

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Housing Element Rezone Program Implementation

Lead Agency: City of Santee

Contact Name: Michael Coyne

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Phone Number: 619-258-4100

Project Location: Santee  
*City*

San Diego  
*County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

This is a Notice of Preparation and no significant or potentially significant effects have yet been identified for this Project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

This is a Notice of Preparation and no areas of controversy have yet been identified.

Provide a list of the responsible or trustee agencies for the project.