Appendix K Public Services Correspondence

From: Fisher, Yara

Thursday, April 20, 2017 11:49 AM Sent: Murphey, Erin; Haggblade, Meghan To:

Subject: FW: Midway/Pacific Highway Corridor, Impact Fee Study Update

Attachments: Midway PR 4-10-17.pdf; 160901ParkrecIFS.pdf

Follow Up Flag: Follow up Flag Status: Flagged

Hi - see attached.

Yara L. Fisher, AICP Principal Planner **AECOM** 401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7600; Mobile: 858-900-5594

From: Morrison, Susan [mailto:SIMorrison@sandiego.gov] Sent: Thursday, April 20, 2017 11:47 AM

To: Fisher, Yara

Subject: Midway/Pacific Highway Corridor, Impact Fee Study Update

Hi Yara—

Here's some more info from Facilities Financing. The population figures in the attachments are outdated—Midway should be 27,070 not 23,677 for community plan buildout; Old Town 2,430 not 1,600. But this at least shows the park projects in the works for M/OT. Nothing proposed as far as police or libraries for either community. I will contact the School District for any new schools or expansions planned for Midway, see if there are updated student generation rates.

Susan

From: Hafertepe, Benjamin

Sent: Thursday, April 20, 2017 8:20 AM

To: Morrison, Susan < SIMorrison@sandiego.gov >

Subject: RE: Midway/Pacific Highway Corridor, Impact Fee Study Update

You're welcome.

Here's a breakdown of the asset types which fall under the IFS category:

Transportation and Storm Water / Office of ADA Compliance and Accessibility Park & Rec

Library Fire-Rescue Police

With regards to Park & Rec, I only have the attached memos which contain the costs for new proposed facilities and expansion of existing facilities. Craig still needs to update these costs to reflect the population changes at buildout. I believe he also needs to add a new trails project for Old Town.

I reached out to the Library Department, and I was told that there are no plans for any future facilities in both Midway and Old Town.

For police substations, I haven't received anything at all.

As for schools, they're not financed by Development Impact Fees and do not fall under the IFS category. I don't have anything on file for schools.

I think it'd be a good idea if we were to meet. I could schedule a meeting for Monday morning. Does that work for you?

Thanks Ben

From: Morrison, Susan

Sent: Wednesday, April 19, 2017 4:24 PM

To: Hafertepe, Benjamin <BHafertepe@sandiego.gov>

Subject: RE: Midway/Pacific Highway Corridor, Impact Fee Study Update

Thanks Ben!

Do you have similar information for any proposed new facilities or expansion of existing facilities for parks/rec, police substations, libraries and schools included in the IFS for Midway/Old Town? As far as parks, I was going to coordinate with Craig once he's back next week. Also, I was not sure if schools would fall into the IFS category with the other public facilities and improvements.

If you prefer to meet on this later, which we had talked about, that's fine too.

Thanks, Susan

From: Hafertepe, Benjamin

Sent: Wednesday, April 19, 2017 3:10 PM

To: White, Vickie < VWhite@sandiego.gov">Worrison, Susan < SIMorrison@sandiego.gov>

 $\label{lower} {\tt Cc: Abeyta, Angela} < \underline{{\tt AAbeyta@sandieqo.qov}}; {\tt Herrmann, Myra} < \underline{{\tt MHerrmann@sandieqo.qov}}; {\tt Galloway, Tait} < \underline{{\tt TGalloway@sandieqo.qov}}; {\tt Ocampo Vivero, Myra} < \underline{{\tt Merrmann@sandieqo.qov}}; {\tt Ocampo Vivero, Myra}$

Elizabeth < EOcampo@sandiego.gov >

Subject: FW: Midway/Pacific Highway Corridor, Impact Fee Study Update

Hi Vickie and Susan,

The attached spreadsheets contain proposed Fire-Rescue projects that were submitted for both Midway and Old Town.

I've also attached a message which contains a response call analysis for Fire-Rescue Stations 8, 15, and 20.

Fire-Rescue staff will still need to provide an analysis in order for Midway/Old Town DIF to finance the new Liberty Station facility. I haven't received anything yet.

