



July 29, 2019

Karen Ruggels
KLR Planning
P.O. Box 882676
San Diego, CA 92168
karen@klrplanning.com

Subject: STONE CREEK DEVELOPMENT
293 acre site currently occupied by resource extraction activities
4,445 planned multifamily residential units

Dear Ms. Ruggels:

This letter summarizes the information that you requested regarding public schools and other information regarding the proposed Stone Creek project area.

1. *School Service*

The table below shows the district-run schools currently serving or near to the project site. At the elementary level (TK-5), the area west of Camino Ruiz is served by Jonas Salk, while the area east of Camino Ruiz is served by Mason. Walker Elementary is northeast of the project site and included for potential student service. At the middle school level (6-8), the area west of Camino Ruiz is served by Challenger, while the area east of Camino Ruiz is served by Wangenheim. All residents of this development are served by Mira Mesa High (9-12).

| <u>School Name</u> | <u>Address</u> | <u>Estimated Capacity</u> | <u>2017-18 Enrollment</u> | <u>2018-19 Enrollment</u> | <u>2019-20 Projected Enrollment</u> |
|-----------------------|-----------------------|---------------------------|---------------------------|---------------------------|-------------------------------------|
| Jonas Salk Elementary | 7825 Flanders Drive | At capacity | 702 | 709 | 711 |
| Mason Elementary | 10340 San Ramon Drive | 684 | 552 | 532 | 509 |
| Walker Elementary | 9225 Hillery Drive | 650 | 389 | 399 | 400 |
| Challenger Middle | 10810 Parkdale Avenue | 1,206 | 976 | 946 | 934 |
| Wangenheim Middle | 9230 Gold Coast Drive | 1,364 | 941 | 913 | 876 |
| Mira Mesa High | 10510 Reagan Road | 2,600 | 2,338 | 2,414 | 2,387 |

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, therefore different schools may serve this potential project in the future.**

Jonas Salk Elementary is operating at full capacity and expected to remain so. Mason and Walker Elementary schools currently have available capacity for approximately 425 additional students. Challenger and Wangenheim middle schools currently have available capacity for approximately 750 additional students. Mira Mesa High currently has available capacity for approximately 200 additional students.

2. *Portable classrooms*

The number of portable/relocatable classrooms at each school site are as follows:

| | | |
|---------------|---------------|---------------|
| Jonas Salk: 0 | Mason: 10 | Walker: 9 |
| Challenger: 7 | Wangenheim: 4 | Mira Mesa: 44 |

Mira Mesa High will be undergoing a Whole Site Modernization in the near future, a goal of which is to replace portable with permanent classrooms. At this time there are no identified deficiencies at listed schools.

3. *Class Size Reduction*

At this time Mira Mesa schools are not subject to class size reduction.

4. *Student Generation*

Student generation rates vary based on the type of project, number of units, bedroom mix, neighborhood, amenities, and other factors. There are not district standard rates. The information available indicates this project will include 4,445 multi-family residential units. Specific information on housing type or bedroom mix is not yet available. Dwelling units per acre may range from approximately 12 to 37, per the provided Land Use Plan.

To estimate the number of students generated by the proposed Stone Creek development, standard practice is to reference existing similar developments in the vicinity if possible and further afield within San Diego Unified School District when necessary. In this case, this office feels the best single Mira Mesa-area comparable project for Stone Creek is Casa Mira View, a large apartment complex begun in 2013 and still ongoing. Student generation from Casa Mira View is presented in Table 1.

| TABLE 1. Existing Similar Development – Using One Comparable Project | | | | | |
|---|-------------------------|--|------------------------------------|---|---|
| Development Name | Development Type | Address | Number of Units (Fall 2018) | 2018-19 Students (K-5, 6-8, 9-12, and K-12) | Student Generation Rates |
| Casa Mira View | Apartments | Brooke Drive; Jake Lane; Lee Way; Mira Lee Way; Sydney Lane | 1,620 | K-5: 194 6-8: 54 9-12: 77 K-12: 325 | K-5: 0.120 6-8: 0.033 9-12: 0.048 K-12: 0.201 |

Based on the above information in Table 1, estimated student generation rates for Stone Creek are shown in Table 2.

| TABLE 2. Estimated Student Generation Rates for Stone Creek using Table 1 Rates | | | | |
|--|-------------------------|------------------------|--|--|
| Development Name | Development Type | Number of Units | Estimated Student Generation Rates | Potential Students Generated |
| Stone Creek | Multi Family | 4,445 | K-5: 0.120-0.240 6-8: 0.033-0.066 9-12: 0.048-0.096 K-12: 0.201-0.402 | K-5: 533-1,067 6-8: 147-293 9-12: 213-427 K-12: 893-1,787 |

Estimates in Table 2 indicate Stone Creek may generate the equivalent of one or two elementary schools and substantially impact middle and high school facilities.

