

RESOLUTION NO. R-253005

OCT 28 1980

WHEREAS, the Council, at its hearing on September 27, 1979, considered and approved the Carmel Valley Precise Plan and the North City West Planned District Ordinance and Design Element; and

WHEREAS, the Council included the requirement for completion of a "North City West School Facility Master Plan," which would include detailed recommendations for funding of the various public schools to serve North City West; and

WHEREAS, the Council, at a meeting on July 31, 1979, directed the City Manager to create an Advisory Committee with representation from the affected school districts (San Dieguito Union High School, Solana Beach and Del Mar Elementary), the developers involved, and such other members as appropriate, including technical advisers, to be funded by the developers; and

WHEREAS, the Advisory Committee conducted seven meetings and considered the technical report prepared by Institutional Management Consultants which covered such items as public generation within North City West, size and location of facilities, composition of facilities, alternative school district boundary adjustments, facility costs and funding alternatives; and

WHEREAS, the City Manager's Report was distributed July 7, 1980, which summarized the conclusions of the Advisory

Committee and presented a series of City Manager recommendations; and

WHEREAS, the individual school districts considered, at a number of board meetings, the City Manager Report, consultant, district and City staff input, and concluded their deliberations with the adoption of position papers; and

WHEREAS, the Transportation and Land Use Committee on October 15, 1980 considered the City Manager's recommendations, the school district position papers and recommendations; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

(1) The School Facilities Criteria, Attachment "A," be adopted and the School Districts' recommendations, Attachment "B" (Solana Beach and Del Mar) and Attachment "C" (San Dieguito), be utilized by the respective districts to develop a School Facility Master Plan. Further, that any differences between the City Manager's recommended Criteria and the School Boards' positions be further resolved during the development of the School Facility Master Plan;

(2) The Del Mar and Solana Beach Elementary Districts be requested to modify the location of their common east-west boundary to place at least the portion of North City West north of Carmel Valley in one district;

(3) First priority in financing the school facilities for North City West should be given to capital funding support from the State; and, therefore, Del Mar, Solana Beach and San

Dieguito School Districts are requested to make appropriate applications for this support.

(4) The Del Mar, Solana Beach and San Dieguito School Districts be requested to proceed with the development of a funding program in accordance with the developer lien approach as established under Assembly Bill 8 as a "backup" to State capital funding; and

(5) The major developers be requested to deposit funds necessary for consultant services to implement the funding approach and to complete the Master Plan and commence the architectural/engineering planning of facilities.

APPROVED: JOHN W. WITT, City Attorney

By Janis Sammartino Gardner
Janis Sammartino Gardner
Deputy City Attorney

JSG:rc:623.4(x646)
~~10/14/80~~ REVISED 10/15/80
Or. Dept.: City Manager

SCHOOL FACILITIES CRITERIA

ELEMENTARY K - 6

1. Estimated enrollment for K - 6 students upon buildout of the estimated 13,970 dwelling units in North City West is 3,150.
2. Number of elementary facilities -- five @ 600 capacity.
3. Elementary schools to be located on 15 net usable acre sites of which 13 acres net usable would be developed as a multi-use park and school field, and 2 acres would be available for school facilities.
4. School classrooms should be developed at a ratio of 60% permanent and 40% portable for the base capacity of 600 students. It is further proposed that the facilities be expandable in order to provide flexibility in construction scheduling of subsequent schools.
5. State standards shall be closely adhered to in the type and sizing of facilities in order to assure eligibility for future assistance by the State for capital facilities.
6. For planning purposes, each elementary facility shall be estimated to cost in 1979 dollars \$3,500,000 including the cost of a site of 2 acres. The balance of the site, including acquisition, grading, utilities and access costs are to be funded by assessment district or provided by other means.
7. The funding of the elementary schools shall be provided through procedures as set forth in State Education Code Chapter 282, Article 2.5, Paragraphs 39327 et. seq.
8. The timing of the construction of the schools shall be such that they can be opened in September and:
 - 1st elementary school shall open at a time when there are an estimated 350 (K - 6) students in North City West
 - 2nd elementary open 750 students
 - 3rd elementary open 1,500 students
 - 4th elementary open 2,250 students
 - 5th elementary open 3,000 students
9. Districts in Solana Beach and Del Mar shall take steps toward realigning of the boundaries to place at least that portion of North City West north of Carmel Valley in one district.

