



Section 5.19:

School Facilities



5.19 SCHOOL FACILITIES

This section identifies school facilities within the City of Murrieta and evaluates the potential impacts to school services and facilities that could result from implementation of the proposed General Plan 2035.

5.19.1 REGULATORY SETTING

AB 2926

The State of California has traditionally been responsible for the funding of local public schools. To assist in providing facilities to serve students generated by new development projects, the State passed Assembly Bill 2926 (AB 2926) in 1986. This bill allowed school districts to collect impact fees from developers of new residential and commercial/industrial building space. Development impact fees were also referenced in the 1987 Leroy Greene Lease-Purchase Act, which required school districts to contribute a matching share of project costs for construction, modernization, or reconstruction.

SENATE BILL (SB) 50

Title 5 Education Code of the *California Code of Regulations* governs all aspects of education within the State.

Senate Bill 50 (SB 50) and Proposition 1A, both of which passed in 1998, provided a comprehensive school facilities financing and reform program, in part by authorizing a \$9.2 billion school facilities bond issue, school construction cost containment provisions and an eight-year suspension of the Mira, Hart and Murrieta court cases. Specifically, the bond funds are to provide \$2.9 billion for new construction and \$2.1 billion for reconstruction/modernization needs. The provisions of SB 50 prohibit local agencies from denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate, and reinstates the school facility fee cap for legislative actions (e.g., General Plan amendments, specific plan adoption, zoning plan amendments) as was allowed under the Mira, Hart and Murrieta court cases. According to *Government Code* Section 65996, the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.” These provisions are in effect until 2012 and will remain in place as long as subsequent State bonds are approved and available.



SB 50 establishes three levels of Developer Fees that may be imposed upon new development by the governing board of a school district depending upon certain conditions within a district. Level One Fees are the statutory fees, which can be adjusted for inflation every two years. Level Two Fees allow school districts to impose fees beyond the base statutory cap, under specific circumstances. Level Three Fees come into effect if the State runs out of bond funds after 2006, which would allow school districts to impose 100 percent of the cost of the school facility or mitigation minus any local dedicated school monies.

In order to accommodate students from new development projects, school districts may alternatively finance new schools through special school construction funding resolutions and/or agreements between developers, the affected school districts, and occasionally, other local governmental agencies. These special resolutions and agreements often allow school districts to realize school mitigation funds in excess of the developer fees allowed under SB 50.

5.19.2 ENVIRONMENTAL SETTING

The City of Murrieta is served by four public school districts. The primary school district is the Murrieta Valley Unified School District, with the exception of residents in the areas east of I-215 and north of Clinton Keith Road.¹ The Menifee Union School District, Perris Union High School District, and Hemet Unified School District also provide school services and facilities to students in these areas. The boundaries for each District are shown in *Exhibit 5.19-1, School District Boundaries*.

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

Enrollment

The Murrieta Valley Unified School District (MVUSD) has a total enrollment of over 21,000 students in 11 elementary schools, four middle schools, three comprehensive high schools, a continuation high school, an independent study school, and an adult school.² Tenaja Canyon Academy School, the independent study school, provides an alternative for students in 1st through 12th grades who are working at grade level.³ MVUSD offers two School Readiness preschool programs, one funded by the State for income-qualified parents and one parent-pay program.⁴

¹ Murrieta Valley Unified School District, “2009/10 Boundary Maps,” downloaded from <http://www.murrieta.k12.ca.us/14881071114730487/blank/browse.asp?a=383&BMDRN=2000&BCOB=0&c=54125&14881071114730487Nav=|&NodeID=80> on December 14, 2009.

² Murrieta Valley Adult School, <http://www.murrieta.k12.ca.us/adulted/site/default.asp>, accessed November 12, 2009.

