

4.14 Public Services

This section characterizes existing and proposed public services, including fire protection, police protection, schools, and libraries, and evaluates changes to the physical environment that may result from the need to expand public service programs as a result of the Fanita Ranch Project (proposed project). The analysis evaluates the population increase from the proposed project and the associated increase in demand for public services. Effects associated with recreational services, such as parks, are evaluated in Section 4.15, Recreation, of this EIR. The following discussion addresses the existing public services conditions, identifies applicable regulations pertaining to the provision of public services, identifies and analyzes environmental impacts, and recommends mitigation measures to reduce or avoid adverse impacts anticipated from implementation of the proposed project, as applicable. This section is based on service letters from the Santee Fire Department (SFD), the County of San Diego Sheriff Santee Station, the Grossmont Union High School District (GUHSD), and Santee School District (SSD). These letters are provided as Appendix M.

4.14.1 Environmental Setting

4.14.1.1 Fire and Paramedic Services

The project site is within the service area of the SFD. The SFD is a full-service department, providing structural fire suppression, wildland fire suppression, medical first response, advanced life support, paramedic ambulance service, search and rescue operations, hazardous materials operations, public education programs, emergency preparedness planning, and fire code inspection services and permits (City of Santee 2020). There are two stations that could serve the project site. Station 5 is located at 9130 Carlton Oaks Drive, approximately 2.2 miles south of the Fanita Parkway entry to the project site. Station 5 currently has three response units: two fire engines and one paramedic ambulance with a minimum daily staffing of eight personnel, distributed as follows:

- Fire Engine 5 is staffed with one captain, one engineer, and one firefighter-paramedic.
- Fire Engine 205 is staffed with one captain, one engineer, and one firefighter-paramedic.
- Paramedic Ambulance 5 is staffed with two firefighter-paramedics.

The next closest station is Station 4 is located at 8950 Cottonwood Avenue, approximately 3.6 miles south and east of the Cuyamaca Street entry to the project site. Station 4 currently has one battalion chief's vehicle and four response units: one fire engine, one fire truck, one brush engine, and one paramedic ambulance with a minimum daily staffing of nine personnel distributed as follows:

- Fire Engine 4 is staffed with one captain, one engineer, and one firefighter-paramedic.
- Fire Truck 4 is staffed with one captain, one engineer, and one firefighter-paramedic.
- Brush Engine 4 is cross-staffed with personnel from Fire Truck 4. This crew cross-staffs the Truck and Brush units and respond in the appropriate apparatus based on the nature of the alarm.

- Paramedic Ambulance 4 is staffed with two firefighter-paramedics.
- Battalion Vehicle 2 is staffed with one battalion chief.

Station 4 also houses two reserve fire engines and two reserve ambulances.

Emergency call volumes related to typical projects, such as new residential developments, can be estimated based on the historical per capita call volume from a particular fire jurisdiction. In 2019, the SFD documented 5,791 total incidents generated by a Citywide total population of approximately 58,000 persons. The City of Santee's (City's) per capita annual call volume is approximately 100 calls per 1,000 persons (Appendix P1).

The Santee General Plan states the goal is to provide an average maximum initial response time of no more than 6 minutes for fire, rescue and emergency medical services with an average maximum response time of no more than 10 minutes for supporting paramedic transport units 90 percent of the time (City of Santee 2003). The average SFD response times¹ for emergency and non-emergency calls are 6 minutes and 18 seconds for fire and explosions; 5 minutes and 43 seconds for rescue and emergency medical; and 6 minutes and 40 seconds for service and non-emergency calls (Appendix M).

The City has a signed automatic aid agreement on first alarm or greater fires with adjacent and nearby fire departments including Alpine Fire Protection District, East County Fire Protection District, El Cajon Fire Department, Lakeside Fire Protection District, La Mesa Fire Department, Lemon Grove Fire Department, San Miguel Fire Protection District, and the City of San Diego Fire Department. Each participating member has a mutual aid agreement with the others and participate in the Unified San Diego County Emergency Services Organization to provide paramedic and fire protection services in the event that additional firefighting units are required.

4.14.1.2 Police Service

Police protection for the project site is provided by the San Diego County Sheriff's Department (SDCSD) under a contractual agreement with the City. The Santee Sheriff's Station is located at 8811 Cuyamaca Street, approximately 3.3 miles south of the project site. The Santee Sheriff's Station has over 70 employees providing patrol and traffic services, criminal investigations, juvenile intervention, crime analysis, and crime prevention education. A Sheriff's Station storefront is operated in the Santee Town Center near the San Diego Trolley line and San Diego Christian College, approximately 3 miles south of the project site. The station includes an active volunteer unit that provides community services including vacation checks and regular visits to homebound citizens (County of San Diego Sheriff's Department 2020).

