

Sergio Madera

From: Andrea Norman <andrea.norman@oside.us>
Sent: Wednesday, March 3, 2021 4:32 PM
To: Kristen Garcia
Subject: Re: KAMP
Attachments: Capacity #1.pdf; Capacity #2.pdf; Capacity #3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kristen,

I apologize for not getting back to you sooner. I have attached and included the information below that you requested. We are excited about your development and all of the great business and housing it will bring to Oceanside. Please let me know if you have any questions.

Thank you,

Andi

- What is the full capacity and remaining capacity for the Oceanside Unified School District? **Capacity for all sites have been attached**
- What is the full capacity and remaining capacity of San Luis Rey Elementary School, Jefferson Middle School, and Oceanside High School? **Attached**
- What student generation rates should be used to determine if adequate capacity exists to serve the project? **I will get back to you on this question.**
- What are current service fees for non-residential and residential? **Developer Fees**
- Would the project create the need for new personnel or facilities to adequately serve the site? **No**

On Tue, Feb 16, 2021 at 10:40 AM Andrea Norman <andrea.norman@oside.us> wrote:

Hi Kristien,

My name is Andi and I am the Associate Supt. of Business Services. Dr. Vitale forwarded your email to me. I am happy to provide any information I can, but I had a few clarifying questions I was hoping you could answer. I called and left a message a few minutes ago. Would you please call me when you have a moment at 949-466-1404?

Thank you,

Andi
Good afternoon,

I am currently working on environmental documents for a project located in the City of Oceanside and received your contact information from Shannon Vitale as a potential resource that may be able to answer some questions I have regarding the Oceanside Unified School District. Would you be able to provide guidance on any of these items? We are hoping to receive information by February 24, 2021.

- What is the full capacity and remaining capacity for the Oceanside Unified School District?
- What is the full capacity and remaining capacity of San Luis Rey Elementary School, Jefferson Middle School, and Oceanside High School?
- What student generation rates should be used to determine if adequate capacity exists to serve the project?
- What are current service fees for non-residential and residential?
- Would the project create the need for new personnel or facilities to adequately serve the site?

The project site encompasses approximately 92 acres plus a City parcel for a total of approximately 94.6 acres. The site is located north of Mission Avenue and State Route 76 (SR 76), immediately east of Foussat Road and west of Fireside Street.

The project was previously analyzed in the Pavilion at Oceanside EIR, which was certified by the City of Oceanside on November 19, 2008 (State Clearinghouse No. 2006111033). Since then, a new project application has been submitted with key features as summarized in the following Table.

Table 1

Comparison of the Certified EIR for The Pavilion at Oceanside and Proposed Ocean KAMP

ACTION/LAND USE TYPE	2008 CERTIFIED EIR (Reduced Project / Subarea Plan Alternative)	2020 PROPOSED PROJECT (PP)	DELTA BETWEEN 2008 AND 2020 PROJECTS
Parcel/Site Size	92.3 acres PD notes that 1.95-acre City-owned parcel is “included”	94.6 acres (includes the 1.95-acre City-owned parcel located at the NE corner of the SR 76/Foussat Road intersection.	
Demolition Required	Yes, 4 structures	No, previously completed	

ACTION/LAND USE TYPE	2008 CERTIFIED EIR (Reduced Project / Subarea Plan Alternative)	2020 PROPOSED PROJECT (PP)	DELTA BETWEEN 2008 AND 2020 PROJECTS
Grading	88.3 acres No cut. Approx 496,000 CY of fill, raising the site level.	Approximately 300,000 CY for final pads/finish grading	Approx. 300,000 additional CY
Residential	No – 0 Units	Northern and eastern site portions. Approx. 700 single family and multifamily units on 35 acres. Townhomes, condominiums, apartments and senior housing. Average density 25.5 du/ac (29 du/ac allowed under Mixed Use zoning, or 1,015 units)	+/-700 residential units with average density of 25.5 du/ac
Commercial	950,000 SF shopping center Included retail shops, movie theater, health club, and restaurants.	Up to a 300-room hotel with associated facilities, a surf lagoon, and up to 134,000 SF of retail, medical, office, dining, fitness, etc. in 11 structures.	(815,600 SF)
Structure Height	Commercial -Structure height – low 22 feet (a kiosk) to an architectural tower of 80 feet on a 56-foot high structure (movie theatre), w/an average height of 36 feet. 50% of identified heights between 22 and 28 feet. 26% 40+ feet high.	Commercial – Minimum height 12 feet, maximum height 50 feet. Residential- Max height 50 feet.	Maximum commercial and residential heights 30 feet lower than 2008 commercial height

