

**Appendix M. Public Services Will Serve Letters  
(School, Police, Fire, and Waste)**

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MAYOR  
John W. Minto



# CITY OF SANTEE

CITY COUNCIL  
Ronn Hall  
Stephen Houlahan  
Laura Koval  
Rob McNelis

April 23, 2020

Diane Sandman  
Senior Director Environmental Planning & Compliance  
Harris & Associates  
600 B Street Suite 2000  
San Diego, CA 92101

Subject: Fire Service to the Fanita Ranch Project Site - Request for Will-Serve Letter

Ms. Sandman:

I am writing in response to your letter dated February 28, 2019, regarding the capacity of the Santee Fire Department to serve the proposed development. You requested information on three topics, including: Existing Facilities, Standards and Anticipated Services. The Fire Department provided original responses to your request on March 25, 2019. Those responses were based on current information at that time, and the response letter acknowledged that the information could be subject to change. The responses herein reflect the latest information available to the Fire Department and should be reflected in your environmental documentation for Fanita Ranch.

Santee Fire Department is a full-service department providing structural fire suppression, wildland fire suppression, medical first response, advanced life support paramedic ambulance transport service, rescue operations, hazardous materials operations, public education, and fire code inspection services to the project site and adjacent areas. It is our intention to provide the most accurate anticipated needs to appropriately serve the project with all services currently provided.

Please find responses to your questions attached (Appendix A).

Respectfully,

John Garlow, Fire Chief  
City of Santee, Fire Department

Attachment: Appendix A

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**APPENDIX A**  
**SANTEE FIRE DEPARTMENT REVISED RESPONSE TO THE FANITA RANCH PROJECT**  
**SITE REQUEST FOR WILL-SERVE LETTER**

**Existing Facilities**

- 1. Identify the Santee Fire Departments existing service boundaries and state whether the project site is located within these boundaries.***

The Santee Fire Department's primary service area is the entire area within the City of Santee's corporation limits (10,615 acres/16.53 square miles). The proposed project site itself is located within the Santee corporation limits.

- 2. Currently, what types of fire and emergency services does the Santee Fire Department provide the project site and adjacent areas?***

Santee Fire Department is a full-service department providing structural fire suppression, wildland fire suppression, medical first response, advanced life support paramedic ambulance transport service, rescue operations, hazardous materials operations, public education, and fire code inspection services to the project site and adjacent areas. It is our intention to provide you the most accurate anticipated needs to appropriately serve the project with all services currently provided.

- 3. Identify the locations of existing fire facilities within the project vicinity and their distances to the project site.***

Santee has two fire stations within its corporation limits: Station 4, located at 8950 Cottonwood Avenue, 3.6 miles south and east of the Cuyamaca Street entrance to the proposed project site. Station 5, located at 9130 Carlton Oaks Drive, 2.2 miles south of the Fanita Parkway entry to the proposed project site.

- 4. Identify number and types of existing personnel, vehicles and other significant equipment for each fire facility serving the project site and adjacent areas.***

Fire station #4 currently has four units: one Fire Engine, one Truck Company, one Brush Engine and one Paramedic Ambulance with a minimum daily staffing of nine personnel distributed as follows:

- Engine 4 is staffed with one Captain, one Engineer and one

Firefighter-Paramedic.

- Truck 4 is staffed with one Captain, one Engineer and one Firefighter-Paramedic.
- \*Brush 4 is cross-staffed with personnel from Truck 4.
- Medic 4 is staffed with two Firefighter-Paramedics.
- Battalion 2 is staffed with one Battalion Chief.

Station 4 also houses two Reserve Fire Engines and two Reserve Ambulances.

\* This crew cross-staffs the Truck and Brush units. They respond in the appropriate apparatus based on the nature of alarm.

- Fire station #5 currently has three units: two Fire Engines and one Paramedic Ambulance with a minimum daily staffing of eight personnel distributed as follows:
- Engine 5 is staffed with one Captain, one Engineer and one Firefighter-Paramedic.
- Engine 205 is staffed with one Captain, one Engineer and one Firefighter-Paramedic.
- Medic 5 is staffed with two Firefighter-Paramedics.

**5. Provide the Santee Fire Department average response times for both emergency and non-emergency calls.**

Response time is the time from when the unit is notified until they arrive on scene. Response times do not include "dispatch time" The times being provided are averages within each category for the twelve-month period beginning January 01, 2018, and ending December 31, 2019.

Fire, Explosion - 6 minutes, 18 seconds  
Rescue, Emergency Medical - 5 minutes, 43 seconds  
Service Call, Non-emergency-6 minutes, 40 seconds

## Standards

**1. Define the standards used to determine adequate levels of service (such as one staff person for every 1,000 persons) for response time, number of personnel, equipment and fire flow. How close to capacity are the fire stations currently operating?**

The primary standard used in the City to determine adequate levels of service is Response Time. The City of Santee's General Plan states the goal is to provide an average maximum initial response time of no more than six minutes for fire, rescue



and emergency medical services with an average maximum response time of no more than ten minutes for supporting paramedic transport units 90% of the time. Secondary to response time is the number of personnel necessary to perform critical tasks required to safely mitigate emergencies. Currently, fire stations and personnel are operating at capacity.

Existing Facilities item #5 indicates that the current call volume and distance of travel for emergency responses are at capacity.

### **Anticipated Services**

- 1. Would the Santee Fire Department be able to adequately serve the proposed project with existing fire and emergency services? If not, what measures could you recommend to mitigate project impacts that may be incorporated into the proposed project, including anticipated personnel and equipment for the proposed fire station, additional fire prevention staff during construction, personnel and equipment to monitor the wildland-urban interface, etc.?***

No. An additional permanent fully-staffed fire station will be necessary to provide adequate service to the proposed project site. The applicant may also provide a temporary station but not in lieu of a permanent station. The addition of the proposed station will adequately cover the proposed project while maintaining current response standards. In addition, the project will need to comply with all City building and design standards, including City Ordinance No. 457, Article 86 Amended - Fire Protection Plan Urban-Wildland Interface (UWI) Areas.

- 2. When would the fully staffed and equipped fire station be needed? Would an interim fire station be needed during construction?***

The applicant will be required to construct, equip, staff, outfit, maintain, operate and dedicate a permanent fire station or may first construct a temporary fire station and, subsequently, a permanent fire station, prior to the occupancy of any residential units within the project. In lieu of immediately constructing the permanent fire station, the applicant may construct, equip, staff, outfit, maintain and operate a temporary fire station. The temporary fire station must be located in an area which will meet a response time maximum of six minutes to all areas of the project. The temporary fire station shall be fully equipped and staffed twenty-four hours a day, seven days a week. The final location for the temporary fire station shall be specified in the Development Approvals and must be approved by the Santee Fire Chief.

- 3. In addition to the proposed fire station, would the construction of the proposed project result in the need for new or physically altered Santee***

***Fire Department facilities to serve the project site? If so, describe the necessary upgrades, alterations or improvements to Santee Fire Department facilities outside of the proposed project.***

No, the addition of one sufficiently staffed and equipped temporary and permanent fire station at the thresholds identified above will adequately serve the project site at the time of construction/occupation.