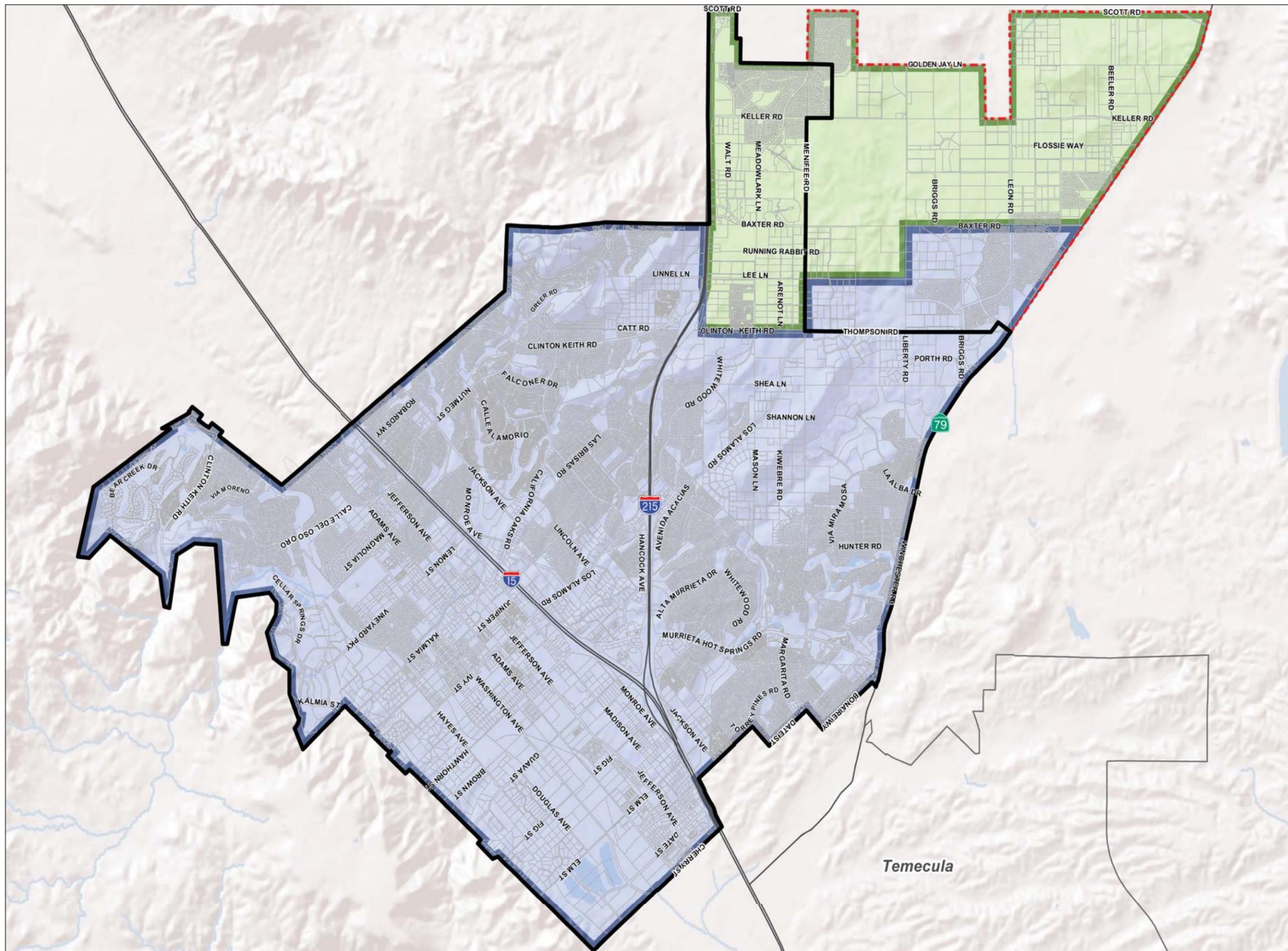
³ Tenaja Canyon Academy School, <http://www.murrieta.k12.ca.us/tenaja/site/default.asp>, accessed November 12, 2009.

⁴ Murrieta Valley Unified School District, “MVUSD School Readiness Programs,” <http://www.murrieta.k12.ca.us/148810711135041993/blank/browse.asp?a=383&BMDRN=2000&BCOB=0&c=54160&148810711135041993Nav=|2646|&NodeID=2646>, accessed November 14, 2009.



LEGEND

- Menifee Union
- Murrieta Valley Unified
- Parcels
- Sphere of Influence
- City Boundary



Source: City of Murrieta, Murrieta Valley Unified School District, and ESRI - World Shaded Relief.

School Facilities



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Table 5.19-1, *Murrieta Valley Unified School District Facilities* provides enrollment and capacity information for the schools in the Murrieta Valley Unified School District. Two schools had enrollment beyond their capacity in November 2009: Thompson Middle School and the Creekside High School continuation school.

