

Appendix K
Public Services Correspondence

From: Fisher, Yara
Sent: Thursday, April 20, 2017 11:49 AM
To: Murphey, Erin; Haggblade, Meghan
Subject: FW: Midway/Pacific Highway Corridor, Impact Fee Study Update
Attachments: Midway PR 4-10-17.pdf; 160901ParkreclFS.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 The population figures in the attachments are outdated—Midway should be 27,070 not 23,677 for community plan buildout; Old Town 2,430 not 1,600.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 <BFhafertepe@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>; Morrison, Susan <SIMorrison@sandiego.gov>
Cc: Abeyta, Angela <AAbeyta@sandiego.gov>; Herrmann, Myra <MHerrmann@sandiego.gov>; Galloway, Tait <TGalloway@sandiego.gov>; Ocampo Vivero,

Elizabeth <EOcampo@san Diego.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@san Diego.gov

From: Abella-Shon, Michelle
Sent: Tuesday, November 29, 2016 5:55 PM
To: Hafertepe, Benjamin <Bhafertepe@san Diego.gov>
Cc: Abeyta, Angela <AAbeyta@san Diego.gov>; SDFD Facilities <SDFDFacilities@san Diego.gov>
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

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From: Hafertepe, Benjamin
Sent: Tuesday, November 29, 2016 11:42 AM
To: Abella-Shon, Michelle <MShon@san Diego.gov>
Cc: Abeyta, Angela <AAbeyta@san Diego.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@san Diego.gov>
Cc: White, Vickie <VWhite@san Diego.gov>; Abeyta, Angela <AAbeyta@san Diego.gov>; Larson Jr, Donald <DLarson@san Diego.gov>
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
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Project Officer II
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From: Hafertepe, Benjamin
Sent: Monday, November 07, 2016 6:56 AM
To: Abella-Shon, Michelle <MShon@sanidiego.gov>
Cc: White, Vickie <VWhite@sanidiego.gov>; Abeyta, Angela <AAbeyta@sanidiego.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@sanidiego.gov>
Cc: White, Vickie <VWhite@sanidiego.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
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From: Hafertepe, Benjamin
Sent: Friday, October 14, 2016 11:13 AM
To: Abella-Shon, Michelle <MShon@sanidiego.gov>; Hooker, Craig <CHooker@sanidiego.gov>; French, Tanner <TFrench@sanidiego.gov>; Marabian, Linda <LMarabian@sanidiego.gov>; Chui, Gary <GChui@sanidiego.gov>; Meinhardt, Cynthia <CMeinhardt@sanidiego.gov>; Gibson, Marnell <MGibson@sanidiego.gov>; Greenhalgh, Darren <DGreenhalgh@sanidiego.gov>; Gonsalves, Ann <AGonsalves@sanidiego.gov>; Pool, Kyle <KPool@sanidiego.gov>; Jones, Misty N <MNJones@sanidiego.gov>; Gudino, Raul <RGudino@sanidiego.gov>
Cc: Abeyta, Angela <AAbeyta@sanidiego.gov>; White, Vickie <VWhite@sanidiego.gov>
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 <MShon@sanidiego.gov>; Hooker, Craig <CHooker@sanidiego.gov>; French, Tanner <TFrench@sanidiego.gov>; Marabian, Linda <LMarabian@sanidiego.gov>; Chui, Gary <GChui@sanidiego.gov>; Meinhardt, Cynthia <CMeinhardt@sanidiego.gov>; Jones, Misty N <MNJones@sanidiego.gov>; Jones, Brock <BRJones@sanidiego.gov>; Gibson, Marnell <MGibson@sanidiego.gov>; Greenhalgh, Darren <DGreenhalgh@sanidiego.gov>; Gonsalves, Ann <AGonsalves@sanidiego.gov>; Pool, Kyle <KPool@sanidiego.gov>
Cc: Tomlinson, Tom <TomlinsonT@sanidiego.gov>; Camacho, Marco <MCamacho@sanidiego.gov>; Abeyta, Angela <AAbeyta@sanidiego.gov>; White, Vickie <VWhite@sanidiego.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

