

January 27, 2015

Ms. Habi Mitchell
Environmental Project Manager
Sophia Mitchell and Associates, LLC
PO Box 1700
Gualala, CA. 95445

Subject: San Marcos Fire Department Comments: San Marcos Highlands Project

Dear Ms. Habi Mitchell,

Listed below are the responses you requested relative to the San Marcos Highlands Project Environmental Impact Report.

- **Name and location of the stations that would serve the project**

Station 1 (180 West Mission Rd.)

- **Please describe the existing staff levels and equipment at the stations**

Station 1

- ☐ One Paramedic Engine Company (3 personnel)
- ☐ One Paramedic Truck Company (3 personnel)
- ☐ One Paramedic Ambulances (2 personnel each)

Station 2

- ☐ One Paramedic Engine Company (3 personnel)
- ☐ One Paramedic Ambulance (2 personnel)

Station 3

- ☐ One Paramedic Engine Company (3 personnel)
- ☐ One Paramedic Ambulance (2 personnel)

Station 4

- ☐ One Paramedic Engine Company (3 personnel)
- ☐ One Paramedic Ambulances (2 personnel)
- ☐ One Battalion Chief

- **What is the average response time to the site from the station(s)?**

Station 1 is the closest facility to this site. The average response time to the general area of the project is approximately 5 minutes. The remainder of a structure or wildland response will range from approximately 5 to 8 minutes.

- **Are current staff levels (and equipment) at these stations sufficient to meet existing demands for fire and emergency medical services?**

Yes, however, the Department has experienced significant increases in emergency and non-emergency responses over the past several years (3-year average 6.3% or more per year). At this current rate of increase, the need to add additional resources will be required within a two to three year period. This resource enhancement will likely need to be made in the absence of San Marcos Highlands Project and other similar projects currently being proposed in the City.

- **Can the stations handle this increase in service or would additional services be required? If so, what additional services would be needed (i.e. additional staff, vehicles, etc.)?**

Based on the occupancy type of this project, the residential component will create a population increase of approximately 450-500 new residents. Based on the information provided, there may likely be the need for enhancement to Fire/EMS services for similar projects being proposed in the City. At this time there are no similar projects being proposed. Future projects will be built over a period of time and will have an impact on the Fire Department's ability to provide service to them; as such it is difficult to assess a specific level of resource enhancement at this time. As these projects come on line, the impacts of them on the entire Fire/EMS delivery system will be evaluated and additional resources will be added as required to meet the demands on the system.

- **What are the fire flow requirements for this project?**

To determine the fire flow for each building; the type of construction and total square feet for each dwelling building will need to be known.

Note: Fire hydrants with adequate water supply and proper spacing must be installed at locations approved by the San Marcos Fire Department.

- **Does the project site provide adequate primary and secondary access for fire department vehicles?**

Please provide the fire department with an updated site map of the proposed primary and secondary access points. Although the proposed site plan submitted in the EIR packet appeared to provide adequate access; a subsequent review by fire dept. staff is needed. As proposed plans are submitted and access is further defined for the project, we will determine the location for primary and secondary fire access roads on site.

Note: The on-site access roadways serving this project shall have a minimum improved paved width of 24 feet, with no parking allowed on either side. If you wish to allow parking on either side, then an additional 8 feet must be added to each side for parking. Access drives separated by medians shall provide a minimum of 12 foot drive lanes on each side of median. Wider drive lanes may be required to accommodate emergency vehicle access and required turn radius. Any other roadway features such as cul-de-sacs, gates, etc. must meet the design criteria of the San Marcos Fire Department.

- **Are there any City of San Marcos Fire Department impact fees that the project will be subject to?**

The project will be contained within a pre-existing Fire Community Facilities District. City staff will evaluate the CFD to determine if enhancements will be required. All other fees will be associated with plan check and inspection, etc.

- ***Fire Department Requirements - Other:***

- Automatic Fire Sprinklers are required for all structures.
- Please resubmit the Fire Protection Plan for review by Fire Dept. staff

-Fuel Management Plan: A Fuel Management Plan is required. A 150' wildland fuel modification is required from all sides of all structures.