¹ Response time in this context is the time from when the unit is notified until the unit arrives on scene. Response times do not include "dispatch time." Additionally, the times provided are averages within each category for the 12-month period beginning January 1, 2019, and ending December 31, 2019.

The SDCSD staffing goals and facility plans are based upon population. Generally, the SDCSD has a goal of providing one patrol position per 10,000 residents. Response time standards are typically applied in a facility-based model where the emergency services always start at a defined point (i.e., a police station). The SDCSD does not have adopted response time standards because deputies respond to calls for service while they are already out on patrol and the response time will vary depending on the deputy's current location, their availability (e.g., they may already be working on a higher priority call), and the type of call (e.g., a priority call may be a "cover call" requiring that two deputies respond and the call will not be dispatched until two deputies are available) (County of San Diego 2011).

The ratio of officers to population in the City is approximately 2.5 full-time deputies per 1,000 residential units, which is higher than the SDCSD goal (Appendix M). The Santee Sheriff's Station also has quicker response times than the County of San Diego (County) average. The average response time for non-priority calls within the unincorporated County was approximately 30 minutes while the average response time for priority calls within the unincorporated area was approximately 16 minutes. Response times vary greatly between command areas. Typically, response times in urbanized or built-out areas are lower than in areas that are rural, and characterized by spaced or scattered development patterns (County of San Diego 2011). In contrast, the average priority call response time for general law enforcement within the City is 9 minutes for priority 1 to 2 calls and 20 minutes for priority 3 to 7 calls (Appendix M). Service calls are assigned a priority based on the nature of the incident and the level of urgency.

The crime rate in the City is lower than San Diego County as a whole. In 2017, total crimes reported in the City were equivalent to 17.88 per 1,000 persons in the population, while those reported in the County were equivalent to 20.5 crimes per 1,000 persons. For violent crimes, the City reported 2.7 per 1,000 persons, while the County as a whole reported 3.4 per 1,000 persons. For property crimes, 15.2 per 1,000 persons were reported in the City, while 17.3 per 1,000 persons were reported in the County (SANDAG 2018).

4.14.1.3 Schools

The SSD serves the project site for grades kindergarten through 8th grade, and the GUHSD serves the project site for 9th through 12th grades.

Elementary Schools

The SSD currently operates nine elementary schools, eight of which are located within City limits. Existing schools operated by the SSD include Cajon Park on Magnolia Avenue, east of the project site; Carlton Oaks on Wethersfield Road, southwest of the project site; Carlton Hills on Pike Road, south of the project site; Chet F. Harritt STEAM School on Arlette Street, southwest of the project site; Hill Creek School, on Jeremy Street, southeast of the project site; Pepper Drive School, on Marlinda Way, southeast of the project site in the County; PRIDE Academy at Prospect Avenue,

on Prospect Avenue, south of the project site; Rio Seco on Cuyamaca Street, southeast of the project site; and Sycamore Canyon on Settle Road, west of the project site, which serves K–6 grades only. The closest school to the project site is Sycamore Canyon School, located approximately 500 feet from the southwestern boundary of the project site. As of the 2019/2020 academic year, the anticipated enrollment for the SSD is 6,637.

High School

The GUHSD serves the Santee area for grades 9 through 12. The high school district has 19 schools, 2 of which are in Santee: West Hills High School on Mast Boulevard near Medina Drive, southwest of the project site; and Santana High School on Magnolia Avenue between Mast Boulevard and Second Street, southeast of the project site. The proposed project is in the West Hills High School attendance area. However, if necessary, the GUHSD would consider a boundary adjustment to allow students from the proposed project to attend Santana High School. The estimated enrollment for the GUHSD for 2019 academic year is 22,019 students (Appendix M).

4.14.1.4 Libraries

Currently, library service in the City is provided by the San Diego County Library (SDCL) system. SDCL has served the communities of San Diego County since 1913. With 33 branches and 2 bookmobiles, SDCL serves over 1 million residents across the 4,000-square-mile County, including the City. SDCL’s mission is to inform, educate, inspire, and entertain. In Fiscal Year 2016–2017, the SDCL (SDCL 2020):

- Has 33 branches, 2 bookmobiles, and 2 24/7 Library To Go kiosks
- Circulated over 11.3 million books, CDs, DVDs, and other material formats
- Recorded 5.4 million visits to library branches
- Hosted 34,980 library programs

The Santee branch library is located on Carlton Hills Boulevard, less than 1 mile from the southern boundary of the project site. There are also libraries nearby in the communities of Lakeside, San Carlos, and El Cajon.