This office is not entirely satisfied with referencing just one existing comparable project for a proposed project of this scope and size. Therefore, we conducted a second analysis looking at all existing single family attached, multi-family, and mobile home housing units within Mira Mesa CPA (Source: SANDAG 2018 estimates) and the number of students generated by these land uses. This information is presented in Table 3.

| TABLE 3. Existing Similar Development – Using Mira Mesa CPA Housing Units | | | |
|--|------------------------|--|--|
| Development Type | Number of Units | 2018-19 Students (K-5, 6-8, 9-12, and K-12) | Student Generation Rates |
| Existing Single Family Attached, Multifamily, and Mobile Home Housing Units in Mira Mesa CPA (SANDAG 2018 estimates) | 11,947 | K-5: 1,760 6-8: 658 9-12: 959 K-12: 3,377 | K-5: 0.147 6-8: 0.055 9-12: 0.080 K-12: 0.283 |

Based on the above information in Table 3, estimated student generation rates for Stone Creek are shown in Table 4.

| TABLE 4. Estimated Student Generation Rates for Stone Creek using Table 3 Rates | | | | |
|--|-------------------------|------------------------|--|--|
| Development Name | Development Type | Number of Units | Estimated Student Generation Rates | Potential Students Generated |
| Stone Creek | Multi Family | 4,445 | K-5: 0.147-0.294 6-8: 0.055-0.110 9-12: 0.080-0.160 K-12: 0.283-0.566 | K-5: 655-1,310 6-8: 245-490 9-12: 357-714 K-12: 1,256-2,512 |

Estimates in Table 4 indicate Stone Creek may generate the equivalent of one to three elementary schools and substantially impact middle and high school facilities.

Summarizing Tables 2 and 4, student generation from Stone Creek is estimated within the following ranges, taking the lowest and highest estimates together.

K-5: 533 to 1,310
6th-8th: 147 to 490
9th-12th: 213 to 714
Total: 893 to 2,512

5. *Need for Additional School Facilities*

A project of Stone Creek's magnitude will cause significant impacts on school facilities to the point of exceeding available school capacity in Mira Mesa. The schools serving this project area are already operating at between 70 and 100% of capacity. Attendance boundary changes will likely be necessary to distribute enrollment generated by Stone Creek. **It is the opinion of this office that a new elementary school will be required and ideally will be located within Stone Creek. Additional high school facilities are likely to be needed. See explanation below.**

As mentioned in question 2: School Service, Jonas Salk Elementary is operating at full capacity and expected to remain so. Mason and Walker Elementary schools currently have available capacity for approximately 425 additional students. Challenger and Wangenheim middle schools currently have available capacity for approximately 750 additional students. Mira Mesa High currently has available capacity for approximately 200 additional students.

Elementary: Even at the low end estimate of 533 students, existing elementary facilities are currently unable to accommodate enrollment from Stone Creek (533 to 1,310 estimated students vs. 425 estimated available capacity). As stated above, a new elementary school ideally will be located within Stone Creek. There are four other elementary schools within Mira Mesa (Ericson, Hage, Hickman, and Sandburg) but they are located too far from Stone Creek to reasonably be considered for school service.

Middle: Estimated 6th-8th grade student generation of 147 to 490 students can likely be accommodated with existing facilities at Challenger and Wangenheim. These two schools currently have capacity for about 750 additional students combined, with the majority of the available capacity at Wangenheim. Attendance boundary changes may be needed or a redistribution of capacity from one campus to the other.

High: Even at the low end estimate of 213 students, existing high school facilities are highly unlikely to be able to accommodate enrollment from Stone Creek (current estimated available capacity at Mira Mesa High is about 200 students). As mentioned, Mira Mesa High will soon be undergoing a campus modernization. District staff may evaluate the possibility of adding additional capacity, but it may not be reasonable for a variety of reasons. Other possibilities for accommodating increased enrollment may be attendance boundary changes or overflow procedures.

6-7. *Developer Fees and Joint Use*

For the developer fee assessment program and joint use agreements with the City, please see the website <https://www.sandiegounified.org/real-estate>.

8. *Long-term Development Impacts*

This office is aware of several ongoing and planned projects impacting school services in the Mira Mesa area.