Note: Any structures that cannot provide the minimum 150 foot distance (lots 8 thru 17) will be required to provide additional construction enhancements such as: 1-hour rated exterior walls on all sides of each structure; dual pane windows and/or skylights provided with both panes made of tempered glass; ember resistant vents (type manufactured by BrandGuard, O'Hagin or equivalent); and non-combustible eaves. Final determination of requirements will be made at plan submittal.

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San Marcos Highlands Project

-Other requirements may be required during development of the project.

- Contact Information

Robert Scott, Fire Marshal
Office (760) 744-1050 ext. 3404
rscott@san-marcos.net

If you should have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Scott", with a long, sweeping horizontal line extending to the right.

Robert Scott
Division Chief / Fire Marshal

San Marcos Highland Project

1 message

Horst, Malcolm <Malcolm.Horst@sdsheriff.org>
To: Sophia Hahl Mitchell <sophia@mitchellplanning.net>

Fri, Mar 13, 2015 at 10:13 AM

Here is the info you requested.

The address for the San Marcos Sheriff's Station is:

182 Santar Place

San Marcos, CA. 92069

Response times will the same:

Priority 1 Calls: 6.3 minutes for 55 calls

Priority 2 Calls: 9.9 minutes for 9,452 calls

Priority 3 Calls: 14.1 minutes for 9,965 calls

Priority 4 Calls: 38.3 minutes for 7,417 calls

Current crime stats:

No at this time, contact Crime Prevention for this information.

Staffing levels:

Yes, we have an adequate level of deputies to cover this area.

Commercial components present problems for LE.

No, I don't see this being a problem in this area.

Hiring of more staff to cover this area.

Not at this time, but as the City grows, it may be necessary to hire additional deputies.

Impact to existing response times.

Quick response times to calls is critical because it increases the chances of saving lives and apprehending criminals at or near the scene of the crime. Response times to the project study area varies on the priority of the call and where responding units are dispatched from when they receive the call.

Recommendations.

No, not at this time.

Impact fees.

Not that I know of.

Thanks,

Corporal Malcolm Horst

San Marcos Gang Enforcement Team

Desk [\(760\) 510-5222](tel:(760)510-5222)

Cell [\(760\) 445-3703](tel:(760)445-3703)

August 6, 2014

Ms. Sophia L Hahl Mitchell
Environmental Project Manager
Sophia Mitchell & Associates, LLC
PO Box 1700
Gualala, CA 95445

Re: San Marcos Highlands Specific Plan Amendment Project - City of San Marcos

Dear Ms. Hahl Mitchell,

The Vista Unified School District (District) has asked Eric Hall & Associates to respond to your request for information for the environmental review of the San Marcos Highlands Specific Plan Amendment project for the City of San Marcos.

The District includes portions of the City of Oceanside, the City of Vista, the City of San Marcos and portions of the unincorporated area in the County of San Diego. The District covers 39 square miles, operates 35 schools and alternative and adult education centers, educates 22,348 students and manages an annual general fund budget in excess of \$213 million.

The District encourages schools of choice offering students and parents a variety of options relative to the education setting, program offering and alternatives.

The District has reviewed your request for information dated July 22, 2014 and provides the following response to your questions and inquiry.

1. ***Please identify which District schools (elementary, middle, and high schools) serve the project area?*** The project as proposed would be currently served by the Rancho Buena Vista High School, Rancho Minerva Middle School, and Monte Vista Elementary School
2. ***Please provide the current student enrollment and capacity statistics for the schools that serve the project area.***
 - a. Rancho Buena Vista High School: enrollment of 2,606, capacity of 3,141
 - b. Rancho Minerva Middle School: enrollment of 918, capacity of 956
 - c. Monte Vista Elementary School: enrollment of 655, capacity of 764

Two of the three schools that will serve the project, Rancho Buena Vista High School and Monte Vista Elementary School, have a significant percentage of their capacity in portable classrooms – 58% and 62% respectively. The capacity in portable classrooms is in excess of the State and District standards of 25% of portable capacity.

