



# Santa Ana Unified School District

Facilities & Governmental Relations  
Orin L. Williams, Assistant Superintendent

Richard L. Miller, Ph.D., Superintendent

January 13, 2016

Keeton Kreitzer  
Keeton Kreitzer Consulting

Re: **Redevelopment Project of MacArthur Square Shopping Center**

Dear Mr. Kreitzer:

Please accept this letter in response to your inquiry regarding the Redevelopment Project of MacArthur Square Shopping Center. The project is located in the Irvine/Newport Development Area (INDA) within the Santa Ana Unified School District ("District") boundaries. The District has an obligation to serve students generated in the project area.

The District's 2014 *Residential Development School Fee Justification Study* finds student generation factors for the INDA as follows:

**Table 1 – Student Generation**

<b>School Level</b>	<b>Single-Family Attached Units</b>	<b>Number of Proposed Units</b>	<b>Students Potentially Generated by the Project</b>
Elementary School	0.0620	384	24
Intermediate School	0.0229	384	9
High School	0.0251	384	10
<b>Total</b>	<b>0.1100</b>	384	43

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

1601 East Chestnut Avenue, Santa Ana, CA 92701-6322, (714) 480-5355

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**Table 2 – Capacity Available**

<b>School</b>	<b>Current Enrollment</b>	<b>*Current Permanent Capacity</b>	<b>Available Seats</b>	<b>Students Potentially Generated by the Project</b>	<b>Can Accommodate the Students?</b>
Monroe Elementary	440	535	95	24	<b>Yes</b>
*McFadden Intermediate	1328	1010	-318	9	<b>No</b>
Century High	1881	2030	149	10	<b>Yes</b>

\*Does not include portable classrooms.

Based on the District’s student generation rates in Table 1, the proposed project has the potential to generate approximately 43 students. As shown in Table 2, not all the District schools that would serve the students generated by the project currently have the available capacity.

In accordance with Government Code Section 65995, the District requires all new development within the District to pay fees to help offset the impacts to school facilities from new residential and commercial/industrial development. The District’s current developer fees are as follows:

**Table 3 – Impact Fee**

<b>Type of Development</b>	<b>Current Fee</b>
Commercial/Industrial	\$0.54
Residential	\$3.36

While the developer fees are intended to help offset impacts from the students generated by new development, the fees may not be sufficient to provide adequate comprehensive school facilities, including classrooms, athletic equipment and playfields, library space, pools, or other educational or recreational facilities.

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 and documents prepared pursuant to CEQA relative to the project. All notices should be sent to the attention of Jessica Mears, Facilities.

Sincerely,

Jessica Mears  
Senior Facilities Planner, Facilities and Governmental Relations Department

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