ACTION/LAND USE TYPE	2008 CERTIFIED EIR (Reduced Project / Subarea Plan Alternative)	2020 PROPOSED PROJECT (PP)	DELTA BETWEEN 2008 AND 2020 PROJECTS
On-site parking	<p>4,489 retail spaces</p> <p>0 residential spaces</p>	<p>At maximum density, hotel and amenities would provide 1,055 retail spaces for vehicles, 106 spaces (53 long-term, 53 short term, includes 14 for hotel).</p> <p><i>Food/beverage</i> - 1 per 250 SF</p> <p><i>Offices/business/prof</i> - 1 per 300 SF</p> <p><i>Restaurants and retail sales</i> – 1 per 250 SF</p> <p><i>Other commercial, rec, entertainment</i> - TBD</p> <p>Residential parking to include: (a) townhome attached garages, (b) condominium covered parking, (3) apartments common parking area, and (4) senior housing</p> <p>Minimum 1,050 residential parking to maximum 1,400 residential spaces</p>	<p>3,434 fewer retail spaces than 2008</p> <p>Residential spaces – maximum potential +1,400 at 2 per unit.</p> <p>Total approx. 2,034 fewer spaces than 2008</p>

ACTION/LAND USE TYPE	2008 CERTIFIED EIR (Reduced Project / Subarea Plan Alternative)	2020 PROPOSED PROJECT (PP)	DELTA BETWEEN 2008 AND 2020 PROJECTS
Recreation	0 acres	<p>Approx. 15 acres.</p> <p>Hotel to include surf lagoon, pop-jet water feature in plaza, bike paths/trails, fitness opportunities</p> <p>Neighborhood parks to include swimming pool, clubhouse, outdoor seating, dining areas, tot lots.</p> <p>Private patios and/or balconies for townhomes, condominiums and apartments.</p>	<p>+approx. 15 acres of hotel amenities available to community residents, hotel guests and general public</p> <p>+ Private recreational amenities associated with residential uses</p>
Landscaped Area	18% of site	Approx. 14.7 % of site	Approx. -3.3 %
BMPs	Vegetated swale approx. 9,800 LF, total vegetated buffer approx. 31,850 SF	5 vegetated biofiltration basins with impermeable liners totaling 101,000 SF. Grass swales in residential area where there is available space.	+ approx. 91,000 SF swale
Non-vehicular travel	Bus stop to accommodate up to 4 buses at one time east of the main pedestrian promenade. Pedestrian and bicycle routes throughout project with landscape and enhanced pavement treatments. Same treatments at internal intersections and at the central traffic circle to aid in cuing slower speeds for pedestrian activity. A broad landscaped connecting	<p>Access to electric bikes and mobility hubs to encourage non-vehicular travel modes.</p> <p>Trails/pathways connecting residential and commercial components, as well as off-site regional SLR River Trail. Paseos to connect residences and parks.</p>	<p>2020 PP identifies mobility hubs and electric bikes.</p> <p>2008 bus stop is not in PP.</p>

ACTION/LAND USE TYPE	2008 CERTIFIED EIR (Reduced Project / Subarea Plan Alternative)	2020 PROPOSED PROJECT (PP)	DELTA BETWEEN 2008 AND 2020 PROJECTS
	route along the Pala frontage just east of the Foussat Bridge linking existing bicycle levee trail with central portion of the shopping center. In addition, a bicycle and pedestrian linkage is also proposed to the east, to connect the terminus of Heritage Street. Bike racks.	Internal streets to have sidewalk on one side minimum.	
City Discretionary Actions	TM with 10 lots, Development Plan, 5 CUPs (movie theatre, heath club, 3 drive throughs), underground waiver request	TM with 16 lots – 9 for residential uses, Mixed Use Development Plan, future review of specific uses CUP for hotel	6 fewer lots than 2008 4 fewer CUPs Future review of specific uses

Please let me know if you have any questions.

Thank you,

Kristen Garcia

Environmental Planner

HELIX Environmental Planning, Inc.

7578 El Cajon Boulevard

La Mesa, CA 91942

619.462.1515 tel

619.462.0552 fax

KristenG@helixepi.com

helixepi.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

Please consider the environment before printing this email.