While the capacity and enrollment information provided above appear to suggest that there is capacity to accommodate the project, a shortage of classroom space exists due specifically to the high percentage of portable classrooms at those two schools. Furthermore, the District is facing a

capacity shortage based upon the analysis and calculation displayed in the table below.

Unified School District Capacity and Enrollment			
School Level	Facilities Capacity	CBEDS Enrollment	Excess/(Shortage) of Capacity
Elementary Schools	10,006	10,473	(467)
Middle Schools	3,643	4,784	(1,141)
High Schools	5,567	7,091	(1,524)
Total	19,216	22,348	(3,132)

3. ***Is existing school capacity within the District adequate to meet the current student population?*** Based upon the enrollment and capacity provided in number 2 above, capacity exists primarily in portable classrooms; but adequate permanent classroom space does not exist to serve the project.
4. ***Does the District have student generation rates (grades K-12) for residential land uses?*** The District utilizes the statewide student yield factors of 0.7 students per dwelling unit. The District's facility capacity was calculated by loading the District's instructional classrooms at the Office of Public School Construction (OPSC) loading standards of 25:1 for grades K-6, 27:1 for grades 7-12, 9:1 for severe special education students and 13:1 for non-severe special education students.
5. ***Are there any improvements or additions planned for District schools that serve the project area?*** As was indicated in our letter dated August 16, 2013, the District continues to update its Long Range Facilities Master Plan. The District completed a needs assessment of all of the district facilities and identified improvements necessary in technology, safety and security, site and school modernization, support spaces and athletic fields and play areas. The schools that will serve this project continue to be in need of a number of extensive improvements. A comprehensive list of improvements needed at each of the schools impacted by the project should have been sent to you as part of our last correspondence with you in August, 2013 in the form of a set of school summary profiles.
6. ***Is the District utilizing any busing programs and/or portable classrooms to accommodate overcrowded schools?*** As was indicated to you in our last communication, the District does not provide either a "home to school" or a shuttle service to transport students. It will be necessary for the students generated from the project to find their own way to District schools without transportation being provided by the District.

With respect to portable classrooms, the District has an extensive inventory of portable classrooms. Portable classrooms provide the District with 52% of the total classroom capacity. Portable inventory for the subject schools is as follows:

- a) Rancho Buena Vista High School: 58% portable
- b) Rancho Minerva Middle School: 0.05% portable
- c) Monte Vista Elementary School: 62% portable

7. ***Do you have any recommendations that might help reduce any significant potential impacts to the Vista Unified School District?*** The District has limited classroom space as illustrated by the information proved in this reply. The District schools serving the project area are in need of significant improvements as addressed in our previous communiqué dated August 16, 2013. Additionally, the project is far removed from the nearest schools serving the project. The current infrastructure is limited; and, streets and roads are not adequate to provide direct access to District schools
8. ***Are there any VUSD impact fees that the project will be subject to?*** The District completed a Developer Fee Justification Study conducted by EH&A. The study can be found on the District website [here](#). The study provides data to satisfy this question. Of note are the costs of providing facilities. The facilities costs for new residential development have been calculated to be \$26.82 to \$32.77 per square foot. The District is currently collecting the statutory developer fee of \$3.20 per square foot.