Hopefully this information will help you both address AECOM's data needs which were discussed at today's team meeting.

Feel free to follow up with me if you have any questions.

Thanks, Ben

Benjamin Hafertepe Associate Management Analyst City of San Diego- Facilities Financing Section (Planning Department) 1010 Second Avenue, Suite 600 E, MS 606F San Diego, CA 92101 (619)533-3913 (Office)

Email: Bhafertepe@sandiego.gov

From: Abella-Shon, Michelle

Sent: Tuesday, November 29, 2016 5:55 PM

To: Hafertepe, Benjamin < BHafertepe@sandiego.gov >

 $\label{lem:condition} \textbf{Cc: Abeyta, Angela} < & \underline{AAbeyta@sandiego.gov} > ; \textbf{SDFD Facilities} < & \underline{SDFDFacilities@sandiego.gov} > ; \\ & \underline{AAbeyta@sandiego.gov} > ; \\ & \underline{AAbeyta@sandiego$

Subject: RE: Midway/Pacific Highway Corridor, Impact Fee Study Update

Hi Ben, please see attached. Let me know if there's anything else or additional info you need! Glad to hear you're feeling much better!

Thanks

Michelle Abella-Shon AICP, Assoc. AIA Project Officer II City of San Diego Fire-Rescue Department Logistics-Facilities Division

T (858) 573-1362 C (619) 964-7670 mshon@sandiego.gov



~ A world-class city for all ~

From: Hafertepe, Benjamin

Sent: Tuesday, November 29, 2016 11:42 AM
To: Abella-Shon, Michelle < MShon@sandiego.gov >
Cc: Abeyta, Angela < AAbeyta@sandiego.gov >

Subject: RE: Midway/Pacific Highway Corridor, Impact Fee Study Update

Hi Michelle,

I've been feeling much better. Thanks!

Any updates on finalizing all the stations for Midway/ Pacific Highway Corridor and Old Town San Diego?

Thanks, Ben

From: Abella-Shon, Michelle

Sent: Monday, November 14, 2016 6:20 PM

To: Hafertepe, Benjamin < BHafertepe@sandiego.gov>

Cc: White, Vickie <<u>VWhite@sandiego.gov</u>>; Abeyta, Angela <<u>AAbeyta@sandiego.gov</u>>; Larson Jr, Donald <<u>DLarson@sandiego.gov</u>>

Subject: RE: Midway/Pacific Highway Corridor, Impact Fee Study Update

Hope you're feeling much better! Been so swamped. Finalizing all the stations that are part of Midway Pacific and will submit all of it by COB tomorrow. Thanks for everyone's patience!

Michelle Abella-Shon AICP, Assoc. AIA Project Officer II City of San Diego Fire-Rescue Department Logistics-Facilities Division T (858) 573-1362 C (619) 964-7670 mshon@sandiego.gov



~ A world-class city for all ~

From: Hafertepe, Benjamin

Sent: Monday, November 07, 2016 6:56 AM
To: Abella-Shon, Michelle < MShon@sandiego.gov>

Cc: White, Vickie < VWhite@sandiego.gov >; Abeyta, Angela < AAbeyta@sandiego.gov >

Subject: RE: Midway/Pacific Highway Corridor, Impact Fee Study Update

Good Morning Michelle,

Sorry for the late reply. I was sick on Friday.

Attached is the Fire-Rescue Project sheet I used for San Ysidro.

Let me know if this works for you.

Thanks,

Ben

From: Abella-Shon, Michelle

Sent: Thursday, November 03, 2016 5:04 PM

To: Hafertepe, Benjamin < BHafertepe@sandiego.gov >

Cc: White, Vickie < VWhite@sandiego.gov/>

Subject: RE: Midway/Pacific Highway Corridor, Impact Fee Study Update

Hi Ben, I am beyond swamped these past 2 weeks. From our last meeting, kindly send me the template for the project sheets so I can submit for both communities' IFS updates. I know they're due last week so I will tackle it this weekend, if possible. Thanks.

