

A-7 San Marcos Unified School District

- A-7-1** The comment states that 1,049 homes within the project are planned in the San Marcos Unified School District's (SMUSD) attendance area. The comment notes SMUSD updates enrollment and capacity data periodically, and thus, the information in the following comments is accurate as of the writing of the letter. The comment concludes the information is based on current, known facts and is provided in response to the Draft EIR. The County acknowledges the comment as an introduction to comments that follow. This comment is included in the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.
- A-7-2** The comment provides background information on SMUSD regarding existing capacity and student population based on the 2011 San Marcos General Plan. The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.
- A-7-3** The comment states that since the 2011 City of San Marcos General Plan Update, additional projects have been approved in the City of San Marcos and that SMUSD "anticipates that most schools will be at or over capacity before development approval of the (p)roject." The comment restates information from the September 1, 2016, Will Serve Letter (Draft EIR, Appendix EE-2). The comment then provides a table of the schools in the project area with existing enrollment and capacity. The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. The County also notes that, in accordance with Government Code 65995(h), payment of school fees constitutes full and complete mitigation of a project's impacts on school facilities, as follows:

The payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995 and, if applicable, any amounts specified in Section 65995.5 or 65995.7 are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities.

Notwithstanding the proposed project's statutory requirement to pay SMUSD's school mitigation fees, the County acknowledges the enrollment and capacity

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information provided by the District and notes that the project reserves a six-acre site for a 555-student K-8 school, which could serve students living in the project. The County also notes that the proposed project's school site is not proposed in lieu of paying all or a portion of the SMUSD school mitigation fees.

As it relates to high school students, the project would generate approximately 221 high school students, approximately 102 students of which would be within the SMUSD. As noted in the comment, Mission Hills High School currently has capacity of 114 students. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.

A-7-4 The comment states that schools that serve the project area are Twin Oaks Elementary, Woodland Park Middle, and Mission Hills High. The County acknowledges the comment and the Final EIR has been revised as requested. Please see Section 3.5 of the Final EIR. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.

A-7-5 The comment states that if the project-serving schools are over-capacity at the time the project is developed, SMUSD may be required to identify an alternate education site that could result in bussing of students causing financial hardship to SMUSD. The County acknowledges the comment and notes that it raises a potential economic/financial impact issue for SMUSD, but that it does not raise an environmental issue within the meaning of CEQA or challenge the environmental analysis conducted for the proposed project. The County also recognizes the challenges and responsibilities school districts face to plan for changes in student enrollment district-wide, which may or may not correlate to new housing projects or population growth, depending on the characteristics of those housing projects or population changes.

As it pertains to the schools identified in **Comment A-7-3**, according to the California Department of Education Data Reporting Office, Twin Oaks Elementary School has served as many as 951 students (2004-2005 school year) with the 2016-2017 school year enrollment at 665 students; Woodland Park Middle School has served as many as 1,546 students (2003-2004 school year) with the 2016-2017 school year enrollment at 1,372 students; and Mission Hills High School has served as many as 2,580 students (2012-2013 school year) with the 2016-2017 school year enrollment at 2,522 students (please see the charts below). Relative to their peak enrollment, these schools have capacity with Twin Oaks Elementary currently experiencing the largest decrease in enrollment, a 286 student decrease compared to the school's peak of 951 students in the 2004-2005 school year. The County also notes that a new community tends to place the greatest demand on elementary and middle schools

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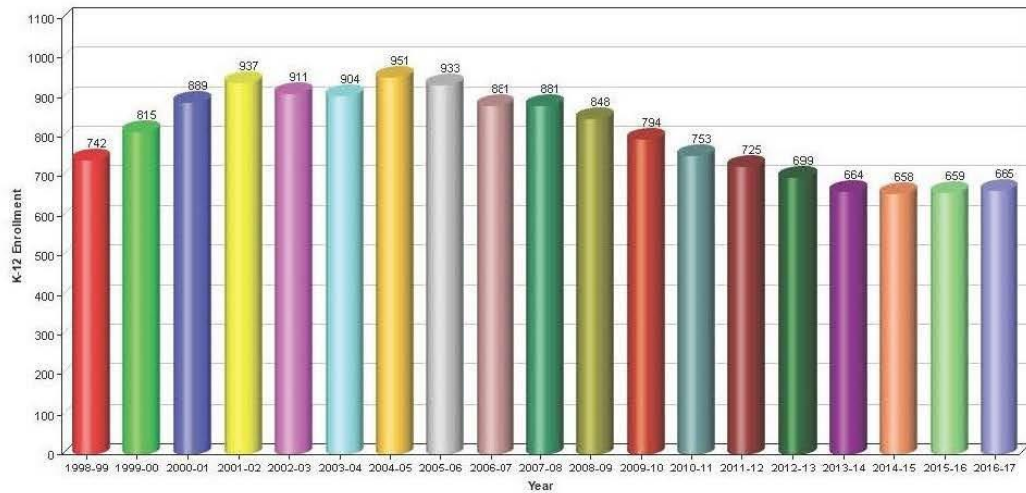
first, followed by high schools as the community matures and as capacity opens up in elementary and middle schools, that capacity materializes in the high school system in later years.



