

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

**Project:** City of Santee Land Use Element Update

**Project Case Files:** General Plan Amendment GPA-2025-0002, Zoning Ordinance Amendment ZOA-2025-0001, and Program Environmental Impact Report ENV-2025-0009

**Project Proponent:** City of Santee

**Project Location:** Citywide (refer to Figure 1 and 2)

**Program Environmental Impact Report:** The City of Santee (City) is preparing a Program Environmental Impact Report (EIR) for a comprehensive update to its Land Use Element (project). 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 EIR and identifies areas of probable environmental effects of the project.

As specified in the CEQA Guidelines, the NOP will be circulated for a 30-day scoping 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:

Madeline Mattson, Principal Planner  
Planning & Building Department  
10601 Magnolia Avenue  
Santee, California 92071  
[mmattson@cityofsanteeca.gov](mailto:mmattson@cityofsanteeca.gov)  
(619) 258-4100 ext. 167

Written and electronic comments (file size should be a maximum of 10 MB unless a link is requested) The NOP comment period begins on **May 21, 2025**, and closes at **5:00 p.m. on June 20, 2025**. All comments concerning the scope of the Program EIR must be submitted in writing to Madeline Mattson, Principal Planner, via email or written letter, 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 scoping period in the preparation of the Program EIR.

### **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 on the scope of the environmental issues to be addressed in the Program EIR. The public scoping meeting will be held on June 5, 2025 at City Hall, 10601 Magnolia Avenue, Santee, CA 92071 in the Council Chambers, from 5:00 PM to 6:30 PM. All parties are welcome to attend and are encouraged to recommend environmental issues, mitigation measures, and alternatives to the project that they believe should be addressed in the Program EIR.

### **Project Background:**

California law requires that General Plans include a Land Use Element to identify the planned distribution, location, and extent of various land uses. The Land Use Element reflects the community's vision and aligns with the goals and policies of all the other elements.

The current Land Use Element was adopted by the City in 2003 with a horizon year of 2020. The primary objective of the adopted Land Use Element is to create a balanced mix of land uses that are compatible with one another. Land Use Element goals, policies and objectives aim to further the City's commitment to accelerating housing production and supply, affirmatively furthering fair housing, and reducing vehicle miles traveled through access to multimodal transportation options.

### **Project Description:**

The City is updating its Land Use Element, which is one of the seven components of the City's General Plan.

The goal of updating this plan is to:

- Connect people to parks, open space, biking, walking, shopping, jobs, and transit.
- Encourage economic development to create new businesses, jobs, retail and entertainment.
- Create more places to live.

This update will also look at ways to enhance some commercial and residential sites along the city's main commercial corridors to create mixed-use communities. Mixed-use communities are places where people can live, work, shop, and play all in the same area.

The project will include an update to the existing conditions to reflect the latest available information; an update to the planning horizon through the year 2045; and revisions to the Land Use Element to meet the goals described above.

See Figure 1, Regional Location, for the location and regional context of the project. See Figure 2, Existing Land Use, for a map of the existing land use designations.

### **Discretionary Actions:**

The City Council actions that would be considered for the proposed project include, but would not be limited to:

- Adopt the Land Use Element Update
- Certify the Program EIR for the Land Use Element Update
- Adopt an ordinance updating the Zoning Map and Santee Municipal Code to update zoning requirements with land use designations.

