

Mayor  
John W. Minto  
City Council  
Ronn Hall  
Laura Koval  
Rob McNelis  
Dustin Trotter

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:	
Public Agency:	City of Santee
Project Name:	Housing Element Update (General Plan Amendment No. 2019-2)
Project Description:	<p>The City is required by State law to periodically update its Housing Element, a mandatory component of the City’s General Plan. The proposed update to the Housing Element constitutes the sixth such update and covers the Sixth Cycle planning period from April 15, 2021 to April 15, 2029. As the proposed update would supersede the existing Housing Element (Fifth Cycle), the update is considered a General Plan Amendment (GPA No. 2019-2). The Housing Element is the City’s main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints in accordance with State housing law, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA).</p> <p>With each Housing Element planning cycle, the San Diego Association of Governments (SANDAG) is responsible for assigning every jurisdiction within San Diego County a RHNA, which is an allocation of residential units by income level (very low, low, moderate, and above moderate incomes). Santee’s RHNA for the Sixth Cycle planning period is 1,219 residential units (406 very low, 200 low, 188 moderate, and 425 above moderate). The Housing Element must in turn identify candidate housing sites throughout the City that could adequately accommodate the City’s RHNA. The proposed Housing Element includes a “Sites Inventory” that identifies candidate housing sites throughout the City.</p>
Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	The entire jurisdictional limits of the City of Santee
<p>This Initial Study was completed in accordance with the Lead Agency’s Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency’s Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.</p>	
<input type="checkbox"/>	The Project site IS on a list compiled pursuant to Government Code section 65962.5.
<input checked="" type="checkbox"/>	The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
<input checked="" type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.

<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input type="checkbox"/>	A scoping meeting WILL be held by the Lead Agency.
<input checked="" type="checkbox"/>	A scoping meeting WILL NOT be held by the Lead Agency.
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:	
Date:	Time: Location:
Copies of the Initial Study and Draft Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071	
The proposed Negative Declaration can be obtained in electronic format by the following method: Via the City's website at <a href="http://www.cityofsanteeca.gov">www.cityofsanteeca.gov</a> or by e-mail request to Michael Coyne at <a href="mailto:mcoyne@cityofsanteeca.gov">mcoyne@cityofsanteeca.gov</a>	
Lead Agency address: 10601 Magnolia Avenue, Santee, CA 92071	
Comments will be received from March 12, 2021 to April 12, 2021	
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to April 12, 2021 at 5:00 p.m. Comments of all Responsible Agencies are also requested.	

The Lead Agency will consider the project and the Draft Negative Declaration at its meeting on: A FUTURE DATE & TIME TO BE NOTICED	
Date:	Time:
If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.	



Staff

Associate Planner

Title