K-12 Public School Enrollment 6115349-Twin Oaks Elementary

Select Report

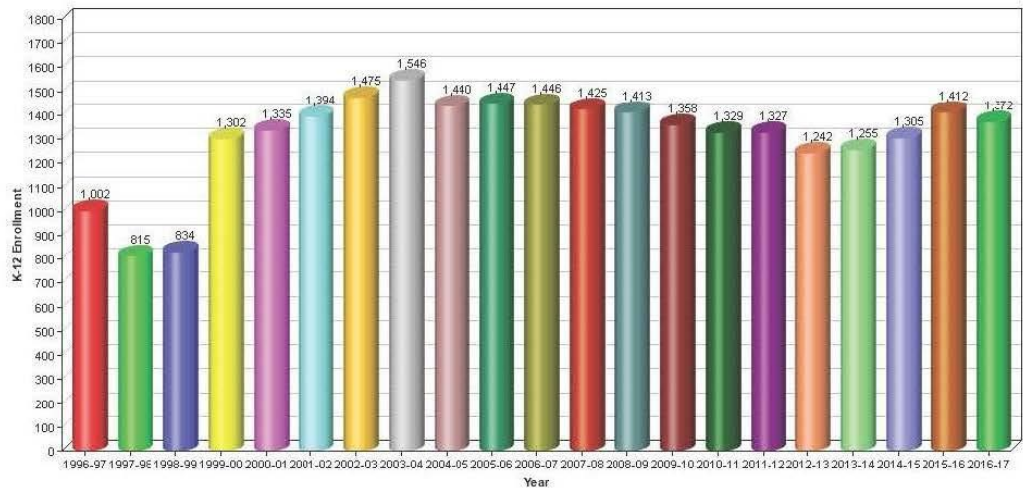
Select School



K-12 Public School Enrollment 6095061-Woodland Park Middle

Select Report

Select School



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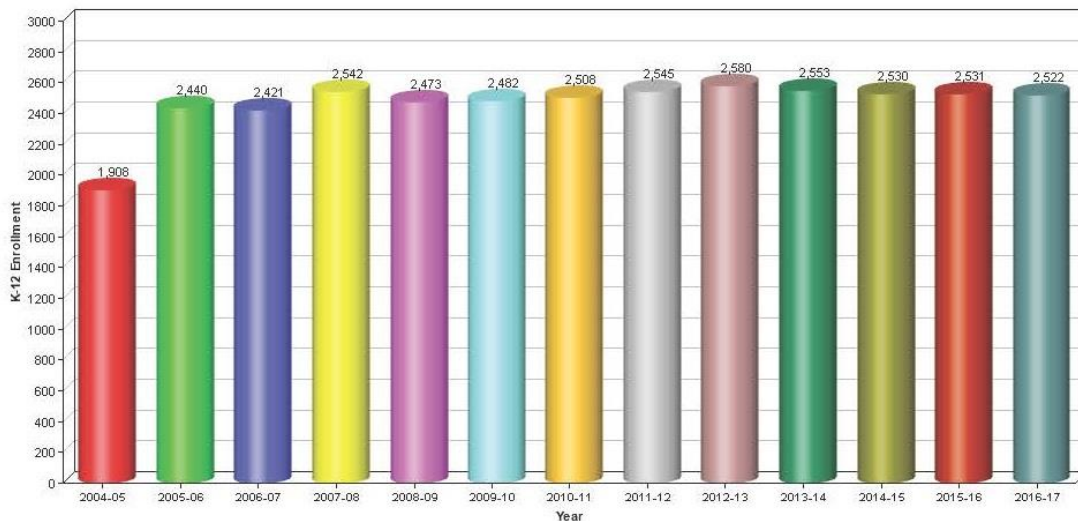