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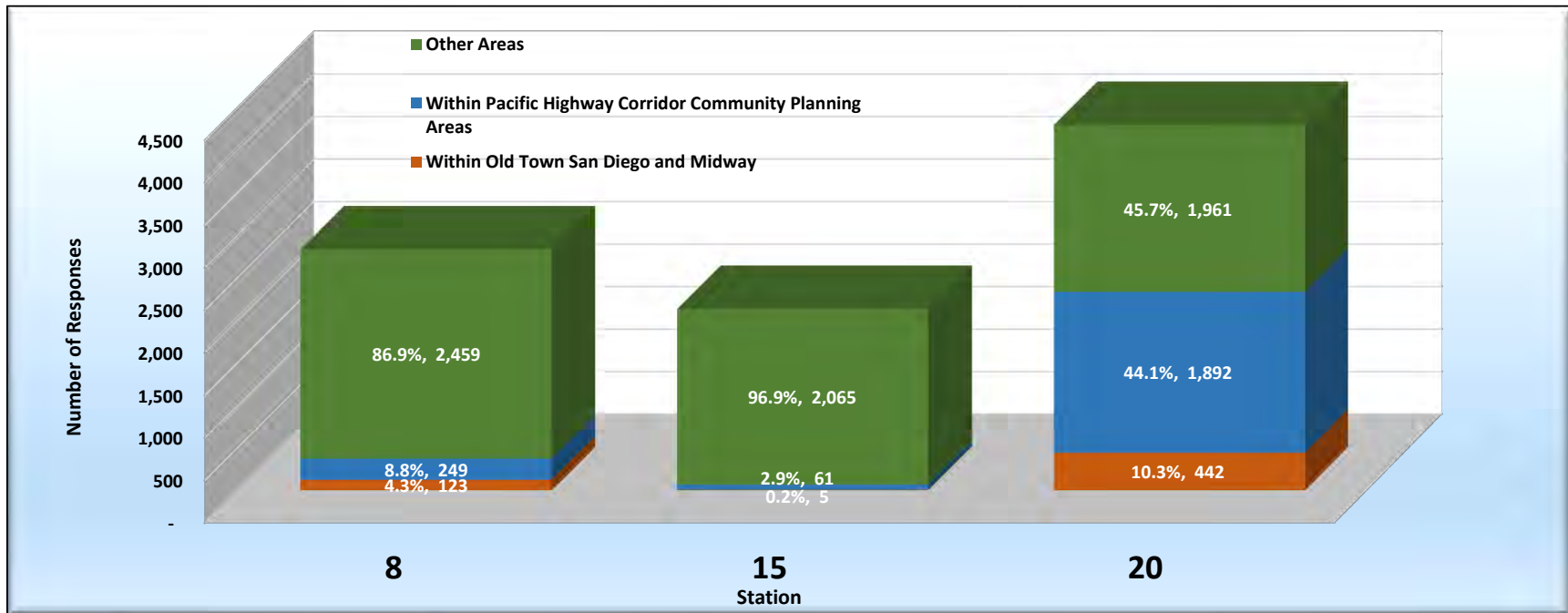


San Diego Fire Department Responses of Stations 8, 15, 20

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

Station	Engine or Truck	Within Old Town San Diego and Midway		Within Pacific Highway Corridor Community Planning Areas		Other Areas		Total 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
20	E120	12	11.1%	40	37.0%	56	51.9%	108
	E20	367	11.0%	1,514	45.2%	1,466	43.8%	3,347
	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
Overall		570	6.2%	2,202	23.8%	6,485	70.1%	9,257

Note: Responses excludes cancelled responses.



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 <SIMorrison@sandiego.gov>; 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

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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.

TABLE 1. Number of Existing Housing Units and Future Housing Units				
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
Midway-Pacific Highway	Single Family	37	K-5: 4 6-8: 0 9-12: 1 K-12: 5	K-5: 0.108 6-8: 0 9-12: 0.027 K-12: 0.135
Midway-Pacific Highway	Multi Family	1,354	K-5: 131 6-8: 61 9-12: 87 K-12: 279	K-5: 0.097 6-8: 0.045 9-12: 0.064 K-12: 0.206
Midway-Pacific Highway	Military Housing	460	K-5: 326 6-8: 77 9-12: 67 K-12: 470	K-5: 0.709 6-8: 0.167 9-12: 0.146 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 Student Generation Rates from 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

