



Solana Beach School District

2019-2020 Pacific Highlands Ranch Student Enrollment
Special Board Meeting
September 26, 2019

Purpose

To provide up-to-date information enabling the Board to make informed decisions regarding students residing in Pacific Highlands Ranch in the areas of:

- Facilities
- Current school assignments
- Temporary transportation

Today's Outcomes

Provide information regarding:

1. Previous discussions surrounding PHR planning
2. Enrollment/student generation rates
3. Impact on current and future capacity
4. Residency verification process
5. Decisions regarding School #8, Expanding Solana Ranch, or Utilizing Existing Facilities
6. Proposed improvements for Solana Ranch
7. Establish criteria for assigning students not assigned to Solana Ranch
8. Temporary transportation for PHR residents assigned to SSF and CC/SP

Outcomes - October 10, 2019

Board Decisions:

1. Determine long-term housing in the Solana Beach School District
 - a. School #8
 - b. Expanding Solana Ranch
 - c. Utilize Existing Facilities

2. Decide whether to offer **temporary** transportation for PHR students attending SSF and CC/SP

3. Develop criteria for assigning students not currently assigned to Solana Ranch when space is available

History of Board Discussions Regarding PHR

- 1/3/17 Study Session - Impacts, resources and next steps
- 3/1/17 Study Session I - Background, impacts, funding sources & shortfalls
- 5/23/17 Study Session II - Review options (build #8, assign to existing facilities, right-size SR)
- 3/15/18 Study Session III, Review options (build typical-size #8, build small #8, assign to existing, expanding SR)
- 9/26/18 Study Session IV - Review PHR attendance assignments and long-term impacts of School #8

History of Board Discussions Regarding PHR

- 10/11/18 Board Meeting - Discussion and consideration to approve attendance assignments for PHR and provide direction on options for School #8
- 11/8/18 Board Meeting - Options for accommodating students in residential areas of PHR
- 12/6/18 Board Meeting - Reconsider options for accommodating students in undeveloped areas of PHR
- 1/17/19 Board Meeting - Options for accommodating students in residential areas of PHR (including Santa Barbara and Artesana)
- 2/13/19 Board Meeting - Updated enrollment and long-term student attendance assignments in PHR

History of District PHR Community Communications

- 10/25/18 Artesana Community Clubhouse meeting
- 11/1/18 Community meeting at Solana Ranch
- 12/4/18 Solana Ranch Small Group Meeting
- 12/19/18 Solana Ranch Small Group Meeting
- 1/9/19 Solana Ranch Small Group Meeting
- 9/26/19 Solana Ranch Small Group Meeting
- 10/1/19 Solana Ranch Small Group Meeting
- 10/7/19 Solana Ranch Small Group Meeting

History of District PHR Community Communications

- 10/29/18 District All Call
- 10/2018 District All Call
- 11/1/18 District All Call and District Email Communication
- 11/7/18 FAQ Edition 1 and District Email Communication
- 11/18/18 FAQ Edition 2
- 11/28/18 District Email Communication
- 1/7/19 FAQ Edition 3
- 1/22/19 FAQ Edition 4
- 3/4/19 District Email Communication
- 9/20/19 District Email Communication

Enrollment 2019-20 - Districtwide

School	Enrolled October CBEDS 2018-19	Enrolled September 23, 2019 2019-20	+/-	General Education Staffing
SKY	506	515	9	21
SV	343	336	-7	17
SSF	307	308	1	15
SH	298	305	7	15
CC	346	373	27	19
SP	518	535	17	21
SR	572	587	15	27
	2890	2959	69	135

Enrollment 2019-20 - Solana Ranch

Grades	Number of Students September 23, 2019	Number of Teachers
K	73	4
1	65	3
2	94	5
3	69	4
4	99	4
5	96	3.5
6	91	3.5
Total	587 Students *	27 Teachers

** 35-37 seats to accommodate additional students from new development
Commitment to continue to monitor 2019-20 as the new development is being occupied*

Pacific Highlands Ranch - Development Map



Pacific Highlands Ranch - Student Generation Overview

SOLANA RANCH: Detached Single Family Homes [1]

