

September 14, 2023

Mr. Edgar Ramirez Manriquez
Associate Planner
Planning Department
City of San Diego
Submitted via email to: edgarr@sandiego.gov

Subject: STUDENT GENERATION ESTIMATES AND SCHOOL FACILITY IMPACTS FOR THE UNIVERSITY COMMUNITY PLAN UPDATE

Dear Mr. Ramirez Manriquez:

We are in receipt of your August 16, 2023, request for student generation and school facility information for the University Community Plan Update. In this letter, we address your questions and provide the requested information.

Estimated Existing and Projected Future Housing Units

Table 1 below includes the following housing unit information, either from your request letter or another source as noted.

- Assumed number of existing housing units in the University Community Plan Area
- Estimated number of current housing units in the University Community Plan Area (2022)¹
- Proposed number of future housing units in the University Community Plan Update

TABLE 1. Estimated Housing Units in University Community Plan Area, 2022, and Assumed Residential Buildout in the Community Plan and Update			
Housing Type	Assumed Residential Buildout of the Existing University Community Plan, adopted in 1987 (for reference only; not used in student generation analysis)	Estimated Existing Housing Units in 2022¹	Assumed Residential Buildout of the Proposed Land Use Scenario in the Community Plan Update
Single Family	4,780	5,213	No change
Multi Family	23,220	21,912	52,220
<i>Change from 2022</i>		--	<i>30,308</i>

1. SANDAG 2022 Estimates, Open Data Portal, July 31, 2023, accessed September 5, 2023

Estimated Student Generation

Student generation rates vary based on the type of project, number of units, bedroom mix, affordable or age-restricted housing components, proximity to schools and other amenities, neighborhood, and other factors. There are no district standard or school-specific rates.

Typically, to provide student generation rates for new residential development, the district will 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 range of potential increases in housing units in the University Community Plan Area in the future. Many factors of future projects are not yet determined, such as the specific type of housing and bedroom mix.

Therefore, our best strategy to estimate the number of students that could potentially be generated by implementation of the University Community Plan Update is to reference current housing units totals by type in the Community Plan Area, along with the number of San Diego Unified School District students who reside in each housing type, to calculate current student generation rates.

Student generation rates are calculated with 2022-23 student data and SanGIS/SANDAG housing type.

TABLE 2. Student Generation Rates from Existing Housing Units by Type, 2022 in University Community Plan Area			
Housing Type	Estimated Existing Housing Units in the University Community Plan Area in 2022¹	2022-23 SDUSD Students (TK-5, 6-8, 9-12, and TK-12)	Student Generation Rates
Single Family ²	5,213	TK-5: 672 6-8: 281 9-12: 437 TK-12: 1,390	TK-5: 0.129 6-8: 0.054 9-12: 0.084 TK-12: 0.267
Multi Family ²	21,912	TK-5: 1,143 6-8: 397 9-12: 479 TK-12: 2,019	TK-5: 0.052 6-8: 0.018 9-12: 0.022 TK-12: 0.092

1. SANDAG 2022 Estimates, Open Data Portal, July 31, 2023, accessed September 5, 2023
2. SanGIS/SANDAG GIS Data Warehouse, 2021 Land Use

Based on the information in Tables 1 and 2, potential student generation from implementation of the University Community Plan Update is shown in Table 3.

A key assumption is future additional housing units will generate students at a rate similar to current housing units. If future additional housing units are significantly more attractive to families than the current housing is, the number of students generated could be higher than estimated. Conversely, if future housing is less attractive to families, the number of students generated could be lower than estimated.

TABLE 3. Potential Student Generation from Implementation of the University Community Plan Update			
Housing Type	Student Generation Rates	Increase in Housing Units from Assumed Residential Buildout of the Proposed Land Use Scenario in the Community Plan Update	Number of Potential Students Generated from Increased Number of Housing Units
Single Family	Not applicable	No change from current conditions	Not applicable
Multi Family	TK-5: 0.052 6-8: 0.018 9-12: 0.022 TK-12: 0.092	+30,308	TK-5: 1,576 6-8: 546 9-12: 667 TK-12: 2,789

Impacts to School Facilities

Potential student generation from implementation of the University Community Plan Update is significant and will impact district school facilities.

- Estimated TK-5 grade generation from the proposed increase in housing units is **1,576 students**. This equates to at least three elementary school populations, as most elementary schools in San Diego Unified are in the 400-500 enrollment range.
- Estimated 6-8 grade generation from the proposed increase in housing units is **546 students**.
- Estimated 9-12 grade generation from the proposed increase in housing units is **667 students**.

University is currently served by the following district-run school facilities, all well-utilized. Private or charter schools are not a substitute for legally required public district-run schools.

- Three elementary schools, Curie, Doyle, and Spreckels, have a total TK-5th grade enrollment of about 1,800 students. The current collective capacity of the three elementary schools is about 2,200 students.
- One middle school, Standley, with a total 6th-8th grade enrollment of about 840 students, and capacity for approximately 1,100 students.
- One high school, University City, with a total 9th-12th enrollment of 1,500 students, and capacity for approximately 1,900 students.

At this time, the district expects the existing Middle and High school facilities in the University area to likely be sufficient into the future to accommodate potential increased enrollment from adoption of the updates to the University Community Plan as outlined. Measures such as a reduction of students from outside University attending the two schools will likely be sufficient to create available space for potential enrollment growth in the future.

However, the estimated students generated from implementation of the University Community Plan Update is highly likely to exceed the capacity of current district facilities at the Elementary level.

Measures such as a reduction of students from outside University attending the schools and attendance boundary changes are available to the district, which may help create some available capacity. However,

these measures are not likely to be sufficient at the elementary level to accommodate all the potential enrollment growth in the future.

Implementation of the University Community Plan Update will likely require significant expansion of existing school facilities, or construction of new facilities, at the elementary level. The district does not currently have any long-range facility plans that could possibly accommodate the estimated number of generated students.

Land for new schools should be set aside in the University Community Plan Update. In particular, land for new schools is likely to be needed in the north section of the University area, in the vicinity of La Jolla Village Drive and Genesee Avenue intersection. The plan update calls for significant housing development in the north section of University area, but this area is furthest from the district's existing school facilities. Only one elementary school, Doyle, is located north of Rose Canyon. The other two elementary schools, the middle school, and the high school are all located south of Rose Canyon, a significant east-west topographic barrier that divides the University area and has only one road connection, Genesee Avenue.

The California Department of Education site requirements for an average new elementary school is 7 to 14 acres of land minimum, and this is reflected in the City of San Diego's General Plan, Public Facilities Element. A middle school requires 15 to 20 acres; and a high school requires approximately 30 acres by the same authority. Furthermore, the City of San Diego will need to partner with the District to plan for developer-funded new school construction in advance of occupancy of new housing units. The total cost of new schools' design and construction could approximate \$910,000,000 million (in 2023 dollars), not including additional cost to acquire land.

Future CEQA documents for the University Community Plan Update should adequately address the CEQA Guidelines Appendix G question relating to public services, specifically schools, and any impacts need to be mitigated with feasible mitigation measures. The specific question from Appendix G of the CEQA guidelines is "Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for [Schools]."

Please keep us apprised of revisions to the community plan amendment as new information may result in changes to the information stated in this letter. The district looks forward to working cooperatively with the City of San Diego to address the findings of this letter. Thank you.

Sincerely,



Sarah Hudson
Demographer