

NOTICE OF DETERMINATION

TO:	<input checked="" type="checkbox"/> County Clerk County of: San Diego Address: 1600 Pacific Highway, Suite 260 San Diego, CA 92112-1750	FROM:	Public Agency/Lead Agency: City of Santee Address: 10601 Magnolia Ave. Santee, CA 92071 Contact: Michael Coyne Phone: 619-258-4100 ext. 160
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TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above)	Address:
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.


State Clearinghouse Number (If submitted to SCH):	2021100263	
Project Title: Housing Element Rezone Program Implementation		
Project Applicant: City of Santee, 10601 Magnolia Ave, Santee, CA 92071 c/o Michael Coyne (619-258-4100 ext. 160)		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name): Entire jurisdictional limits of the City of Santee		
General Project Location (City and/or County): City of Santee, County of San Diego		
<p>Project Description: On October 12, 2022, at a regularly held public meeting of the City Council, the City of Santee adopted Resolution No. 125-2022, certifying the Final Program Environmental Impact Report (“EIR”) (SCH #2021100263) for the Housing Element Rezone Program Implementation Project (“Project”), adopting Findings of Fact and a Statement of Overriding Considerations under the California Environmental Quality Act, and adopting a Mitigation Monitoring and Reporting Program. After certifying the Final Program EIR, the City Council then approved the Project by adopting General Plan Amendment GPA2021-2 (Resolution No. 126-2022) and Town Center Specific Plan Amendment TCSPA2021-2 (Resolution No. 127-2022) and approving Rezone R2021-2 and Zoning Ordinance Amendment ZA2021-2 (with an introduction of the corresponding Ordinances). Approval of the Project implements Programs 9 and 10 of the adopted 6th Cycle Housing Element and results adequate housing capacity to accommodate the City’s State-mandated Regional Housing Needs Allocation for the eight-year planning period from April 15, 2021 to April 15, 2029. Approval of the Project results in amendments to the General Plan land use designations of 19 sites throughout the City and in amendments to the Town Center Specific Plan land use designations of eight sites within the City’s Town Center, all in accordance with the City’s adopted 6th Cycle Housing Element.</p> <p>The Project also results in the following: establishment of a new By-Right Housing Chapter of the Santee Municipal Code (SMC Chapter 13.11), setting forth a procedure for processing by-right housing projects and establishing objective design standards for by-right housing; modifications to the Mixed Use Overlay District (SMC Section 13.22.060) to require</p>		

vertical integration of ground-floor commercial and civic uses on selected multifamily residential sites; and establishment of a density range of 30 to 36 dwelling units per gross acre in the R-30 (Urban Residential) Zoning District.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

The project benefits current and future residents of the City of Santee as it adds housing capacity to accommodate the City's Regional Housing Needs Allocation.

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on October 12, 2022 and has made the following determinations regarding the above described project:

1.	<input checked="" type="checkbox"/> The project will have a significant effect on the environment.
	<input type="checkbox"/> The project will NOT have a significant effect on the environment
2.	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input checked="" type="checkbox"/> Mitigation measures were made a condition of the approval of the project.
	<input type="checkbox"/> Mitigation measures were NOT made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/> A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input checked="" type="checkbox"/> A Statement of Overriding Considerations was adopted for this project.
	<input type="checkbox"/> A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/> Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/> Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
Custodian: Michael Coyne, Associate Planner, City of Santee, Development Services 619-258-4100 ext. 160	
Location: 10601 Magnolia Avenue, Santee, CA 92071	
Date: <u>10/13/2022</u>	 Signature
	Name: <u>Michael Coyne</u>
	Title: <u>Associate Planner</u>
Date Received for Filing: _____	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.