



Santa Ana Unified School District

Facilities & Governmental Relations
Joe Dixon, Assistant Superintendent

Thelma Meléndez de Santa Ana, Ph.D., Superintendent

November 28, 2011

Michael Milroy, Senior Environmental Planner
The Planning Center
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707

Re: **Environmental Impact Report for the Uptown Newport Project**

Dear Mr. Milroy:

The Santa Ana Unified School District ("District") appreciates the opportunity to provide the following comments with respect to the Environmental Impact Report (EIR) for the Uptown Newport Project. The proposed project consists of the development of 1,244 new residential units, 1,500 square feet of retail space, and 2.05 acres of park space.

The District has an obligation to serve students generated in the project area. The proposed project lies within the attendance boundaries of the following District schools:

Table 1 – School Capacity

School	Grades Served	Address	Approximate Driving Distance from the Project
Monroe Elementary	K-5	417 E. Central Ave.	5.0 miles
McFadden Intermediate	6-8	2701 S. Raitt Street	5.7 miles
Century High	9-12	1401 S. Grand Ave.	6.1 miles

1601 East Chestnut Avenue, Santa Ana, CA 92701-6322, (714) 480-5357

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The District's 2011 School Facilities Needs Analysis finds student generation factors as follows:

Table 2 – Student Generation

School Level	Single-Family Attached Units	Number of Proposed Units	Students Potentially Generated by the Project
Elementary School	0.1536	1,244	191
Intermediate School	0.0646	1,244	80
High School	0.0561	1,244	70
Total	0.2743	1,244	341

The following table depicts the current available capacity of the District schools that would serve the students generated by the project:

Table 3 – Capacity Available

School	Current Enrollment	*Current Permanent Capacity	Available Seats	Students Potentially Generated by the Project	Can Accommodate the Students?
Monroe Elementary	472	500	28	191	No
McFadden Intermediate	1,415	960	-455	80	No
Century High	1,999	2,030	31	70	No

*Does not include portable classrooms.

Based on the District's student generation rates in Table 2, the proposed project has the potential to generate approximately 341 students. As shown in Table 3, the District schools that would serve the students generated by the project do not currently have the available capacity.

This project, in combination with other planned development projects in the area, have the potential to generate approximately 1,000 students. The quantity of students generated by the cumulative planned development in the area, in consideration of the distance to the nearest District schools, warrants the need for one to two schools in the area. The District employs a 'neighborhood school' policy that promotes community ownership, limits bussing, and encourages walking and other forms of transportation to and from school sites. The District's preferred location for a new school site is within 1.5 miles of the planned residential development, in accordance with the District's transportation policy. As shown in Table 1, the distance from the project site to the schools is approximately five to six driving miles.

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Based on the anticipated students generated by planned development, the District would like to initiate discussions with local developers regarding the potential placement of a new 'neighborhood school.' A new school facility in the project area would allow the District to better serve the generated students. In addition, since schools are an important neighborhood characteristic for home buyers, the new school facility would benefit the housing values in the surrounding community.

The District looks forward to reviewing the Draft EIR for the project. The Draft EIR should include analysis of all foreseeable cumulative impacts associated with the project, as well as related and unrelated development in the area. Pursuant to Public Resources Code section 21092.2, the District requests that the City of Newport Beach, as lead agency, provide to the District copies of all notices prepared pursuant to CEQA relative to the project. All notices should be sent to the attention of Joe Dixon, Assistant Superintendent of Facilities.

Sincerely,



Joe Dixon
Assistant Superintendent

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**UPTOWN NEWPORT
School Questionnaire**

1. Please confirm or correct the following information we obtained from the District's website: The project would be served by the following three schools: (Please enter enrollments and capacities in the table)

<i>Schools Serving the Uptown Newport Project Site</i>				
<i>School</i>	<i>Grades</i>	<i>Location</i>	<i>Academic Year 2010-2011 Enrollment</i>	<i>Permanent Capacity</i>
James Monroe Elementary School	K-5	417 E. Central Ave Santa Ana	472	500
McFadden Intermediate	6-8	2701 S. Raitt St Santa Ana	1,415	960
Century High School	9-12	1401 S. Grand Ave Santa Ana	1,999	2,030

2. Is the project site served by any additional existing Santa Ana Unified School District schools? If so, for each school, please provide name, grade levels, location, enrollment, and capacity.

<i>School</i>	<i>Grades</i>	<i>Location</i>	<i>Academic Year 2010-2011 Enrollment</i>	<i>Capacity</i>
n/a				

3. Does the District plan to build any new schools near the project site? If so, please provide grade levels, location, and capacity for each planned school.

<i>Grades</i>	<i>Location/Address</i>	<i>Capacity</i>
n/a		

**UPTOWN NEWPORT
School Questionnaire**

4. What school impact fees, per SB 50, does the District charge per single-family attached residential unit (such as condominiums or townhomes)?

a. Are the fees Level 2 fees or Level 3 fees?

\$4.75 per sq. ft.

b. What fees does the District charge for commercial development?

\$0.47 per sq. ft.

5. How would the proposed project affect the existing school services at the schools specified in question 1 (and question 2, if applicable)?

Please see the enclosed response letter from Assistant Superintendent Joe Dixon.

6. Please add any comments you may wish to make regarding the project.

Please see the enclosed response letter from Assistant Superintendent Joe Dixon.

Response Prepared By:

Jessica Mears
Name

Facilities Planner
Title

Santa Ana Unified School District
Agency

11-30-11
Date