--

Dr. Andrea Norman
Associate Superintendent of Business Services
Oceanside Unified School District
Phone: Cell: (949) 466-1404

--

Dr. Andrea Norman
Associate Superintendent of Business Services
Oceanside Unified School District
Phone: Cell: (949) 466-1404

SCHOOL OF RESIDENCE	SCHOOL OF ATTENDANCE	School	Permanent Capacity	% Enrollment/Permanent Capacity	% Resident Students Enrolled	% Resident Students/Total Enrollment	% Resident Students/Permanent Capacity	# 6-8 Students Residing in Attendance Area	SCHOOL OF ATTENDANCE						
									Cesar Chavez MS	Jefferson MS	King MS	Lincoln MS	North Terrace CS	Santa Margarita CS	Stuart Mesa CS
SCHOOL OF RESIDENCE		Cesar Chavez MS	981	70.3%	85.2%	81.9%	67.6%	663	565	8	68	15	2	3	2
		Jefferson MS	1,233	43.6%	63.1%	84.9%	58.6%	723	30	456	75	121	34	5	2
		King MS	1,683	81.8%	89.8%	82.7%	75.4%	1,269	66	13	1,139	48	-	2	1
		Lincoln MS	1,035	81.2%	86.9%	74.4%	69.5%	719	3	57	29	625	5	-	-
		North Terrace CS	1,041	18.3%	95.7%	70.5%	13.4%	140	-	-	-	-	134	3	3
		Santa Margarita CS	982	10.7%	92.4%	81.0%	9.4%	92	1	-	1	-	1	3	85
	Stuart Mesa CS	908	13.0%	#REF!	89.8%	12.6%	114	-	1	-	1	1	5	106	
					Total In-District Enrollment		3,720	665	535	1,312	810	179	103	116	

Unmatched Students	1	1
Open District (6-8)	21	2
Special Ed Out of District (6-8)	3	-
	6	4
	8	2
	3	1

Total Students Enrolled in Middle Schools	3,857	690	537	1,377	840	190	105	118
Open Enrollment (6-8)	745	124	81	237	215	56	20	12
		18.0%	15.1%	17.2%	25.6%	29.5%	19.0%	10.2%

NOTES:

IF RED
CIRCLE

overcapacity or under enrollment (less than 70%)

less than 70% resident students enrolled in their home schools

resident student made up less than 70% of total enrollment

resident students might take more than 90% site capacity

OUT OF DISTRICT= Students are living outside of the Oceanside USD boundary
UNMATCHED= Students whose addresses are invalid (eg. PO Boxes, No Address)



SY2019 High School (9-12) Attendance Matrix

SCHOOL OF RESIDENCE	School	Permanent Capacity	% Enrollment/ Permanent Capacity	% Resident 9-12 Students Enrolled	% Resident Students/ Total Enrollment	% Resident Students/ Permanent Capacity	# 9-12 Students Residing in Attendance Area	SCHOOL OF ATTENDANCE			Total In-District Enrollment
								El Camino HS	Oceanside HS	Ocean Shore HS/ Alter Ed	
RESIDENCE	El Camino HS	2,862	92.0%	91.1%	83.7%	84.6%	2,421	2,205	167	49	4,416
	Oceanside HS	2,862	67.2%	83.6%	86.6%	69.7%	1,995	260	1,667	68	4,416
Total In-District Enrollment											
								2,465	1,834	117	4,416

Out of District (9-12)	233	148	82	3
Special Ed Out of District (9-12)	24	16	5	3
Unmatched Students	5	4	1	-
Out of District Education Students (Grade 14)	3	-	2	1
Independent Studies	0	-	-	-

Total Students Enrolled in High Schools	4,681	2,633	1,924	124
Open Enrollment (9-12)	678	424	254	N/A
		16.1%	13.2%	

NOTES:

IF RED
CIRCLE

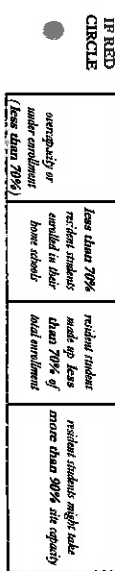
overcapacity or under enrollment (less than 70%)	less than 70% resident students enrolled in their home schools	resident student made up less than 70% of total enrollment	resident students might take more than 90% site capacity
--------------------------------------------------	----------------------------------------------------------------	------------------------------------------------------------	----------------------------------------------------------

OUT OF DISTRICT= Students are living outside of the Oceanside USD boundary
UNMATCHED= Students whose addresses are invalid (eg. PO Boxes, No Address)