K-12 Public School Enrollment

0105726-Mission Hills High

Select Report: Time Series - Public School Enrollment

Select School: Mission Hills High--37737910105726



A-7-6 The comment states that the project will generate students that will not be given the opportunity to walk or bicycle to SMUSD schools because of the distance and insufficient pathways to schools, adding that the nearest school is 2.5 miles away from the project Site. The comment states that bussing is not provided at this time as an option because of the financial burden it would place on SMUSD. The comment states that the District is requesting the EIR include additional traffic impact analysis, air quality analysis, and noise analysis arising from the additional dropping-off and picking-up of students at potentially further schools than the current serving schools. The County does not agree with this comment.

First, the nearest school is Twin Oaks Elementary, which is approximately 1.8 miles away from the project's Valley neighborhood planned along Sarver Lane. The proposed project includes approximately 6.4 miles of dedicated Class II bike lanes and multi-use pathways, including approximately 3.7 miles internal to the project and additional 2.7 miles along the project's offsite road improvements to Deer Springs Road and Twin Oaks Valley Road from Mesa Rock Road to Cassou Road where the project's bike and pathway improvements will connect with the same existing improvements along Twin Oaks Valley Road. Accordingly, the proposed project

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would provide continuous dedicated safe bicycle and walking routes from all of the project's neighborhoods to Twin Oaks Elementary.

Second, the proposed project also includes a Transportation Demand Management (TDM) Program that includes a demand-responsive community-sponsored shuttle service that includes a route along Twin Oaks Valley Road and an optional stop at Twin Oaks Elementary (refer to Appendix R3, *Newland Sierra TDM Program—VMT Reduction Evaluation*, to the Final EIR). If a stop at Twin Oaks Elementary is incorporated into the project's shuttle service route(s), the project applicant will comply with the District's drop off and pick-up protocols at this school.

Finally, as stated previously, the project includes a six-acre K-8 school site, which could serve students from the proposed Project. The project's Traffic Impact Analysis (Appendix R to the EIR) assumed an internal capture rate of 33% for the project's school site (refer to Table 2.13-10 in Section 2.13 of the EIR). In other words, the EIR assumed only 33% (1/3rd) of the trips to and from the project's school site would be generated internally and 67% (2/3rds) would be generated from outside the project area. The project has correctly analyzed its traffic impacts on the road network, as well as corresponding Air Quality, GHG and Noise impacts (See DEIR, Sections 2.3, Air Quality, 2.7, Greenhouse Gas Emissions, and 2.10, Noise). The project includes residential, retail, school, and park uses which generate both internal and external traffic. The project's Traffic Impact Analysis was based on SANDAG's *Guide to Vehicular Traffic Generation Rates for the San Diego Region* (SANDAG, April 2002) and SANDAG Series 12 traffic modeling was performed to determine the project's traffic distribution on the road network. It's important to note that, from a traffic generation standpoint, no vehicle trip reductions were applied based the project's TDM Program measures (e.g., project-sponsored shuttle service) and offsite bicycle and pathway improvements which would reduce the project's external vehicle trips and impacts on the road network compared how those impacts were analyzed in the EIR.

Therefore, the County does not agree with the concern that additional air quality impacts, traffic impacts, and noise impacts could result from the project (Refer to EIR Appendix G, Air Quality Technical Report, Appendix Q, Noise Technical Report, and Appendix R, Traffic Impact Analysis, which analyzed the potential air quality, noise, and traffic impacts, respectively).

A-7-7 The comment states the SMUSD does not have planned improvements of additions for the schools currently serving the project area. The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the

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Final EIR for review and consideration by the decision-makers prior to a final decision on the project. Please see **Responses to Comments A-7-3 and A-7-5**.