4. ***Would the construction of the proposed project physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan?***

No, the proposed project would not interfere with current evacuation and emergency response plans.

MAYOR  
John W. Minto

CITY COUNCIL  
Ronn Hall  
Stephen Houlahan  
Laura Koval  
Rob McNelis



# CITY OF SANTEE

March 25, 2019

Diane Sandman, Senior Director  
Environmental Planning & Compliance  
600 B Street Suite 2000  
San Diego, CA 92101

Subject: Fire Service to the Fanita Ranch Project Site – Request for Will-Serve Letter

Mrs. Sandman:

I am writing in response to your letter dated February 28, 2019, regarding the capacity of the Santee Fire Department to serve the proposed development. You requested information on three topics including: Existing Facilities, Standards and Anticipated Services. We are providing responses to these questions based on current information, which is subject to change.

Santee Fire Department is a full-service department providing structural fire suppression, wildland fire suppression, medical first response, advanced life support paramedic ambulance transport service, rescue operations, hazardous materials operations, public education, and fire code inspection services to the project site and adjacent areas. It is our intention to provide the most accurate anticipated needs to appropriately serve the project with all services currently provided.

Please find responses to your questions attached (Appendix A).

Respectfully,

John Garlow, Fire Chief  
City of Santee, Fire Department



APPENDIX A  
SANTEE FIRE DEPARTMENT RESPONSE  
FIRE SERVICE TO THE FANITA RANCH PROJECT SITE  
REQUEST FOR WILL-SERVE LETTER

**Existing Facilities**

- 1. Identify the Santee Fire Departments existing service boundaries and state whether the project site is located within these boundaries.***

The Santee Fire Department's primary service area is the entire area within the City of Santee's corporation limits (10,615 acres/16.53 square miles). The proposed project site itself is located within the Santee corporation limits.

- 2. Currently, what types of fire and emergency services does the Santee Fire Department provide the project site and adjacent areas?***

Santee Fire Department is a full-service department providing structural fire suppression, wildland fire suppression, medical first response, advanced life support paramedic ambulance transport service, rescue operations, hazardous materials operations, public education, and fire code inspection services to the project site and adjacent areas. It is our intention to provide you the most accurate anticipated needs to appropriately serve the project with all services currently provided.

- 3. Identify the locations of existing fire facilities within the project vicinity and their distances to the project site.***

Santee has two fire stations within its corporation limits: Station 4, located at 8950 Cottonwood Avenue, 3.6 miles south and east of the Cuyamaca Street entrance to the proposed project site. Station 5, located at 9130 Carlton Oaks Drive, 2.2 miles south of the Fanita Parkway entry to the proposed project site.

- 4. Identify number and types of existing personnel, vehicles and other significant equipment for each fire facility serving the project site and adjacent areas.***

Fire station #4 currently has four units: one Fire Engine, one Truck Company, one Brush Engine and one Paramedic Ambulance with a minimum daily staffing of nine personnel distributed as follows:

- Engine 4 is staffed with one Captain, one Engineer and one Firefighter-Paramedic.
- Truck 4 is staffed with one Captain, one Engineer and one Firefighter-Paramedic.
- \*Brush 4 is cross-staffed with personnel from Truck 4.
- Medic 4 is staffed with two Firefighter-Paramedics.
- Battalion 2 is staffed with one Battalion Chief.

APPENDIX A  
SANTÉE FIRE DEPARTMENT RESPONSE  
FIRE SERVICE TO THE FANITA RANCH PROJECT SITE  
REQUEST FOR WILL-SERVE LETTER

Station 4 also houses two Reserve Fire Engines and two Reserve Ambulances.

\* This crew cross-staffs the Truck and Brush units. They respond in the appropriate apparatus based on the nature of alarm.

Fire station #5 currently has three units: two Fire Engines and one Paramedic Ambulance with a minimum daily staffing of eight personnel distributed as follows:

- Engine 5 is staffed with one Captain, one Engineer and one Firefighter-Paramedic.
- Engine 205 is staffed with one Captain, one Engineer and one Firefighter-Paramedic.
- Medic 5 is staffed with two Firefighter-Paramedics.

**5. *Provide the Santee Fire Department average response times for both emergency and non-emergency calls.***

Response time is the time from when the unit is notified until they arrive on scene. Response times do not include “dispatch time” The times being provided are averages within each category for the twelve-month period beginning January 01, 2018, and ending December 31, 2018.

- Fire, Explosion – 6 minutes, 51 seconds
- Rescue, Emergency Medical – 5 minutes, 55 seconds
- Service Call, Non-emergency – 7 minutes, 11 seconds

**Standards**

**1. *Define the standards used to determine adequate levels of service (such as one staff person for every 1,000 persons) for response time, number of personnel, equipment and fire flow. How close to capacity are the fire stations currently operating?***

The primary standard used in the City to determine adequate levels of service is Response Time. The City of Santee’s general plan states the goal is to provide an average maximum initial response time of no more than six minutes for fire, rescue and emergency medical services with an average maximum response time of no more than ten minutes for supporting paramedic transport units 90% of the time. Secondary to response time is the number of personnel necessary to perform critical tasks required to safely mitigate emergencies. Currently, fire stations and personnel are operating at capacity. An additional staffed fire station with one Fire Engine and one Brush Engine cross-staffed with one Fire Captain, one Fire Engineer, and one Firefighter paramedic will be necessary to provide adequate service to the proposed project site. The addition of the proposed station, equipment, and staff will adequately cover the proposed project while maintaining current response standards. The response times are listed in

APPENDIX A  
SANTEE FIRE DEPARTMENT RESPONSE  
FIRE SERVICE TO THE FANITA RANCH PROJECT SITE  
REQUEST FOR WILL-SERVE LETTER

Existing Facilities item #5 which indicate that the current call volume and distance of travel for emergency responses are at capacity.

**Anticipated Services**

- 1. Would the Santee Fire Department be able to adequately serve the proposed project with existing fire and emergency services? If not, what measures could you recommend to mitigate project impacts that may be incorporated into the proposed project, including anticipated personnel and equipment to monitor the wildland-urban interface, etc.?***

The Santee Fire Department will be able to adequately serve the proposed project with the addition of one adequately staffed and equipped fire station. An adequately staffed fire station includes the Station, one Fire Engine and one Brush Engine cross-staffed with one Fire Captain, one Fire Engineer, and one Firefighter paramedic and compliance with all City building and design standards, including City Ordinance NO. 457, Article 86 Amended - Fire Protection Plan Urban-Wildland Interface (UWI) Areas.

- 2. When would the fully staffed and equipped fire station be needed? Would an interim fire station be needed during construction?***

A fully constructed and staffed permanent fire station will be necessary prior to occupation of any unit. A temporary fire station site equipped with apparatus and personnel would be required prior to delivery of lumber to the site and until a permanent fire station is complete. The temporary fire station would be required to have adequate facilities to house one Fire Engine, with staffing of one Fire Captain, one Fire Engineer, and one Firefighter Paramedic.

