



**NOTICE OF AVAILABILITY OF THE DRAFT  
PROGRAM ENVIRONMENTAL IMPACT  
REPORT FOR THE SANTEE MULTIPLE  
SPECIES CONSERVATION PROGRAM  
SUBAREA PLAN  
(SCH# 2023030471) AND NOTICE OF  
PUBLIC WORKSHOP**

Notice is hereby given by the PLANNING & BUILDING DEPARTMENT of the CITY OF SANTEE (City) as the Lead Agency, in accordance with the California Environmental Quality Act (CEQA), of the availability for public review of a draft Program Environmental Impact Report (PEIR) for the City of Santee (City) Multiple Species Conservation Program (MSCP) Subarea Plan.

**Project Description:** The proposed project is the Santee MSCP Subarea Plan (Subarea Plan or Plan), which implements the MSCP Subregional Plan for the City of Santee. The intent of the Plan is to balance urban growth in certain undeveloped areas of the City with the preservation of wildlife habitat supporting sensitive plant and animal species. The Plan would allow for future private and public development to occur within these undeveloped areas by requiring land to be set aside and managed for permanent open space at levels acceptable to the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), collectively referred to as the “Wildlife Agencies”. The Plan comprehensively addresses how the City will conserve species pursuant to the California Natural Community Conservation Planning (NCCP) Act of 1991, the California Endangered Species Act (CESA) and the federal Endangered Species Act (ESA).

The future adoption of the Plan would allow the transfer of take permitting authority to the City by which landowners obtain federal and State authorizations for the take of certain listed rare, threatened, or endangered species, while at the same time permanently protecting and managing sufficient land to preserve these species within the subregion. The Plan analyzes 20 sensitive species that would be “covered” under the Plan and defines “Covered Activities” as planned and future development projects, operation and maintenance of City infrastructure and facilities, and preserve management and monitoring activities. The Plan identifies portions of the City where future conservation and habitat enhancement will be directed to a Managed Preserve. The Plan envisions a 2,263-acre Managed Preserve.

The draft PEIR concluded that no significant and unavoidable impacts would result from the proposed Subarea Plan or alternatives, and all impacts were determined to be less than significant since the Subarea Plan does not specifically authorize or approve the Covered Activities. Covered Activities will be required to undergo separate City environmental review independent of the Subarea Plan, relying on the Subarea Plan to ensure compliance with the ESA and CESA.

**Case File:** AEIS2014-16

**Applicant:** City of Santee

**Project Location:** The Plan Area encompasses approximately 10,482.4 acres comprised of the City's jurisdictional area (approximately 10,710 acres), excluding 398.7 acres designated as "Not a Part", and including two Offsite Conservation Areas totaling 171.1 acres. See Subarea Plan Location Map.