Michelle Abella-Shon AICP, Assoc. AIA Project Officer II City of San Diego Fire-Rescue Department Logistics-Facilities Division

T (858) 573-1362 C (619) 964-7670 mshon@sandiego.gov

The City of SAN DIEGO

~ A world-class city for all ~

From: Hafertepe, Benjamin

Sent: Friday, October 14, 2016 11:13 AM

To: Abella-Shon, Michelle < MShon@sandiego.gov>; Hooker, Craig < Chooker@sandiego.gov>; French, Tanner < Trench@sandiego.gov>; Marabian, Linda < LMarabian@sandiego.gov>; Chui, Gary < GChui@sandiego.gov>; Meinhardt, Cynthia < CMeinhardt@sandiego.gov>; Gibson, Marnell < MGibson@sandiego.gov>; Greenhalgh, Darren < DGreenhalgh@sandiego.gov>; Gonsalves, Ann < AGonsalves@sandiego.gov>; Pool, Kyle < KPool@sandiego.gov>; Jones, Misty N < MNJones@sandiego.gov>; Gudino, Raul < RGudino@sandiego.gov>

Cc: Abeyta, Angela < AAbeyta@sandieqo.qov >; White, Vickie < VWhite@sandieqo.qov >

Subject: FW: Midway/Pacific Highway Corridor, Impact Fee Study Update

Hello Everyone,

This is a friendly reminder to let you all know that cost updates and new projects are due no later than 10/22.

If a time extension is needed, please let me know

Thank you,

Ben

From: Hafertepe, Benjamin

Sent: Monday, August 22, 2016 3:00 PM

To: Abella-Shon, Michelle <<u>MShon@sandiego.gov</u>>; Hooker, Craig <<u>CHooker@sandiego.gov</u>>; French, Tanner <<u>TFrench@sandiego.gov</u>>; Marabian, Linda <<u>LMarabian@sandiego.gov</u>>; Chui, Gary <<u>GChui@sandiego.gov</u>>; Meinhardt, Cynthia <<u>CMeinhardt@sandiego.gov</u>>; Jones, Misty N <<u>MNJones@sandiego.gov</u>>; Jones, Brock <<u>BRJones@sandiego.gov</u>>; Gibson, Marnell <<u>MGibson@sandiego.gov</u>>; Greenhalgh, Darren <<u>DGreenhalgh@sandiego.gov</u>>; Gonsalves, Ann <<u>AGonsalves@sandiego.gov</u>>; Pool, Kyle <<u>KPool@sandiego.gov</u>>

Cc: Tomlinson, Tom <
IomlinsonT@sandiego.gov; Camacho, Marco <
MCamacho@sandiego.gov; Abeyta, Angela < AAbeyta@sandiego.gov; White, Vickie < VWhite@sandiego.gov; Abeyta, Angela < AAbeyta@sandiego.gov; White, Vickie < VWhite@sandiego.gov; Abeyta, Angela < AAbeyta@sandiego.gov; White, Vickie < VWhite@sandiego.gov; Abeyta, Angela < AAbeyta@sandiego.gov; White, Vickie < VWhite@sandiego.gov; Abeyta@sandiego.gov; Abeyta@sandiego.gov

Subject: Midway/Pacific Highway Corridor, Impact Fee Study Update

Hello Everyone,

Attached is the call memo and existing project sheets for the Midway/Pacific Highway Corridor Impact Fee Study Update. Please provide me with any cost updates and new projects which should be included in the Midway/Pacific Highway Corridor Impact Fee Study Update.

Thank you, Ben Hafertepe

Benjamin Hafertepe Associate Management Analyst City of San Diego- Facilities Financing Section (Planning Department) 1010 Second Avenue, Suite 600 E, MS 606F San Diego, CA 92101 (619)533-3913 (Office) Email: Bhafertepe@sandiego.gov