The County of San Diego also is part of a Countywide cooperative relationship known as the Serra Cooperative Library System. This cooperative library system allows residents of the County of San Diego and incorporated cities to use facilities of other public libraries in the same area. For example, a resident of the City could use the City of San Diego Main Library or any branch library facilities through the Serra Cooperative Library System. This system expands the accessibility of public library facilities to communities that are adjacent to each other. The Friends of Santee Library, a non-profit organization working out of the SDCL, operates a used bookstore in which all proceeds benefit the Santee branch library programs, events, and the New Library Building

Fund. The Friends of Santee Library created the New Library Building Fund in response to demand for a new, larger library in the City.

4.14.1.5 Parks

Refer to Section 4.15 for a discussion of on-site and off-site park and recreation facilities and services.

4.14.2 Regulatory Framework

The following regulatory framework discussion focuses on state and local regulations because there are no relevant public services-related federal laws.

4.14.2.1 State

Fire Regulations

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, which include regulations concerning building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training. The State Fire Marshal enforces these regulations and building standards in all state-owned buildings, state-occupied buildings, and state institutions throughout California.

Police Protection

Emergency Response/Evacuation Plans

California Government Code, Section 8607(a), directs the Governor's Office of Emergency Services to prepare a Standardized Emergency Management System (SEMS) program, which sets forth measures by which a jurisdiction should handle emergency disasters. The program is intended to effectively manage multi-agency and multijurisdictional emergencies in California. SEMS consists of five organizational levels, which are activated as necessary: (1) Field Response, (2) Local Government, (3) Operational Area, (4) Regional, and (5) State.

Local governments must use the SEMS to be eligible for funding of their response-related personnel costs under state disaster assistance programs. The City has adopted an Emergency Operation Plan that is consistent with the SEMS.

Schools

Development Impact Fees/Senate Bill 50

Proposition 1A, the Kindergarten-University Public Education Facilities Bond Act of 1998, or Senate Bill (SB) 50, was approved by voters in November 1998. This proposition provided \$6.7 billion in general obligation bonds for K–12 public school facilities as well as the first funding for the new School Facility Program, which provides state funding assistance for new construction

and modernization. This bill made major changes in the State School Facilities Program as well as developer fee mitigation for school districts in California. A primary result of SB 50 was the creation of different levels of developer fees. Specifically, the levy and collection of developer fees is governed by Education Code, Section 17620, and Government Code, Sections 65995 through 65998 and 66000 through 66008:

- Level 1 fees are the current statutory fees (also referred to as “Stirling Fees”) allowed under Education Code, Section 17620.
- Level 2 fees are outlined in California Government Code, Section 65995.5, and allow school districts to impose higher fees on residential construction if certain conditions are met. This level of developer fees is subject to a School Facility Needs Analysis based on Government Code, Section 65995.6.
- Level 3 developer fees are outlined in Government Code, Section 65995.7, and may be implemented by a district if the state certifies that there is no money available for facilities.

The SSD and GUHSD each currently levy impact fees on development within district boundaries consistent with SB 50. Currently, SSD fees are \$2.35/square foot for residential development and \$0.38/square foot for commercial/industrial² and GUHSD fees are \$1.00/square foot for residential construction and \$0.16/square foot for commercial and industrial construction (Appendix M).

4.14.2.2 Local

Santee General Plan

Divided into nine elements, the Santee General Plan is a statement of intent by the City as to the future development of the community. This is accomplished through objectives and policies that serve as a long-term policy guide for physical, economic, and environmental growth.

Land Use Element

The Land Use Element is intended to guide the pattern of development in the community. It specifies the location, type and amount of housing, commercial services, industrial uses, parks and public facilities and open space that will compose the City at buildout. The following objective and policies pertain to the provision of public services (City of Santee 2003):

- **Objective 3.0:** Provide and maintain the highest level of service possible for all community public services and facilities.
 - **Policy 3.1:** The City should ensure that land divisions and developments are approved within the City only when a project’s improvements, dedications, fees and other revenues to the City and other agencies fully cover the project’s incremental costs to the City and other agencies. These costs are for providing

² In accordance with state regulations, residential units constructed for senior living (designated as “Active Adult” in the Fanita Ranch Specific Plan) are designated Industrial (Appendix M).

new or upgraded capital improvements and other public facilities and equipment resulting from, and attributable to the project, which are necessary to protect and promote the public's health, safety and welfare and to implement feasible mitigation measures. Such facilities include, but are not limited to: parks, bridges, major roads, traffic signals, street lights, drainage systems, sewers, water, flood control, fire, police, schools, hiking/bicycle trails and other related facilities. In calculating benefits of land divisions and developments, the City may consider other public objectives and goals including social, economic (job creation, secondary economic benefits, etc.) and environmental factors.

