



May 7, 2019

Ms. Gina Jacobs  
San Diego State University  
5500 Campanile Drive  
San Diego, CA 92182  
Submitted via email to: [gina.jacobs@sdsu.edu](mailto:gina.jacobs@sdsu.edu), [skilkenny@dudek.com](mailto:skilkenny@dudek.com), [jharrison@dudek.com](mailto:jharrison@dudek.com)

Subject: SDSU MISSION VALLEY CAMPUS MASTER PLAN PROJECT  
Site currently occupied by Qualcomm Stadium and adjacent parking lots  
9449 Friars Road, San Diego, CA 92108  
Planned Development to include: 4,600 apartment units in addition to parks, open space, mixed use campus, stadium, and hotel.

Dear Ms. Jacobs:

We are in receipt of your April 11, 2019 letter requesting school information for the above referenced project. In this letter we address your questions and provide requested information.

1. Please provide a list of schools that would likely serve the project site as well as school capacity and current enrollment for each.

The following schools currently serve the project site. **Attendance boundaries are reviewed annually and subject to change.** In addition, the district is planning an elementary school within Civita, an existing development approximately 2 miles west of this project site. It is unknown at this time whether the new elementary school will serve this project.

| School              | Address                                     | Estimated Capacity | 2017-18 Enrollment | 2018-19 Enrollment | 2019-20 Enrollment Projection |
|---------------------|---|--------------------|--------------------|--------------------|-------------------------------|
| Juarez Elementary   | 2633 Melbourne Drive<br>San Diego, CA 92123 | 328                | 272                | 274                | 272                           |
| Taft Middle         | 9191 Gramercy Drive<br>San Diego, CA 92123  | 718                | 422                | 462                | 457                           |
| Kearny High Complex | 1954 Komet Way<br>San Diego, CA 92111       | 1,737              | 1,533              | 1,456              | 1,433                         |

2. Student Generation Rates: We are currently using the student generation numbers from the City of San Diego Mission Valley Community Plan Update EIR. If these are not representative of the factors SDUSD anticipates from the SDSU Mission Valley Campus Master Plan project, please provide the student generation numbers to be utilized in analysis.

Student generation rates were provided by this office to the City of San Diego for the Mission Valley Community Plan Update in September 2018. The rates utilized 2012-13 student data because the base year for the Community Plan Update was 2012.

**In this letter we provide updated rates based on 2018-19 student data and 2018 housing data.**

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.

The information available indicates this project will include **4,600 apartment units**; information on the type (affordable, age-restricted, market-rate, etc.) and bedroom mix is not available at this time. Once this information is available, generation rates and estimated student numbers may be updated.

| Housing Type  | Number of Existing Units (2018)* | 2018-19 students (K-5, 6-8, 9-12, and K-12)    | Student Generation Rates                               |
|---|----------------------------------|--|--|
| Multi Family and Single Family – Attached/Multiple Unit | 12,247                           | K-5: 468<br>6-8: 154<br>9-12: 200<br>K-12: 822 | K-5: 0.038<br>6-8: 0.013<br>9-12: 0.016<br>K-12: 0.067 |

\*Source: SANDAG annual estimates, January 1, 2018.

Based on the above information in Table 2, estimated student generation rates for the project that is the subject of this letter, SDSU Mission Valley Campus Master Plan, are shown in Table 3. The student generation rates are the average from existing development, with a low and high range.

| Development Name                       | Address                                 | Number of Units | Estimated Student Generation Rates   | Estimated Number of Students                                 |
|--|---|-----------------|--|--|
| SDSU Mission Valley Campus Master Plan | 9449 Friars Road<br>San Diego, CA 92108 | 4,600           | K-5: 0.038-0.076<br>6-8: 0.013-0.026<br>9-12: 0.016-0.032<br>K-12: 0.067-0.134 | K-5: 175-350<br>6-8: 60-120<br>9-12: 74-148<br>K-12: 309-618 |

A key assumption for this analysis is future housing units will generate students at a rate similar to current housing units. If future units are significantly more attractive to families than current housing is, the number of students could be higher than estimated. Conversely, if the future units are less attractive to families, or do not permit the residence of school-age children (such as senior housing or college dormitories), the number of students could be less than estimated.

**Based on the above information, the number of students generated by the proposed project is likely to result in the need to adjust attendance boundaries or for additional school facilities at the elementary level.** When considered in combination with ongoing development at Civita, as well as other proposed and under-development projects throughout Mission Valley, the cumulative potential increase in students in the area could impact district schools at all levels to the point of reaching capacity. This scenario would require additional planning for sufficient facilities.

Please keep this office apprised of revisions to the development plan as new information may result in changes to the information stated in this letter. Thank you.

Sincerely,



Sarah Hudson  
Demographer