



NOTICE OF AVAILABILITY OF DRAFT PROGRAM EIR

Project Title:	Santee Town Center Specific Plan (TCSP) Update Draft Program Environmental Impact Report (DPEIR) SCH#2023090032
Project Location – Specific; Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	The 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 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.
Project Location – City:	Santee
Project Location – County:	County of San Diego
Description of Nature, Purpose, and Beneficiaries of Project: The proposed TCSP would involve expanding the overall TCSP boundary by approximately 41 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 expand the Arts and Entertainment Overlay District by 170 acres (from 172 acres to 342 acres) and rename the area the Arts and Entertainment Neighborhood. Finally, the proposed TCSP includes conceptual plans and development options to facilitate housing on each of the four Housing Element sites consistent with the density maximums of the adopted Housing Element and state density bonus law. 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.	
Project Site – Specify if project site is included on any list of hazardous waste facilities:	The project is not included on a list of hazardous waste facilities sites.
Place and time of scheduled meetings:	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.
Lead Agency:	City of Santee
Division	Planning & Building Department
Date when project noticed to public:	August 30, 2024
Address where copy of the EIR is available <u>and</u> how it can be obtained in an electronic format: <ul style="list-style-type: none"> • City of Santee Department of Development Services, 10601 Magnolia Ave., Santee, CA 92071 • City of Santee Clerk’s Office, 10601 Magnolia Ave., Santee, CA 92071 • San Diego County Library – Santee Branch, 9225 Carlton Hills Blvd #17, Santee, CA 92071 Electronic copies can be obtained from the staff person listed below or from the City’s website: https://www.cityofsanteeca.gov/business/active-projects-map	
Review Period:	Friday, August 30, 2024 to Monday, October 14, 2024
Contact Person:	Michael Coyne, mcoyne@cityofsanteeca.gov
Contact Person's Telephone	(619) 258-4100 x160