**Table 5.19-1
Murrieta Valley Unified School District Facilities**

School/Address	Total Enrollment (Nov. 2009)	Current Capacity	Enrollment as Percent of Capacity
Elementary School			
Alta Murrieta Elementary School (K-5), 39475 Whitewood Road	682	1,200	57
Antelope Hills Elementary (K-5), 36105 Murrieta Oaks Ave	849	1,000	85
Avaxat Elementary School (K-5), 24300 Las Brisas Road	674	1,125	60
Daniel L. Buchanan Elementary School (K-5), 40121 Torrey Pines Road	1,068	1,450	74
Cole Canyon Elementary School (K-5), 23750 Via Alisol	1,134	1,200	95
E. Hale Curran Elementary School (K-5), 40855 Chaco Canyon Road	613	1,125	54
Lisa J. Mails Elementary (K-5), 35185 Briggs Road	862	975	88
Monte Vista Elementary School (K-5), 37420 Via Mira Mosa	868	1,325	66
Murrieta Elementary School (K-5), 24725 Adams Ave.	960	1,025	94
Rail Ranch Elementary School (K-5), 25030 Via Santee	691	925	75
Tovashal Elementary School (K-5), 23801 Saint Raphael	782	900	87
Middle Schools			
Dorothy McElhinney Middle School (6-8), 35125 Briggs Road	737	1,701	43
Shivela Middle School (6-8), 24515 Lincoln Avenue	1,568	1,674	94
Thompson Middle School (6-8), 24040 Hayes Avenue	1,738	1,620	107
Warm Springs Middle School (6-8), 39245 Calle de Fortuna	1,127	1,809	62
High Schools or Independent Study			
Murrieta Mesa High School (Comprehensive), 24801 Monroe	1,120	2,214	51
Murrieta Valley High School (Comprehensive), 42200 Nighthawk Way	2,614	3,429	76
Vista Murrieta High School (Comprehensive), 28251 Clinton Keith Road	3,318	3,564	93
Creekside High School (Continuation), 24150 Hayes Avenue	200	195	103
Tenaja Canyon Academy (Independent Study), 24150 Hayes Avenue	94	N/A	N/A
Source: William Olien, Assistant Superintendent, Murrieta Valley Unified School District, School Facilities Questionnaire, November 17, 2009.			



Funding

Voters authorized \$120 million in local general obligation bonds for the Murrieta Valley Unified School District by approving Measure E in 2006. These funds have paid for the construction of Lisa J. Mails Elementary, Dorothy McElhinney Middle School, and Murrieta Mesa High School. They have also funded major improvements, renovation, and infrastructure projects for other school facilities.⁵ Additionally, voters within the Hemet Unified School District passed Measure T in 2006 authorizing \$149 million in bonds which paid for the construction of schools serving the Murrieta Sphere of Influence.⁶

As required by law, the Murrieta Valley Unified School District annually adopts a School Facilities Needs Analysis (SFNA) in order to impose Alternative School Fees. However, the SFNA adopted by the District on September 2, 2008, expired on September 1, 2009 and the District will not be adopting a new SFNA at this time, due in part to declining land use values. As of January 2011, a new SFNA had not yet been posted to the MVUSD's website. Currently, development impact fees for the MVUSD are \$2.97 per square foot of residential development and \$0.47 per square foot of non-residential development.⁷

MENIFEE UNION SCHOOL DISTRICT

Enrollment

Menifee Union School District (MUSD) elementary and middle schools serve children in the area generally north of Baxter Road, encompassing most of the Sphere of Influence; the District boundary extends as far south as Clinton Keith Road from I-215 to the City limits. Table 5.19-2, Menifee Union School District Facilities Serving Murrieta and Sphere of Influence provides enrollment and capacity information for these schools.

⁵ Murrieta Valley Unified School District, "Measure E," <http://www.murrieta.k12.ca.us/14881071114730487/blank/browse.asp?a=383&BMDRN=2000&BCOB=0&c=54019&14881071114730487Nav=|65|&NodeID=65>, accessed December 14, 2009.

⁶ Hemet Unified School District, "Citizens' Oversight Committee Annual Report on Measure 'E' & Measure 'T' General Obligation Bonds," November 2008.