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SECONDARY 7 - 12

1. Enrollment upon buildout of the estimated 13,970 dwelling units in North City West is estimated to be the following:

Grades 7 - 8	1,050
Grades 9 - 12	2,800

2. This enrollment will require:

One Junior High School	Grades 7 - 8
One Senior High School	Grades 9 - 12

3. School classroom facilities shall be developed at a ratio of permanent to portable of 60%/40%.

4. State standards shall be adhered to in the type and size of facilities in order to assure eligibility for future assistance by the State for capital facilities.

5. For planning purposes, the facility cost estimated in 1979 dollars shall be:

Grades 7 - 8	\$ 8.6 million
Grades 9 - 12	\$27.0 million

6. The funding of secondary facilities shall be provided through those procedures as set forth in State Education Code Chapter 282, Article 2.5, Paragraph 39327 et. seq. as modified.

7. The timing of the construction of the schools shall be such that they will open in September of the year and in accord with the following schedule:

JUNIOR HIGH GRADES 7 - 8

First Phase New Junior HS, Capacity 600	At 200 Students from NCW
Second Phase New Junior HS, Capacity to 900	At 600 Students from NCW
Third Phase New Junior HS, capacity to 1,100	At 900 Students from NCW

SENIOR HIGH GRADES 9 - 12

Expand Torrey Pines HS 1,750 to 2,300	At 200 Students from NCW
Expand Torrey Pines HS 2,300 to 2,500	At 550 Students from NCW
Construct First Phase New HS 1,200 Capacity	At 750 Students from NCW
Expand New HS to 1,700 Capacity	At 1,950 Students from NCW
Expand New HS to 2,500 Capacity	At 2,500 Students from NCW

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BOARD OF EDUCATION
PAMELA R. DALTON, *President*
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RAYMOND D. EDMAN, ED.D., *Superintendent*

solana beach school
district



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OCT 10 1980
CITY MANAGER

October 7, 1980

Mr. Leon Williams,
San Diego City Councilman
City Administration Building
202 C Street
San Diego, California 92101

Dear Councilman Williams,

Enclosed is a copy of the position paper that has been acted upon by the Del Mar and Solana Beach Boards of Education. As the historical background section indicates, this is both districts response to the North City West School Facilities Master Plan. This paper is a result of several months of committee work and Board deliberations on the most important issues concerning school facilities in North City West. If you have any questions please do not hesitate to contact either of us. We intend to be available at the Land Use and Transportation Committee meeting of October 15th.

Cordially,

Clark Howard
District Superintendent
Del Mar Union School District

Raymond D. Edman, Ed.D.,
District Superintendent
Solana Beach School District

CH:RDE/et
cc: John Fowler, Deputy City Manager

A POSITION PAPER

BY

DEL MAR UNION SCHOOL DISTRICT AND SOLANA BEACH SCHOOL DISTRICT

REGARDING

NORTH CITY WEST SCHOOL FACILITIES AND FINANCING

OCTOBER 1980

DEL MAR UNION SCHOOL DISTRICT

SOLANA BEACH SCHOOL DISTRICT

Board of Trustees:

Mrs. Victoria Coordt, President
Mr. James R. Gigler, Clerk
Mrs. Madilyn Kawasaki, Member
Mrs. Betsy Weisman, Member
Mrs. Gail Schneider, Member

Mr. Clark Howard,
District Superintendent

Mrs. Pamela R. Dalton, President
Dr. J. Peter Schroeder, Vice President
William D. Cox, Jr., Clerk
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Mr. Eric T. Lodge, Member