Development Number & Name	Number Homes In Development	Number Homes Absorbed	Number Students Enrolled September 23, 2019 [3]	Generation Rate
1 Santa Barbara	97	97	24	0.25
5 Portico	185	185	70	0.38
6 Manzanita Trail	147	147	61	0.41
7 Santa Rosa	123	123	55	0.45
10 Arabella	93	93	42	0.45
21A Hampton Lane	114	114	57	0.50
21B Brightwater	75	75	45	0.60
19 Watermark	160	160	77	0.48
17 Almeria & Olvera	164	164	102	0.62
8A Sendero [2]	112	34	21	0.62
Total	1270	1192	554	0.464

[1] This list includes only detached single family homes. One multi family unit development, The Crossings, is assigned to SR. It has 108 units and 11 students enrolled in SR for an SGR of .102

[2] Per Pardee absorption schedule (6/2019) through 2019 Q3

[3] Enrolled students as of September 23, 2019

Estimated Students - Solana Ranch

Development Number & Name	Number Homes In Development	Student Generation Rate (SGR) From Previous Slide	Estimated Students 2020-21	Estimated Students 2021-22	Estimated Students 2022-23	Estimated Students 2023-24
1 Santa Barbara	97	0.25	24	24	24	24
5 Portico	185	0.38	70	70	70	70
6 Manzanita Trail	147	0.41	60	60	60	60
7 Santa Rosa	123	0.45	55	55	55	55
10 Arabella	93	0.45	42	42	42	42
21A Hampton Lane	114	0.50	57	57	57	57
21B Brightwater	75	0.60	45	45	45	45
19 Watermark	160	0.48	77	77	77	77
17 Almeria & Olvera	164	0.62	102	102	102	102
8A Sendero	112	0.62	69	69	69	69
Total	1270	0.464	602	602	602	602

Pacific Highlands Ranch - Current Enroll By Development

SOLANA SANTA FE: Detached Single Family Homes

Development Number & Name	Number Homes In Development	Number Homes Absorbed	Number Students Enrolled September 23, 2019 [2]	Generation Rate
18 Palomar	69	14 [1]	2	.143
20 Artesana	56	56	13	.232
22C Casabella	17	17	8	.471
Meadowood	28	28	9	.321
9A Vista Santa Fe	44	0	4	.000
9B TBD	52	0	0	.000
9C TBD	42	0	0	.000
Total	308	115	36	.296

[1] Per Pardee absorption schedule 6/2019 through 2019 Q3

[2] Enrolled students as of September 23, 2019

Estimated Students - Solana Santa Fe

Development Number & Name	Number Homes In Development	Student Generation Rate (SGR) From Previous Slide	Estimated Students 2020-21	Estimated Students 2021-22	Estimated Students 2022-23	Estimated Students 2023-24
18 Palomar[1]	69	.143	13-21	18-31	20-33	21-35
20 Artesana	56	.232	17-28	17-28	17-28	17-28
22C Casabella	17	.471	5-9	5-9	5-9	5-9
Meadowood	28	.321	8-14	8-14	8-14	8-14
9A Vista Santa Fe[1]	44	.000	13-22	13-22	13-22	13-22
9B TBD[1]	52	.000	13-22	16-26	16-26	16-26
9C TBD[1]	42	.000	9-15	10-19	13-21	13-21
Total	308	.296	78-131	87-149	92-153	93-155

[1] Under Development

Pacific Highlands Ranch - Current Enroll By Development

CARMEL CREEK/SOLANA PACIFIC: Detached Single Family Homes

Development Number & Name	Number Homes In Development	Number Homes Absorbed	Number Students Enrolled August 2019	Generation Rate
8B Terraza	81	28 [1]	7	.250
8C Carmel	105	20 [1]	4	.200
8D Vista Del Mar	79	15 [1]	5	.333
Total	265	63	16	.238

[1] Per Pardee absorption schedule (6/2019) through 2019 Q3

[2] Enrolled students as of September 23, 2019

Estimated Students - Carmel Creek/Solana Pacific

Development Number & Name	Number Homes In Development	Student Generation Rate (SGR)	Estimated SGR 2020-21	Estimated SGR 2021-22	Estimated SGR 2022-23	Estimated SGR 2023-24
8B Terraza	81	.250	24-41	24-41	24-41	24-41
8C Carmel	105	.200	29-48	32-53	32-53	32-53
8D Vista Del Mar	79	.333	20-33	24-38	24-40	24-40
Total	265	.238	73-122	80-131	80-133	80-133