- 3. In addition to the proposed fire station, would the construction of the proposed project result in the need for new or physically altered Santee Fire Department facilities to serve the project site? If so, describe the necessary upgrades, alterations or improvements to Santee Fire Department facilities outside of the proposed project.***

No, the addition of one sufficiently staffed and equipped fire station at the proposed location will adequately serve the project site at the time of construction/occupation.

- 4. Would the construction of the proposed project physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan?***

No, the proposed project would not interfere with current evacuation and emergency response plans. New evacuation and emergency response plans specific to the proposed project will be required.



# COUNTY OF SAN DIEGO

## INTER-DEPARTMENTAL CORRESPONDENCE

August 27, 2019

Diane Sandman, Senior Director  
Environmental Planning & Compliance  
600 B Street Suite 2000  
San Diego, CA 92101

Subject: Santee Sheriff's Station Will-Serve Letter Questions

Mrs. Sandman,

Please see below answers to your Will-Serve Letter Questions and your follow-up question based on my initial response.

Thank you,

*Lt. Chris Steffen*  
Chris Steffen, Lieutenant

Santee Sheriff's Station



## Existing Facilities

1. **Identify the Santee Sheriff's Station's existing service area boundaries, and state whether the project site is located within these boundaries.**

*The Fanita Ranch site is within the City of Santee.*

2. **Currently, what types of police services does the Santee Sheriff's Station provide to the project site and adjacent areas?**

*The San Diego County Sheriff's Department provides the following services to the City of Santee:*

*Patrol  
Traffic Enforcement  
Community Oriented Policing and Problem solving unit (COPPS)  
Investigations*

*Additional resources included but not limited to:*

*Emergency Services Division  
Special Enforcement Detail  
K9 unit  
Special Investigations Division  
Major Crimes Division*

3. **Identify the locations of existing police facilities within the project vicinity and their distances to the project site and adjacent areas.**

*The Santee Sheriff Station is about 3.3 miles away from project site. Santee Sheriff's storefront is about 3 miles away from project site.*

4. **Identify the number and types of existing personnel, vehicles, and other significant equipment for each police facility serving the project site and adjacent areas.**

*Currently, the Sheriff's Department for the City of Santee has the following staff:*

*Five clerical staff (non-sworn)  
Two Community Service Officers (non-sworn)  
Five Traffic Deputies  
One Motor Deputy  
Two School Resource Officers  
Four COPPS Deputies  
One Juvenile Investigator*

Seven Area Investigator  
Six Sergeants (four Patrol, one Traffic, one Investigations)  
26 Patrol Deputies  
Two Psychiatric Emergency Response Team (PERT) Deputies  
One Lieutenant  
One Captain

*The cost of each sworn staff member includes vehicles and necessary equipment. The current deputy to population ratio is about 2.5 full time deputies per 1,000 residences.*

**5. Provide the Santee Sheriff's Station's average response times for both emergency and non-emergency calls.**

*In re-running the numbers to reflect the most current information (January 2019 to present), the average response time varies from 2-9 minutes for priority 1-2 calls. An example of a priority 1 or 2 call would be:*

*Assault with a deadly weapon, traffic accidents, brandishing of a weapon*

*The average response time varies from 9-30 minutes for priority 3-7 calls. An example would be:*

*A commercial/residential alarm, report of a cold crime, noise disturbance, phone call request.*

*The City does not have a standard for response times. Priority 1-2 radio calls do not always mean the deputies are responding with lights and sirens.*

**Standards**

- 1. Define the standards used to determine adequate levels of service (such as 1 staff person for every 1,000 persons) for response time and number of personnel and equipment. How close to capacity is the Santee Sheriff's Station currently operating? How will an additional sheriff's storefront affect this capacity?**

*A storefront could foster an opportunity for deputies to be in the area in question more often. Overall staffing is a contractual commitment in which both the City of Santee and Sheriff's Department agree on.*

## Anticipated Services

- 1. Would the Santee Sheriff's Station and the County Sheriff's Department be able to adequately serve the proposed project with existing police services? If not, what measures could you recommend to mitigate project impacts that may be incorporated into the project design, including anticipated personnel and equipment for the proposed sheriff's storefront and need for additional police service staff during construction?**

*In speaking with the Sheriff's Contracts Division, the increase of staff based on the projected expansion would be a discussion had by the Sheriff and the City of Santee. The previous given ratio (2.5 deputies to 1000 residence) was a rough estimate based on current staffing levels at the Santee Sheriff's Station. If a storefront was added in the Fanita Ranch area, it would need a bathroom, office space for computer(s), printer/fax, phone and data lines.*

- 2. Using the information provided about the proposed project, quantify the additional demand that would be generated on County Sheriff's Department's services at project buildout.**

*As mentioned above, any increase in Sheriff's staff at the Santee Station would be a discussion between the Sheriff and the City of Santee.*

- 3. Does the County Sheriff's Department have current plans for the expansion of the existing Santee Sheriff's Station or others? Please identify any that may specifically serve the project site.**

*Discussions of a new patrol station have started however this is still in its infancy. Law Enforcement services to the City of Santee are based on a contract agreed upon by both the City of Santee and the Sheriff's Department.*

- 4. In addition to the proposed dedicated sheriff's storefront, would the construction of the proposed project result in the need for new or physically altered County Sheriff's Department facilities to serve the project site? If so, describe the necessary upgrades, alterations, or improvements to the Santee Sheriff's Station facilities outside of the proposed project.**

*No.*

**5. Would the construction of the proposed project physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan?**

*No, we have existing emergency response/evacuation plans that would easily transition to a new storefront.*





COMMITTED TO EXCELLENCE  
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• GOVERNING BOARD MEMBERS

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JIM KELLY  
ELVA SALINAS  
ROBERT SHIELD  
DR. GARY C. WOODS

• SUPERINTENDENT

DR. TIM GLOVER

March 22, 2019

Ms. Diane Sandman, AICP  
Senior Director, Environmental Planning & Compliance  
Harris & Associates  
600 B Street, Suite 2000  
San Diego, CA 92101

Subj: School Service to Fanita Ranch – Will Serve Letter

Dear Ms. Sandman:

The Grossmont Union High School District (District) is in receipt of your letter regarding school service for Fanita Ranch. The District is responsible for providing education for students in grades 9 through 12 and the entire Fanita Ranch project is located within the GUHSD boundary.

In response to your questions:

1. The proposed project is within the West Hills High School attendance area (8756 Mast Blvd., Santee, CA 92071). If need be, the District may consider a boundary adjustment to allow students from the project to attend Santana High School. The District has no plans to build a new high school as a result of the project as we expect enrollments to be supported by either or both West Hills and Santana High Schools.
2. An enrollment projection graph is provided for the period 2019 to 2040. It is a very rough projection.
3. The District has a "Choice" program whereby students may attend the campus of their choosing.