Safety Element

The purpose of the Safety Element is to reduce loss of life, injuries, and damage to property resulting from natural and human-caused public safety hazards including flooding, geologic and seismic hazards, fire, traffic hazards, and crime. The Safety Element identifies areas where private and public decisions on land use need to be responsive to potentially hazardous conditions. It also serves to inform individuals, firms, and public agencies of the City's policies regarding appropriate levels of public services such as police and fire protection. Policies relevant to the proposed project include the following (City of Santee 2003):

- **Objective 4.0:** Minimize injuries, life of loss and property damage resulting from fire hazards.
 - **Policy 4.2:** The City should ensure that all new development meets established response time standards for fire and life safety services.
 - **Policy 4.8:** Encourage and support the delivery of a high level of emergency services through cooperation with other agencies and use of available financial opportunities.
 - **Policy 4.10:** Encourage the continued development, implementation and public awareness of fire prevention programs.
 - **Policy 4.11:** In order to minimize fire hazards, the Santee Fire Department shall routinely be involved in the review of development applications. Considerations shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations and needed fire flow requirements.
 - **Policy 4.12:** The timing of additional fire station construction or renovation, or new services shall relate to the rise of service demand in the City and surrounding areas.
 - **Policy 4.13:** Support mutual aid agreements and communications links with County and the other municipalities participating in the Unified San Diego County Emergency Service Organization.
 - **Policy 5.4:** The City shall involve law enforcement personnel in the review of new development applications through participation in the Development Review process.

Santee Municipal Code

Chapter 11.18, City of Santee Fire Code

Chapter 11.18 of the Santee Municipal Code adopts the 2019 California Fire Code, Part 9, Title 24, of the California Code of Regulations. The code includes but is not limited to regulations requiring all new development to install sprinkler systems; the minimum required unobstructed street widths for fire apparatus access; and requirements, which include preparation of a fire protection plan, for development in wildland-urban interface areas. Fanita Ranch is located in a wildland-urban interface area.

Chapter 12.30, Development Impact Fees

This chapter establishes appropriate standards for public facilities, including drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services, and community amenities. This chapter effectively establishes provisions to collect fees as a condition of approval of a final map or as a condition of issuing a building permit. The purpose of the fees established by this chapter is to impose upon new development the costs of constructing public facilities that are reasonably related to the impacts of the new development.

4.14.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, impacts to public services would be significant if the proposed project would:

- **Threshold 1:** Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.
- **Threshold 2:** Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.
- **Threshold 3:** Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios for public schools.
- **Threshold 4:** Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios for libraries.

Impacts associated with recreational services, such as parks, are evaluated in Section 4.15 of this EIR.

4.14.4 Method of Analysis

This section of this EIR addresses development of the proposed project and acknowledges the physical changes that would occur to the existing setting from implementation of the proposed project. Public services impacts were determined by comparing the proposed project with the objectives of the Santee General Plan, specifically the Safety and Land Use Elements, as well as assessing the proposed project's demand on existing public services. Will-serve letters from public service agencies were obtained to confirm the agencies' availability to serve the proposed project.

4.14.5 Project Impacts and Mitigation Measures

4.14.5.1 Threshold 1: Fire Protection Facilities

Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, or the need for new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection?

Impact: Implementation of the proposed project would include the development of a new fire station to offset its increase in demand for fire services and would not require additional new or physically altered facilities that could result in a significant physical impact to the environment other than what is already addressed in Sections 4.1 through 4.18.

Mitigation: No mitigation is required.

Significance Before Mitigation: Less than significant.

Significance After Mitigation: Less than significant.

Impact Analysis

Under the preferred land use plan with school, the proposed project would develop 2,949 new residential units, which would generate approximately 7,974 residents. Under the land use plan without school, the proposed project would develop 3,008 residential units, which would generate approximately 8,145 residents. Using the City's current per capita call generation factor of 100 calls per 1,000 persons, the project site is projected to add approximately 950 calls per year to the SFD's existing call load. Under the land use plan without school, the additional population would increase the annual calculated call volume to 889 calls per year (Appendix P1).

Due to increased demand and larger service area, response times to emergencies may exceed established response time goals. The primary standard used in the City to determine adequate levels of service is response time. The Santee General Plan (City of Santee 2003) states the goal is to provide an average maximum initial response time of no more than 6 minutes for fire, rescue and emergency medical services with an average maximum response time of no more than 10 minutes for supporting paramedic transport units 90 percent of the time. Secondary to response time is the number of personnel necessary to perform critical tasks required to safely mitigate emergencies.