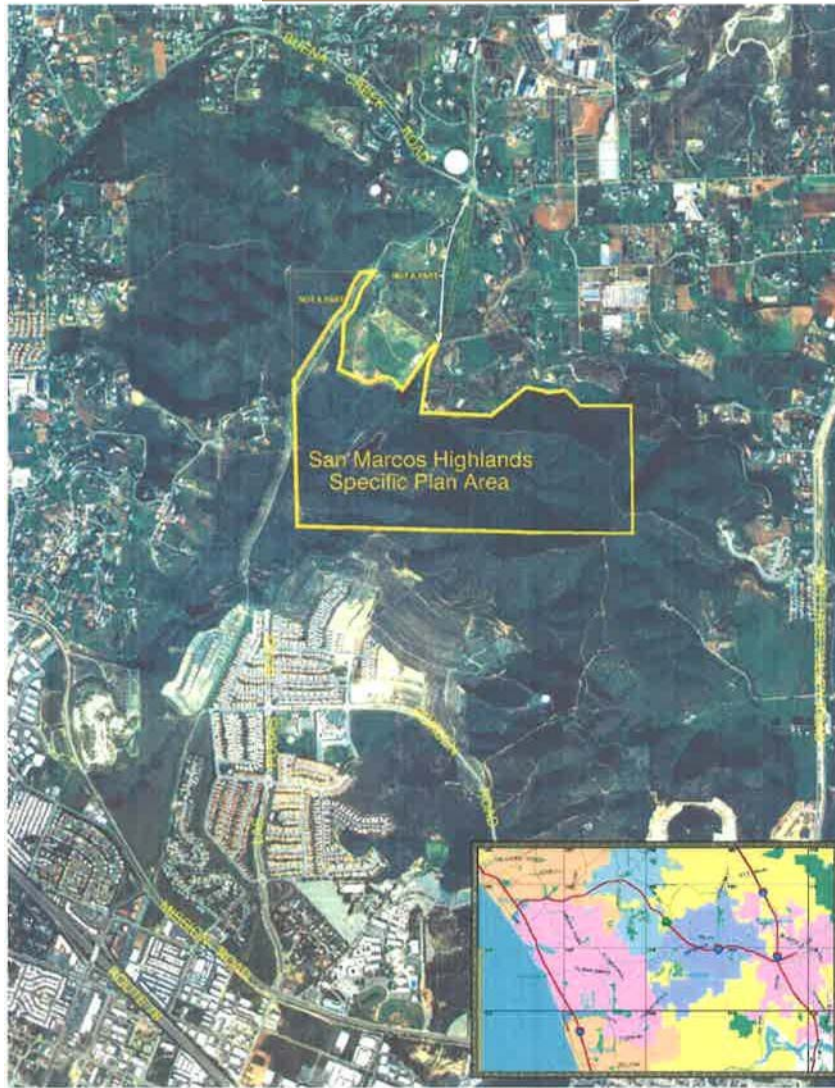
In summary the San Marcos Highlands project will negatively affect the Vista Unified School District and the educational environment. The District requests that the environmental document prepared for this project identify the need for school facilities improvements, transportation assistance and funding for facilities in excess of the statutory developer fees to mitigate the environmental impact of the project on the District. The District requests that the developer work closely with the District to mitigate the impacts of this project on the District's ability to adequately provide transportation and school facilities for the students it serves.

We look forward to discussing this project further with you, the developer and the City of San Marcos.

Sincerely,



Eric J. Hall, President



September 25, 2014

Ms. Sophia Hahl Mitchell
Sophia Mitchell & Associates, LLC
PO Box 1700
Gualala, CA 95445
sophia@mitchellplanning.net

via E-Mail

Re: San Marcos Highlands Specific Plan Amendment Project –
City of San Marcos

Dear Ms. Mitchell:

The following is in response to the letter from Sophia Mitchell & Associates, relating to the proposed 293-acre San Marcos Highlands Specific Plan Amendment Project ("Project"), which includes 198 residential units. It is our understanding that 80 units are planned to be in the San Marcos Unified School District's attendance area and the remaining 109 units are within the Vista Unified School District attendance area. Please be advised that the San Marcos Unified School District ("District") periodically updates attendance boundary information and, therefore, these unit numbers are subject to change. Additionally, this information is provided in response to your request, and does not represent an opinion of the District for approval or disapproval of the Project.

In response to question #1, the following schools currently serve the Project area:

- Paloma Elementary School ("Paloma Elementary") for grades K-5,
- San Marcos Middle School ("San Marcos Middle") for grades 6-8, and
- Mission Hills High School ("Mission Hills High") for grades 9-12.

In response to question #2, the student enrollment as of August 25, 2014 is:

- 972 at Paloma Elementary School,
- 1,325 at San Marcos Middle School, and
- 2,533 at San Marcos High School.

The student capacity at each of those schools is currently:

- 1,100 at Paloma Elementary School,
- 1,450 at San Marcos Middle School, and
- 2,595 at Mission Hills High School.

In conjunction with the response to question #3, please note that the existing school capacity within the District currently is not adequate to meet the student population. Based on the District's 2014 School Facilities Needs Analysis ("SFNA"), the District's 2013/2014 capacity was 16,853 and its enrollment was 19,949, leaving the District with a capacity shortage of 3,096 students.

