



November 13, 2019

Ms. Karen Ruggels
KLR Planning
P.O. Box 882676
San Diego, CA 92168
Submitted via email to: karen@klrplanning.com

Subject: RIVERWALK PROJECT
195-acre site currently occupied by 27-hole golf course and clubhouse
1150 Fashion Valley Road, San Diego, CA 92108
4,300 multi-family residential units

Dear Ms. Ruggels:

We are in receipt of your October 10, 2019 letter requesting school information for the above referenced development. In this letter we address your questions and provide requested information.

1. *The following schools currently serve the project site:*

School	Address	Estimated Program Capacity	2018-19 Enrollment	2019-20 Enrollment
Carson Elementary	6905 Kramer Street San Diego, CA 92111	528	380	367
Montgomery Middle	2470 Ulric Street San Diego, CA 92111	1,064	465	487
Kearny High Complex	7651 Wellington Street San Diego, CA 92111	1,737	1,456	1,421

Capacities are approximate and calculated using current class size ratios; if class sizes ratios change, additional or less capacity may be available. Attendance boundaries are reviewed annually and subject to change.

A new elementary school with approximate capacity for 500 TK-5th students is planned within the Civita development at intersection of Via Alta and Civita Boulevard, located approximately 2.5 miles east of Riverwalk. The preliminary opening date of the school is Fall 2022. Attendance boundaries for the new school are not yet finalized, but scenarios under review may assign future housing in Riverwalk to this new elementary school. Middle school boundaries are also under review and may change from the above table. High school assignment is not expected to change.

2. *How many portables/relocatable classrooms are utilized at these schools? Are there any identified deficiencies in school services and facilities?*

Carson Elementary has zero portable and 32 permanent classrooms. Montgomery Middle has zero portable and 43 permanent classrooms. Kearny High Complex has 8 portable and 64 permanent classrooms. There are no identified deficiencies at these schools at this time.

3. *Has the district implemented reduced class sizes?*

Not at this time.

4. *According to the district's generation rates, how many students would the project generate? What are the generation rates?*

Student generation rates vary based on the type of project, number of units, bedroom mix, affordable or senior housing components, proximity to schools and other amenities, neighborhood, and other factors. There are not district standard or school-specific rates.

The information available indicates this project will include **4,300 apartment units**; information on the type (affordable, age-restricted, market-rate, etc.) and bedroom mix is not available at this time. Once this information is available, generation rates and estimated student numbers may be updated.

To estimate the number of students potentially generated by the proposed project, we reference the number of existing housing units in the Mission Valley Community Plan Area (CPA) along with the number of students who reside in the CPA (based on San Diego Unified School District data) to determine current student generation rates.

TABLE 1. Student Generation Rates from Existing Housing Units in Mission Valley CPA			
Housing Type	Number of Existing Units (2018)*	2019-20 students (K-5, 6-8, 9-12, and K-12)	Student Generation Rates
Multi Family and Single Family – Attached/Multiple Unit	12,247	K-5: 503 6-8: 168 9-12: 186 K-12: 857	K-5: 0.041 6-8: 0.014 9-12: 0.015 K-12: 0.070

*Source: SANDAG annual estimates, January 1, 2018.

In addition, over the past several years this office has been asked to prepare school information letters for several proposed projects in the immediate vicinity of Riverwalk.

- **Witt Mission Valley**, 267 residential units, located 0.3 mile east of Riverwalk (August 2017 letter to KLR Planning). Witt Mission Valley is served by different elementary and middle schools from Riverwalk, but the same high school.
- **Union-Tribune mixed use project**, 200 multi-family units, located 0.1 mile east of Riverwalk (October 2014 letter to BRG Consulting). The Union-Tribune project is served by the same schools at all levels as Riverwalk.
- **Town & Country Hotel master plan**, 840 multi-family residential units, located immediately east of Riverwalk (September 2015 letter to AECOM). Town & Country is served by the same schools at all levels as Riverwalk.
- **Alexan Fashion Valley**, 284 residential units, located 0.2 mile east of Riverwalk (September 2016 letter to KLR Planning). Alexan Fashion Valley is served by the same schools at all levels as Riverwalk.

Estimated student generation rates for the nearby proposed developments are shown in Table 2.

TABLE 2. Nearby Proposed Developments				
Nearby Proposed Development	Address	Number of Units	Estimated Student Generation Rates provided in letters	Estimated number of students
Witt Mission Valley (pending)	588 Camino Del Rio North San Diego, CA 92108	267	K-5: 0.034-0.068 6-8: 0.006-0.012 9-12: 0.009-0.018 K-12: 0.048-0.096	K-5: 9-18 6-8: 2-3 9-12: 2-5 K-12: 13-26
Union Tribune mixed use project (pending)	350 Camino de la Reina San Diego, CA 92108	200	K-5: 0.023-0.045 6-8: 0.004-0.007 9-12: 0.011-0.022 K-12: 0.037-0.073	K-5: 5-9 6-8: 1-2 9-12: 2-4 K-12: 8-15
Town & Country Hotel master plan project (pending)	500 Hotel Circle North San Diego, CA 92108	840	K-5: 0.026-0.052 6-8: 0.004-0.008 9-12: 0.011-0.021 K-12: 0.040-0.080	K-5: 22-44 6-8: 3-6 9-12: 9-18 K-12: 34-68
Alexan Fashion Valley (pending)	123 Camino de la Reina San Diego, CA 92108	284	K-5: 0.036-0.073 6-8: 0.003-0.006 9-12: 0.012-0.024 K-12: 0.051-0.103	K-5: 10-20 6-8: 1-2 9-12: 3-7 K-12: 14-29