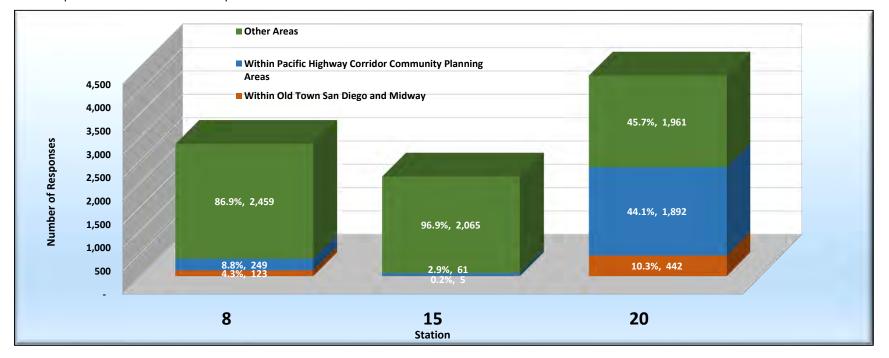


San Diego Fire Department Responses of Stations 8, 15, 20

Old Town San Diego and Midway / Pacific Highway Corridor Community Planning Area Calendar Year 2016

Station	Engine or Truck	Within Old Town Mid			ighway Corridor lanning Areas	Other	Other Areas	
	HUCK	Responses	%	Responses	%	Responses	%	Responses
8	E8	123	4.3%	249	8.8%	2,459	86.9%	2,831
15	E15	5	0.2%	61	2.9%	2,065	96.9%	2,131
	E120	12	11.1%	40	37.0%	56	51.9%	108
20	E20	367	11.0%	1,514	45.2%	1,466	43.8%	3,347
20	T20	63	7.5%	338	40.2%	439	52.3%	840
	20 Total	442	10.3%	1,892	44.1%	1,961	45.7%	4,295
Ove	erall	570	6.2%	2,202	23.8%	6,485	70.1%	9,257

Note: Responses excludes cancelled responses.



CITY OF SAN DIEGO FACILITIES FINANCING SECTION

TITLE:	FIRE STATION LIBERTY STATIO	N
	FIRE STATION LIBERTT STATIO	IV

DEPARTMENT: PROJECT: Fire-Rescue

Council District: 2 CIP NO.: Community Plan: Peninsula

This project is for an additional new fire station located in Liberty Station that was indicated in the Citygate Report as priority

no. 9. The new fire station will be approximately 12,500 square foot with 3-bays to meet the current & future emergency response needs of the Airport / Peninsula community and the surrounding neighborhoods. The new station will comply with

SDFD's current station design & construction standards & specifications to accommodate one engine, one truck and a

paramedic ambulance, and 10 personnel.

JUSTIFICATION: The new fire station as indicated in the Citygate Report priority no. 9 will be located within the are of the redeveloped Liberty

Station, on a site not yet identified. The new station will be constructed to meet the current & future population and modern

fire & rescue operational needs. Project may be reviewed by City representatives and may be modified to take into consideration unforeseen circumstances which could include site constraints & physical/logistical barriers. This project is

consistent with the goals of the Peninsula Community Plan and the City's General Plan.

SCHEDULE: Land acquisition, design and construction will be scheduled once funding is identified.

> SDFD's latest cost estimate is approximately \$700/SF. PWD will provide a comprehensive & updated cost estimate for design & construction when

project is initiated.

COST:

DESCRIPTION:

Total Project Cost = \$12,000,000

Funding:	Source	Expen/Encum	Cont/Appr	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
	Unidentified								
	\$0 TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO FACILITIES FINANCING SECTION

TITLE: FIRE STATION 8

DEPARTMENT: Fire-Rescue **PROJECT:**

CIP NO.:

Community Plan: Mission Hills

DESCRIPTION:

This project provides for the expansion of the existing station and will eventually provide for the design & construction of a new fire station 8 located at the corner intersection of Washington Street & Goldfinch for a new fire station at approximately 12,500 square foot with 3-bays to meet the current & future emergency response needs of the Mission Hills & surrounding communities. The new station will accommodate one engine, one truck and a paramedic ambulance, and 10 personnel. Station 8 response area is approximately 2.66 square miles. It is anticipated that the current Mission Hills library will be relinquished to SDFD and land acquisition of the corner lot is necessary to make way for the new station's design & construction that meets SDFD's current station design & construction standards & specifications.