Construction at Casa Mira View continues. Phases 1 and 2 are complete totaling 1,620 units. Phases 3 and 4 are yet to come totaling 547 units. Using current student generation rates, Casa Mira View is expected to generate at least an additional 65 elementary students, 20 middle school students, and 25 high school students within the next 2-3 years. **Increased enrollment from Casa Mira View will reduce available school capacity in the future for enrollment generated by Stone Creek.**

3Roots is another planned project of conversion of resource extraction activities to housing and other uses. It is located directly southwest of Stone Creek and will impact the same schools with 1,800 units planned. 3Roots is further along in the development process than Stone Creek and impacts from it will likely occur in the near future (3-5 years). **Increased enrollment from 3Roots will reduce available school capacity in the future for enrollment generated by Stone Creek.**

Lastly and long-term, City of San Diego planning staff indicate that the Community Plan Update process for Mira Mesa area will include up to 5,000 additional housing units in the form of redevelopment projects (replacing commercial or retail with housing). This increased housing density will also increase student enrollment.

Stone Creek will contribute to ongoing school service impacts by generating an estimated 893 to 2,512 K-12 students. The cumulative impacts from the projects noted above, plus Stone Creek, are highly likely to exceed existing school capacity to serve students. Additional planning is needed to ensure sufficient facilities.

Please keep us informed about this development and any changes that may occur to the proposal. If you have questions about the information in this letter or other school-related issues, please contact me at (619) 725-7369 or shudson@sandi.net.

Sincerely,



Sarah Hudson
Demographer



THE CITY OF SAN DIEGO

March 19, 2010

Ms. Karen L Ruggels
KLR Planning
P.O. Box 882676
San Diego, CA 92168-2676

Reference: Revised Response for Fire Protection Services to a Project Proposed in the
Mira Mesa Community of the City of San Diego,
January 25, 2010

Dear Ms. Ruggels:

Thank you for the opportunity to answer your questions concerning the preparation of an Environmental Impact Report (EIR) for the revised proposed Stone Creek project in the Mira Mesa Community. This project is located at the site of an ongoing resource extraction mining operation and is a mixed-use project that proposes up to 4,445 multi-family residential units; 135,000 square feet of business park uses; 415,100 square feet of light industrial uses; 174,000 square feet of retail uses; 200,000 square feet of office uses; 175 hotel rooms; nearly 70 acres of public parks and piazzas; and a pedestrian focused mixed-use core with residential uses, lifestyle shops, and restaurants.

As part of the EIR for the proposed project, you need to disclose the project's potential impacts to the City of San Diego's fire protection services. Per your request, we have provided the following responses:

1. Which fire station(s) would serve the site? Please provide available equipment and staffing the station(s).

The portion of Carroll Canyon Road between Black Mountain and Camino Ruiz is not in San Diego Fire-Rescue Department's data base yet, so two alternate intersections were used for the response times.

The first intersection was Carroll Canyon Road and Camino Ruiz (west end of Stone Creek). The response times to this intersection are:



Fire Prevention Bureau

Fire-Rescue Department • 1010 Second Avenue, Suite 300 • San Diego, CA 92101
Tel (619) 533-4400 Fax (619) 544-6806

| Station No. | Number of Firefighters ₁ | Equipment | Response Time ₂ |
|-------------|-------------------------------------|---|----------------------------|
| 38 | 6 per 24 hour shift | 1-Engine, 1-Brush and 1 ambulance | 4.4 minutes |
| 44 | 5 per 24 hour shift | 1-Engine, 1-Truck and 1 Battalion Chief | 4.9 minutes |
| 41 | 4 per 24 hour shift | 1-Engine | 9.8 minutes |

The second intersection was Carroll Canyon Road and Black Mountain Road (east end of Stone Creek).

| Station No. | Number of Firefighters ₁ | Equipment | Response Time ₂ |
|-------------|-------------------------------------|--------------------------------------|----------------------------|
| 44 | 9 per 24 hour shift | 1-Engine, 1-Truck, 1-Battalion Chief | 2.2 minutes |
| 38 | 6 per 24 hour shift | 1-Engine, 1-Truck and 1-ambulance | 5.8 minutes |
| 37 | 4 per 24 hour shift | 1-Engine | 8.0 minutes |

₁ All engines and trucks have one firefighter/paramedic.

₂ Because the roadway networks within the development which would normally be used for the calculations to determine the response times do not exist, one minute has been added. The response times for the first arriving engine companies are within the national standard of five minutes, but the national standard for a full effective fire force for a first alarm assignment within nine minutes will not be met.

