

NOTICE OF PREPARATION of a Draft Program Environmental Impact Report, Notice of Public Scoping Meeting

- Project:** Housing Element Rezone Program Implementation
- Project Case Files:** General Plan Amendment GPA2021-2, Town Center Specific Plan Amendment TCSPA2021-2, Rezone R2021-2, Zoning Amendment ZA2021-2, Environmental Impact Report AEIS2021-3
- Project Proponent:** City of Santee
- Project Location:** Citywide (refer to Table 1 and Figure 1)

Environmental Impact Report: The City of Santee is preparing a Program Environmental Impact Report (EIR) for the rezoning of selected sites throughout the City as part of the implementation of the Sixth Cycle Housing Element, adopted by the City Council on July 14, 2021. The City will be the lead agency under the California Environmental Quality Act (CEQA) for the project. This Notice of Preparation (NOP) describes the proposed project that will be analyzed in the Program EIR and identifies areas of probable environmental effects of the project.

As specified in the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. Agencies, organizations, and interested members of the public are invited to provide input on the scope of the environmental analysis. If you are a responsible or trustee agency, the views of your agency are requested as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. In the event that no response or well justified request for additional time is received by any responsible agency or trustee agency by the end of the review period, we presume that these agencies have no response. Comments may be submitted in writing during the review period and addressed to:

Michael Coyne, Associate Planner
City of Santee Development Services
10601 Magnolia Avenue
Santee, CA 92071
Telephone: (619) 458-4100 ext. 160
Email: mcoyne@cityofsanteca.gov

The Notice of Preparation comment period closes at 5:00 p.m. on **November 15, 2021**. All comments concerning this environmental document must be submitted in writing to Michael Coyne, Project Planner, prior to the close of the public comment period as noted above. Please indicate a contact person in your comment. The City will consider all written comments received during the noticed public review period prior to approving the project.

Public Scoping Meeting

The City will hold a scoping meeting to provide an opportunity for agency staff and interested members of

the public to submit comments, either written or verbal, on the scope of the environmental issues to be addressed in the Program EIR. The scoping meeting will be held on **Wednesday, November 3, 2021** from 6:00 p.m. to 8:00 p.m. at the City of Santee Council Chambers, 10601 Magnolia Avenue, Santee, CA 92071. The scoping meeting will have an “open house” format, so participants can attend at any point during this two-hour window. Written comments regarding relevant issues may be submitted at the meeting.

Project Background

The City Council adopted the Sixth Cycle Housing Element on July 14, 2021, which covers the planning period from April 15, 2021 to April 15, 2029. 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, 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) from the San Diego Association of Governments (SANDAG). The City is required by State law to update its Housing Element every eight years. The Housing Element is a mandatory element of the City’s General Plan and must be certified by the California Department of Housing and Community Development (HCD) that it meets strict statutory requirements. The Housing Element consists of five sections and five supporting appendices that cover the following main topics:

- A detailed analysis of the City’s demographic, economic and housing characteristics;
- Identification of governmental and nongovernmental constraints to housing production;
- A summary of resources available for the development, rehabilitation, and preservation of housing;
- Development of objectives, policies, and programs that address housing needs and constraints;
- A review of the City’s progress in implementing current housing policies and programs;
- Identification of candidate sites within the City (Sites Inventory) that would be able to accommodate new housing to meet the City’s RHNA; and
- An analysis of barriers that restrict access to opportunity and the identification of measures to counter these barriers (Affirmatively Further Fair Housing).

An essential component of the Housing Element is the Sites Inventory, which identifies suitable sites throughout the City that can adequately accommodate the required housing capacity set forth by the City’s RHNA, which for the 2021-2029 Sixth Cycle planning period is 1,219 housing units. The Sites Inventory identifies 34 sites throughout the City (Figure 1) with the capacity to accommodate a minimum of 1,219 housing units, consisting of 406 very low income, 200 low income, 188 moderate income, and 425 above moderate income units. Because the existing land uses throughout the City do not currently have the prescribed residential densities to meet the City’s RHNA, of the 34 sites in the Sites Inventory, 25 sites have been identified as candidate housing sites for rezoning. Program 9 of the Housing Element commits the City to evaluate candidate sites and rezone as appropriate to achieve adequate housing capacity.

