

DATE ISSUED: May 4, 2005

REPORT NO. 05-098

ATTENTION: Honorable Mayor and City Council
Docket of May 9, 2005

SUBJECT: Annual Review of the North City West (Carmel Valley) School Facilities
Master Plan for Fiscal Year 2003-2004

SUMMARY

Issue – Should the Council accept the annual review of the North City West (Carmel Valley) School Facilities Master Plan as submitted by the North City West School Financing Authority?

Manager’s Recommendation – Accept the annual review.

Other Recommendations – The North City West School Facilities Financing Authority recommends acceptance of the annual review.

Fiscal Impact – None to the City.

BACKGROUND

The North City West School Facilities Master Plan was adopted by City Council Resolution R-255381 on November 18, 1981. The Joint Powers Agency titled “North City West School Facilities Financing Authority” was adopted by the City Council on July 5, 1983, by Resolution R-258883. The Mello-Roos Community Financing District No. 1 was formed on August 8, 1988, to supplement the financing of school facilities in Carmel Valley (formerly North City West). The Mello-Roos District covers 96% of the then remaining undeveloped residentially zoned land in Carmel Valley. The remaining 4% continued to be subject to the direct deposit fee established by the original Master Plan and updated periodically with City Council approval. The direct deposit fee schedule was last revised on May 7, 2002, to remain in effect through fiscal year 2010. In 1997, Mello-Roos Community Financing District No. 2 was formed to allow developers to annex some of the remaining vacant land into a Mello-Roos district.

DISCUSSION

The Master Plan indicates that an annual review by the City Council shall be performed in consultation with the Joint Powers Agency (JPA). The purpose of the review is to “evaluate the needed school facilities, and to reevaluate the costs and deposits for the program.” The Joint Powers Agency has performed its annual review and summarized its findings in the attached letter dated February 24, 2005.

The member districts of the Joint Powers Agency have been evaluating school facilities needs in view of class size reductions and increased enrollments. Consequently, it has been determined that additional facilities will be needed beyond those provided for in the Master Plan. These requirements are outlined in the report and include two elementary schools in addition to those called for by the Plan as well as additional facilities to accommodate students at the secondary level. One of these, Solana Pacific Elementary School opened its doors in September 2004. These facilities are being provided through the existing Mello-Roos funding mechanism.

ALTERNATIVE

Do not accept the annual review.

Respectfully submitted,

S. Gail Goldberg, AICP
Planning Director

Approved: Patricia T. Frazier
Deputy City Manager

GOLDBERG/GH

Attachment: [1. Annual Review of the North City West School Facilities Master Plan for 2003-2004.](#)