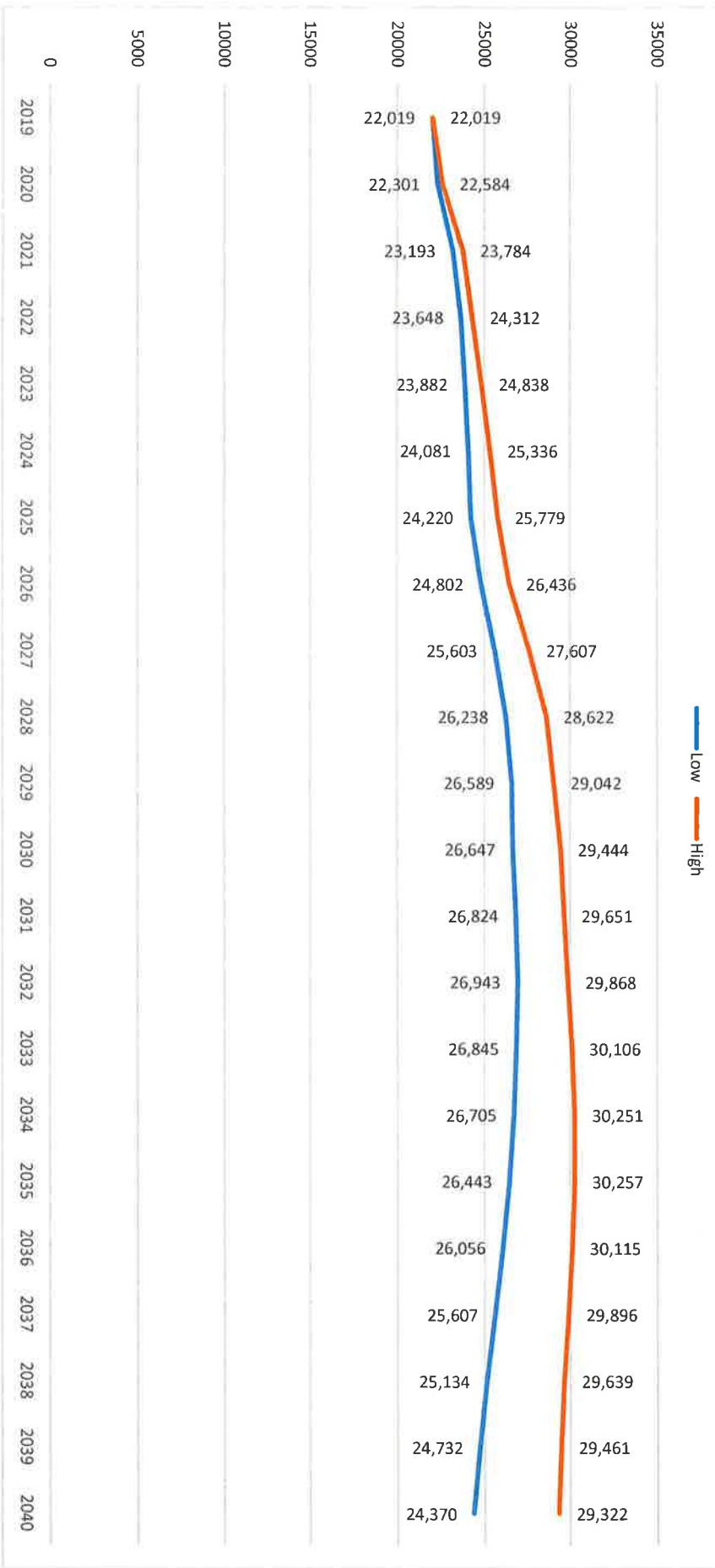
Anticipated services: The district has adequate capacity to serve students from Fanita Ranch. We do not anticipate the need to modify schools to accommodate additional students from this project.

As previously mentioned, given the number of units in the development, the District would prefer to engage with the developer to discuss the formation of a Community Facilities District in lieu of the collection of school fees. The District desires to work proactively with the City to ensure that school facilities are available for students that will be potentially generated by the additional residential units within the Fanita Ranch Project plan.

Sincerely,

  
Katy Wright  
Executive Director Facilities Management

## 9-12 Enrollment Projections GUHSD + Charters (Reported Through GUHSD & Feeder Districts)





# Santee School District

## SCHOOLS

Cajon Park  
Carlton Hills  
Carlton Oaks  
Chet F. Harritt STEAM  
Hill Creek  
Pepper Drive  
PRIDE Academy  
at Prospect Avenue  
Rio Seco  
Sycamore Canyon  
Alternative  
Success Program

March 15, 2019

Harris & Associates

Attn. Diane Sandman, Senior Director, Environmental Planning & Compliance  
600 B Street  
San Diego, CA 92101

Re: School Service to the Fanita Ranch Project Site – Request for Will-Serve Letter

Dear Ms. Sandman,

The District is in receipt of your letter dated February 28, 2019 in which you request the District respond to specific questions related to its existing facilities and capacity to serve the new Fanita Ranch Project (“Project”) to be built by HomeFed Corporation (“Developer”).

First, it is important to note that the District has previously provided detailed information to the Developer regarding the probable impact to District facilities related to the Project. This was done through written comments submitted by the District to the City of Santee for the Developer’s General Plan Amendment request and Specific Plan Submittal. I have attached those responses (“HomeFed Submittal Comments”) to provide the contextual details for the District’s response to your specific questions delineated below:

### Existing Facilities

*Q1: Identify the Santee School District’s existing service area boundaries, and state whether the project site is located within these boundaries.*

A1: The map in Appendix 1 depicts the District’s boundaries (black line, shaded area), location of its existing 9 schools, the City of Santee limits (red line), and approximate location of the Project. The planned residential development of the Project is entirely within the District’s boundaries.

*Q2: Identify the total district enrollment for the past 3 school years, and provide projections for the buildout of the project (approximately 20 years), including district-run and charter populations.*

A2: The table in Appendix 2 reports the actual District enrollment for school years 2015-16 through 2018-19 and projected enrollment from 2019-20 through 2028-29. These projections are done by a company named Decision Insite using a sophisticated model analyzing past trends,

BOARD OF EDUCATION · Dustin Burns, Dianne El-Hajj, Ken Fox, Elana Levens-Craig, Barbara Ryan  
DISTRICT SUPERINTENDENT · Kristin Baranski, Ed.D.

9625 Cuyamaca Street · Santee, California 92071-2674 · (619) 258-2300 · [www.santeeisd.net](http://www.santeeisd.net)

RECEIVED  
MAR 18 2019  
HARRIS & ASSOCIATES  
SAN DIEGO, CA

birthrates, and planned residential developments (“Developments”). This projection incorporates 18 separate Developments within the District’s boundaries, including the Project. An absorption rate of 125 homes per year was used for the Project starting with the 2021-22 school year. Years from 2029 through 2040 assume the average annual growth rate for the prior 3 years. This portends an enrollment increase from 6,826 in 2018-19 to 7,990 in 2040-41. However, only a portion of this increase is attributable to the Project (see attached HomeFed Submittal Comments for details).