A-7-8 The comment states the project's proposed six-acre K-8 school site would not be sufficient for an elementary or K-8 school according to current California Department of Education guidelines. The comment requests clarification if the six acres is gross or net. The County recognizes SMUSD's concern with the size of the project's proposed school site. The County also notes that the project is not proposing the project's six-acre school site be used to satisfy the project's SMUSD school fee mitigation requirements. The Town Center neighborhood is within the Escondido Union School District's attendance area and was chosen as the most suitable location for a school site in the project due to its proximity to regional transportation corridors (i.e., Deer Springs Road and I-15), due to the lack of elementary schools in that part of Escondido Union School District's attendance area (which includes the communities of Jesmond Dene and a large portion of Hidden Meadows), and in consideration of the other project amenities that the project's Town Center neighborhood would provide, including retail uses, residential uses, parks, enhanced pedestrian pathways, and bike-able streets. The Town Center neighborhood is confined to the area within the project designated "Village Regional Category" in the County's General Plan and was designed to minimize impacts to lands categorized as Environmentally Sensitive Lands in the County's Resource Protection Ordinance, including steep slopes, coastal sage scrub habitat, and cultural resources. These constraints resulted in a reduced footprint for the school site. Accordingly, the project's school site would employ more recent practices of consolidating school footprints through building two-story buildings and incorporating joint-use recreational facilities. The 2000 Edition of the California Department of Education Guide to School Site Analysis and Development (CDE Guide 2000) supports this approach by noting that a scarcity of land and high real estate prices can serve as justification for reducing the size of a school site (refer to Section 1, Background, Functional Approach of the CDE Guide). Therefore, the project proposes a school site of approximately six acres net (6.6 acres gross), which could be designed with two-story buildings and multi-functional physical education facilities.

A-7-9 The comment states that the proposed school site should be evaluated for site-related traffic and noise "to determine if there are any safety problems or sound levels that could adversely affect the educational program of the school." The comment further states that a geology and soils survey will be required to determine any potential hazards. The County does not agree with the comment. The EIR includes analyses of these considerations and found that no significant impacts would result.

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With respect to traffic, the proposed Project has been designed in compliance with the County's Subdivision Design Manual and Public Road Standards. Section 2.13, Transportation and Traffic, of the EIR as well as Appendix R, Traffic Impact Analysis, analyzed potential Traffic Hazards. Section 2.13.9.6 finds that, "Compliance with the applicable Public Road Standards, the County's Mobility Element safety-related policies, and other applicable engineering requirements, and incorporation of the project's TDM measures and transportation-related project design features would ensure that the project results in **less than significant** impacts related to traffic hazards." As it relates to the project's proposed school site, the school would be located along a connecting street that connects directly to the project's main loop road in the project's Town Center neighborhood and the school site would be designed with internal circulation for drop-off and pick-up traffic as well as a parking lot for school faculty, administrators, and visitors. The school entrance would also be sufficiently separated (approximately 700 feet away) from the project's main backbone road, which would serve to minimize any localized traffic congestion at the school entrance affecting the main road.

With respect to noise, Section 2.10, Noise, as well as Appendix Q, Noise Technical Report, analyzed the potential for noise impacts to the proposed school site. Receivers P-3, TC-14-1 and TC-14-2, as shown in Figure 6a of Appendix Q, were located on the school and adjacent park site. None of these receivers modeled resulted in an exceedance of the applicable County noise standards.

With respect to geology and soils, Sections 2.6, Geology and Soils addresses potential impacts. Mitigation Measure M-GE-2 requires:

M-GE-2 A California Certified Engineering Geologist shall complete a final soils report specific to the preliminary design of the proposed development. The final soils report shall include, but not be limited to, a surficial stability analysis. The report shall include conclusions and design recommendations including, but not limited to, buffering areas without structural development, construction of debris walls, catchment basins, or slope buttressing. The final soils report and final grading plans shall be submitted to, and approved by, the County Department of Planning & Development Services or its designee prior to the issuance of grading or construction permits for any phase of the project. The final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. All geotechnical recommendations provided in the final soils report and final

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grading plans shall be followed during grading and construction at the project site.

With respect to Hazards, Section 2.8 addresses potential impacts and did not find any potentially significant hazardous conditions at the proposed school site. This conclusion is supported by Appendix L, Phase 1 Environmental Site Assessment Report. Nevertheless, a final geotechnical report will be required prior to the issuance of any building or construction permits related to the construction of a school and related improvements on the project's six-acre school site.