Defining SBSD School Capacity

SBSD Schools

- General Education Classrooms
- Specialty Classrooms - 8 Identified Learning Spaces
 - Special Education (2)*
 - Specialty:
 - STREAM
 - ART
 - TECHNOLOGY
 - MUSIC
 - CHILD DEVELOPMENT CENTER
 - READING/ENGLISH LEARNER DEVELOPMENT (RDG/ELD)

**CC/SP Additional 2 Specialty for Severely Handicapped Programs*

Solana Ranch Capacity Information

- 38 Totals Classrooms with 8 Identified Specialty Rooms
- 27 General Education Teachers (2019-20)
- 38-40 seats to accommodate additional students from new development (2019-20)
- 3* Classrooms could be available for General Education classrooms
 - 29 General Education Teachers (2020-21)
 - Utilize 2 of 3 classrooms

**Discovery Lab Schedule can accommodate 2 of the 3 available classrooms. Any additional classrooms requires additional Discovery Lab space for the following: STREAM, Art, Technology, and Media Center.*

Enrollment/Student Generation Rates & Capacity Discussion

Residency Verification

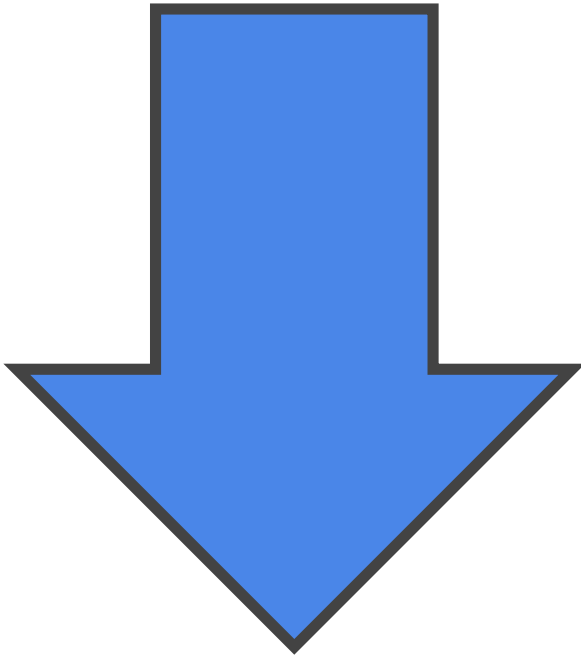
Board Policy - 5111.1 District Residency

Solana Beach School District Residency Verification Process:

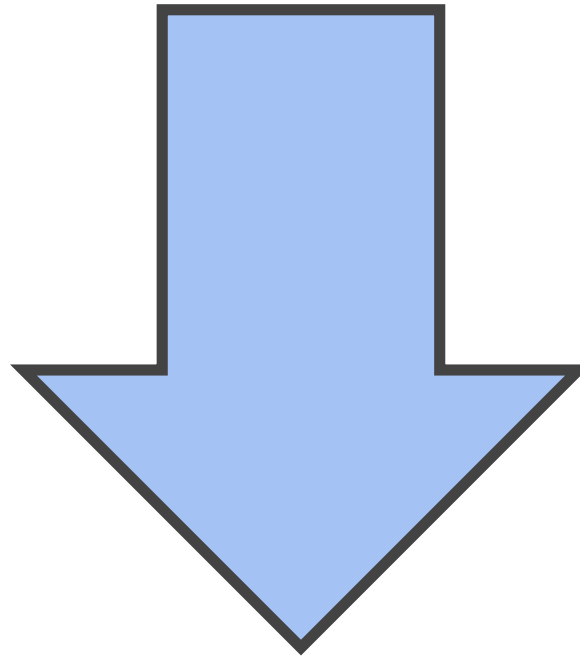
- Upon Enrollment - as defined in BP/AR 5111.1
- Periodic
 - Mailings to check for address verification
- Changes in Residency
 - Principal and Coordinator, Student Services schedules a meeting with the parents to discuss and requests residency verification documentation
 - Residency verification visit
- Investigate residency through observations