*Q3: What is the Santee School District’s policy, if any, regarding school attendance closest to students’ current residences?*

A3: The District utilizes a centralized, open enrollment system whereby students are assigned to schools based on available space. While the District makes every attempt to assign students to their school of residence, when requested, this is not always possible given available space. This means that students do not necessarily attend the school that is within the attendance boundary of their residence. I have attached Board Policy 5116: School Attendance Boundaries which provides the authority for the aforementioned practice. The last paragraph of this Board Policy outlines this potential.

**Anticipated Services**

*Q4: Identify and discuss potential impacts to district schools and strategies to manage enrollment growth resulting from the proposed project, analyzing if the proposed K-8 school is built on the project site or if the school is not built.*

A4: Please refer to the attached HomeFed Submittal Comments for details on potential impacts and options.

If you have any additional questions or need further information, please feel free to contact me by email at [karl.christensen@santeeisd.net](mailto:karl.christensen@santeeisd.net) or by phone at 619-258-2321.

Sincerely,



Karl Christensen  
Assistant Superintendent  
Business Services



Appendix 1: District Boundary Map

**DECISIONSITE**  
Admin Tools Reports Residential Help

Go to New Client Interface

**Fanita Ranch Project**

Map Tools

STUDY: Santee 19Mod  
View Profile Change Study Logout

Map data ©2019 Google Terms of Use

2:06 PM 3/13/2019

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Admin Tools Reports Residential Help

Map Tools

STUDY: Santee 19Mod  
View Profile Change Study Logout

Map data ©2019 Google Terms of Use

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## Appendix 2: District Enrollment

Santee School District (Santee19Mod) (DU Scn 2019)							Fanita Ranch Dwelling Units									
							125	125	125	125	125	125	125	125	125	125
Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2040	
TransK	120	117	145	113	116	117	118	119	120	120	120	120	120	120	120	
K	752	786	717	737	753	760	769	777	782	784	784	784	784	784	784	
1	720	741	796	751	772	771	782	791	798	800	800	800	799	799		
2	737	709	736	763	740	761	764	774	791	796	795	795	795	795		
3	730	755	695	723	766	745	770	771	781	795	799	798	800	800		
4	698	736	743	688	717	764	748	772	776	783	800	802	803	806		
5	700	687	733	738	693	722	774	760	782	783	788	805	815	816		
6	671	672	648	714	717	672	704	753	735	762	763	763	783	790		
7	664	640	660	654	709	714	674	703	756	740	765	767	767	787		
8	646	646	635	652	654	711	722	679	709	764	746	770	773	773		
Subtotals:	6438	6489	6508	6533	6637	6737	6825	6899	7030	7127	7160	7204	7239	7270		
SDC:	219	241	245	262	264	266	269	272	277	283	285	288	289	290		
Alternative Schls	38	31	35	31	35	35	35	35	35	35	35	35	35	35		
Totals:	6695	6761	6788	6826	6936	7038	7129	7206	7342	7445	7480	7527	7563	7595	7990	
% Chg:		0.99%	0.40%	0.56%	1.61%	1.47%	1.29%	1.08%	1.89%	1.40%	0.47%	0.63%	0.48%	0.42%		



# Santee School District

**SCHOOLS:**

Cajon Park  
Carlton Hills  
Carlton Oaks  
Chet F. Harritt STEAM  
Hill Creek  
Pepper Drive  
PRIDE Academy  
at Prospect Avenue  
Rio Seco  
Sycamore Canyon  
Alternative  
Success Program

**HAND DELIVERED**

October 30, 2017

City of Santee  
Development Services Department  
10601 Magnolia Avenue  
Santee, CA 92071

Re: Fanita Ranch General Plan Amendment (GPA 2017-2)

To Whom It May Concern,

The purpose of this letter is to provide comments and recommendations regarding the proposed General Plan Amendment submitted by HomeFed Corporation ("Developer") for the Fanita Ranch Project ("Fanita Ranch Project") as it relates to impacts to the Santee School District ("District") and school facilities.

We note that the documents submitted by the Developer include "provision for **schools** (emphasis added) in the community-focused Village Center" (Page 4; Section 2.2 of Fanita Ranch Project Description) and specify that the Village Center include "civic uses, retail, office and high density residential uses in close proximity to **schools** (emphasis added), a community park, and a farm." (Page 7; Section 2.3 of Fanita Ranch Project Description). We also note that Exhibit 4.1 and Table 4.1 (Pages 11 and 12 of Fanita Ranch Project Description) outlining the Conceptual Land Use enumerate 14.9 acres for a **School** ("Proposed School Site"). We further note that Table 4.1 specifies that "if the Proposed School Site is not acquired for a public or private school use within two years of filing of the final map for the phase in which the site is located (*presumably Phase 1 as enumerated on Page 30 of the Fanita Ranch Project Description*), the site may be developed as residential uses in addition to the 2,949 units proposed." Lastly, we note that the Development Phasing section of the Fanita Ranch Project Description (Section 10; Page 30) indicates that construction is anticipated to begin summer 2020 with a build-out of approximately 10 – 15 years. In response, the District offers the following comments and/or recommendations:

As an initial matter, a Specific Plan EIR was referenced several times throughout the Fanita Ranch Project documents. The District requests a copy of the updated environmental documents, as it is the District's understanding that the Fanita Ranch Project has now nearly doubled the amount of projected residential units,

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DISTRICT SUPERINTENDENT · Kristin Baranski

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from 1,380 to 2,949 units, within the project area. The District has concerns not only for the school site impacted by the increase of residential units, but also for the significant impact to the City's traffic patterns.

As to the provision of educational services, the District believes it is best to be able to serve students generated from the Fanita Ranch Project within their own community concurrent with occupancy of homes. The District recently conducted a study of student generation rates for various types of residential developments constructed within the City of Santee during the past 20 years (1997 – 2016). Based on that analysis and the potential 2,949 dwelling units proposed by the Developer, the District will have to accommodate approximately 800 to 1,000 new students, depending on the mixture of residential product types constructed by the Developer. This will require construction of a new school, as the District does not have sufficient classroom space at its current nine (9) schools to accommodate this quantity of students. However, it must be noted that, given the 10 – 15 year build-out proposed, a new school may not be needed for several years after residential units begin to be occupied. Therefore, an interim solution for housing new students generated from the Fanita Ranch Project will likely be necessary. Consequently, Fanita Ranch students may be assigned by the District to any of its current nine (9) schools, depending on space availability. Furthermore, the District uses a centralized, open enrollment system whereby students are assigned to schools based on available space. This means that students do not necessarily attend the school that is within the attendance boundary of their residence. While students in the Fanita Ranch Project would receive a high quality education at any of the District's schools, an interim solution may not necessarily appeal to Fanita Ranch residents. Therefore, the District expects that any interim solution have a short duration and Fanita Ranch students receive services within their own community as much as possible and practical.

The District also has concerns about the possible residential unit developments should the District not acquire the land designated for the new school within the two-year time frame. It is the District's understanding the Developer is requesting approval for one of three options: up to 150 single family units, up to 187 multifamily units, or up to 407 active adult units. As these units are in addition to the anticipated 2,949 units planned for the Fanita Ranch Project, the District does not have sufficient classroom space to accommodate the additional quantity of students generated by these potential developments.