Raymond D. Edman, Ed.D.,
District Superintendent

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DEL MAR/SOLANA BEACH SCHOOL DISTRICTS

AND

NORTH CITY WEST SCHOOL FACILITIES MASTER PLAN

Historical Background

In July 1979, Resolution #224149 was adopted by the San Diego City Council which charged the City Manager to prepare a detailed report and recommendations for funding and provisions of public schools serving North City West. An excerpt from that resolution states: "BE IT FURTHER RESOLVED, that each school district Board of Trustees shall be given the opportunity to review the program and submit written comments to the City Council prior to the consideration of the program by the Council." The attached position paper is a written response from the affected Boards of Education on the City Manager's report to the San Diego City Council.

In October 1979, the San Diego City Council adopted the Carmel Valley Precise Plan which stated:

"a. School facilities shall be provided concurrently with development in such a manner as to serve the primary and secondary educational needs of the community.

b. As a condition of the tentative approval of any development plan filed pursuant to SEC 103.0606 A, each developer shall be required to comply with the terms of a North City West Schools Facilities Master Plan which shall have been adopted by the City Council."

During the fall and spring of 1979-80 the North City West School Facility Committee met several times to prepare the School Facilities Master Plan. In July of 1980, the City Manager's office under the direction of Mr. John Fowler, Deputy City Manager, prepared a draft report on the financing plan for school facilities and a master plan which included other factors such as student generation, site size, site location, composition of school facilities, district boundaries and facilities cost. An addendum to this July 1980 report included criteria for facilities at both the elementary and secondary level.

As a result of the above actions the Del Mar and Solana Both Boards of Education discussed the city manager's report at length in meetings of July 29th, September 10th, September 23rd and September 24th. On Tuesday, September 23 a joint

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meeting was held by Del Mar and Solana Beach Boards of Education. The major issues were discussed in detail and a general consensus was reached on all issues except the one concerning district boundaries. Both Boards will have the boundary issue as well as other closely related topics on the agenda of a future board meeting. Each Board will appoint two of its members to serve on a task force to study the boundary issue and to report back to the full boards with recommendations.

Attached is a Position Paper endorsed by both the Solana Beach and Del Mar Boards of Education. The paper clarifies both Boards' position on the major issues concerning school facilities and their financing for North City West.

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10/7/80

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A POSITION PAPER

BY

DEL MAR UNION SCHOOL DISTRICT AND SOLANA BEACH SCHOOL DISTRICT

REGARDING

NORTH CITY WEST SCHOOL FACILITIES AND FINANCING

OCTOBER 1980

After much deliberation the Del Mar and Solana Beach Boards of Education have taken the following positions on the indicated sections of the City Manger's report of July 1980.

Student Generation

There is concurrence with the anticipated enrollment projection for K-6 to be 3,150 students. However, this figure must be updated annually taking into account all necessary and appropriate variables in projecting student population.

Size, Location and Composition of Facilities

There is concurrence on each of the following items:

1. That the size of each elementary facility should be able to accommodate up to 600 students per site including relocatable buildings.
2. It is a sound precautionary measure to hold one school site south of Carmel Valley Road in reserve in order to provide the flexibility for unexpected student growth.
3. The size of each site is to be a total of 15 acres with two acres set aside for the actual structure and support facilities. The other thirteen acres providing educational and recreational facilities.
4. Both boards strongly agree with the concept of joint use with other public agencies. However, the responsibility for maintenance of sites needs to be carefully and clearly established prior to final acceptance of the plan.

District Boundary Adjustments

Each Board of Education will select two members to serve on a joint task force whose purpose shall be to study the issues involving boundary changes and come back to the full boards with a set of recommendations for boundary changes.