Residency Verification Process Discussion

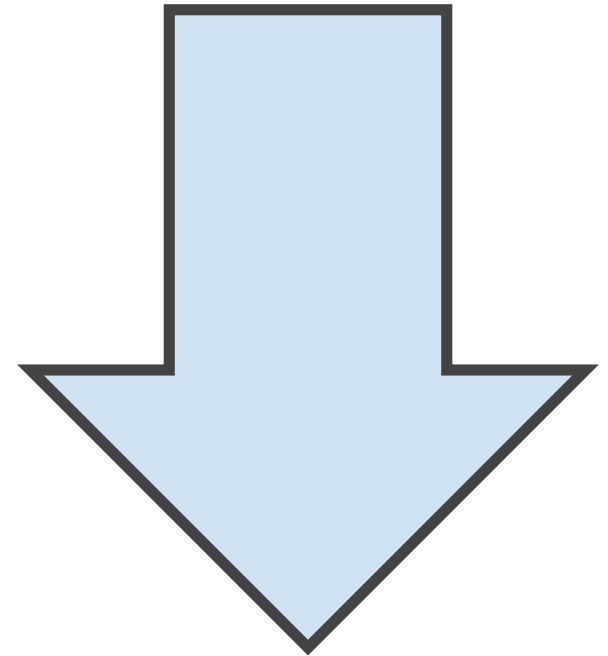
Long-Term Student Housing Decision



Build School #8



Expanding SR



Utilize Existing
Facilities

Estimated Summary of Mello-Roos/CFD Revenue*

Solana Beach School District

Summary of Funding Available for School #8 or Expansion of Other Facilities

<u>Funding Sources Available for Expansion of Solana Ranch or School #8</u>	
CFD 99-1 Fund Balance	\$1,440,000
CFD 2004-1 Fund Balance	\$8,370,000
CFD 99-1 and 2004-1 Estimated Bond Proceeds	\$30,000,000
Future CFD 99-1 & 04-1 Tax Collections Not Used for Debt Service (Through 2020-21)	\$350,000
Total	\$40,160,000

Solana Beach School District	
Small School #8 Funding Model (7.7 Acre Site Option) - September 24, 2018	
Project Costs	
Base School Construction in 2018 Dollars	25,500,000
Inflated Base School Construction (Hard Costs)*	37,310,000
Soft Costs	11,193,000
Other Misc. Costs	-
Total Project Construction Costs	48,503,000
Initial Site Acquisition	
Pro Forma Site Acquisition Cost**	6,822,635
Total Initial Site Acquisition Costs	6,822,635
Total Initial Project Costs	55,325,635
Future Site Acquisition	
Contingent Site Acquisition Cost	6,677,365
Total Future Site Acquisition Costs	6,677,365
Total Future Site Project Costs	6,677,365
Revenue Sources - School #8 Funds	
CFD 99-1 Fund Balance as of 1/1/18	1,440,000
CFD 04-1 Fund Balance as of 1/1/18	8,370,000
CFD 99-1 & 04-1 Estimated Bond Proceeds	30,000,000
Future CFD 99-1 & 04-1 Tax Collections Not Used for Debt Service (Through 2020-21)	350,000
State Funding	-
Other Local Revenue Sources	-
Total Revenue Sources - School #8 Funds	40,160,000
Initial Excess/(Shortfall)	(15,165,635)
NOTES:	
*Assumes inflation to the mid-point of construction (2022-23) with 12% inflation for 2019-20 and 2020-21 and 8% inflation for 2021-22 and 2022-23.	
**Assumes a smaller school site of 7.7 acres instead of 11 acres, and a proportional reduction in the Pro Forma Site Acquisition Cost (70% of the Value in the MOU).	

Base School Plus Escalation:
12%, 12%, 8% and 8% over 4
years.
Square Feet based on exterior
circulation

Future Site Acquisition not
included in the Initial
Excess/(Shortfall)

District is not Eligible for
State Funding
PHR not Included in District
GO Bond (Measure J)

	SBSD Skyline 2018-19	SBSD [2] Solana Vista 2021-22	DMUSD [2] DM Heights 2021-22	DMUSD [2] School #9 2022-23	SBSD [3] School #8 2024-25
Building Square Feet	76,000	60,000	55-60,000	57,000	50,000
Construction Includes Hard/Soft Costs	\$44.5m	\$35m	\$54.6m	\$55m	\$48.5m
Proforma Land Costs	NA	NA	NA	\$10m	\$6,882,635
Capacity	639 (25 Gen Ed/8 Specialty)	360 (16 Gen Ed/8 Specialty)	500 (21 Gen Ed/11 Specialty)	480 (20 Gen Ed/11 Specialty)	368 (16 Gen Ed/8 Specialty)
TOTAL	\$44.5m	\$35m	\$54.6m	\$65m	\$55.3m

