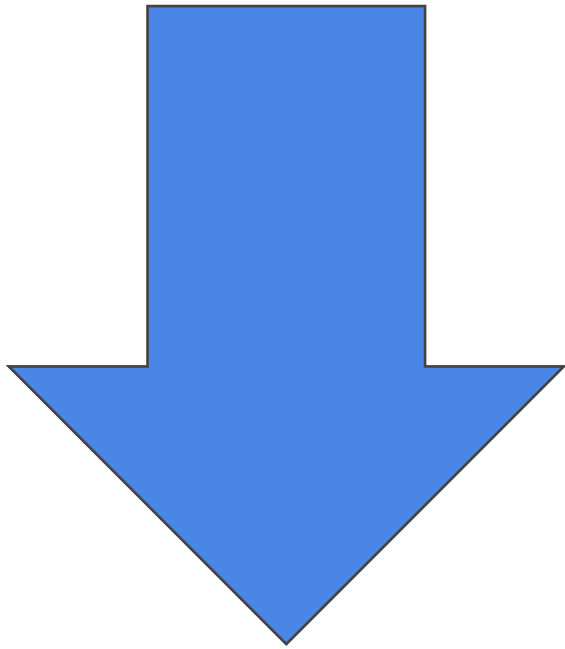




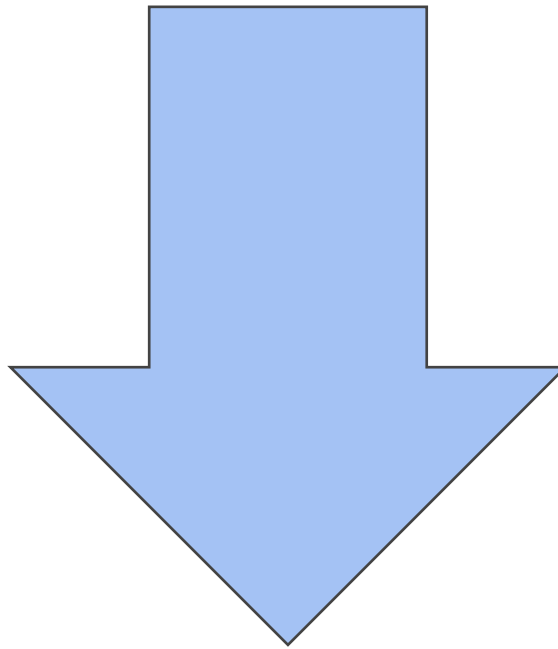
Solana Beach School District

2019-2020 Pacific Highlands Ranch Student Housing
Regular Board Meeting
October 10, 2019
Agenda Item 5B

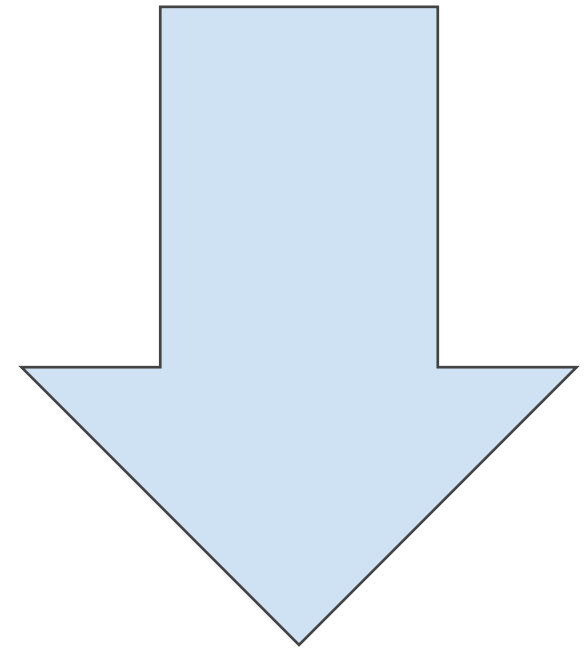
Long-Term Student Housing Decision



Build School #8



Expanding SR



Utilize Existing
Facilities

Summary

On February 13, 2019, the Board took action recommending existing facilities be utilized to house students generated by the Pacific Highlands Ranch community until further notice.

On September 13, 2019, the District was notified by Pardee Homes that the 1600th equivalent dwelling unit permit was pulled triggering a decision regarding School #8

Sufficient space remains available in existing facilities (Carmel Creek, Solana Pacific, Solana Santa Fe)

School #8 could open as early as 2024-25 when the “wave” is expected to begin declining resulting in overbuilding of school facilities districtwide

Summary (continued)

Funds are insufficient to build a school that meets the standards expected by families in Solana Beach School District when sufficient spaces exist to manage the wave

Operating costs for another school would require \$1.35m in general fund expenditures, annually

All Solana Beach schools offer a whole child-centered, rigorous, high quality education

Utilizing existing facilities supports educational programming (several classes at a grade level, reduced number of combinations, teacher collaboration time)

Land Acquisition Summary

- Payment Obligations
 - Proforma - Down payment
 - Contingent - Balance due after construction of a school site, owed obligation
- As example: Solana Ranch
 - Year of Acquisition - 2012
 - Appraised Value: Highest and Best Use - \$19,886,000
 - Proforma - \$8,258,048
 - Contingent - \$11,627,952
 - Acres - 10 usable

Land Acquisition Summary

- Sale or Use of Publicly Owned Land
 - Purchase at Highest and Best Use appraisal
 - Could result in a sale of 40% less than purchase price
 - Any use of land incurs ongoing operating expenses to the General Fund
 - State of California imposes an annual Unused Site Penalty (1% land value)
 - Civic Center Act regulates the use and fees associated with Facilities Use for Public School Properties

Staff Recommendation



Questions, Discussion, and Action



Solana Beach School District

2019-2020 Temporary Transportation
Regular Board Meeting
October 10, 2019
Agenda Item 5C

Transportation Summary

Student transportation interest exists but needs to be further defined to determine

- Small bus
- Large bus
- Van

Recommend offering transportation beginning fall of 2020-21 school year and, if viable, continue to offer each year through the “wave” (1-5 years)

- Small bus
- Large bus
- Van

Questions and Discussion



Solana Beach School District

2019-2020 Assigning Students to Solana Ranch in the Future
Regular Board Meeting
October 10, 2019
Agenda Item 5D

Summary

Options:

- Intradistrict Transfer Process
- Reassign *Casabella* to Solana Ranch
- Reassign *Santa Barbara* to Carmel Creek/Solana Pacific
- Lottery by Development to attend Solana Ranch
- Household Per Development criteria
- By Development criteria
- Contiguous Neighborhood criteria

Summary (continued)

Following Board discussion, staff will consider Board input and develop specific options and provide a recommendation for Board consideration in January 2020

Questions and Discussion