The District requests that the City of Santee grant a density bonus incentive to the Developer to develop the additional units in other areas within the Fanita Ranch Project. If the City were to grant this incentive, the District would be able to acquire the land at a lesser cost and provide a new school site to accommodate the increase in student population. The siting and acreage for schools is

governed by provisions numerous California Code Sections including Code of Regulations Title 5, Education Code, and Government Code, as well as regulations and guidelines published by the California Department of Education ("CDE"). There are many factors that the District must consider to determine whether a site is feasible, adequate, and appropriate for construction of a new school. The CDE will need to evaluate the Proposed School Site and conduct a feasibility study to determine whether it meets the criteria established by CDE. Therefore, the District cannot, at this time, provide comment on whether the Proposed School Site meets the requirements of the CDE and code sections of law. The District reserves the right to decline siting of a new school on the Proposed School Site and require identification of an alternate school site should the Proposed School Site not meet established criteria. As a starting point, a preliminary calculation of a new school using CDE guidelines and the aforementioned student generation rates indicates the need for a school site with net usable acres of 18.6. We note that the acres set-aside for the school is 14.9 acres, of which 10.7 acres is designated for the school and 4.2 acres is designated for "joint use". We recommend the Developer obtain school siting criteria from the CDE and work with the District and CDE to determine siting and acreage for a new school.

The District also notes that the Developer's Phase 1 Environmental Site Assessment ("ESA") reviewed and relied upon previous Phase 1 ESAs prepared for the Proposed School Site. However, these reports that were reviewed and relied upon were made nearly twenty years ago. It is unknown whether the site conditions for the Proposed School Site have changed since the reports were conducted in 1998. If an ESA provided that the Proposed School Site is unsuitable for a K-8 school, the District will request an alternate school site be proposed.

Under current law, developers are required to mitigate the impact of their developments on a variety of public services, including schools. The current structure used by the State of California for funding new school construction through the Office of Public School Construction ("OPSC") and its governing body; the State Allocation Board ("SAB"), generally assumes the availability and use of three funding sources: State General Obligation ("GO") Bonds ("State Funds"), local GO Bonds ("Local Funds"), and Developer Fees ("Developer Fees"). However, the latter two sources are uncertain and dependent on the existence of favorable circumstances.

Over the last several years, the State exhausted its bonding authority for modernization and new construction of school facilities, and stopped making payments to school districts for projects already approved. This resulted in a backlog of projects on the OPSC's Unfunded Approvals List. Fortunately, in

November 2016, the voters approved new bond authority with passage of Proposition 51 but the State has been slow to sell the bonds, ostensibly due to the Governor's resistance to incurring new long-term debt and desire to restructure the State School Facilities Program. This makes the availability of State Funds uncertain for constructing a new school for the Fanita Ranch Project.

The capacity for the District to generate Local Funds is limited by a minimum voter approval threshold of 55% and a maximum tax rate of \$30 per \$100,000 of Assessed Valuation ("AV"). The District currently has approximately \$15 million of bond authority remaining from the \$60 million approved by the voters in November 2006. However, the tax rate to service existing, outstanding debt currently exceeds the maximum tax rate threshold. Therefore, the District cannot issue new bonds until one of the following events occur:

1. Assessed Valuation increases enough to reduce the tax rate below the \$30 threshold
2. A measure is placed on the ballot to reauthorize the November 2006 bond authority and passed with at least 55% voter approval
3. A measure for new General Obligation Bonding authority is placed on the ballot and passed with at least 55% voter approval

This makes Local Funds uncertain for constructing a new school for the Fanita Ranch Project. (It is important to note that the \$15 million in authorized but unissued bonding capacity is already committed for other Capital Improvement Program projects established in 2006 and is, therefore, not available to finance construction of a new school. It is only included here for illustrative purposes related to Assessed Valuation limitations.)

The levy and collection of Developer Fees for mitigating the impact of new developments on schools facilities is governed by Education Code section 17620 and Government Code sections 65995 through 65998 and 66000 through 66008. There are three (3) levels of Developer Fees that may be levied by a school district:

- 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 Government Code section 65995.5, and allow school districts to impose higher fees on residential construction if certain conditions are met
- Level 3 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.



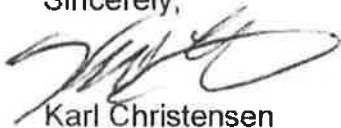
The District is currently authorized to levy Developer Fees at Level 1 for a per square foot amount of \$2.16. Every even year, the SAB considers increase of the Level 1 statutory fee based on increases to the construction cost index. This was last done January 2016 and is scheduled to be considered again in January 2018. The District may also take future actions that would trigger the conditions for Level 2 fees.

Statutory Developer Fees, on their own, are inadequate to fund construction of a new school and fully mitigate the impact on school facilities for a project the size of Fanita Ranch. Therefore, in order for the District to ensure that school facilities are ready and available for students generated from the Fanita Ranch Project when they arrive, it will be necessary for the District to negotiate a Mitigation Agreement with the Developer. The District has been in discussions with the Developer regarding this but no meetings have yet taken place to start the negotiation process.

If you have any questions regarding the foregoing, please feel free to contact me by phone at 619-258-2321 or by email at [karl.christensen@santeesd.net](mailto:karl.christensen@santeesd.net).

We look forward to working collaboratively with the Developer to provide adequate school facilities for Fanita Ranch residents.

Sincerely,



Karl Christensen  
Assistant Superintendent, Business Services



# Santee School District

## SCHOOLS

Cajon Park  
Carlton Hills  
Carlton Oaks  
Chet F. Harritt STEAM  
Hill Creek  
Pepper Drive  
PRIDE Academy  
at Prospect Avenue  
Rio Seco  
Sycamore Canyon  
Alternative  
Success Program

**HAND DELIVERED**

August 14, 2018

Marni Borg, Consulting Environmental Planner  
City of Santee  
Development Services Department  
10601 Magnolia Avenue  
Santee, CA 92071

Re: Fanita Ranch Specific Plan

Dear Ms. Borg,

The purpose of this letter is to provide comments regarding the proposed Specific Plan submitted by HomeFed Corporation ("Developer") for the Fanita Ranch Project ("Fanita Ranch Project") as it relates to impacts to the Santee School District ("District") and school facilities.

We note the following references to school facilities in the Fanita Ranch Project Description document:

- Page 9 describes the Fanita Commons main Village area which includes a K-8 school site
- Exhibit 2.1a and Table 2.1 indicate a "School Overlay" area of 19.2 acres
- Note 6 for Table 2.1 states; "The underlying land use for the S overlay sites is MDR [*Medium Density Residential*]. If the reserved school site is not acquired for school use within 2 years of filing the final map, the MDR land use may be implemented on the school site and adjacent joint use facility site and the maximum total number of units in the Specific Plan Area shall be 3,008 units."
- Page 23, section 2.5, describes the 19.2 acre School Overlay area in more detail. 15.0 acres is reserved for a potential K-8 public school site and 4.2 acres is reserved for a joint use area that "may include play fields, gardens, open play areas and other similar amenities that could remain open for public use after hours." This section also states; "If pursued by the Santee School District, the school site can accommodate up to 1,000 students, including existing Santee students and new students within Fanita Ranch".

