment			Mission Gorge Road, south of the San Diego River, east of Cuyamaca Street, and west of Magnolia Avenue	Transportation and Traffic	2006	development within the City of Santee Town Center Specific Plan area, including residential, commercial, mixed-use and community service uses
Ladera	TM04-07, DR04-12	20	East of the 11500 block of Woodside Avenue in the northeast corner of the City of Santee	Biology – Impact to 2.14 acres of Diegan Coastal Sage Scrub (DCSS). Mitigation of 2.14 acres of DCSS at a ration of 1:1. Traffic – Cumulative Impacts to Riverford Road/SR-67 on-ramp. Mitigation to provide fair share contribution towards the signalization of the SR-67 WB ramp/Riverford Road intersection.	Final Map approved by Santee City Council 12-12-07; grading commenced as of 10/08	Subdivision of 18.14 gross acres into a 46-lot subdivision for single-family residential units
Magnolia Town Homes	TM04-06, DR 04-11	21	8943 Magnolia Avenue	No Significant Impacts; Categorical Exemption prepared 08/05	Project approved by Santee City Council 8-24-05	Subdivision of 10 detached units
Tamberly Associates	Conditional Use Permit (P06-03/ AEIS 06-31)	22	10050-55 Mission Gorge Road	No significant impacts – Negative Declaration approved by City Council on 3-14-07.	Project approved by Santee City Council 3-14-07; property for sale as of 10/08	8700 sq ft Commercial Retail Building, including a Drive Through Fast Food Restaurant and Outdoor RV Storage
North Island Financial Credit	DR 88-08	23	30 Town Center Parkway	No significant impacts; Categorical Exemption prepared	Constructed and occupied.	7950 sq ft Office retail uses
Riverview Office Park Master Plan Amendment:	GPA07-01/TCSPA07-01/R07-	24	46.4-acre site generally	Potentially significant impacts to Aesthetics, Air	NOP dated 9/15/08, Draft Supplemental	New allowable land uses would be added to 46.4-acres of land

Table 1-3 (Continued)
Cumulative Projects

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
High Density Residential and Mixed-Use Overlay	03/ZA07-04		occupied by the LCDF and Edgemoor Skilled Nursing Facility	Quality, Biological Resources, Hydrology/Water Quality, Noise, Population/Housing, Traffic, Utilities/Service Systems, Climate Change	EIR being prepared	in the Santee Town Center Specific Plan area (including high density residential and mixed-use overlay to allow retail commercial and residential uses)
Liberty Charter School	P08-05/ AEIS 08-15	25	North of Riverview Parkway and west of Magnolia Avenue within the Town Center	Unknown at this time	Application on file with City	Conditional Use Permit for a 3-acre, 47,000 sf, two-story charter school with K through 4th grade and 9th grade, eventually offering K through 12th grade
Altair/Lyon Homes	TM 05-06/DR 05-09/GPA 05-02/P 05-04/R 05-01	26	10887 Woodside Avenue	No significant impacts	Under construction	85 multi-family condos and one open space lot on a 17.6-acre parcel; swimming pool, spa, ant tot lot
Windmill Construction Company/Village Run Estates	TM 08-02/ DR 08-06/ AEIS 08-13	27	Southeast corner of Buena Vista Avenue and Mission Greens	Unknown at this time.	Application deemed incomplete in 8/08	25 dwelling unit subdivision, including 4 duplexes and 17 detached homes, on a 2-acre site
Mission Creek Commons	TPM 06-03	28	9450, 9456, 9460, and 9466 Cuyamaca Street	No significant impacts	Approved by City; buildings constructed	4 buildings totaling 18,359 sf within the existing Mission Creek commercial center
Las Brisas/Pacific Homes International	TM 05-02/ DR 05-03 /AEIS 05-08	29	8834 and 8846 Cottonwood Avenue	No significant impacts-Negative Declaration prepared 04/05	Under construction	28 residential condos, pool, and tot lot on a 1.84-acre site
Rancho Pacific Investments	TPM 06-01/AEIS 06-08	30	8772 Cuyamaca Street	No significant impacts; Categorical Exemption prepared 03/04	Approved by City 6/06; not yet constructed	Conversion of an existing building into 6 condos
Castle Dental Services	DR 91-04/ AEIS 06-14	31	246 Town Center Parkway	No significant impacts	Approved by City; not yet constructed	3,000 sq ft building on vacant building pad in Santee Promenade

Table 1-3 (Continued)
Cumulative Projects

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
						shopping center
Hofstee Storage Building	MP 06-01/ AEIS 06-25	32	10358 Buena Vista Avenue	No significant impacts; Categorical Exemption prepared	Approved by City; not yet constructed	1,000 sq ft storage building
American Sheet Metal	DR 06-04	33	9472 Railroad Avenue	No significant impacts	Approved 3/08	11,619 sq ft industrial building
Sampson/Sky Investment	DR07-09/ AEIS07-13	34	8779 Cottonwood Avenue, NE corner with Buena Vista	No significant impacts; Categorical Exemption prepared 10/07	Under construction	14,954 sq ft industrial building on 0.87 acres
Town Center Community Park Phase 2	P 01-07/AEIS 04-05	35	Within the mixed use area of the Town Center Specific Plan, north of the San Diego River	Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Traffic	Grading underway	Approximately 55 net acres of community park located in central portion of City of Santee, including ball fields and parking lot
Tower Glass Industrial Building	P 08-06, DR 08-08, AEIS 08-18	36	9702 Prospect Avenue	Unknown at this time	Application under review	2-story, 35,000 sf industrial building including 6,000 sf outdoor storage (2.63 acre site)
County of San Diego						
Edgemoor Skilled Nursing Facility	45689	18a	South of Mast Boulevard, north of San Diego River, bordered on east by Cottonwood Road	Biology, Transportation and Traffic	MND adopted on in June 2004. Project under construction.	150,000-square foot, 192-bed facility on 13 acres of a 30-acre parcel of land.
Edgemoor Facility Demolition Project	No case number yet available.	18b	Along Magnolia Avenue at existing Edgemoor Skilled Nursing Facility site	Significant impacts to the following: Cultural Resources, Biological Resources, and Hazards and Hazardous Materials	Draft EIR released for public review in August 2008.	Demolition of existing Edgemoor Skilled Nursing Facility

Table 1-3 (Continued)
Cumulative Projects

Project Name	Case Number	Map Indicator	Location	Project Related Impacts	Status	Project Description
Lakeside Downs	TM 5314	19	Lakeside	Potential impacts to the following: Aesthetics, Air Quality, Biology, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use & Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.	Draft EIR being prepared: NOP issued 6/30/2005	Subdivision of 412.4 acres into 140 residential lots, open space, private street system, landscaped areas and a reservoir