

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Notice of Preparation of a Draft Program Environmental Impact Report for the Housing Element Rezone Program Implementation

Lead Agency: City of Santee Contact Person: Michael Coyne
 Mailing Address: 10601 Magnolia Ave. Phone: 619-258-4100 ext. 160
 City: Santee Zip: CA County: San Diego

Project Location: County: San Diego City/Nearest Community: Santee
 Cross Streets: State Route 52 and State Route 67 Zip Code: 92071

Longitude/Latitude (degrees, minutes and seconds): 32 ° 52 ' 14.98 " N / 116 ° 58 ' 13.67 " W Total Acres: 10,686

Assessor's Parcel No.: NA Section: NA Twp.: NA Range: NA Base: NA

Within 2 Miles: State Hwy #: 52, 67 & 125 Waterways: San Diego River
 Airports: Gillespie Field Railways: NA Schools: Santee Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Airport</u>

Present Land Use/Zoning/General Plan Designation:

Multiple, Citywide Project

Project Description: (please use a separate page if necessary)

The project includes: (1) a General Plan Map and Text amendment to redesignate land uses and adjust residential densities on up to 19 identified sites throughout the City; (2) a Town Center Specific Plan Amendment to redesignate land uses and adjust allowable residential densities on up to eight (8) identified sites within the Town Center; (3) rezoning of sites to match new General Plan land use designations and densities; and (4) corresponding zoning ordinance text amendments in support of by-right housing sites, a new mixed-use zoning overlay, and a modified R-30 (Urban Residential) Zone. Although not part of the Housing Element Sites Inventory, two vacant properties along Graves Avenue that are currently in the R-14 (Medium High Density Residential) Zone (APNs 387-061-11 & -12) are included in the project scope for rezoning to the General Commercial (CG) Zone to remove them from consideration as housing sites. In addition, the zoning ordinance text amendment would consider conditionally allowing recreational vehicle storage in the CG Zone. This project would implement Program 9 of the City's Housing Element to ensure that the Housing Element Sites Inventory identifies potential housing sites throughout the City that cumulatively result in sufficient housing capacity to comply with RHNA requirements. The project would include the creation of a new mixed-use zoning overlay and a higher density residential range for the R-30 Zone of 30 to 36 dwelling units per acre. The project would also implement Housing Element Program 10 by creating Objective Design Standards for sites identified as by-right housing sites in the Housing Element Sites Inventory.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>11</u>	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>9</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/15/2021 Ending Date 11/15/2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>RECON Environmental, Inc.</u>	Applicant: <u>City of Santee</u>
Address: <u>3111 Camino del Rio North, Suite 600</u>	Address: <u>10601 Magnolia Ave.</u>
City/State/Zip: <u>San Diego, CA 92108</u>	City/State/Zip: <u>Santee, CA 92071</u>
Contact: <u>Jennifer Campos</u>	Phone: <u>619.258.4100</u>
Phone: <u>619.308.9333</u>	

Signature of Lead Agency Representative:  Date: 10/15/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.