⁷ Murrieta Valley Unified School District Developer Fees Page, located online at <http://www.murrieta.k12.ca.us/14881071114730487/blank/browse.asp?a=383&BMDRN=2000&BCOB=0&c=54018&14881071114730487Nav=|&NodeID=69>, accessed December 21, 2010.



**Table 5.19-2
Menifee Union School District Facilities
Serving Murrieta and Sphere of Influence**

School/Address	Total Enrollment (Nov. 2009)	Current Capacity	Enrollment as Percent of Capacity
Oak Meadows Elementary School, 28600 Poinsettia Street	883	1,034	85
Bell Mountain Middle School, 28525 La Piedra Road, Menifee	1,112	1,546	72
Sources: Betti Cadmus, Public Information Officer, Menifee Union School District, School Facilities Questionnaire, November 13, 2009. Menifee Union School District, "Schools," http://www.menifeeusd.org/district/page&mode=view&ID=20747 , accessed December 15, 2009.			

Funding

MUSD acquires funding for facilities through several different means; the most prevalent are Community Facilities Districts (CFD), mitigation payments, developer fees, and local bond issues.⁸ It should be noted that Measure B passed in 2008 and authorized \$31.46 million in bonds.⁹ Additionally, the Menifee Union School District also charges Level II Development Impact Fees for residential development of \$2.35 per square foot for residential development and \$0.3384 per square foot for commercial development.

PERRIS UNION HIGH SCHOOL DISTRICT (PUHSD)

Enrollment

The area served by Menifee Union School District elementary and middle schools is within the boundaries of Paloma Valley High School in the Perris Union High School District.¹⁰ *Table 5.19-3, Perris Union High School District Facilities Serving Murrieta and Sphere of Influence* provides enrollment and capacity information for this school.

⁸ Written Correspondence with Bruce Shaw, Director of Facilities, December 21, 2010.

⁹ Betti Cadmus, Public Information Officer, Menifee Union School District, electronic mail, January 4, 2010.

¹⁰ City of Murrieta, *General Plan Technical Reports*, "Figure I-27: School Districts Boundaries and Facilities," undated.



**Table 5.19-3
Perris Union High School District Facilities
Serving Murrieta and Sphere of Influence**

School/Address	Total Enrollment (Nov. 2009)	Current Capacity	Enrollment as Percent of Capacity
Paloma Valley High School, 31375 Bradley Road, Menifee	2,681	2,500	107%
Sources: Crystal Guimond, Business Services Administrative Assistant, Perris Union High School District, telephone conversation, November 12, 2009. Perris Union High School District, "Home," http://www.puhsd.org/puhsd/site/default.asp , accessed December 15, 2009.			

Funding

Measure Z passed in 2004 in the Perris Union High School District.¹¹ This was a local bond ballot measure in 2004 with a \$46,000,000 General Obligation (GO) bond authorization. All series of bonds have been sold and \$2.5 million of the proceeds were used to acquire the aforementioned new high school site. Funding for past capital facility projects has come from a variety of sources: school impact fees, developer/mitigation agreements, State funding through the School Facilities Program and a variety of other State and Federal funding programs. Development impact fees charged by the District are \$0.94 per square foot of residential development and \$0.132 per square foot of non-residential development.¹²

HEMET UNIFIED SCHOOL DISTRICT

Enrollment

The small triangle in the Sphere of Influence area that is bounded by Pourroy Road/Beeler Road, Keller Road, and State Highway 79 falls into Hemet Unified School District. The Hemet Unified School District serves the area with an elementary school and recently opened middle and high schools.¹³ *Table 5.19-4, Hemet Unified School District Facilities Serving the Sphere of Influence*, provides enrollment and capacity information for these schools.

¹¹ Perris Union High School District, "Citizen's Oversight Committee Recruitment," <http://www.puhsd.org/19801055184242900/blank/browse.asp?A=383&BMDRN=2000&BCOB=0&C=55335>, accessed December 22, 2009.

¹² Written Correspondence with Fred Good on behalf of Perris Union High School District, December 2010.

¹³ Tina Koonce, Facilities Director, Hemet Unified School District, telephone conversation, December 15, 2009.