Council District:

JUSTIFICATION:

The existing station was constructed in October 1964 and is insufficient to meet the current & future population and modern fire & rescue operational needs. Project may be reviewed by City representatives and may be modified to take into consideration unforeseen circumstances which could include site contraints & physical/logistical barriers.. This project is consistent with the goals of the Mission Hills Community Plan and the City's General Plan. Engine 8 had 3,477 response calls within Mission Hills in Fiscal Year 2016.

SCHEDULE: Land acquisition, design and construction will be scheduled once funding is identified.

SDFD's latest cost estimate is approximately \$700/SF, not including land acquisition & entitlments. PWD will provide a comprehensive cost

COST: estimate when project is initiated.

Total Project Cost = \$12,000,000

2



Funding:	Source	Expen/Encum	Cont/Appr	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
	Unidentified								
\$0	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO FACILITIES FINANCING SECTION

FIRE STATION 15 TITLE:

DEPARTMENT: Fire-Rescue **PROJECT:**

Council District: **CIP NO.:** Community Plan: Ocean Beach

This project will provide for the expansion of the existing station and eventually for a new fire station of approximately **DESCRIPTION:**

12,500 square foot 3-bay station upgrade to enhance emergency response service to the Ocean Beach & surrounding communities; replacing the existing fire station 15 located at the intersection of Voltaire Street and Ebers Street in the Ocean Beach community planning area. The new station will comply with SDFD's current station design & construction standards &

specifications to accommodate one engine, a truck, a paramedic ambulance, and 10 personnel.

JUSTIFICATION: The existing station was constructed in August 1949 and is insufficient to meet the increased population and modern fire

> operational needs. Project may be reviewed by City representatives and may be modified to take into consideration unforeseen circumstances which could include site constraints, physical/logistical barriers. This project is consistent with the goals of the Ocean Beach Community Plan and the City's General Plan. Fire Station 15 serves Ocean Beach and its surrounding areas.

Engine 15's district covers approx. 2.32 square miles.

SCHEDULE: Land acquisition, design and construction will be scheduled once funding is identified.

Engine 15 generated 2,793 of Response Calls within Ocean Beach in Project Cost = \$12,000,000 COST:

Fiscal Year 2016.

\$12,000,000 Total Project $\overline{\text{Cost}} =$



Funding:	Source	Expen/Encum	Cont/Appr	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
N/A	Unidentified								
\$0	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO FACILITIES FINANCING SECTION

TITLE: FIRE STATION 20

DEPARTMENT: Fire-Rescue **PROJECT:**

CIP NO.: Loma Portal / Sports Aren

DESCRIPTION: This project will provide for the expansion of the existing fire station 20 located at 3575 Kettner Blvd & eventually for a

design & construction of a new fire station at approximately 12,500 square foot with 3-bays to meet the current & future emergency response needs of the Loma Portal / Sports Arena community and the surrounding neighborhoods. The new station will comply with SDFD's station design & construction standards & specifications to accommodate one engine, one truck and

Council District:

a paramedic ambulance, and 10 personnel. Station 20 response area is approximately 4.62 square miles.

JUSTIFICATION: The existing station was constructed in November 1962 and is insufficient to meet the current & future population and

modern fire & rescue operational needs. Project may be reviewed by City representatives and may be modified to take into consideration unforeseen circumstances which could include site contraints & physical/logistical barriers. This project is consistent with the goals of the Loma Portal / Sports Arena Community Plan and the City's General Plan. Engine 20 and

Truck 20 had 5,808 response calls within Loma Portal / Sports Arena in Fiscal Year 2016.

SCHEDULE: Land acquisition, design and construction will be scheduled once funding is identified.

SDFD's latest cost estimate is approximately \$700/SF. PWD will provide

a comprehensive cost estimate when project is initiated.

COST:

Total Project Cost =

\$12,000,000



Funding:	Source	Expen/Encum	Cont/Appr	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
	Unidentified								
\$0	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Murphey, Erin

From: Fisher, Yara

Sent: Thursday, April 13, 2017 1:05 PM

To: Graham, Bill; Haggblade, Meghan; Murphey, Erin

Subject: FW: Midway: Police Department, Western Division - Staffing & Response Time Data

Just FYI.