[1] 2017 Dollars, Project Complete

[2] In Design, Estimates Only

[3] Estimate Only

Estimated Project Costs - Expand Solana Ranch

- Description – Additional two-story classroom building containing eight classrooms

Expand Solana Ranch	
Hard Cost	\$6,000,000
Soft Cost	\$1,800,000
Estimated Escalation*	\$2,767,066
Total	\$10,567,066

- Escalation calculated through 2021-22

*Board Presentation 11/1/2018

Estimated Project Costs - Use Existing Facilities

- Description – Additional classroom buildings at Solana Santa Fe and Solana Pacific
 - Solana Santa Fe – Remove 8 relocatable classrooms and replace with 10 new classrooms **

Solana Santa Fe	
Hard Cost	\$2,500,000
Soft Cost	\$750,000
Estimated Escalation*	\$1,152,944
Total	\$4,402,944

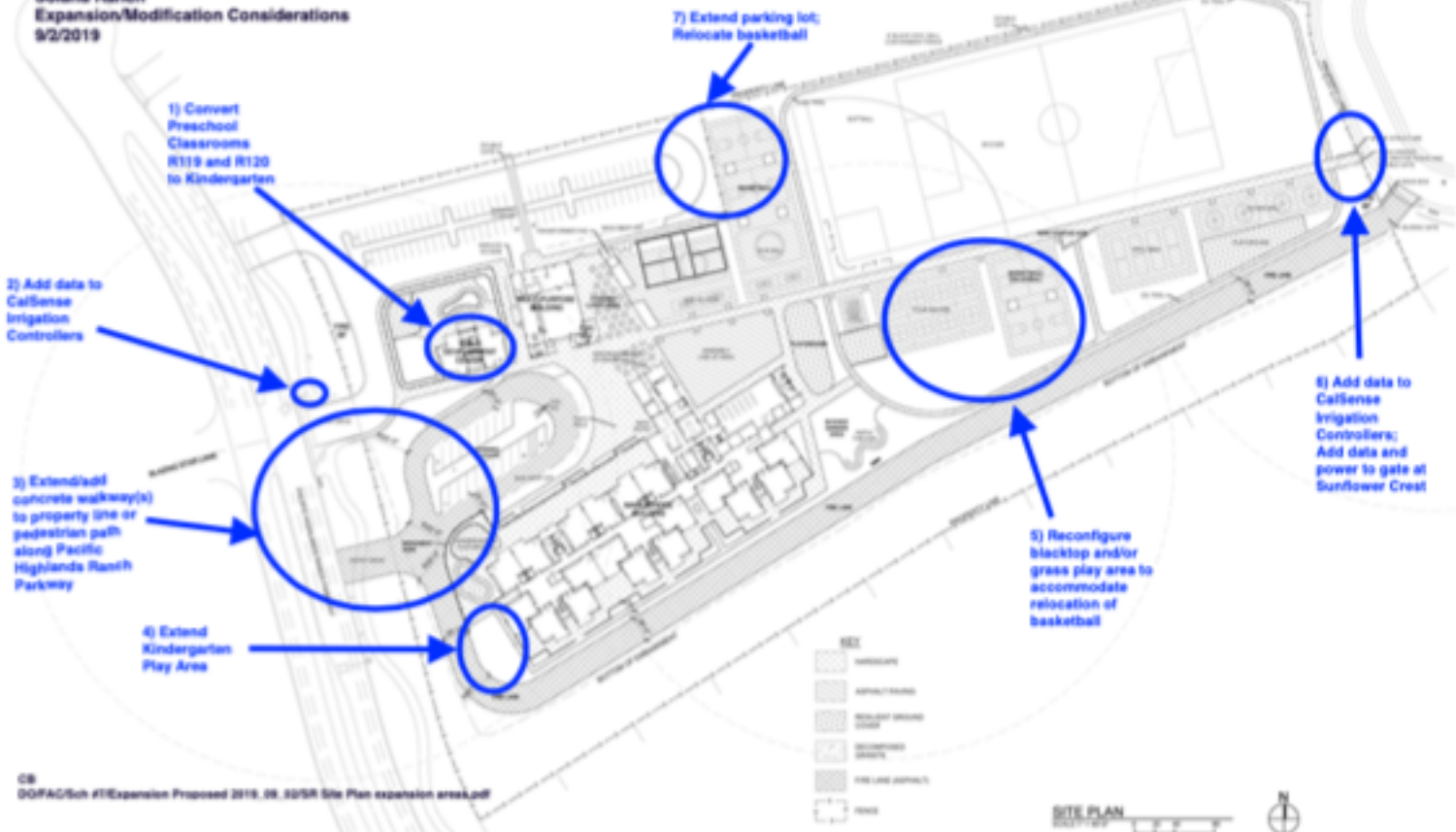
- Solana Pacific – Additional 2 new classrooms **