As stated in the District's response to the Developer's General Plan Amendment application, the District believes it is best to be able to serve students generated

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DISTRICT SUPERINTENDENT • Kristin Baranski, Ed.D.

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from the Fanita Ranch Project within their own community concurrent with occupancy of homes. However, in that response, the District also stated that the provision of educational services to students within their own community must be considered in light of what is possible and practical within available resources.

Recently, the Developer provided the District a more detailed accounting of the types of homes planned for the Fanita Ranch development. This data was analyzed together with the District's most recent student generation rates calculated in October 2017. This calculation used a 20 year history of residential developments from 1997 through 2016 and current enrollment data. Applying student generation rates to the Developer's proposed configuration of housing types indicates that 634 K-8 students may be generated from the Fanita Ranch development at full build-out.

#### School Operational Issues

Page 48 of the Fanita Ranch Project Description document, Section 7 – Development Phasing, states that construction on the project is expected to begin Summer 2021 with build-out of approximately 10 to 15 years. It is important to note that the District has calculated the "break-even" point at which a new school would generate enough new State Local Control Funding Formula Base Grant funding to at least cover the costs for operating a new school. This analysis indicates that as many as 340 new students would be needed before opening of a new school would be operationally feasible, depending on the variability of assumptions used.

#### State School Building Program

To service 700 students with a new school in Fanita Ranch would require substantial financial resources, none of which the District currently possesses. The costs for school construction generally fall into the following five categories:

1. General Planning
2. Site Acquisition
3. Site Development
4. Building Construction (Hard Costs)
5. Soft Costs (e.g. architectural; engineering; plan reproduction; agency fees; testing and inspection; furniture, fixtures, and equipment)

The State of California, through the Office of Public School Construction (OPSC), operates the School Facilities Program (SFP). The SFP was originally designed to be a 50/50 program for new school construction whereby the State

would provide 50% of the costs and the remaining 50% would come from local sources such as Developer Fees, local General Obligation Bonds, and/or Community Facilities Districts (CFDs). While the State's portion for funding cost categories #2 and #3 remains at 50%, the State's match for cost categories #4 and #5 is well below 50%.

The State's portion of funding for these categories is determined using a grant methodology applied to the number of "unhoused students" in a district. Consequently, the amount of State Grant funding available to pay for cost categories #4 and #5 is different for each district depending upon the value of various inputs. The formula for determining a district's State funding eligibility uses various district-specific factors including projected enrollment in five (5) years and existing classroom capacity determined by State loading factors. Variations in the underlying formula inputs can increase the amount of local funding necessary to build a new school to amounts well above the SFP's intended 50% level.

In addition to district specific variations in State Grants, the State's match has also eroded over the years due to actual school construction cost escalation outpacing increases to the State's per grant amounts. Consequently, the State's match is now well below 50% thereby requiring more local funds for new school construction.

Not only is State funding inadequate, the availability of State funding is uncertain. In recent years, the State has exhausted all of its bonding authority and, therefore, suspended payments for approved projects. More recently, although the State has new authorization approved by the voters in 2016, it has significantly reduced the amount of bonds issued to fund the SFP in order to relieve the State's General Fund from debt service costs. During the last three State budget cycles, Governor Brown has signaled a desire for the State to either completely discard or significantly alter the SFP.

All of these events are strong indicators that State funding cannot be relied upon for determining the feasibility of a new school. Therefore, it is likely that most, if not all, of the costs for planning and constructing a new school for Fanita Ranch would have to be paid from local sources. This being the case, the District analyzed the potential costs and possible funding sources to determine the feasibility of constructing a new school.

### Growth Classrooms

First, it must be noted that the District has capacity for housing some new students in its existing nine (9) schools. This reduces the amount of State Grants available for new construction and is a significant factor for determining whether a new school is even necessary.

Since the inception of the Fanita Ranch development idea over 20 years ago, there have been several different developers. When the District negotiated a Mitigation Agreement with Barrett Homes ("Initial Mitigation Agreement"), the most recent developer prior to HomeFed, the plan was to construct new classroom additions at existing schools, rather than build a new school, in order to house the new students to be generated from 1,380 dwelling units. In fact, the aforementioned dwelling units were included in the State funding eligibility application submitted at the time the Initial Mitigation Agreement was executed. Eventually, the District received State funding based on this eligibility application and these funds were used to construct new classrooms at 6 of its 9 schools. Consequently, with 2,949 dwelling units now planned for Fanita Ranch, the District may only be able to submit for 1,569 dwelling units for Fanita Ranch when the tentative map is approved.

### New School Requirements and Cost

If a new school in the Fanita Ranch community were pursued, the 19.2 acres designated for a school and joint use area generally appears to meet the size requirements of the California Department of Education (CDE). The calculations and parameters promulgated by CDE indicate a recommended school site size of 13.7 acres for 700 students and 20.2 acres for 1,000 students. However, it must be noted that CDE must approve any new school site and there are numerous criteria, in addition to size, that must be met. It should also be noted that the District currently owns two (2) vacant land sites that could be used for either siting future schools or for a land swap:

- Summit Property: 23.10 acres in the residential area just northwest of the northern terminus of Magnolia Avenue
- Elliott Property: 15.50 acres in the City of San Diego abutted on the northwest to the new Pardee Homes Weston development

To adequately house 700 students in a new school, the District estimates that 38 classrooms would be needed with a total building square footage of at least 65,000. Given the current per square foot new school construction cost (from new classroom building project estimate recently provided by a licensed

contractor) escalated to 2022, the cost per square foot for hard construction costs alone could be nearly \$650. When all five cost categories are considered, the total cost for constructing a new school is likely to exceed \$70 million.

### Developer Fees

Under current law, developers are required to mitigate the impact of their developments on a variety of public services, including schools. Mitigation for school facilities is defined in various code sections related to payment 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. There are three (3) levels of Developer Fees that may be levied by a school district:

- 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 Government Code section 65995.5, and allow school districts to impose higher fees on residential construction if at least 2 of 4 specified conditions are met
- Level 3 fees are outlined in Government Code section 65995.7, and may be implemented by a district if the State certifies that there is no State funds available for new school facilities.

The District is currently authorized to levy Level 1 Developer Fees at a per square foot amount of \$2.35. In accordance with State regulations, dwelling units constructed for senior living (designated as "Active Adult" in the Fanita Ranch Specific Plan) are assessed at the Commercial/Industrial rate, which is currently \$0.38 per square foot for the District. Every even year, the SAB considers increase of the Level 1 statutory fee based on increases to the construction cost index. This was last done January 2018 and is scheduled to be considered again in January 2020. The District may also take future actions that would trigger the conditions for Level 2 fees.