According to the Fire Service Letter prepared for the proposed project (Appendix M), fire stations and personnel within the City are currently operating at capacity. To accommodate the increased demand and larger service area, the proposed project designates a 1.5-acre site for a new fire station and requires firefighting apparatus and trained firefighters in Fanita Commons to serve the project site and ensure adequate response times. The new station specifications regarding size, staffing, and layout would be determined through the approved Development Agreement between the applicant and the City (Appendix P1).

The SFD has indicated it can and would serve the project site with the addition of an adequately staffed and equipped fire station (Appendix M). The station design would comply with City building and design standards, including City Ordinance No. 457, Article 86, Amended – Fire Protection Plan Wildland-Urban Interface Areas, in accordance with the approved Development Agreement. Either a permanent or a temporary fire station must be constructed prior to the occupancy of any residential units in the proposed project. The proposed project would provide a fully constructed and staffed permanent fire station. In addition, a temporary fire station site equipped with apparatus and personnel may be provided on site until a permanent fire station is complete. The temporary fire station must be in an area that would meet a response time maximum of no more than 6 minutes to all areas of the proposed project. The temporary fire station would be fully equipped and staffed 24 hours per day, 7 days per week. The final location for the temporary fire station would be specified in the approved Development Agreement and must be approved by the Santee Fire Chief. The applicant may choose to provide a permanent fire station in lieu of a temporary station. The Santee Fire Chief confirmed the addition of the new fire station, equipment, and staff on the project site would adequately serve the project site while maintaining current response standards (Appendix M). Travel time from the new permanent station to the most remote (distant) lot on the project site is calculated at 3 minutes and 26 seconds. This would allow just under 2 minutes for dispatch and turnout and would meet the Santee General Plan response time goal of no more than 6 minutes (Appendix P1).

As discussed in Section 4.17, Utilities and Service Systems, fire flow pressure would be required to be a minimum of 2,500 gallons per minute. New construction in the City requires the installation of fire sprinklers, which would further reduce the potential for fire loss on the project site. Other fire protection mechanisms are discussed in Section 4.18, Wildfire. To address fire and life safety issues on new development, the City's Fire Marshal reviews proposed residential, commercial, and industrial projects through the City's Development Review process to ensure that adequate fire hydrant locations, water flow pressures, access for emergency vehicles, and other requirements are met, which would also reduce the need for fire protection services (City of Santee 2003).

The on-site fire station would be constructed to serve the increased development and population associated with the proposed project and would be a project component located within the boundaries of the project site. The physical environmental impacts associated with the proposed

project's construction and operational activities are analyzed in Sections 4.1 through 4.18 of this EIR. Because the proposed project would provide an on-site fire station to serve the anticipated increase in development and population, it would not require construction or expansion of additional new fire protection facilities off site. Therefore, impacts associated with the need for new or expanded fire facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection would not result in a new significant impact.

Mitigation Measures

The proposed project would not result in a new significant impact related to fire protection services; therefore, no additional mitigation is required.

4.14.5.2 Threshold 2: Police Protection Facilities

Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Impact: The proposed project would not result in increased demand for police services that would require new or physically altered government facilities that could result in a significant physical impact to the environment other than what is already addressed in Sections 4.1 through 4.18.

Mitigation: No mitigation is required.

Significance Before Mitigation: Less than significant.

Significance After Mitigation: Less than significant.

Impact Analysis

The proposed project would generate additional population under either the preferred land use plan with school or the land use plan without school. The increase in population would increase the demand for law enforcement services, with a consequent increase in the response times to emergency and non-emergency calls. The SDCSD provided a will-serve letter that includes service ratio and response time information for law enforcement services provided to the City by the County (Appendix M). The ratio of officers to population in the City is approximately 2.5 full-time deputies per 1,000 residential unit, which is higher than the SDCSD goal³ of providing 1 patrol position per 10,000 residents. Based on this ratio, the addition of the proposed project would equate to a need for approximately 7.4 new officers to serve the proposed project at full buildout under the preferred land use plan with school or 7.5 officers under the land use plan without school.

The proposed project would be constructed in four phases, and the addition of approximately 7,974 residents under the preferred land use plan with school, or 8,145 residents under the land use plan without school, would be spread out over approximately 10 to 15 years until full buildout, enabling

³ The SDCSD staffing goals and facility plans are based on population instead of residential units.

the City to contract with the SDCSD for appropriate increases in the level of service, including personnel, equipment, shifts, and person-hours committed to the City as a whole.

