

NOTICE OF AVAILABILITY FOR THE LAND USE ELEMENT UPDATE AND ITS ASSOCIATED PROGRAM ENVIRONMENTAL IMPACT REPORT

Project Name: City of Santee Land Use Element Update
City Project No.: GPA-2025-0002, ZOA-2025-0001, ENV-2025-0009
State Clearinghouse Number: 2025051050
Project Applicant: City of Santee
Project Location: Citywide
Public Comment Period: March 6, 2026, through April 20, 2026

Project Description:

The City of Santee has prepared a Draft Program Environmental Impact Report (PEIR) for the proposed Land Use Element Update to the City's General Plan. The update would revise land use designations, goals, policies, and actions that guide future development throughout the City with a planning horizon year of 2045. The project proposes two new overlay areas intended to encourage mixed-use development at key locations within the City.

The Community Hub Overlay would apply to select parcels near the intersections of Magnolia Avenue and Mast Boulevard, Cuyamaca Street and Mast Boulevard, Cuyamaca Street and Town Center Parkway, and Carlton Hills Boulevard and Carlton Oaks Drive, and would provide the opportunity for mixed-use development at up to 30 dwelling units per acre with a maximum height of 45 feet. The Community Corridor Overlay would apply to select parcels primarily along Mission Gorge Road and would provide the opportunity for mixed-use development at up to 45 dwelling units per acre with a maximum height of 55 feet. In addition, the project proposes to change the land use designation of Assessor's Parcel Number (APN) 378-160-25-00 from Neighborhood Commercial to Medium-High Residential (14-22 dwelling units per acre). The Land Use Element Update is intended to promote infill development, improve land use efficiency, and support housing and economic opportunities within the City.

Document Availability: The PEIR for the Land Use Element Update can be reviewed during regular business hours at the following locations and on the City of Santee website at the following link:

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

San Diego County Library – Santee Branch
9225 Carlton Hills Boulevard, Santee, CA 92071

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

Public Review and Comment Period: The PEIR can be reviewed during the 45-day public review period starting on Friday, March 6, 2026, and ending on Monday, April 20, 2026, at 5:00 p.m. (Pacific). Written and electronic comments (file size should be a maximum of 10 MB unless a link is requested) addressing the Land Use Element Update PEIR must be received by mail or email at the following address:

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(619) 258-4100 ext. 167