### Conclusion

The District has analyzed 18 different scenarios for funding of a new school. These scenarios are based on variations in State funding, Developer Fees, and invoking a Community Facilities District (CFD). Given the fact the District currently owns significant vacant land, the District has further analyzed scenarios both including and excluding Site Acquisition costs. None of these

scenarios generate enough revenue to cover all new school costs. The shortfall ranges from a low of \$7 million in the most optimistic of circumstances, some of which are highly unlikely; to a high of nearly \$54 million in the most challenging of funding circumstances.

A development project of this magnitude will require the District to negotiate a Mitigation Agreement with the Developer. In light of the significant funding challenges for constructing a new school outlined above, during the negotiation process, it may be necessary for the District and Developer to analyze various options for providing adequate school facilities for Fanita Ranch residents other than construction of a new school. Options may include construction of new classrooms on existing school campuses, as was the plan with the Initial Mitigation Agreement with Barrett Homes.

If you have any questions regarding the foregoing, please feel free to contact me by phone at 619-258-2321 or by email at [karl.christensen@santeesd.net](mailto:karl.christensen@santeesd.net).

We look forward to continuing to work collaboratively with the Developer to provide adequate school facilities for future Fanita Ranch residents.

Sincerely,



Karl Christensen  
Assistant Superintendent, Business Services



**SCHOOL ATTENDANCE BOUNDARIES**

The Governing Board shall establish school attendance boundaries in order to maximize the efficient use of district facilities and effective administration of district schools. The Superintendent or designee shall periodically review school attendance boundaries and, as necessary, make recommendations to the Board for boundary adjustments.

When reviewing school attendance boundaries, the Superintendent or designee shall consider the following factors:

1. School enrollment data, including declining enrollment patterns
2. Facility capacity and design, including potential commercial and residential developments
3. School feeder patterns, including maintaining, to the extent practicable, continuity of student attendance
4. Federal, state, or court mandates
5. Community input
6. Student safety
7. Transportation capacity
8. Community and neighborhood identity
9. Geographic features of the district, including traffic patterns
10. Educational programs, such as magnet schools and charter schools
11. Consistency between municipal boundaries and high school boundaries
12. Other factors

Students residing in a community facilities district shall have priority, to the extent provided by law, for attendance at schools financed in whole or in part by the community facilities district. The degree of priority must reflect the proportion of each school's financing provided through the community facilities district.

In order to alleviate overcrowding, the Superintendent or designee may place some students in a school outside of their attendance area. Parents/guardians of students who are attending schools outside of their attendance area shall be notified of the school their child will be attending as soon as possible.

*Legal Reference: (see next page)*

**SCHOOL ATTENDANCE BOUNDARIES (continued)**

*Legal Reference:*

EDUCATION CODE

35160 Authority of governing boards

35160.1 Broad authority of school districts

35160.5 District policies; rules and regulations

35291 Rules

35350 Transportation of students

35351 Assignment of students to particular schools

GOVERNMENT CODE

53311-53317.5 Establishment of community facilities district

CALIFORNIA CONSTITUTION

Article I, Section 31 Discrimination based on race, sex, color, ethnicity

COURT DECISIONS

Crawford v. Huntington Beach Union High School District (2002) 98 Cal.App.4th 1275

Crawford v. Board of Education (1976) 17 Cal.3d 280

Jackson v. Pasadena City School District (1963) 59 Cal.2d 876

*Management Resources:*

WEB SITES

California Department of Education: <http://www.cde.ca.gov>



May 13, 2019

Diane Sandman, AICP  
Harris & Associates  
200 B. Street, Suite 2000  
San Diego, CA 92101

RE: Fanita Ranch

Dear Diane,

This letter is to serve as notice that Waste Management will provide residential, commercial and industrial services to the residents and commercial businesses located within the Fanita Ranch project.

Please find our responses to your Will-Serve Questions attached to this letter.

Please feel free to contact me at (619) 596-5160 if you have any further questions or require additional information.

Sincerely,

*Kristine Costa*

Kristine Costa  
Waste Management of San Diego  
Public Sector Services

cc: Heather Heckman, City of Santee

## Waste Management Inc. Will-Serve Letter Questions

### Existing Facilities

**1. Identify Waste Management's existing service area boundaries, and state whether the project site is located within these boundaries.**

Waste Management is the franchise hauler for the City of Santee. We proudly serve all residents and businesses within the city limits of Santee.

Yes, the Fanita Ranch Project site is located within these boundaries.

**2. Currently, what types of waste services does Waste Management provide to the project site, if any, and adjacent areas?**

Currently, Waste Management does not provide any waste services to the project site. Waste Management does provide residential, industrial and commercial waste and recycling services to the adjacent areas.

**3. Identify the locations of existing Waste Management facilities within the project vicinity and their distances to the project site.**

Waste Management is located at 1001 W. Bradley Ave., El Cajon, CA 92020, which is approximately 4 miles from the Fanita Ranch Project.

### Anticipated Services

**1. Would Waste Management be able to adequately serve the proposed project with existing waste services and infrastructure? If not, what measures could you recommend to mitigate project impacts that may be incorporated into the proposed project?**

Yes, Waste Management is able to adequately serve the propose project with existing waste services and infrastructure.

**2. Would the construction of the proposed project result in the need for new or physically altered waste facilities to serve the project site? If so, describe the necessary upgrades, alterations, or improvements to facilities.**

No

**3. Identify which landfill(s) would serve the project site, its current capacity and remaining capacity, and if it is capable to adequately accommodate the proposed project waste.**

Sycamore Landfill, owned and operated by Republic Services, would serve the project site.

Please contact Republic Services to determine its current and remaining capacity.

Sycamore Landfill  
8514 Mast Blvd.  
Santee, CA 92071  
(619) 562-0530

**4. Identify the horizon year of the landfill(s) to serve the project site and what the plan of service is beyond the usable life of the landfill(s).**

Please contact Republic Services to determine the horizon year of the Sycamore Landfill and for what the plan of service is beyond the usable life of the landfill.

Sycamore Landfill  
8514 Mast Blvd.  
Santee, CA 92071

(619) 562-0530

**5. Would the proposed project's projected solid waste impair the attainment of solid waste reduction goals set forth by the County and California?**

No

**6. Identify Waste Management's goals and process to divert waste from the landfill pursuant to California regulations and the proposed project's abilities to meet those goals.**

Waste Management works with the city of Santee and proactively reaches out to businesses covered under AB 341 (Mandatory Commercial Recycling) and AB 1826 (Mandatory Commercial Organics Recycling) to initiate recycling programs and services to divert waste from the landfill and to comply with CA recycling requirements and goals. Phone calls, site visits and emails are sent to non-compliant customers to educate them about the State goals and to help them establish services.

**7. Identify the anticipated routes Waste Management services would intend to take throughout the proposed project site.**

Waste Management would follow the design of the streets on the proposed project to service customers.

**8. Identify the anticipated frequency of waste pick up and number of trucks per day to the proposed project site.**

Waste Management to provide residential curbside service once per week using three separate trucks for each commodity (trash, comingled recycling and green waste).

Waste Management to provide commercial front load collection services at a minimum of once per week, using three separate trucks for each commodity (trash, comingled recycling and green waste).

Waste Management to provide industrial roll-off collection services on demand, when needed, using one truck to service account.