The Village Center land use designation in Fanita Commons allows for the development of a law enforcement satellite office for future expansion of police protection services, if deemed necessary, to accommodate these additional officers. Overall staffing would be a contractual commitment in which both the City and SDCSD would enter into and agree on personnel required for the proposed project. As stated in the SDCSD will-serve letter for the proposed project (Appendix M), the provision of additional officers would not require the need for new or expanded police facilities on the project site to maintain acceptable service ratios, response times, or other performance objectives for police protection. The additional officers could be in the SDCSD’s existing facilities. If an on-site satellite office is deemed necessary by the SDCSD in the future, the environmental impacts associated with construction of a new law enforcement satellite office in Fanita Commons are addressed in Sections 4.1 through 4.18. Therefore, the proposed project would not result in new significant impacts associated with the provision of new or physically altered government facilities.

Mitigation Measures

The proposed project would not result in a new significant impact related to police protection services; therefore, no additional mitigation is required.

4.14.5.3 Threshold 3: Public School Facilities

Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios for public schools?

Impact: The proposed project would not result in increased demand for public school facilities that would require new or physically altered facilities that could result in a significant physical impact to the environment other than what is already addressed in Sections 4.1 through 4.18.

Mitigation: No mitigation is required.

Significance Before Mitigation: Less than significant.

Significance After Mitigation: Less than significant.

Impact Analysis

Preferred Land Use Plan With School

According to the SSD, the development of 2,949 residential units under the preferred land use plan with school would generate approximately 635 K–8 students (Appendix M). Though SSD identifies that it has capacity to house some new students in existing schools within the district, in order to accommodate the total influx of new students, a new school facility would need to be constructed. The proposed project reserves a school site for a potential K–8 public school or other educational uses on the project site boundaries. If acquired by the SSD, the site can accommodate

up to 700 students, including existing City students and new students on the project site, plus required staff.

The physical environmental impacts associated with the proposed project's construction and operational activities are analyzed in Sections 4.1 through 4.18 of this EIR. Under this land use plan, the proposed project would provide an on-site K–8 school to serve the proposed project's anticipated increase in population, and would not require construction or expansion of additional K–8 school facilities off site.

Additionally, according to the GUHSD, the project site is within the West Hills High School attendance area, and if necessary, the GUHSD may consider a boundary adjustment to allow students living on the project site to attend Santana High School (Appendix M). According to the GUHSD, both of these school facilities have adequate capacity to serve students from the project site and the GUHSD does not anticipate the need to modify or expand the schools to accommodate the additional students from the proposed project (Appendix M). Therefore, impacts associated with the need for new or expanded school facilities in order to maintain acceptable service ratios, response times, or other performance objectives for public schools would be less than significant.

Land Use Plan Without School

Should the SSD not acquire the on-site school site, the proposed project would allow development of an additional 59 residential units on the school site. Based on the generation rates provided by the SSD, the land use plan without school is anticipated to generate 647 students, which is only 12 more students than the SSD's calculation of 635 students under the preferred land use plan with school.

According to the SSD, the district does not have sufficient classroom space to accommodate the additional students generated by this land use plan. However, given the 10–15 year project buildout, a new or expanded school would not be needed for several years after on-site residential units begin to be occupied. The SSD uses a centralized, open enrollment system, whereby students are assigned to schools based on available space. Therefore, an interim solution for school placement of new students generated by the proposed project would be to assign them to any of the SSD's current nine schools, depending on space availability. SSD makes every attempt to assign students to their school of residence, when requested. However, given available space, it is not always possible to assign students to the facility closest to their residence. An additional option may include the construction of new classrooms on existing school campuses to accommodate the increase in students. If the long-term solution is an expanded or new school, the SSD would be required to comply with CEQA under separate review. It is too speculative at this time to identify the potential location(s) of a new school within the SSD.

According to the GUHSD, both of the high schools that would serve the project site (West Hills High School and Santana High School) have adequate capacity to serve students from the proposed

project, including the additional students generated by the development of 59 residential units in the area sited for the school. The GUHSD does not anticipate the need to modify or expand schools to accommodate additional students from the proposed project (Appendix M).

School Impact Mitigation Fees

The applicant would be required to pay development impact fees for the proposed project's residential and commercial development in the amount required at the time of building permit issuance. Both school districts have established school impact mitigation fees to address the facility impacts created by residential and commercial development. The districts use these fees to pay for facility expansion and upgrades needed to serve new students. These fees would be collected during the plan check process. Payment of mandatory school impact fees in accordance with SB 50 would mitigate potential impacts to school facilities from the proposed project. Impacts would be less than significant.

Mitigation Measures

The proposed project would have a less than significant impact related to public school facilities; therefore, no mitigation is required.