Solana Pacific	
Hard Cost	\$500,000
Soft Cost	\$150,000
Estimated Escalation*	\$230,589
Total	\$880,589

- * Escalation calculated through 2021-22
- ** Lease Payments of estimated \$10,630 per classroom, per year – no escalation included

Solana Ranch Improvement Options

Solana Ranch
Expansion/Modification Considerations
9/2/2019



CS
DDFAC/Sch #11Expansion Proposed 2019_09_SDR Site Plan expansion areas.pdf

Mitigation Requirement Regarding School #8

- Mitigation Agreement 1998 (CFD 1999-1)
- Memorandum of Understanding (CFD 2004-1)
- First Amendment to Agreement to Purchase School Site and Escrow Instruction Between Solana Beach School District and Pardee Homes
- District received notification on September 13, 2019 from Pardee Homes that the threshold of 1600 Equivalent Dwelling Units (EDU) was met, starting the 60-day clock for decision of land purchase

Long-term Housing Discussion

Assigning Students in the Future

- Utilize the Intradistrict Transfer Process
- Lottery system for housing developments (2018-2019 community meeting suggestion)
- Adopt Specific Criteria:
 - Development is #% developed and sold out
 - Development is generating students below a .46 SGR
 - 2004-1 CFD development
 - 1999-1 CFD development

Process and/or Criteria for Assigning Students when Space Available Discussion

Exploring Transportation

Development Number & Name	Number Homes in Development	Current Students September 2019 [1]	Estimated Number of Students 2020-21	Estimated Number Of Students 2021-22	Estimated Number Of Students 2022-23	Estimated Number Of Students 2023-24	School Assignment
Meadowood	28	9	14	14	14	14	SSF
22C Cassabella	17	8	9	9	9	9	SSF
18 Palomar [2]	69	2	8	29	33	35	SSF
20 Artesana	56	13	28	28	28	28	SSF
9 A, B, C [2]	138	4	58	67	69	69	SSF
Total	308	36	117	147	152	154	SSF
8 B, C, D [2]	265	16	122	170	133	133	CC/SP
Total	265	16	122	170	133	133	CC/SP

[1] Enrolled students as of September 23, 2019

[2] Under Development

[3] Estimated SGR .5

Potential Costs of temporary transportation

Suggested minimum ridership per bus:

80% of seating on a 76 passenger = 61 minimum students

80% of seating on a 50 passenger = 40 minimum students

Route #1 Solana Ranch area to/from Solana Santa Fe school

Route #2 Solana Ranch area to/from Carmel Creek and Solana Pacific schools

Approximate Cost for 2 buses: \$126,000-\$198,000

\$350-\$550 per day/per bus*

\$63,000 -\$99,000 Annually per bus

**based on pricing in 2018-19, costs could go up annually*

Exploring temporary transportation for the Solana Ranch area to Solana Santa Fe and Carmel Creek/Solana Pacific

Temporary:

2020-21 through 2023-24

Considerations:

Availability of bidders

Service reliability

Application fee

Bus Stop location(s)

Time on bus

Administrative/Operations

Temporary Transportation Discussion

Recommendation/Next Steps

1. Move the October 10 Board meeting to Solana Ranch (next agenda item)
2. Share information and gather feedback in small group meetings (9/26, 10/1 and 10/7)
3. October 10 Decisions -
 - a. Long-term housing (School #8, Expand Solana Ranch, Utilize Existing Facilities)
 - b. Enrollment/facility capacity
 - c. **Temporary** transportation for PHR students attending SSF and CC/SP
 - d. Process or criteria for assigning students not currently assigned to Solana Ranch when space is available