A-7-10 The comment states that if a charter school or other non-public school opens in-lieu of a public school on the project Site, the potential student generation would not alleviate the enrollment projections or relieve capacity. The comment states SMUSD cannot plan on assumptions that relief will be provided by a proposed school and requests a separate study that the project's proposed six-acre school site would provide relief to the District, including the cumulative project area if this is the intended impact. The County acknowledges SMUSD's concern about school capacity and how charter schools and other schools are accounted for in determining the required capacity of public school facilities. The County notes that the project does not specifically propose a charter school on the project's six-acre school site, and the project's DEIR did not claim that this school site would reduce enrollment projections. As stated in **Response to Comment A-7-3**, the project's responsibility related to impacts to school facilities is outlined in Government Code Section 65995(h). The project proposes a six-acre school site that could accommodate K-8 school facilities. The project's six-acre school site is located in the Escondido Union School District. Accordingly, the project's school site is not necessarily intended to provide relief to the current student capacity challenges SMUSD is facing. Instead, the project's school site is intended to provide an onsite school option for students generated by the project as well as students that live within the vicinity of the project Site.

A-7-11 The comment notes that 25.79% of the District's capacity is in relocatable classrooms and notes that additional portable classrooms do not accommodate for additional strain on school facilities. The comment concludes that there may be capacity at other schools. The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. The Final EIR has been revised to note that additional relocatable classrooms may not be feasible for the reasons discussed above. The County will also include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.

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- A-7-12** The comment states the student generation rates have been updated and requests the Final EIR be revised to address the latest generation numbers. The County agrees with the comment. The Final EIR has been revised as requested. Please see Table 3.5-2 in Section 3.5 of the EIR. The County will also include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.
- A-7-13** The comment states that SMUSD understands it may be several years before homes are built and requests ongoing updates be performed to account for future changes to the student generation rates and School Facilities Needs Assessments. The County agrees with the request. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.
- A-7-14** The comment provides information from the SMUSD 2017 School Facilities Needs Assessment regarding per-student costs to the District. The County acknowledges the comment and notes it raises an economic issue that does not relate to the environmental analysis conducted for the project. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.
- A-7-15** The comment states SMUSD has programs to levy and collect fees as authorized by the state to assist in providing financial resources to provide education facilities. The comment notes the current fees are not sufficient to fully cover the cost of new school construction. The County acknowledges SMUSD's concern related to whether the current applicable school mitigation fees are sufficient to fully fund the construction of new school facilities. As stated previously, Section 3.5 of the EIR states the project would either pay applicable school mitigation fees as statutorily required or enter into an agreement with SMUSD to meet its fee obligation through a CFD. Further, the County notes that school districts historically have been eligible for additional state funds to assist with the construction of new and upgraded/upsized school facilities and, in the event those funds are no longer available, the school districts have the ability to raise their school mitigation fees to Level 3 fees in accordance with Government Code Section 65995.7. In such a situation, the project would be subject to these higher school mitigation fees, however, the project's mitigation requirement to pay the applicable school mitigation fees would remain unaffected by an increase in the fee amount.
- A-7-16** The comment states the formation of a CFD would help to reduce potential costs for providing classrooms and core facilities. The comment notes the developer may also annex into an existing CFD, and that SMUSD is open to other options or ideas. The

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County acknowledges the comment and notes it raises an economic issue that does not relate to the environmental analysis conducted for the project. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.

Further, the County understands no existing CFD into which the project could annex is currently in place; however, the project applicant is in discussions with SMUSD to enter into an agreement or an MOU outlining the terms by which the project applicant could form a CFD to satisfy the project's school mitigation fee obligation to SMUSD as anticipated by Section 3.5 of the Draft EIR. Further, as noted in Response to Comment A-7-15, if such an agreement is not reached, the proposed project will pay applicable school fees as statutorily required by Government Code Section 65995(h) and analyzed in Section 3.5 of the EIR;

- A-7-17** The comment notes the project Site is served by three school districts and that boundary issues may exist. The comment concludes the school districts are committed to resolving any potential boundary conflicts that may arise; but such issues have not currently been solved. The County acknowledges the comment and notes it does not raise an issue related to any physical effect on the environment. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.
- A-7-18** The County acknowledges the comment and notes it provides concluding remarks that do not raise new or additional environmental issues concerning the adequacy of the Draft EIR. The County will also include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the proposed project.