Yara L. Fisher, AICP Principal Planner

AECOM

401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7600; Mobile: 858-900-5594

From: Morrison, Susan [mailto:SIMorrison@sandiego.gov]

Sent: Thursday, April 13, 2017 12:49 PM

To: Fisher, Yara

Subject: Midway: Police Department, Western Division - Staffing & Response Time Data

Yara—

Here's some data for the Public Services and Facilities section from the Police Department, which also applies to Midway. Midway is in Police Beat 611. I still need to contact the Fire Department.

Susan

From: Connelly, Paul [mailto:pconnelly@pd.sandiego.gov]

Sent: Thursday, April 13, 2017 12:30 PM

To: Morrison, Susan < SDPD Western < SDPDWestern@pd.sandiego.gov>

Cc: Surwilo, David < dsurwilo@pd.sandiego.gov>

Subject: RE: Western Division - Staffing & Response Time Data

Hello Susan,

As of December 31, 2016, Western Division's average response times are as follows:

Priority E 6.8 Minutes

Priority 1 14.2 Minutes

Priority 2 35.9 Minutes

Priority 3 94.0 Minutes

Priority 4 128.0 Minutes

Our Current Staffing is as follows:

Classification - (Rank/Position)	Number of Actual Positions, Most Recent Quarter
Captain	1
Lieutenant	3
Sergeant	16
Detective	5
Police Officer III	0
Police Officer II	80
Police Officer I	25
Police Investigative Service Officer II	1
Police Investigative Service Officer I	1
Senior Clerk Typist	1
Word Processing Operator	1
Agent	0
Police Investigative Aide II	0
Police Service Officer II	0
Police Service Officer I	0
Total Positions	132

Paul Connelly, Captain San Diego Police Department Western Division

Desk (619) 692-4810

pconnelly@pd.sandiego.gov

From: Morrison, Susan [mailto:SIMorrison@sandiego.gov]

Sent: Wednesday, April 12, 2017 3:23 PM

To: SDPD Western

Cc: Connelly, Paul; Surwilo, David

Subject: Western Division - Staffing & Response Time Data

Good Afternoon-

I'm working on the Environmental Impact Report for the Midway and Old Town Community Plan Updates and am looking for any data you have regarding the number of officers on staff and patrolling Western Division. I'd also like to see if you have any current average response time data. I have the following for 2014, which I'd like to update with more current (2015 or 2016) response times if possible:

The average response times for the Western Division for 2014 were 6.4 minutes for emergency calls, 10.8 minutes for Priority 1 calls, 25.4 minutes for Priority 2 calls, 62.8 minutes for Priority 3 calls, and 69.7 minutes for Priority 4 calls.

Any information you can provide is greatly appreciated. Please forward this request on to the appropriate party if this has reached you in error.

Thank you,

Susan I. Morrison, AICP Associate Planner City of San Diego Planning Department

T (619) 533-6492 www.sandiego.gov



Office of Facility Planning and Design

Instructional Facilities Planning Department
Sarah Hudson/Demographer

TEL.: (619) 725-7369 FAX: (619) 725-7382 shudson@sandi.net

May 25, 2017

Ms. Susan Morrison, Associate Planner City of San Diego Planning Department 1010 Second Avenue, Suite 1200 San Diego, CA 92101 Submitted via email to: SIMorrison@sandiego.gov

Subject: ESTIMATED NUMBER OF STUDENTS GENERATED BASED ON THE POTENTIAL FUTURE HOUSING

CAPACITY OF THE PROPOSED MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN

Dear Ms. Morrison:

We are in receipt of your May 5, 2017 request for potential student generation information for updates to the MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN. The number of potential future additional housing units has been determined for the Plan Area. In this letter we address your questions and provide requested information.

Existing number of units and future additional housing units

From information provided by the requestor, the number of existing housing units (source: SANDAG Series 13 forecast base year) and the number of future additional housing units (source: City of San Diego estimates of future buildout) in the Community Plan Area (CPA) is noted in Table 1. Single family may include both detached and multiple unit (attached) types. The current housing stock in this CPA includes a 460 unit military housing area which it is assumed will not change over the stated time period.