Based on the above information in Table 1, proposed student generation rates for the project that is the subject of this letter, Riverwalk, are shown in Table 3. The student generation rates are the average from existing CPA development, with a low and high range.

TABLE 3. Estimated Generation Rates for Riverwalk				
Proposed Development	Address	Number of Units	Estimated Student Generation Rate	Estimated Number of Students
Riverwalk	1150 Fashion Valley Road San Diego, CA 92108	4,300	K-5: 0.041-0.082 6-8: 0.014-0.028 9-12: 0.015-0.030 K-12: 0.070-0.140	K-5: 176-353 6-8: 60-120 9-12: 65-129 K-12: 301-602

A key assumption for this analysis is future housing units will generate students at a rate similar to current housing units. If future units are significantly more attractive to families than current housing is, the number of students could be higher than estimated. Conversely, if the future units are less attractive to families, or do not permit the residence of school-age children (such as senior housing or college dormitories), the number of students could be less than estimated.

5. Based on the district's calculation of the project's student generation, would the project result in a need for additional school facilities?

Based on the above information, the number of students generated by the proposed project, Riverwalk, can likely be accommodated by existing district facilities at the middle and high school levels. The elementary level student estimate could exceed the capacity of Carson Elementary. However, as stated previously in question 1, a new elementary school is planned within the Civita development in Mission Valley which will add additional capacity.

When considered in combination with ongoing development at Civita, as well as other proposed and under-development projects throughout Mission Valley, the cumulative potential increase in students in the area is highly likely to impact district schools at all levels to the point of reaching capacity. This scenario will require additional planning; in addition to the planned new school, strategies could include reducing non-resident (Choice/Magnet) enrollment or adjusting attendance boundaries.

6. *Please describe any developer fee assessment program which has been implemented by the district. Who is responsible, how is the amount determined, and what is the payment method?*

For information on developer fees please visit this website:

<https://www.sandiegounified.org/developer-fees>

7. *Please describe any agreements the district has with the city regarding use of school fields and game courts by the public.*

For information on Joint Use please visit this website: <https://www.sandiegounified.org/joint-use>

8. *Does the district anticipate or expect any long term (10 year, 20 year, 30 year or longer) impacts associated with school services due to anticipated development within Mission Valley? If so, please describe the nature of these impacts and how this project may contribute to those impacts. If impact would occur, what suggestions do you have to minimize their effects?*

As noted in the response to question 5, when Riverwalk is considered in combination with the ongoing Civita development as well as other nearby proposed projects, the cumulative potential increase in students is highly likely to impact district schools to the point of reaching capacity, particularly at the elementary level. This scenario will require additional planning for sufficient facilities, which the District is undertaking with the planned elementary school, which is expected to be sufficient to absorb currently known enrollment growth in Mission Valley.

Please keep this office apprised of revisions to the development plan as new information may result in changes to the information stated in this letter. Thank you.

Sincerely,



Sarah Hudson
Demographer



7337 Trade St
Rm. 5701
San Diego, CA 92121

02/05/2019

Lynne Lyons
Hines
4747 Executive Drive, Suite 410
San Diego, CA 92121

Re: Will Serve Notice Riverwalk Development

To Whom It May Concern:

This letter is written to confirm that the proposed project for the Riverwalk Development Project in San Diego, located on Friars Rd., San Diego, California is within the Base Rate Area of the AT&T California serving area in the University Exchange. AT&T expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur: 1) the developer enters into a written service agreement with AT&T; and, 2) the developer pays all charges as required by AT&T's Tariffs to pay.

If you have any questions I can be contacted on (858)886-2861.

Sincerely,

James Meng

James Meng
AT&T Engineer



February 13th, 2019

Hines
4747 Executive Drive, Suite 410
San Diego, CA 92121
Attn: Lynne Lyons

Re: Availability of cable television and information facilities and service to that property at **Friars Road and Via Las Cumbres, San Diego CA 92110** to be commonly known as **Riverwalk** (the "Project").

