






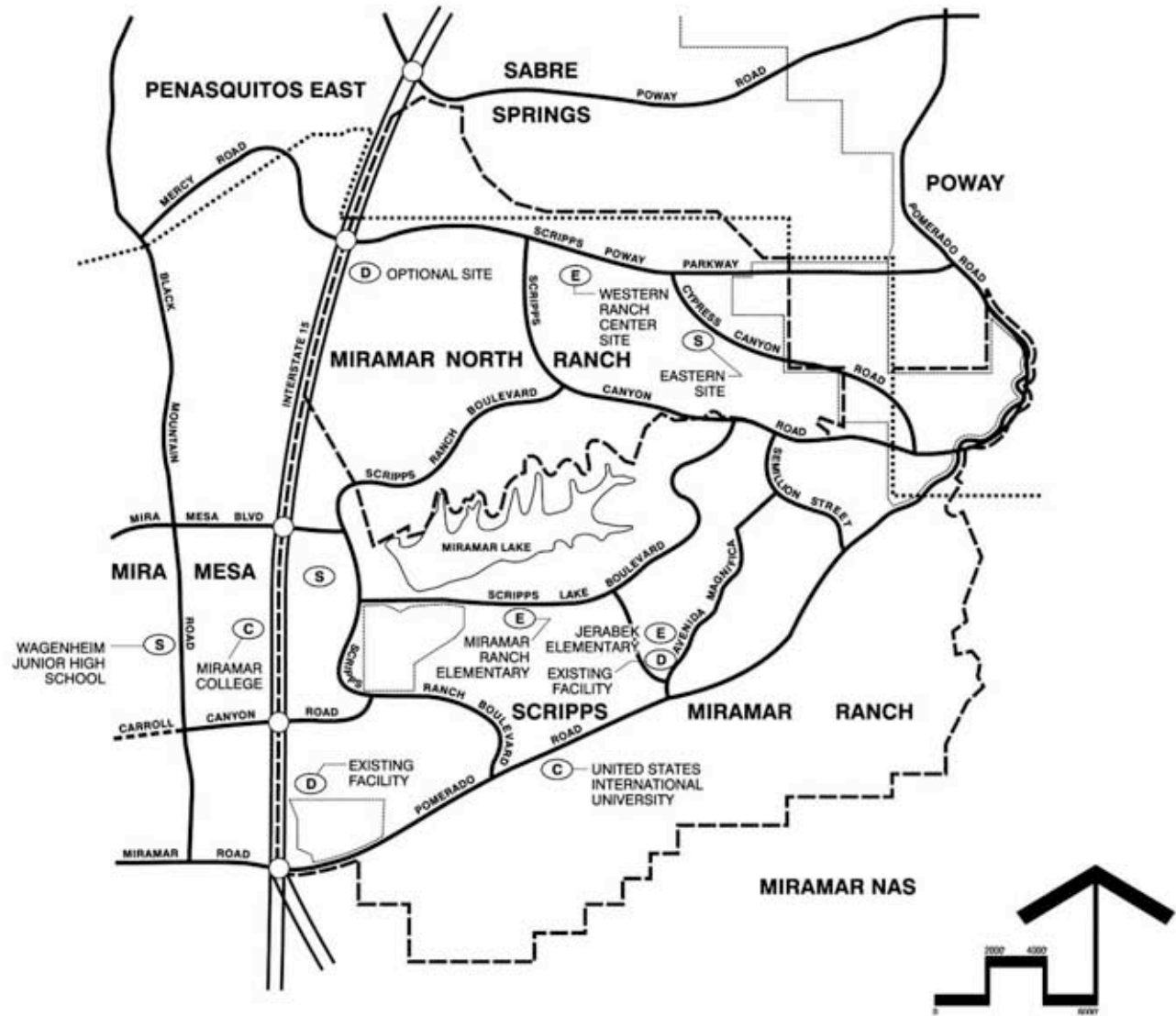


**LEGEND:**

- PLANNING AREA BOUNDARY 
- MUNICIPAL BOUNDARY 
- EXISTING SCHOOL BOUNDARY 
- ELEMENTARY SCHOOL 
- SECONDARY SCHOOL 
- COLLEGE 
- PRIVATE DAY-CARE OR PRE-SCHOOL 



**Location of Twin Communities School Facilities**

Miramar Ranch North Community Plan

**23**

FIGURE



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## SECTION 9: SCHOOL ELEMENT

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**Goal:** Support the development and maintenance of educational facilities and programs meeting the needs of the community, in both the community itself and surrounding areas.

