



*An Employee-Owned Company*

March 28, 2022

Bryce Storm  
Director of Facilities, Maintenance, & Operations  
Santee School District  
9625 Cuyamaca Street  
Santee, CA 92071  
(619) 258-2334

**Reference: City of Santee Housing Element Rezone Program Implementation PEIR**

Dear Mr. Storm:

The City of Santee (City) is preparing a Program Environmental Impact Report (PEIR) for the 6<sup>th</sup> Cycle Housing Element Rezone Program (project). We are requesting the Santee School District to review the proposed project and determine if the project would be consistent with the departments' future service level projections, or if the buildout projections would necessitate development of additional school district facilities that are not currently planned.

The project includes site identification, environmental analysis under the California Environmental Quality Act (CEQA) and rezoning of up to 25 candidate housing sites. The project would include the creation of a new mixed-use zone and a higher density residential range for the R-30 Zone of 30 to 36 dwelling units per acre. San Diego Association of Governments (SANDAG) has allocated the City its share of the regional housing need for the 2021-2029 Regional Housing Needs Assessment (RHNA) period based on a number of factors, including recent growth trends, income distribution, and capacity for future growth. The rezoning of the Candidate Rezone Sites would result in the potential future construction of up to 1,945 residential units which more than accommodates the City's RHNA allocation of 1,219 units. The project would facilitate land use changes in the City that would allow the City to achieve their housing goals. The project would further implement state requirements to allow for ministerial approvals of certain housing projects that include an affordable component, which would facilitate and encourage construction of housing in the City. The project would not induce substantial unplanned population growth as all rezones are located within existing developed areas with access to services, roadways, and utilities. The project does not propose the construction of new housing or other development; rather it provides capacity for future development consistent with the proposed rezones.

We are requesting the Santee School District to review the above analysis and provide a service determination by April 8th, 2022.

Sincerely,

Morgan Weintraub  
mweintraub@reconenvironmental.com



*An Employee-Owned Company*

March 28, 2022

Katy Wright  
Executive Director, Facilities Management  
Grossmont Union High School District  
1100 Murray Drive  
El Cajon, CA 92020  
(619) 644-8000

Reference: **City of Santee Housing Element Rezone Program Implementation PEIR**

Dear Mr. Storm:

The City of Santee (City) is preparing a Program Environmental Impact Report (PEIR) for the 6<sup>th</sup> Cycle Housing Element Rezone Program (project). We are requesting the Grossmont Union High School District to review the proposed project and determine if the project would be consistent with the departments' future service level projections, or if the buildout projections would necessitate development of additional school district facilities that are not currently planned.

The project includes site identification, environmental analysis under the California Environmental Quality Act (CEQA) and rezoning of up to 25 candidate housing sites. The project would include the creation of a new mixed-use zone and a higher density residential range for the R-30 Zone of 30 to 36 dwelling units per acre. San Diego Association of Governments (SANDAG) has allocated the City its share of the regional housing need for the 2021-2029 Regional Housing Needs Assessment (RHNA) period based on a number of factors, including recent growth trends, income distribution, and capacity for future growth. The rezoning of the Candidate Rezone Sites would result in the potential future construction of up to 1,945 residential units which more than accommodates the City's RHNA allocation of 1,219 units. The project would facilitate land use changes in the City that would allow the City to achieve their housing goals. The project would further implement state requirements to allow for ministerial approvals of certain housing projects that include an affordable component, which would facilitate and encourage construction of housing in the City. The project would not induce substantial unplanned population growth as all rezones are located within existing developed areas with access to services, roadways, and utilities. The project does not propose the construction of new housing or other development; rather it provides capacity for future development consistent with the proposed rezones.

We are requesting the Grossmont Union High School District to review the above analysis and provide a service determination by April 8th, 2022.

Sincerely,

Morgan Weintraub  
mweintraub@reconenvironmental.com

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**From:** Bryce Storm <bryce.storm@santeesd.net>  
**Sent:** Tuesday, April 12, 2022 2:06 PM  
**To:** Morgan Weintraub  
**Cc:** Theresa Carolan  
**Subject:** [External] (PEIR) Santee School District

Good afternoon,

The District is in receipt of your company's letter regarding rezoning of certain land within the jurisdiction of the District with an estimated impact of 1,945 new residential units ("New Housing"). Based on the District's current student generation rate (SGR), the District estimates the New Housing will generate an additional 495 students. Under current circumstances, the District can accommodate the students generated from the New Housing across all nine (9) of its schools. However, it is important to note that enrollment and capacity conditions are subject to change in the future, thereby possibly prompting the need for additional school facilities to accommodate the New Housing.

Thank you,

**Bryce Storm**  
**Director of Facilities, Maintenance & Operations**  
**Santee School District**  
**9880 Riverwalk Dr. Santee Ca. 92071**  
**Cell (619) 227-3220**  
**Office (619) 258-2334**  
**[Bryce.storm@santeesd.net](mailto:Bryce.storm@santeesd.net)**



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April 20, 2022

Morgan Weintraub  
Environmental Analyst  
RECON Environmental, Inc.  
3111 Camino del Rio North, Suite 600  
San Diego, CA 92108-5726

Subj: City of Santee Housing Element PEIR

Dear Ms. Weintraub:

Grossmont Union High School District is in receipt of your company's letter regarding rezoning of certain land within the jurisdiction of the District with an estimated impact of 1,945 new residential units ("New Housing"). Based on the District's current student generation rate (SGR), the District estimates the New Housing will generate an additional 300 students.

The District serves students in grades 9-12 and has capacity at two high schools in the Santee community at West Hills High School and Santana High School. At this time, we believe that the District can accommodate the students generated from the New Housing at both of its schools. However, it is important to note that enrollment and capacity conditions are subject to change in the future, and may prompt the need for additional classrooms at one or both campuses to accommodate the New Housing.

Please let us know if you have any additional questions.

Sincerely,

Katy Wright  
Executive Director Facilities Management