4.14.5.4 Threshold 4: Other Facilities – Libraries

Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios for libraries?

Impact: The proposed project would not result in increased demand for library facilities such that new or physically altered facilities are needed that could result in a significant physical impact to the environment other than what is already addressed in Sections 4.1 through 4.18.

Mitigation: No mitigation is required.

Significance Before Mitigation: Less than significant.

Significance After Mitigation: Less than significant.

Impact Analysis

According to the County, of the 33 branches in the County, more than half of the libraries, including the Santee branch library, are considered to be in a space deficit (County of San Diego 2011). The SDCL system has created a Strategic Plan (2007–2012) (SDCL 2007) that identifies goals and objectives of the library system. Within this plan, goals are identified that involve financial management and fundraising strategies so that library facilities can be enhanced in the future. The Strategic Plan also identifies the need to develop and implement a facilities plan, which would guide the construction of library facilities in the future. Although these goals and objectives are in place, the County continues to be in a space deficit for library facilities overall.

The Santee branch library, which is run by the Serra Cooperative Library System in conjunction with the County of San Diego, is considered to be in a space deficit. The City's Capital Improvement Program (CIP) Five-Year Budget (Fiscal Years 2020 through 2024) includes a project to develop a new library facility (City of Santee n.d.). The CIP project would build a new, 20,000 square foot library facility to replace the undersized space currently rented by the County of San Diego. Though a specific location is not identified at this time, as part of the CIP approval process, the City would conduct environmental review compliant with CEQA and identify mitigation measures to reduce significant impacts, as applicable. The library CIP project is currently unfunded by the City and is anticipated to occur in Fiscal Year 2023–2024. It is anticipated that the New Library Building Fund created by the Friends of Santee Library would provide some funding for the new library.

The construction of the proposed project would incrementally increase the existing library space deficit. The proposed project includes a Village Center land use designation that would allow for a mix of uses including civic uses. While a library is not precluded, a designated library site has not been identified on the project site. If a library is built on the project site in the Village Center area, the library construction and operation would be no more impactful than the other proposed commercial or public uses proposed within this land use designation. Therefore, the construction and operation impacts of a library on the project site have been adequately addressed throughout this EIR and mitigated to the extent feasible.

Though the proposed project would be required to pay development impact fees (Chapter 12.30 of the Santee Municipal Code), which fund the construction of public facilities that are reasonably related to the impacts of the new development, the fees associated with Chapter 12.30 do not go toward funding the construction of libraries. The location of a new library on site or an expanded library off site has not been identified; however, the provision of new facilities off site would be subject to separate environmental review. In addition, the physical environmental impacts of a potential future on-site library are addressed throughout this EIR in Sections 4.1 through 4.18. Therefore, the proposed project would not result in significant impacts associated with the provision of new or physically altered government facilities. Impacts would be less than significant.

Mitigation Measures

The proposed project would have a less than significant impact related to public library facilities; therefore, no mitigation is required.

4.14.6 Cumulative Impacts and Mitigation Measures

Would implementation of the proposed project have a cumulatively considerable contribution to a cumulative public services impact considering past, present, and probable future projects?

Cumulative Impact	Significance	Proposed Project Contribution
Threshold 1: Fire Protection Services	Less than significant	Not cumulatively considerable
Threshold 2: Police Protection Services	Less than significant	Not cumulatively considerable
Threshold 3: Public School Facilities	Less than significant	Not cumulatively considerable
Threshold 4: Other Facilities – Libraries	Less than significant	Not cumulatively considerable

4.14.6.1 Cumulative Threshold 1: Fire Protection Services

The geographic context for the analysis of cumulative impacts in regard to fire protection services is the City near the project site, where facilities that may serve the project site are located. A significant cumulative impact would occur if growth associated with cumulative projects would outpace the SFD's ability to expand and serve new development, resulting in adverse effects from increased response times, physical deterioration of existing facilities, or lack of funding for the development of future facilities. Population increases in the City can be anticipated to continue, even without the proposed project. The City's population increased over 8 percent from 2010 through 2019 (DOF 2019). Continued population increases are anticipated from cumulative project development and could, over time, impact the SFD's capacity to provide response within the City's response time standard. As the City continues to grow, additional fire response resources would become necessary.

As additional development occurs in the City, increases in the demand for fire protection would likely require improvements to fire protection services. However, these and other cumulative projects would undergo discretionary review by local agencies and would be required to conform with applicable adopted land use plans, which are used as the basis to plan for adequate fire protection services. In addition, fire protection facilities would be provided for new development through property taxes, developer agreements, and other general fund revenue sources. Therefore, cumulative projects would not result in a significant cumulative impact.