2. Are there plans for new stations, equipment, or staffing in the area?

The Fire-Rescue Department has identified the need for an additional station just southwest of the subject area, and east of 805 and north of Miramar Road. The precise location of this new station has not yet been identified. It is recommended that this station be in place during the first phase of the development of the Stone Creek project.

3. Does the City Fire Department participate in mutual aid agreement with the County of San Diego that would be applicable to the project site? If so, please describe them.

The San Diego Fire-Rescue Department does participate in mutual aid agreements with the County of San Diego and MCAS Miramar.

4. Is the existing level of fire protection service adequate to serve the project area and the City?

See response to Question #7.

5. What are the existing response times to the site? Are these response times considered adequate?

As stated in the answer to Question #1, foot note #2, the response times for the first arriving engine companies are within the national standard of five minutes, but the national standard for a full effective fire force for a first alarm assignment within nine minutes will not be met.

6. Will the proposed project present an adverse impact to fire protection services? Are there ways to mitigate the impacts?

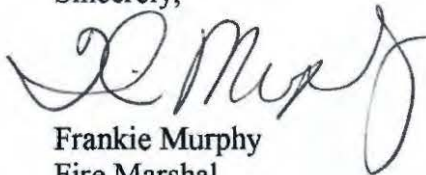
See response to Question #2.

7. Does the City Fire Department anticipate or expect any long-term (10-year, 20-year, 30-year, or longer) impact associated with fire protection due to anticipated development in the area and within the City? If so please describe the nature of these impacts and how this project may contribute to those impacts.

Due to the additional responses that this project and future projects will create, response times and workload capacities for the existing engine companies in this community will continue to be evaluated for the addition of new fire stations, equipment or personnel.

If you should have other questions concerning this matter, please do not hesitate to contact me at (619) 533-4304.

Sincerely,



Frankie Murphy
Fire Marshal

FLM/sp

cc: Brian Fennessy, Assistant Fire Chief



FILE NO. PLA 580
PROJ# xxxxxxxx

May 23, 2019

Attn: Patty Schreibman
Vulcan Materials Company
10051 Black Mountain Road
San Diego, CA 92126

Dear Patty Schreibman,

Subject: Availability of underground electric and gas service for the Stone Creek project located at Camino Ruiz and Maya Linda Road, San Diego

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 underground electric facilities can be made available for the Stone Creek project located at Camion Ruiz and Maya Linda Road, San Diego

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.

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,

Cathy Cavaletto
Customer Project Planner
Telephone: (858) 636-5786

From: "Whitfield, Pam" <PWhitfield@sandiego.gov>
Subject: **Proposed Mira Mesa Project**
Date: Tuesday, 17 February 2009 13:52:41 PST
To: "brittany@klrplanning.com" <brittany@klrplanning.com>

Hello Brittany,

My apologies for getting back to you so late on your request for information. Unfortunately we have been swamped with various projects. Below are the answers to your questions in numerical order.

1. The nearest libraries are Mira Mesa, located at 8405 New Salem and Scripps Ranch, located at 10301 Scripps Lake Dr. Mira Mesa is 1.4 miles and Scripps is 1.8 miles away from the proposed site.
2. Currently the programs being offered at Mira Mesa are Chess Club, citizenship classes, tutoring programs Kindergarten through High School, and dance lessons for adults. The programs for children only are storytelling, arts & crafts for young children, pencil drawing ages 5-13, magic shows, historical programs and puppet shows. Within the library there are 2 community meeting rooms, a computer lab and various study carrels. The branch is currently open 41 hours per week and there are 9.25 employees staffing that branch.
3. The Library System Improvements Program was approved on 7/30/2002 which gives guiding principles for development. This plan suggest that a branch library should be a minimum of 15,000 sq ft and (1) larger facility in each Council District.
4. The project would be subject to Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF). These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development and these fees were established to meet, in part, the affordable housing needs of San Diegans. Fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. The contact person for this area is Cheryl Robinson-Sellers (619) 533-3679.
5. Per the Library System Improvements Program the population of a given community may reach 18,000 to 20,000 residents before a permanent library facility is warranted, with anticipated growth to be at least 27,000 to 30,000 residents after twenty years. The maximum radius of a branch service area should be approximately two miles. However, Mira Mesa and Scripps Ranch both fall within that 2 mile radius.

Pam Whitfield
Library Contracts Manager
Office (619) 238-6644
Cell (619) 980-5027
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