Community Plan Area	Housing Type	Number of Existing Units (2012)	Number of Future Units (2050)	Change
Midway-Pacific Highway	Single Family	37	0	-37
Midway-Pacific Highway	Multi Family	1,354	11,125	+9,771
Midway-Pacific Highway	Military Housing	460	460	0
Midway-Pacific Highway	Total	1,851	11,585	+9,734

District student 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.

Typically, to provide student generation rates for a new residential development, we research similar nearby developments and their student generation rates, as a guide for how many students the new development may generate. This request, however, is not for a specific project, but rather for a potential increase in total

housing stock in a specific CPA at a future point in time. Many factors are not yet determined, such as the specific type of housing and bedroom mix that may be constructed.

Therefore, our best strategy to estimate the number of students potentially generated by future buildout of the MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN AREA is to reference the number of existing housing units in the CPA, and the current number of students who reside in the CPA (based on San Diego Unified School District data), to determine current student generation rates. Single family may include both detached and multiple unit (attached) types. The current housing stock in this CPA includes a 460 unit military housing area which it is assumed will not change over the stated time period.

TABLE 2. Student Generation Rates from Existing Housing Units							
Community Plan Area	Housing Type	Number of existing units	2016-17 students (K-5, 6-8, 9-12, and K-12)	Student Generation Rate			
777	7 - 2 2 2 1		K-5: 4	K-5: 0.108			
Midway-Pacific	Single	27	6-8: 0	6-8: 0			
Highway	Family	37	9-12: 1	9-12: 0.027			
			K-12: 5	K-12: 0.135			
			K-5: 131	K-5: 0.097			
Midway-Pacific	Marilet Families	1,354	6-8: 61	6-8: 0.045			
Highway	Multi Family		9-12: 87	9-12: 0.064			
			K-12: 279	K-12: 0.206			
			K-5: 326	K-5: 0.709			
Midway-Pacific	Military	460	6-8: 77	6-8: 0.167			
Highway	Housing	460	9-12: 67	9-12: 0.146			
			K-12: 470	K-12: 1.022			

Based on the information in Tables 1 and 2, potential student generation for future buildout of the MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN AREA is shown in Table 3. The current rate is the low range and the high range is double the low range.

TABLE 3.	Potential Stude	nt Generation Rates f	rom Future Additional	Housing Units
Community Plan Area	Housing Type	Number of future additional units	Estimated Student Generation Rates	Number of Potential Students
Midway-Pacific Highway	Single Family	None	Not applicable because all single family will be replaced with multi family	Not applicable
Midway-Pacific Highway	Multi Family	9,771	K-5: 0.097-0.194 6-8: 0.045-0.090 9-12: 0.064-0.128 K-12: 0.206-0.412	K-5: 948-1,896 6-8: 440-880 9-12: 625-1,250 K-12: 2,013-4,026
Midway-Pacific Highway	Military Housing	Unchanged (460)	K-5: 0.709 6-8: 0.167 9-12: 0.146 K-12: 1.022	K-5: 326 6-8: 77 9-12: 67 K-12: 470

The number of single family homes is proposed to decline by 37 (to zero, down from 37) by the Community Plan update, while the number of multi family homes is proposed to increase by 9,771 (to 11,125, up from 1,354). It is assumed the military housing will remain at 460 units. This is a total net increase of 9,734 units (to 11,585, up from 1,851).

A key assumption is that future additional housing units will generate students at a rate similar to current housing units; this is represented by the low range. If future additional housing units are significantly different from current units in terms of student generation, the number of students could be much higher, as indicated by the high range. It is assumed the military housing will not change, so student generation is the same as current numbers.

The potential increase in students from the number of future additional housing units suggested in the Community Plan update will impact district schools to the point of exceeding capacity. Measures such as reduction of non-resident students attending Point Loma areas schools will not be sufficient to free up enough capacity for the estimated number of students generated by this new development. Therefore, new or expanded school facilities will be needed, and plans for additional school facilities will need to be considered as development details are finalized. The district does not have any plans for new or expanded school facilities in Point Loma at this time, nor any available property upon which to add facilities.

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

Sincerely,

Sarah Hudson Demographer