**Document Availability:** The Subarea Plan draft PEIR 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

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

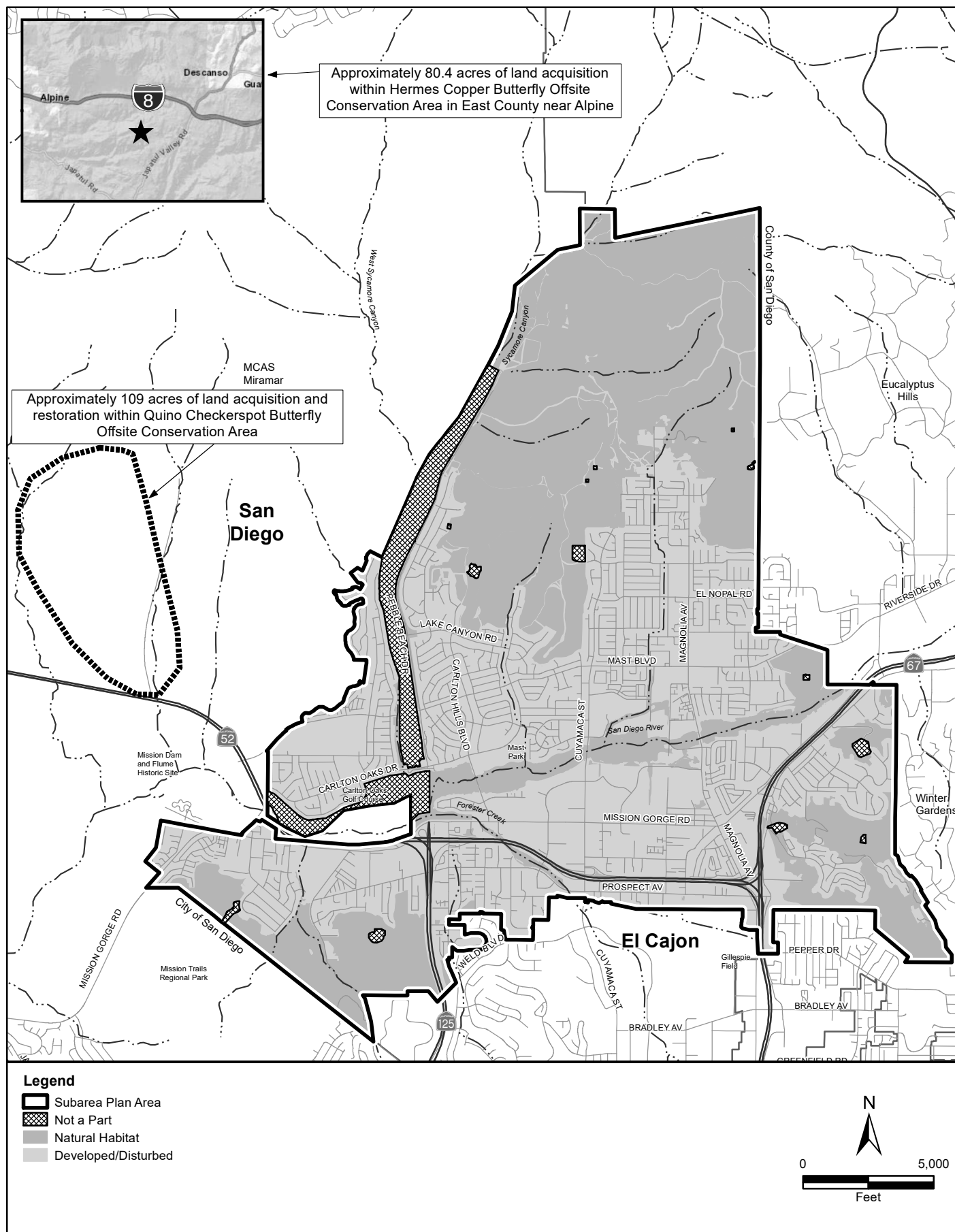
<https://www.cityofsanteeca.gov/business/active-projects-map>

**Public Review and Comment Period:** The draft PEIR can be reviewed during the 45-day public review period starting on Monday August 4, 2025, and ending on Wednesday, September 17, 2025, 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 Subarea Plan draft PEIR must be received by mail or email at the following address:

Sandi Sawa, AICP, Director of Planning & Building/City Planner  
City of Santee Department of Planning & Building  
10601 Magnolia Avenue  
Santee, CA 92071  
Telephone: (619) 458-4100 ext. 167  
Email: [ssawa@cityofsanteeca.gov](mailto:ssawa@cityofsanteeca.gov)

Please indicate a contact person in your comment. The City will consider all written comments received during the noticed public review period in the preparation of the Final Subarea Plan PEIR.

**Public Workshop:** A workshop will be held to provide an overview of the Plan and draft PEIR on August 13, 2025 at 6:30 p.m. during the regular City Council meeting at the City Council Chambers, 10601 Magnolia Avenue, Santee, CA 92071.



### Subarea Plan Location Map