



**Notice of Availability of a Draft Program
Environmental Impact Report for the City of Santee
Town Center Specific Plan Update
SCH# 2023090032**

NOTICE IS HEREBY GIVEN that in accordance with the California Environmental Quality Act (CEQA) the City of Santee has prepared a Draft Program Environmental Impact Report (DPEIR) for the Town Center Specific Plan (TCSP) Amendment (Project).

Project Location: The proposed Project is located within the City of Santee, which encompasses approximately 17 square miles in eastern San Diego County, about 18 miles east of downtown San Diego. The Project encompasses the 651-acre TCSP area, including five distinct neighborhoods and four Housing Element sites (Figure 1, appended to this notice).

Project Case Files: General Plan Amendment GPA2023-1, Town Center Specific Plan Amendment TCSPA2023-1, Rezone R2023-1, Zoning Ordinance Amendment ZA2023-2, Environmental Impact Report AEIS2023-2

Project Proponent: City of Santee

Project Background: The original TCSP was adopted in October of 1986 to establish a hub of employment and commercial opportunities centered around the San Diego River. Since its adoption, the TCSP has been amended 16 times, with the last comprehensive update approved in 2006 and the latest amendment, Amendment 19-1, adopted in December 2019. TCSP Amendment 19-1 established the Arts & Entertainment Overlay District (AEOD) with the intention of supporting tourism and attracting commercial, educational, and recreational uses to beautify and enliven the five proposed neighborhoods within the TCSP area. Since adoption of the AEOD, the City also adopted the 2021-2029 Sixth Cycle Housing Element and a successive Housing Element Rezone Program Implementation Project. With consideration of these prior projects and the goal to facilitate quality development in the TCSP area, the City decided to undertake a comprehensive update of the TCSP. The update to the TCSP builds upon the goals and objectives established by the 1986 TCSP, its 2006 comprehensive update, Amendment 19-1, and the 2021-2029 Housing Element, while strengthening the original vision through new development standards and design guidelines. The proposed project is the most comprehensive update to the TCSP since 2006.

Project Description: 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. The project would also involve expanding the former AEOD area by 170 acres (from 172 acres to 342 acres) and renaming the neighborhood the AEN. The purpose of the AEN is to create a mixed-use walkable environment with both day and night activities, becoming “Downtown Santee.”

Within the AEN are four Housing Element sites (16A, 16B, 20A, and 20B) that were redesignated from commercial to residential use and specific zoning and density maximums were established as part of the 2021-2029 Housing Element. The proposed TCSP includes conceptual plans and development options to facilitate housing on each of the sites consistent with the density maximums of the adopted Housing Element and state density bonus law. The expected development capacity of the TCPS area, AEN, and housing elements sites is shown in Tables 1 and 2 appended to this notice.

Environmental Analysis: Based on the analysis and conclusions of the DPEIR, the City of Santee finds that the proposed 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.

Public Review and Comment Period: The 45-day public review period of the DPEIR begins August 30, 2024 and ends October 14, 2024. Following the end of the public review period, the City Council will consider and may certify the Program Environmental Impact Report and take other actions at a noticed public hearing on a date and time to be determined. Written and electronic comments addressing the DPEIR must be received no later than Monday, October 14, 2024 at 5 p.m. via e-mail or mail at the following address:

Michael Coyne, Principal Planner
Subject: Town Center Specific Plan Update DPEIR
Planning & Building Department, City Hall, Building 4
10601 Magnolia Avenue
Santee, California 92071
Telephone: (619) 258-4100, extension 160
Email: mcoyne@cityofsanteeca.gov

Document Availability: The DPEIR for the Project can be reviewed during regular business hours at the following locations:

City of Santee Planning & Building Department (Building 4)
City of Santee Clerk's Office (Building 3)
10601 Magnolia Avenue, Santee, CA 92071