Position Paper
North City West School Facilities and Financing
October 1980

Cost of Facilities

It was agreed that 3.5 million dollars per site is a reasonable cost estimate for 1980, however, there must be an inflation factor built in to take care of the time lapse between the present and the actual construction of the first elementary school and subsequent schools. In addition, the use of state standards in the design of the facilities is a reasonable approach to construction, however, it is understood that state standards may have to be exceeded due to requirements for special education or other state mandated programs.

Both Boards disagreed with the proposal that 60% of each elementary facility should be permanent facilities and 40% relocatable. However, both Boards concurred that 80% of each elementary facility should be made up of permanent structures with 20% relocatables.

Funding Alternatives

While in agreement that the developer lien approach under AB-8 may currently be the best possible solution for financing schools the frequent assessment and monitoring of the legal status of such a approach must be a part of the City of San Diego's ongoing search for funding alternatives. Both Boards agree that assurances must be provided that the financing plan be legal, valid and viable prior to final approval of any development plan or subdivision map. The plan must be so designed that it will continue to work in the future. Backup measures must be available in case of extensive and lengthy litigation on the financing issue.

State Funding

The Boards concur that the districts should take the necessary steps, when appropriate, to qualify for state funds.

School Facilities Criteria

Both Boards concur that the number of estimated students necessary to open an elementary school should be 250 students. Operational inefficiency of a small school of 200 or less is a well known fact. With 250 students and prospective growth, school facilities could be provided at other school sites in the district or with sufficient lead time relocatables could be placed upon a school site in North City West. If the latter were to occur the 250 students and the growth factor during the year would insure the district that operating costs could be recouped during the first year of operation.

Position Paper
North City West School Facilities and Financing
October 1980

While both Boards are in agreement that land use determination is not in their area of responsibility they are, however, irrevocably committed to excellence in the education of all students within their districts. Adequate facilities are an absolute essential for sustaining the high quality of educational programs in both districts and must be assured prior to acceptance of a final plan and the beginning of housing development.

Victoria A. Coordt

President,
Board of Trustees

Del Mar Union School District

Pamela R. Dalton

President,
Board of Trustees

Solana Beach School District

Carl Howard

District Superintendent

Del Mar Union School District

Raymond D. Edman

District Superintendent

Solana Beach School District

RDE:CH/et
10/7/80

625 North Vulcan Avenue
Leucadia, California 92024
714/753-6491

San Dieguito

Union High School District

October 13, 1980

RECEIVED
OCT 13 1980
CITY MANAGER

San Diego City Council
Attention: Mr. John Fowler,
Deputy City Manager
City Administration Building
202 "C" Street
San Diego, California 92101

Re: Financing Plan for School Facilities
North City West

Members of the City Council:

The Board of Trustees of the San Dieguito Union High School District has reviewed the proposed financing plan for school facilities for North City West that was submitted to the District by John Fowler, Deputy City Manager. The Board, through its representatives on the Advisory Committee, has been kept informed concerning the progress of discussions on the development of a School Facility Master Plan over a period of several months. The following response represents the Board's position relative to each of the major issues incorporated in the proposal.

STUDENT GENERATION

The Board accepts the enrollment projections of approximately 1100 students in grades 7 and 8 and approximately 2800 students in grades 9 through 12. Projecting enrollment over such a lengthy time span is anything but an exact science; therefore, the Board supports review of the projections on an annual basis in order to make adjustments when appropriate.

SCHOOL SIZE AND LOCATION

The following comments are appropriate to the matter of school size and location:

1. The optimum size for a 7-8 junior high in the San Dieguito District is 950 students with 2,000 students being the optimum size for a 9-12 high school. During periods of growth schools may be permitted to exceed these optimums, but under no circumstances should enrollment go beyond 1100 at a 7-8 junior high or 2500 at a 9-12 high school.
2. Under these standards the District could accommodate the students projected at the 7-8 grade levels on one campus if that became necessary. At the 9-12 level the District accepts the proposal that the first high school students generated from North City West will be accommodated by providing additional permanent facilities at Torrey Pines High School that will eventually permit that site to accommodate 2500 students. An additional high school site must be provided to accommodate students generated after Torrey Pines has reached a capacity of 2500.