The proposed project would provide a fully staffed and equipped fire station on site to serve the proposed project and neighboring areas of the City. The proposed project would not result in the need for additional fire protection facilities off site. Therefore, the proposed project's contribution would not be cumulatively considerable.

4.14.6.2 Cumulative Threshold 2: Police Protection Services

The geographic context for the analysis of cumulative demand for police protection services and facilities is the SDCSD service area, which includes facilities in the City that would serve project site. A significant cumulative impact related to adverse effects on existing police protection

services would occur if the development of future cumulative projects were to result in adverse effects on the SDCSD from either increased response times, physical deterioration of existing facilities, or lack of funding for the development of future facilities. As additional development occurs in the County, increases in the demand for police protection services would most likely require improvements to police protection facilities. However, these and other cumulative projects would undergo discretionary review by local agencies and would be required to conform with applicable adopted land use plans, which are used as the basis to plan for adequate police protection services. In addition, police protection facilities would be provided for new development through property taxes, developer agreements, and other general fund revenue sources. Therefore, cumulative projects would not result in a significant cumulative impact.

The ratio of officers to population in Santee is 2.5 full-time deputies per 1,000 residential units, which is higher than the County average, which requires the provision of one patrol position per 10,000 residents. Based on this ratio, the proposed project would be required to provide approximately 7.4 or 7.5 new sheriff's deputies, with the preferred land use plan with school or with the land use plan without school, respectively, to serve the proposed project. However, actual overall staff needed as a result of the proposed project would be discussed as a contractual commitment between both the City and SDCSD. The Village Center land use designation in Fanita Commons allows a law enforcement satellite office. Environmental impacts associated with construction of a new law enforcement satellite office within the Village Center are addressed throughout this EIR in Sections 4.1 through 4.18. Therefore, the proposed project's contribution would not be cumulatively considerable.

4.14.6.3 Cumulative Threshold 3: Public School Facilities

The geographic context for the analysis of cumulative impacts in regard to schools is the SSD and GUHSD service area boundaries, which provide school services for school-age children in the City and the region. A significant cumulative impact related to adverse effects on school services would occur if future cumulative projects would generate an increase in population that would exceed the SSD and GUHSD educational standards and result in degraded school facilities and services. Increased housing generates increased demand for schools, which could result in the need for new or expanded schools. School projects would be subject to CEQA, which would require they mitigate significant impacts to the environment. In addition, future developments would be required to pay school impact mitigation fees in accordance with SB 50 for facility expansion and upgrades needed to serve new students. Therefore, a significant cumulative impact would not occur without implementation of the proposed project.

The School Overlay within Fanita Commons designates a site for a potential school or other educational uses. If pursued by the SSD, the site could accommodate a K–8 grade school with up to 700 students, including new students generated by development of the project site. If a school is not built, adequate school facilities would be provided at existing schools through the payment of school fees. Therefore, the proposed project's contribution would not be cumulatively considerable.

4.14.6.4 Cumulative Threshold 4: Other Facilities – Libraries

The geographic context for the analysis of cumulative impacts in regards to library services is defined as the service area for the SDCL system, which is the County. The County identifies more than half of the libraries, including the Santee branch library, as considered to be in a space deficit. Therefore, a potentially significant impact related to adverse effects on library services would occur if future cumulative projects were to result in adverse effects on the SDCL facilities from physical deterioration of existing facilities or lack of funding for the development of future facilities consistent with the County’s library space goal. Cumulative projects identified in Table 4-2, Cumulative Projects, in Chapter 4, Environmental Impact Analysis, in combination with the proposed project would exacerbate the need for library facilities due to the SDCL already being in a space deficit. The County plans for expansion and growth of its library system based on the adopted planning documents of the jurisdictions that it serves, including the City. In addition, the SDCL system has created a Strategic Plan that identifies goals that involve financial management and fundraising strategies so that library facilities can be enhanced in the future. Therefore, cumulative projects would not result in a potentially significant cumulative impact.

The proposed project would contribute to the need for additional library space to serve the residents it would generate. As discussed in Section 4.14.5.4, the City has identified the need for an expanded library facility in its Five-Year Budget (Fiscal Years 2020 through 2024). Once a site is identified and plans are prepared, this facility would undergo its own separate environmental evaluation. Any identified significant impacts would be required to be mitigated to the extent feasible. In addition, the proposed project includes a Village Center land use designation that would allow for a mix of uses, including civic uses, which do not preclude a library. The physical environmental impacts of this potential future on-site facility have been addressed in other resource topics throughout this EIR. Therefore, the proposed project’s contribution would not be cumulatively considerable.

4.14.7 References

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