**Table 5.19-4
Hemet Unified School District Facilities
Serving Murrieta and Sphere of Influence**

School/Address	Total Enrollment (Oct. 2009)	Current Capacity	Enrollment as Percent of Capacity
Winchester Elementary School, 28751 Winchester Road, Winchester	571	650	88%
Rancho Viejo Middle School, 985 North Cawston Avenue, Hemet	1,316	1,400	94%
Tahquitz High School, 4425 West Commonwealth, Hemet	1,452	2,400	61%
Sources: Tina Koonce, Facilities Director, Hemet Unified School District, telephone conversation, December 15, 2009. Hemet Unified School District, "School Site Information," http://www.hemetusd.k12.ca.us/sites/info.html , accessed December 15, 2009.			

Funding

In 2006, a local bond measure was placed on the ballot which received at least 50 percent plus 1 of the votes, and authorized the issuance of \$149,000,000.¹⁴ Hemet Unified School District funding sources also include state funding and developer agreements. Additionally, Level 2 development impact fees are \$3.55 per square foot for residential development and \$0.47 per square foot for non-residential development.¹⁵

PRIVATE SCHOOLS

Calvary Murrieta Christian Schools operates an elementary campus and secondary campus (at 24227 and 24225 Monroe Avenue, respectively) to provide a private Christian education for students in preschool through 12th grade. In 2008, there were over 1,000 students enrolled in the day school, with another 419 in the home school program.¹⁶

The Oak Grove Center for Education Treatment and the Arts is a nonprofit residential and educational treatment center for at-risk children. Located at 24275 Jefferson Avenue, Oak Grove is classified as a level 12 group home and also runs a nonpublic school day program.¹⁷ The location of school facilities is depicted in Exhibit 5.19-2, Location of School Facilities (Public and Private).

¹⁴ School Facilities Needs Analysis, Hemet Unified School District, April 29, 2010, found online at <http://www.hemetusd.k12.ca.us/business/facilities/reports/2010sfna.pdf>, accessed December 21, 2010.

¹⁵ Fees found online at <http://www.hemetusd.k12.ca.us/business/facilities/fees.html#feenote>, accessed December 21, 2010.

¹⁶ Calvary Murrieta Christian Schools, "Contact Us," <http://www.cccsmurrieta.com/secondary/contactus.asp>, accessed 12/14/09.

¹⁷ Oak Grove, "Home," www.oakgrovecenter.org, accessed 11/30/09.



HIGHER EDUCATIONAL FACILITIES

Several institutions of higher education have extension campuses near Murrieta. Azusa Pacific University, a Christian Azusa-based university, operates an extension facility in Murrieta that offers programs for undergraduate degrees as well as master’s degrees and credentials. Classes are held in the Murrieta Regional Center’s 15 classrooms and online. This campus and extension facilities near Murrieta are listed in *Table 5.19-5, Higher Education Extension Facilities Serving Murrieta*.

**Table 5.19-5
Higher Education Extension Facilities Serving Murrieta**

University	Location
Azusa Pacific University	Murrieta Regional Center 39573 Los Alamos Road Murrieta, CA 92563-5032
Brandman University	Temecula Campus 27447 Enterprise Circle West Temecula, CA 92590
Cal State San Marcos at Temecula	At the Paul Goldring Garrett Institute for Higher Learning 27455 Tierra Alta Way Temecula, CA 92590
Concordia University	Temecula Regional Center 28780 Single Oak Dr #210 Temecula, CA 92590
Mt. San Jacinto College	28237 La Piedra Road Menifee, CA 92584
Mt. San Jacinto College	27447 and 27463 Enterprise Circle West Temecula, CA 92590
University of Redlands	Temecula Campus 27270 Madison Avenue, Suite 200 Temecula, CA 92590

The location of higher education facilities are depicted in *Exhibit 5.19-3, Location of Higher Educational Facilities*.

The region is also served by larger institutions that are farther away from Murrieta: University of California at Riverside, the Riverside Community College Moreno Valley Campus, and California State University San Marcos.

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FUTURE SCHOOL DISTRICT FACILITIES

Within the Murrieta Valley Unified School District, a new elementary school has been planned for the Vineyard Specific Plan Area; this school, named Sykes Elementary, is on hold. The school is not needed until development of the project.¹⁸ MVUSD is also planning a 6 million dollar summer 2011 renovation at Murrieta Valley High School.