In response to question #4, the student generation rates ("SGR") for residential land uses, as stated in the SFNA, are as follows:

- 0.4748 for single family detached units,
- 0.2036 for single family attached units, and
- 0.5352 for multi-family units.

In response to question #5, the District does not have any improvements or additions planned in the near future for the schools that serve the project area.

In response to question #6, the District does not have a regular bussing program specifically intended to accommodate overcrowded schools. Additionally the District currently houses 246 portable classrooms district-wide to accommodate overcrowded schools. School-related functions.

In response to question #7, at this time, we do not have any recommendations to help reduce potential impacts to the district as a result of the proposed project.

In response to question #8, the Project will be subject to development impact fees. The current fees are in the amount of \$3.79 per square foot for residential space (Level II alternative school facility fees) and \$0.54 per square foot for commercial space. The fee amounts are subject to change.

Please do not hesitate to contact me if you have any questions or comments regarding the foregoing.

Sincerely,



Khary S. Knowles
Executive Director
Facilities Planning & Development

KK/kem

C: Gary Hamels, Assistant Superintendent, Business Services

October 16, 2014

Ms. Sophia Hahl Mitchell
Sophia Mitchell & Associates, LLC
PO Box 1700
Gualala, CA 95445
sophia@mitchellplanning.net

via E-Mail

Re: San Marcos Highlands Specific Plan Amendment Project –
City of San Marcos

Dear Ms. Mitchell:

Thank you for your interest in our school district. The following is in response to your e-mail request for additional information on October 13, 2014 relating to the proposed 293-acre San Marcos Highlands Specific Plan Amendment Project ("Project"). It is our understanding that this project includes 189 residential units. We also understand that 80 units are planned to be within the boundaries of the San Marcos Unified School District ("SMUSD") and the remaining 109 units are within the Vista Unified School District ("Vista"). Thank you for informing us that the developer may petition for a school district reorganization, placing all 189 units within the SMUSD. Your e-mail seeks to confirm the SMUSD's student generation rates and requests the District's input for an environmental review analyzing the reorganization scenario.

First, the student generation rates ("SGR") for residential land uses, as stated in the SMUSD's 2014 School Facilities Needs Analysis ("SFNA"), are:

- 0.4784 for single family detached units, and
- 0.5352 for multi-family units.

Please note that SGR's are subject to change on an annual basis. The next review for the adoption of the 2015 SFNA is scheduled for early 2015.

Second, potential school district reorganization is a complex process involving proceedings by the San Diego County Committee on School District Organization ("County Committee") and the procedures in Education Code Section 35700 *et seq.* Education Code Section 35700 states that the reorganization procedure can be initiated by SMUSD, Vista or by the developer. Approval of any reorganization is subject to the conditions of Education Code Sections 35709 and 35753 being met.

Reorganizing all of the Project's dwelling units within the SMUSD would produce impact fees that would be owed to SMUSD due to the project. The cost of school facilities required to house students generated from new development, as calculated on a per student basis in the SFNA, is \$42,797 for elementary and middle school students each, and \$27,322 for high school students. The projected impact on SMUSD resulting from students generated from the proposed Project for the entire 189-unit Project would be approximately 89.74 students (189 units multiplied by .4748 SGR). The projected impact resulting from the proposed lesser 80-unit Project would be approximately 38.27 students.

Regarding this significant increase to the SMUSD's school facilities costs in either project, we suggest that the developer enter into a mitigation agreement with the SMUSD contemplating the annexation of the dwelling units into an existing SMUSD Community Facilities District ("CFD") or the formation of a new CFD inclusive of the Project. Such an agreement would ensure costs of providing facilities for the Project and satisfy the above-listed Education Code Section 35753 requirements.

Please contact me if you have any questions or comments regarding the foregoing.

Sincerely,



Khary S. Knowles
Executive Director
Facilities Planning & Development

KSK/kem

C: Gary M. Hamels- SMUSD
Jeff Frey- Bowie, Wiles, Arneson & Giannone