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3. The Board accepts the concept that North City West will provide funds for the District to begin construction of an additional high school outside of the boundaries of North City West when Torrey Pines has been completed. The funds provided will permit the construction of facilities sufficient to accommodate the North City West high school students who are not housed at Torrey Pines High School.
4. The Board plans include providing facilities for students from throughout the District in addition to those who will be generated from North City West. The District's ability to respond to future facility needs could be impacted by the possibility of District reorganization, including unification of any or part of the territory currently incorporated within the boundaries of the High School District.
5. The original North City West map identified two junior high school sites in addition to the existing location of Torrey Pines High School. Although the Board concurred in deleting a junior high school site from the Carmel Valley Precise Plan, the Board strongly encourages providing a second junior high school site in North City West that could be held in reserve. The site could be released in the future following analysis of student generation factors.
6. The Board reserves the right to modify grade level composition (i.e., 7-8 and 9-12 to 7-9, 10-12) to accommodate students during interim periods of growth. A second junior high school site would give the Board flexibility in dealing with the facility needs generated by students from North City West.

RATIO OF PERMANENT TO PORTABLE

The Board strongly disagreed with the report's recommended ratio of permanent to portable school facilities. While the Board accepts the concept of including some portable facilities at each school site, the absolute maximum acceptable to the Trustees for portable buildings is 20%.

COST OF FACILITIES

The Board concurred with the estimate of 8.6 million dollars for a junior high and 27 million dollars for a high school as projected in 1979 dollars. Those figures are acceptable so long as provisions are made for adjusting costs due to inflation as well as provisions for taking into consideration the additional facility requirements that may be imposed by the Federal or State Government throughout the life of the project. The Board seriously questions the average inflation rate of 8% that was incorporated in the report. Trustees concur with utilizing State standards for cost estimates so long as these standards make provision for the additional requirements of special education or other programs referred to above.

FUNDING ALTERNATIVES

While the Board agrees that the developer lien approach under A.B. 8 appears to be the best available solution for funding schools, its legality must be verified to the satisfaction of the Trustees prior to the approval of even a tentative or developmental map in the North City West area. Because there are so many legal issues raised by the developer lien approach, this Board believes it is absolutely essential that a validation suit be completed and that legislative remedies be enacted before there is any extensive investment of time or money in

the planning process. In the final analysis, the Board accepts Mr. Fowler's assurance that there will be no dwelling units built in North City West unless the financing plan is proven valid in advance. The Board is also relying on the assurances of Mr. Fowler that all expenses incident to implementation of the A.B. 8 financing mechanism will be borne by entities other than the school districts.

In the meantime, the School Board has been successful in applying for State funds for construction under the 1976 Lease/Purchase Act and they will continue to pursue that alternative for providing additional school facilities in the future.

TIMING OF CONSTRUCTION

The Report sets out a schedule that would authorize construction at both the junior high and senior high level after 200 students have been generated from North City West. With both high school plants at or near capacity, it would be almost impossible for the District to accommodate even the first 200 high school students from North City West without additional facilities in advance. The Board feels strongly that the first phase of an addition to the permanent facilities at Torrey Pines High School should be provided prior to the generation of the first high school students from the North City West area.

The Board also expressed concern over the proposed construction time for each facility as it relates to the time that bonds are to be sold. The suggested construction time of eighteen months is not a realistic figure for a secondary school. While there is no firm data on this matter, the District recommends as much as a 30 month construction period.

On behalf of the Board, I would like to express my appreciation to Mr. Fowler and the members of the Advisory Committee who have diligently pursued this project.

Sincerely,



Mrs. Ann P. Sensibaugh
President, Board of Trustees

bfs

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OCT 28 1980

Passed and adopted by the Council of The City of San Diego on
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Mayfield L. Pontecorvo*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-253006 Adopted OCT 28 1980

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