Menifee Union School District is currently in negotiations for an additional elementary school site within the Murrieta City Limits. MUSD requires land in its southeast quadrant of the district, which covers portions of Murrieta. It is anticipated that this new elementary school would relieve overcrowding at Oak Meadows Elementary, which is also located within Murrieta City limits.¹⁹

Perris Union High School is planning a new comprehensive high school at the northwest corner of Wickerd and Leon Roads in the unincorporated area of Riverside County. This new school will likely include approximately 260,000 square feet of building area and will accommodate approximately 2,800 students in grades 9 thru 12.²⁰

Another elementary school has been planned to serve the Sphere area within the Hemet Unified School District, as reflected in a tract map for a development that is currently on hold.²¹

MURRIETA EDUCATION CENTER

In December 2008, the Murrieta City Council approved an 11.5-acre project called the Murrieta Education Center that is envisioned to accommodate satellite facilities for several colleges as well as a workforce development center. Located by I-15 just south of the I-215 junction, the complex would house these facilities in two five-story towers, with complementary retail planned for another building.²²

5.19.3 SIGNIFICANCE THRESHOLD CRITERIA

The issues presented in the Initial Study Environmental Checklist (Appendix G of the *CEQA Guidelines*) have been utilized as thresholds of significance in this Section. Accordingly, school facility and educational service impacts resulting from the implementation of the proposed General Plan 2035 may be considered significant if they would result in the following:

¹⁸ Chuck Jones, MVUSD, written correspondence December 2010.

¹⁹ Bruce Shaw, MUSD, written correspondence December 2010.

²⁰ Written Correspondence with Fred Good on behalf of Perris Union High School District, December 2010.

²¹ Tina Koonce, Facilities Director, Hemet Unified School District, telephone conversation, December 2009.

²² “Ceremonial groundbreaking held for \$50 million college center in Murrieta,” *The Press-Enterprise*, October 15, 2009.



- A significant impact would occur if the project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or result in the need for new or physically altered governmental facilities, the construction of which may cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives for schools in the City of Murrieta.

Based on these significance thresholds and criteria, the proposed General Plan 2035's effects have been categorized as either "no impact," a "less than significant impact," or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

5.19.4 PROJECT IMPACTS AND MITIGATION MEASURES

- **BUILDOUT OF THE CITY IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN ADVERSE PHYSICAL IMPACTS TO FACILITIES WITHIN THE MURRIETA VALLEY UNIFIED SCHOOL DISTRICT, MENIFEE UNIFIED SCHOOL DISTRICT, PERRIS UNIFIED SCHOOL DISTRICT, AND HEMET UNIFIED SCHOOL.**

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis: The MVUSD, MUSD, PUSD, and HUSD are responsible for the provision of public school facilities (kindergarten through high school) in the City of Murrieta. Currently, three of the 25 schools serving Murrieta are above the existing capacity levels, and another five are above 90 percent capacity. Implementation of the proposed General Plan 2035 would result in the addition of 10,734 dwelling units citywide. A range of student generation factors are identified in *Table 5.19-6, Estimated Student Generation*, as they were specified by each school district. Based on the student generation rates identified in *Table 5.19-6*, buildout of the proposed General Plan 2035 would result in the addition of students ranging from 5,062 in a best-case scenario to 19,398 students in a worst-case scenario, dispersed throughout all grade levels and school facilities.



**Table 5.19-6
Estimated Student Generation**

School	Student Generation Factor ¹	Additional Number of Units	Total Students Generated From Proposed General Plan 2035
K-5	0.16 – 0.9 students/du	10,734	1,717 – 9,661
6-8	0.1517 – 0.3 students/du	10,734	1,628 - 3,220
9-12	0.16 – 0.6071 students/du	10,734	1,717 – 6,517
TOTAL			5,062 – 19,398

¹ Generation rates include low-end and high-end student ranges provided by MVUSD, MUSD, PUSD, HUSD, December 2010.

Anticipated students would be distributed to all schools and districts that provide school services and facilities throughout Murrieta. However, it should be noted that MVUSD provides educational facilities and services to approximately three-quarters (73 percent) of students served by the four school districts. Chuck Jones, Director of Facilities Planning at MVUSD, indicated that MVUSD would be able to accommodate future projected student growth.

Bruce Shaw, Director of Facilities at MUSD indicated that MUSD requires land in the southeast quadrant of the district in order to build a new elementary school. Land negotiations are still in process. This would relieve overcrowding at Oak Meadows Elementary, which is located within the Murrieta City limits. As of 2009, MUSD currently served only 6.7 percent of all students attending facilities in the four public school districts; it is anticipated that acquisition of land for a future school site would result in lessening the number of students at Oak Meadows Elementary, and would provide another facility for students who reside in the southeast quadrant of the district.