SCHOOL OF RESIDENCE	School	Permanent Capacity	% Enrollment/Permanent Capacity	% Resident TK-5 Students Enrolled	% Resident Students/Total Enrollment	% Resident Students/Permanent Capacity	# TK-5 Students Residing in Attendance Area	SCHOOL OF ATTENDANCE														
								Del Rio ES	B G Garrison ES	Foussat ES	Ivey Ranch ES	Laurel ES	Libby ES	McAuliffe ES	Mission ES	Nichols ES	North Terrace (TK-5 only)	Palmquist ES	Reynolds ES	San Luis Rey ES	Santa Margarita (TK-5 only)	South Oceanside ES
	Del Rio ES	559	80.1%	77.6%	59.4%	61.4%	343	366	4	3	2	1	13	2	2	21	1	5	17	3	3	
	E G Garrison ES	750	43.1%	71.7%	61.3%	37.2%	279	209	4	4	3	4	-	18	12	2	-	20	1	4	9	
	Foussat ES	854	68.0%	81.2%	75.3%	63.1%	536	427	2	2	9	5	5	1	11	7	8	7	23	5	8	
	Ivey Ranch ES	775	91.4%	91.4%	75.8%	73.5%	570	1	-	3	521	3	-	19	-	13	-	4	3	9	1	
	Laurel ES	759	57.8%	63.9%	60.8%	55.1%	418	6	6	-	1	367	3	65	3	65	1	6	21	3	34	
	Libby ES	759	60.6%	77.8%	70.2%	54.7%	435	26	3	8	2	3	323	4	-	9	1	2	34	1	1	
	McAuliffe ES	725	77.1%	84.6%	69.1%	62.9%	456	-	15	4	6	4	-	386	4	5	4	13	4	9	1	
	Mission ES	709	84.8%	84.9%	80.8%	72.8%	516	-	15	4	1	43	1	9	358	5	1	74	5	6	7	
	Nichols ES	834	73.3%	80.8%	68.2%	63.5%	530	4	1	5	28	-	3	11	9	428	2	3	17	5	2	
	North Terrace ES	1,041	63.7%	89.4%	67.7%	48.2%	502	-	1	-	-	1	-	2	1	1	449	4	4	1	28	
	Palmquist ES	709	89.7%	86.2%	56.5%	59.2%	430	-	4	-	3	6	-	14	4	2	-	362	2	2	21	
	Reynolds ES	775	80.3%	79.6%	65.2%	66.3%	514	13	2	15	12	-	33	6	5	9	4	3	409	2	1	
	San Luis Rey ES	725	35.3%	54.4%	74.6%	48.4%	351	1	13	22	10	6	3	11	21	16	13	14	10	191	5	
	Santa Margarita ES	982	51.8%	93.3%	59.4%	33.3%	327	-	-	1	1	-	1	-	1	-	3	3	4	305	5	
	South Oceanside ES	818	74.1%	81.6%	65.5%	60.4%	494	-	4	-	-	30	-	-	26	-	3	26	2	-	405	
	Stuart Mesa ES	908	43.8%	84.4%	78.2%	41.0%	372	1	-	-	-	1	1	-	-	-	7	-	2	-	44	
	Total In-District Enrollment						7,433	2,871	497	998	375	382	487	495	519	506	561	536	238	354	531	337

SCHOOL OF RESIDENCE	School	Permanent Capacity	% Enrollment/Permanent Capacity	% Resident TK-5 Students Enrolled	% Resident Students/Total Enrollment	% Resident Students/Permanent Capacity	# TK-5 Students Residing in Attendance Area	SCHOOL OF ATTENDANCE														
								Del Rio ES	B G Garrison ES	Foussat ES	Ivey Ranch ES	Laurel ES	Libby ES	McAuliffe ES	Mission ES	Nichols ES	North Terrace (TK-5 only)	Palmquist ES	Reynolds ES	San Luis Rey ES	Santa Margarita (TK-5 only)	South Oceanside ES
	Pre-K-Kindergarten Student (-2)							96	-	-	-	-	30	-	62	-	-	-	-	-	62	-
	Unmatched Student							191	6	13	7	10	6	5	23	5	17	23	19	15	2	9
	Out-of-District (TK-5)							-	-	-	-	-	-	-	-	-	-	-	-	-	-	6
	TK Out-of-District Student							841	26	58	62	52	57	43	47	39	67	65	54	75	16	43
	Special Ed (TK-5)							22	-	2	1	6	1	-	1	-	4	1	2	1	-	54
	Out-of-District Student (TK-5)																					
	Total Students Enrolled in Elementary Schools							8,407	448	323	567	687	439	460	539	601	628	643	636	627	296	606
	Open Enrollment (TK-5)							2,409	86	121	139	159	171	107	204	155	145	272	217	49	141	203
	Transfer %							19.2%	37.5%	24.5%	23.1%	39.0%	23.3%	30.6%	31.9%	31.1%	21.9%	42.8%	34.6%	19.1%	27.7%	33.5%



OUT-OF-DISTRICT= Students are living outside of the Oceanside USD boundary
 UNMATCHED= Students whose addresses are invalid (eg. PO Boxes, No Address)
 Since Community Schools (North Terrace, Santa Margarita, and Stuart Mesa) serve PK/TK-5 students, their total resident PK/TK-5 students were used for calculation when enrolled (bold and italic)