To Whom it May Concern:

Please be advised that subject to the limitations and conditions noted hereunder, Cox Communications television, information, and telecommunications facilities and services are/will be available to the referenced Project, and that:

- (i) service facilities are presently available adjacent to or may be extended to the Project area;
- (ii) once completed, said facilities will have sufficient capacity to service single, multi-family and or commercial occupancies;
- (iii) any special requirements, facilities, or costs which will be necessary or required as a condition of the extension to the Project and connection of this Project to the service facilities will be outlined in the applicable Cox Communications Services And Access Agreement;
- (iv) provision of facilities and services to the Project are subject to the terms and conditions of Cox's applicable Franchise and the Cox Services and Access Agreement;
- (v) Cox is not required or obligated to commence extension of the service facilities to the Project until execution of the Cox Services and Access Agreement by both parties; and
- (vi) provision and or extension of service facilities is subject to Cox Finance division approval based on the Project meeting Cox financial guidelines for plant extension and service provision, said guidelines determined in Cox's sole discretion.
- (vii) This letter and offer to serve expire December 31st, 2019.

Primary contact to initiate conversation regarding this process is:

Tony Ho

Tony Ho
New Business Development
Cox Communications
949-563-8183
Tony.Ho@cox.com



FILE NO. PLA 580
PROJ# 300000252790

February 11, 2019

Lynn Lyons / Hines
4747 Executive Dr #410
San Diego, CA. 92121

Dear M. Lyons:

Subject: **Riverwalk Development**

In accordance with our "RULES FOR THE SALE OF ELECTRIC ENERGY" and "RULES FOR THE SALE OF GAS", filed with and approved by the California Public Utilities Commission, gas and electric facilities can be made available to 1102-1150 Riverwalk Dr San Diego, CA.

If purchaser is to pay any cost for the installation and/or extension of utility service, the costs will be calculated in conformance with our extension and service rules.

Evidence of financial arrangements for the installation of gas and electricity can be obtained from the developer and/or owner based on correspondence from SDG&E on this project.

Our ability to serve future projects in our service territory will depend on the supply of fuel and other essential materials available to us and on our obtaining government authorization to construct the facilities required.

For additional general information, please visit our website at <http://sdge.com/index.html>.

Sincerely,

Dan Rodriguez
Customer Project Planner
Telephone: (858) 654-8751

May 9, 2020

Dear Ms. Shearer-Nguyen, Mr. Jeff Peterson,

Listed below are the Police Department's findings for the Riverwalk Project.

Area Station

Police service for the Riverwalk Project will be provided by officers from Western Division, on beat 623, located at 5215 Gaines Street

Current Staffing / Officer Availability

Western Division is currently staffed with 110 sworn personnel and one civilian employee. The current patrol strength at Northwestern Division is 82 uniformed patrol officers. Officers work ten-hour shifts. Staffing is comprised of three shifts which operate from 6:00 a.m. - 4:00 p.m. (First Watch), 2:00 p.m.- Midnight (Second Watch) and from 9:00 p.m.- 7:00 a.m. (Third Watch). Using the department's minimum staffing guidelines, Western Division currently deploys a minimum of 15 patrol officers on First Watch, 18 patrol officers on Second Watch and 11 patrol officers on Third Watch.

The San Diego Police Department does not staff individual stations based on ratios of sworn officers per 1,000 population ratio. The goal citywide is to maintain 1.48 officers per 1,000 population ratio.

Current Response Times

The police department currently utilizes a five level priority calls dispatch system, which includes priority E (Emergency), one, two, three and four. The calls are prioritized by the phone dispatcher and routed to the radio operator for dispatch to the field units. The priority system is designed as a guide, allowing the phone dispatcher and the radio dispatcher discretion to raise or lower the call priority as necessary based on the information received. Priority "E" and priority one calls involve serious crimes in progress or those with a potential for injury. Priority Two calls include vandalism, disturbances and property crimes. Priority Three includes calls after a crime has been committed, such as cold burglaries and loud music. Priority Four include calls include parking complaints or lost and found reports.

The Project is currently located in the City of San Diego; within the boundaries of police beat 623. The 2016 average response times for Beat 623 are 6.6 minutes for emergency calls, 13.4 minutes for priority one calls, 37.3 minutes for priority two calls, 108.8 minutes for priority three calls and 169.5 minutes for priority four calls.

The department's response time goals are 7 minutes for emergency calls, 14 minutes for priority one calls, 27 minutes for priority two calls, 80 minutes for priority three calls and 90 minutes for priority four calls. The citywide average response times, for the same period, were 7.0 minutes

for emergency calls, 16.0 minutes for priority one calls, 42.5 minutes for priority two calls, 100.9 minutes for priority three calls and 150.6 minutes for priority four calls during that same time period. The department strives to maintain the response time goals as one of various other measures used to assess the level of service to the community.

Potential Mitigation Measures to Response Time

The department's current staffing ratio of 1.34 officers per 1,000 residents is based on a 2014 estimated residential population of 1,311,882. The ratio is calculated to take into account all support and investigative positions within the department. This ratio does not include the significant population increase resulting from employees who commute to work from outside of the city of San Diego or those visiting.

Long-Term (Community Plan Build-Out) Post-Project Response Time

There are no current plans for additional police sub-stations in the immediate area. Police response times in this community will continue to increase with the build-out of community plans and the increase of traffic generated by new growth. A Crime Prevention through Environmental Design Review (CPTED) is recommended by the police department to address general security concerns.

Brian Schimpf
Police Officer II
SDPD Operational Support
Desk: 619-531-2122