As previously noted, PUSD is planning a new high school that will accommodate approximately 2,800 students in grades 9 thru 12. Since the only PUSD facility serving Murrieta is Paloma Valley High School, and another high school would be constructed, it is anticipated that construction of this new facility would result in students located in the PUSD attending the new school, rather than continuing to impact Paloma Valley High School.

According to the *2007 HUSD Master Facilities Plan*, up to six elementary schools, three middle schools, and two high schools are scheduled to open in the years 2010, 2012, 2013, and beyond.²³ It is anticipated that these facilities would accommodate future growth associated with the proposed General Plan 2035. It should also be noted that the HUSD only provides facilities to approximately 11 percent of all students attending facilities in the four school districts.

²³ HUSD 2007-2012 Facilities Master Plan.



Additionally, pursuant to SB 50, each of the four school districts collects development impact fees, as shown in *Table 5.19-7, School Development Impact Fees*, below. It is anticipated that all development associated with the proposed General Plan 2035 would be subject to these fees on case-by case basis.

**Table 5.19-7
School Development Impact Fees**

School District	Development Fees	
	Residential	Non-Residential
Murrieta Valley Unified School District ¹	\$2.97/sf	\$0.47/sf
Menifee Union School District ²	\$2.35/sf	\$0.3384/sf
Perris Union High School District ³	\$0.94/sf	\$0.132/sf
Hemet Unified School District ⁴	\$3.55/sf	\$0.47/sf

¹ William Olien, Assistant Superintendent, Murrieta Valley Unified School District, School Facilities Questionnaire, November 17, 2009.
² Bruce Shaw, Director of Facilities, Menifee Union School District, December 2010
³ Xochitl Molina, Accounting Technician, Business Services, Perris Union High School District, January 7, 2010.
⁴ Hemet Unified School District, *School Facilities Needs Analysis*, December 2010.

Based on future plans for school facilities in the MVUSD, MUSD, PUSD, HUSD, prior approved bonds, and collection of development impact fees on a case-by-case basis (Mitigation Measure SCH-1), school facility impacts would be reduced to a less than significant level.

Goals and Policies in the Proposed General Plan 2035: No goals or policies in the proposed General Plan 2035 pertain specifically to school facilities.

Mitigation Measures:

SCH-1 Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Murrieta that legally required school impact mitigation fees have been paid per the mitigation established by the applicable school district.

Level of Significance After Mitigation: Less Than Significant Impact.



5.19.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- **DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND OTHER CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO SCHOOL FACILITIES.**

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis: Development associated with implementation of the proposed General Plan 2035 and related cumulative projects would result in the development of new residential or commercial/industrial uses, potentially generating new students to the City. Individual development projects would be required to pay the appropriate school district (MVUSD, MUSD, PUSD, and HUSD) Developer Fees based on the type and size of development proposed. Pursuant to SB 50, payment of fees to the appropriate school district is considered full mitigation for project impacts, including impacts related to the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for schools. Therefore, individual project applicants would be required to pay the statutory fees, so that space can be constructed, if necessary, at the nearest sites to accommodate the impact of project-generated students. Therefore, development of the proposed project and related cumulative projects would not result in significant cumulative impacts in regards to school services and facilities.

Goals and Policies in the Proposed General Plan 2035: No goals or policies in the proposed General Plan 2035 pertain specifically to school facilities.

Mitigation Measures: Refer to Mitigation Measure SCH-1. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

5.19.6 SIGNIFICANT UNAVOIDABLE IMPACTS

With payment of school development fees (pursuant to SB 50) and compliance with recommended Mitigation Measure SCH-1, implementation of the proposed General Plan 2035 would result in less than significant impacts in regards to school services and facilities. No significant and unavoidable impacts related to school services and facilities would occur as a result of buildout of the proposed General Plan 2035.



5.19.7 SOURCES CITED

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Tina Koonce, Facilities Director, Hemet Unified School District, telephone conversation, December 15, 2009.

William Olien, Assistant Superintendent, Murrieta Valley Unified School District, School Facilities Questionnaire, November 17, 2009.

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