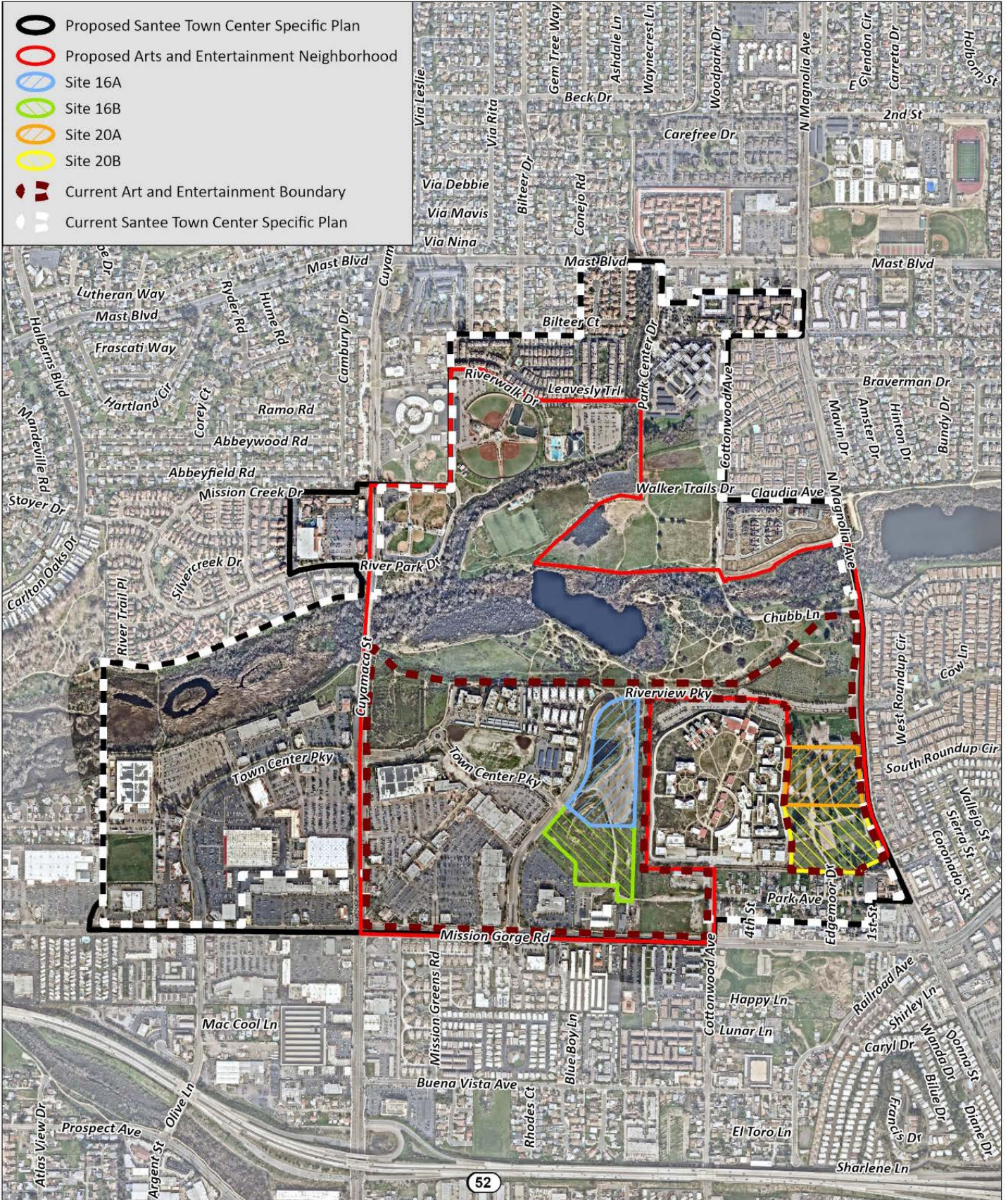
Santee County Library
9225 Carlton Hills Boulevard, Santee, CA 92071

Electronic copies of the DPEIR can also be downloaded from the City's website at:

<https://www.cityofsanteeca.gov/business/active-projects-map>

To make an appointment or for additional information, please contact Michael Coyne, Principal Planner, at (619) 258-4100, extension 160, or mcoyne@cityofsanteeca.gov.

**Figure 1
Project Boundaries**



0 1,200 Feet

**Table 1
TCSP and AEN Buildout Summary**

	Existing Non-residential Buildings (sf)	Existing Dwelling Units	Potential Non-residential Buildings (sf)	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumptions	Total Dwelling Units
TCSP Totals	1,756,567	814	4,073,756	2,622	3,441	513	3,954
AEN Totals	607,371	300	2,399,474	1,225	1,482	298	1,780

**Table 2
Housing Element Sites Buildout Summary**

Site	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (sf)	Existing Dwelling Units	Potential Non-Residential Buildings (sf)	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption	Total Dwelling Units
16A	TC-R-30	30-36 DU/AC	N/A	N/A	181,482	N/A	10%	333	400	120	520
16B	TC-R-14	14-22 DU/AC	N/A	N/A	90,012	N/A	10%	121	189	N/A	189
20A	TC-R-22	22-30 DU/AC	N/A	N/A	118,157	N/A	10%	171	233	70	303
20B	TC-R-30	30-36 DU/AC	N/A	N/A	N/A	N/A	N/A	300	360	108	468
HE Sites Totals	N/A	N/A	N/A	N/A	389,651	N/A	N/A	925	1,182	298	1,480