Proposed Project:

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.

Requested Entitlements:

The City proposes to rezone the candidate sites listed in Table 1 and shown in Figure 1. Entitlements would include General Plan Amendment GPA2021-2, Town Center Specific Plan Amendment TCSPA2021-2, Rezone R2021-2, Zoning Amendment ZA2021-2, and Environmental Impact Report AEIS2021-3.

Project Alternatives:

The Program EIR will evaluate a reasonable range of project alternatives, including the required No Project Alternative.

Potential Environmental Effect Areas:

The Program EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The Program EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the Program EIR.

- Aesthetics/Visual
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects
- Growth Inducing Effects

As environmental documentation for this project is completed, it will be available for review at the City’s Development Services Department located in Building 4 at Santee City Hall, 10601 Magnolia Avenue, Santee, CA 92071, and online at: cityofsanteeca.gov

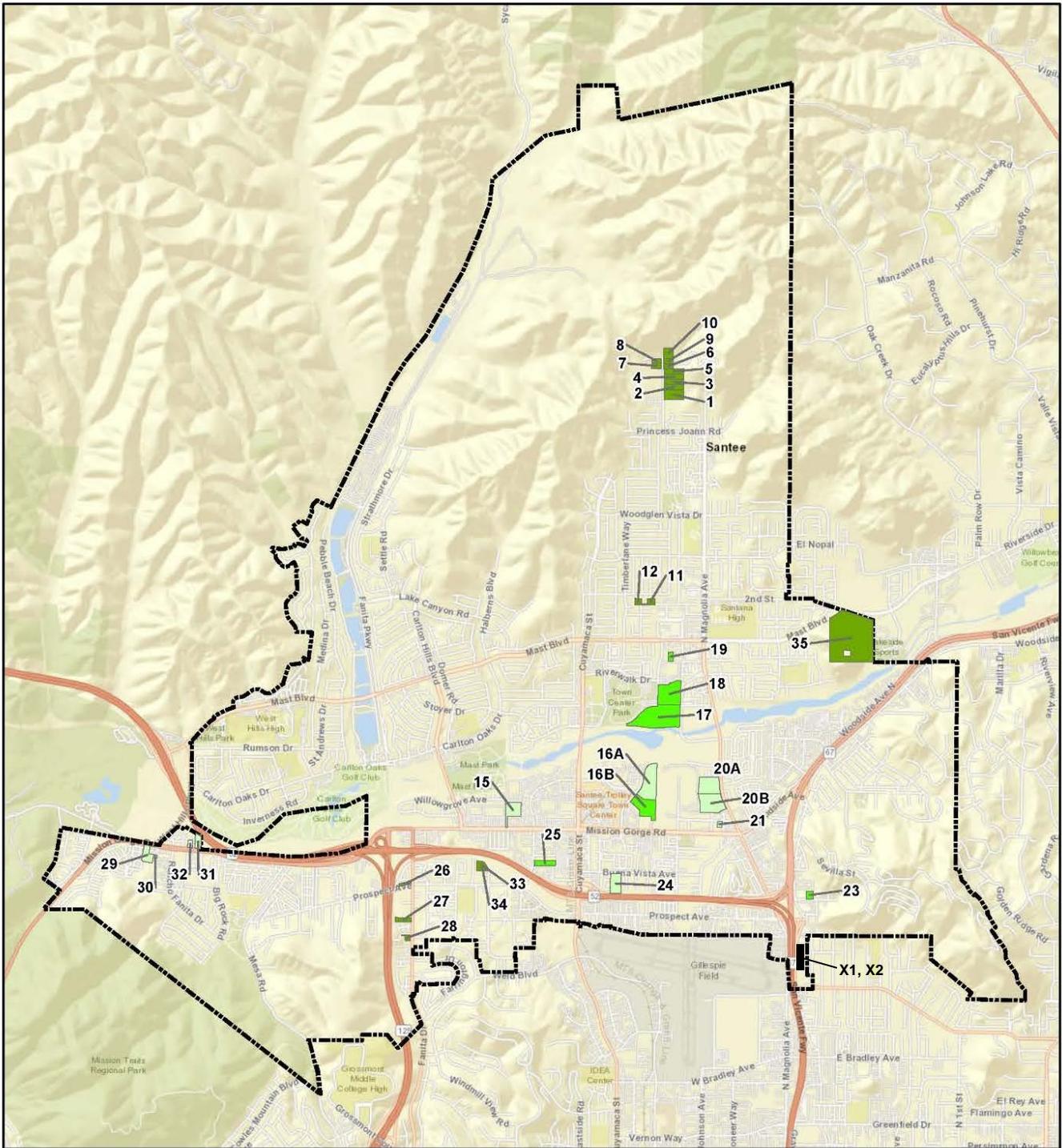
Proposed Sites for Rezoning:

The proposed project to implement Programs 9 and 10 of the Housing Element would potentially rezone up to 27 sites throughout the City as identified in Figure 1 and listed in Table 1 on the following pages.

Table 1: Candidate Rezone Sites

Map ID #	APN	Address	Current Zoning	Proposed Zoning	Lot Size (Acres)	Potential Capacity	Status
1	37819001	10939 Summit Ave	R-1A	R-7	4.65	29	Nonvacant
2	37818010	11009 Summit Ave	R-1A	R-7	2.32	14	Nonvacant
3	37818009	11025 Summit Ave	R-1A	R-7	2.32	14	Nonvacant
4	37818008	11041 Summit Ave	R-1A	R-7	2.32	14	Nonvacant
5	37818007	11059 Summit Ave	R-1A	R-7	2.32	11	Nonvacant
6	37818029	10215 Summit Crest Dr	R-1A	R-7	1.16	8	Nonvacant
7	37821021	11010 Summit Ave	R-1A	R-7	1.15	8	Nonvacant
8	37821020	11020 Summit Ave	R-1A	R-7	1.02	7	Nonvacant
9	37818028	11115 Summit Ave	R-1A	R-7	1.16	8	Nonvacant
10	37818020	11129 Summit Ave	R-1A	R-7	2.32	11	Nonvacant
11	38103107	9945 Conejo Rd	R-2	R-7	1.19	8	Nonvacant
12	38169028	9960 Conejo Rd	R-2	R-7	0.86	6	Nonvacant
15	38104036	Walmart	TC-C	TC-R-22	5.26	115	Vacant
16A	38105082	Civic Center Site I	TC-C	TC-R-30	11.11	333	Vacant
16B	38105082	Civic Center Site II	TC-C	TC-R-14	8.61	120.	Vacant
17	38105118	Cottonwood Ave	TC-R-30	TC-R-14	22.15	279	Vacant
18	38105117	Cottonwood Ave	TC-R-30	TC-R-14	11.71	98	Vacant
19	38103208	Park Center Dr	TC-R-22	TC-R-14	2.35	32	Vacant
20A	38105081	9200 Magnolia Ave	TC-O/I	TC-R-22	7.75	170	Nonvacant
20B	38105081	9200 Magnolia Ave	TC-O/I	TC-R-30	10.00	300	Nonvacant
24	38416204	9953 Buena Vista Ave	R-2	R-22	4.80	105	Nonvacant
25	38402007	8801 Olive Ln	IL	R-14	2.93	41	Nonvacant
29	38630031	7737 Mission Gorge Rd	GC	R-22	3.25	64	Nonvacant
30	38630009	8714 Starpine Dr	R-7/GC	R-22	1.30	28	Nonvacant
35	37903031	Mast Blvd	POS/IL	POS/R-7	47.45	122	Vacant
X1	38706111	Graves Ave.	R-14	GC	3.69	N/A	Vacant
X2	38706112	Graves Ave.	R-14	GC	2.26	N/A	Vacant

Figure 1: Project Location



6th Cycle Final Sites

- Above Mod
- Mod
- Lower
- City Boundary

**City of Santee
Residential Sites Inventory
Housing Element (6th Cycle: 2021-29)**