### **Project Alternatives:**

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

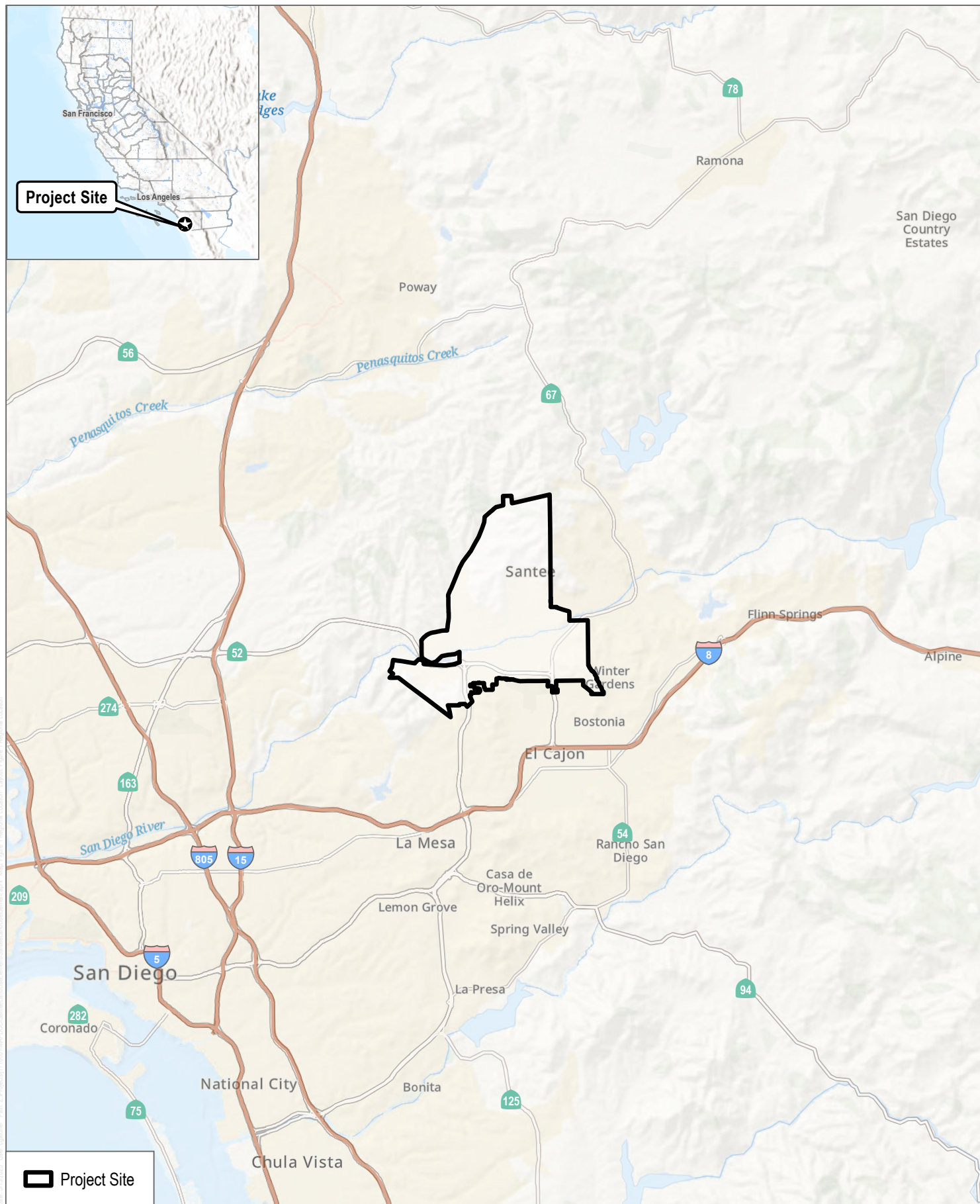
### **Potential Environmental Effect Areas:**

The Program EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect) and identify which are found to be less than significant. The Program EIR will also evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The Program EIR will evaluate all of the topic areas, as follows:

- |                                       |                                 |
|---------------------------------------|---------------------------------|
| • Aesthetics/Visual Resources         | • Land Use and Planning         |
| • Agricultural and Forestry Resources | • Mineral Resources             |
| • Air Quality                         | • Noise and Vibration           |
| • Biological Resources                | • Population and Housing        |
| • Cultural Resources                  | • Public Services               |
| • Energy                              | • Recreation                    |
| • Geology and Soils                   | • Transportation                |
| • Greenhouse Gas Emissions            | • Tribal Cultural Resources     |
| • Hazards and Hazardous Materials     | • Utilities and Service Systems |
| • Hydrology and Water Quality         | • Wildfire                      |

As environmental documentation for this project is completed, it will be available for review at the City's Planning & Building Department located in Building 4 at Santee City Hall, 10601 Magnolia Avenue, Santee CA 92071, and online at:

<https://www.cityofsanteeca.gov/services/project-environmental-review>




















SOURCE: Esri Oceans Base

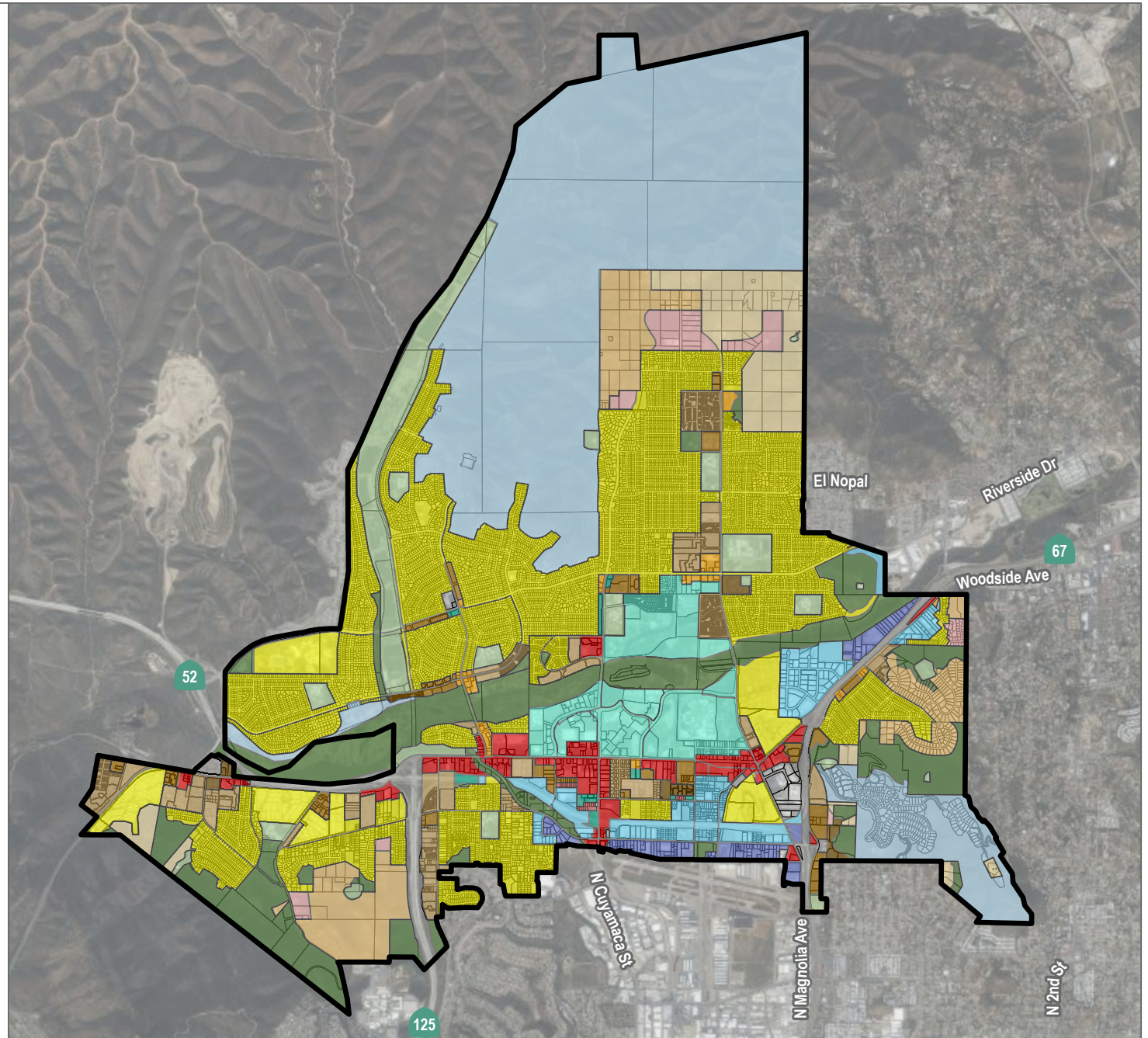
**FIGURE 1**  
**Regional Location**



 Project Site

### Existing General Plan Land Use

-  HL: Hillside/Limited
-  R1: Low Density Residential
-  R-1A: Low Density Residential
-  R2: Low-Medium Density Residential
-  R7: Medium Density Residential
-  R14: Medium-High Density Residential
-  R22: High Density Residential
-  OP: Office Professional
-  NC: Neighborhood Commercial
-  GC: General Commercial
-  TC: Town Center
-  IL: Light Industrial
-  IG: General Industrial
-  PUB: Public
-  P/OS: Park/Open Space
-  PD: Planned Development
-  R-B: Residential/ Business



SOURCE: Bing Maps 2025; City of Santee 2023; Open Street Map 2023

**DUDEK**



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Feet

**FIGURE 2**

**Existing Land Use**

Notice of Preparation for the Santee Land Use Element Update Program EIR