

# 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 #: 2023090032

Project Title: Santee Town Center Specific Plan Update

Lead Agency: City of Santee

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Project Location: Santee San Diego  
*City* *County*

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

The proposed project consists of a comprehensive update to the Santee Town Center Specific Plan (TCSP). The proposed TCSP would involve expanding the overall TCSP boundary by approximately 42 acres (from 610 acres to 651 acres), creating five distinct, yet interconnected neighborhoods, and updating the land use and development standards within the TCSP consistent with densities and intensities established by existing zoning and the adopted and certified 2021-2029 Housing Element. Proposed discretionary actions associated with the project include a General Plan Amendment GPA2023-1, Town Center Specific Plan Amendment TCSPA2023-1, Rezone 2023-1, Zoning Ordinance Amendment ZA2023-2, Environmental Impact Report AEIS2023-2. The Project encompasses the 651-acre TCSP area, including five distinct neighborhoods and four Housing Element sites generally bound by Mast Boulevard to the north, Magnolia Avenue to the east, Mission Gorge Road to the south, and non-residential areas west of Cuyamaca Street.

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

Project would result in significant Project-specific impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use, noise, transportation, and tribal cultural resources. Where feasible, Project-specific impacts would be reduced to less than significant with the implementation of identified mitigation measures. However, Project-specific impacts associated with the following topics of study may remain significant and unavoidable: air quality, hazards and land use compatibility related to airport density limitations, noise, and transportation.

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

N/A

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

N/A