The proposals presented in this section are illustrated in **Figure 23**. The public school system is emphasized, while development of private school facilities is also discussed. School facilities are discussed in the context of the Miramar Ranch North/Scripps Ranch communities, with possible additional service areas beyond.

### 9.1 PUBLIC SCHOOLS

Miramar Ranch North is located within the jurisdiction of the San Diego Unified School District (SDUSD). The District provides public school services from kindergarten through 12th grade. School facility planning takes into account that new neighborhoods generally bring new students into an area, but as neighborhoods mature, the student population decreases.

The San Diego Unified School District undertakes facility planning by creating planning areas or “clusters.” Each cluster contains a high school and the elementary and middle schools that feed pupils into the high school.

Miramar Ranch North falls into the “Scripps Ranch Cluster” which includes Scripps Ranch High School, Marshall and Wangenheim Middle Schools, and five elementary schools: Dingeman, Hage, Jerabek, Miramar Ranch and Walker.

#### 9.1a Elementary Education

**Objective:** Develop elementary school facilities within the community to accommodate students generated by residential growth.

Initially, two elementary school sites were located in the Miramar Ranch North planning area, as shown in **Figure 23**. They included a ten-acre site in the western part of the Cypress Canyon greenway and a five-acre site in the eastern part of the greenway. It was recommended that school structures be placed in such a way as to allow a continuous greenway. Eventually, however, the eastern site developed as a middle school.

In June 1998, the San Diego Unified School District adopted an updated Facilities Master Plan. The Master Plan defined capital improvements, including upgrading of existing facilities and construction of new facilities necessary to meet the District’s growing student population. In November 1998, a school facilities bond was approved which allowed funding the capital costs identified in the Facilities Master Plan. Capital construction projects identified by the Master Plan for the Scripps Ranch Cluster included improvements to existing schools and construction of a new elementary school. A new sixth elementary school will be built in the Scripps Ranch Cluster.

### **9.1b Secondary Education**

**Objective:** Promote the development of a secondary school facility on the existing available site in Scripps Ranch.

Neither Miramar Ranch North nor Scripps Ranch can support a secondary school by itself. However, together the two communities combined with students from Mira Mesa generate sufficient students to justify an additional senior high school east of I-15.

As shown in **Figure 23**, the San Diego Unified School District currently owns a site of about 70 acres accessible from Scripps Ranch Boulevard within the Scripps Ranch community. This property was developed as a secondary school facility.

A secondary school facility thus located has the potential of serving not only the eastern side of I-15 but portions of Mira Mesa and, under integration programs, the City as a whole as well. The junior-senior combination would permit economical joint usage of certain facilities. Should a junior-senior facility be developed, care should be taken to provide separate facilities as needed to handle the differences in student body maturity and needs.

### **9.1c Adult Education**

**Objective:** Support the development of community college and adult education programs and facilities readily accessible to the community and appropriate to community needs.

There are no specific public adult education facilities or institutions proposed within the community. However, it is expected that public schools and other community-related facilities may be utilized. A college extension or adult education program should be considered for the proposed secondary school site in Scripps Ranch.

The San Diego Community College District should continue to operate and expand the community college programs and facilities it operates in the north central part of the City. Because of its location, Miramar College in Mira Mesa is especially appropriate for program development oriented to the needs of working persons and residents from Miramar Ranch North. United States International University, a private college, is also situated nearby in Scripps Ranch.

### **9.1d Joint Usage of School Facilities**

**Objective:** Encourage the joint development and usage of school and public facilities. In developing school facilities, consideration should be given to arrangements whereby schools and public facilities may jointly develop and/or utilize buildings, equipment and grounds. In this Plan, neighborhood parks are sited adjacent to elementary schools to facilitate such arrangements. Joint arrangements may take a number of forms:

- Joint facilities built and/or utilized by both the school district and the public, such as a joint library, enlarged auditorium and/or recreational complex on the secondary school site.

- School district facilities open for public use during school off-hours, such as outdoor recreational facilities and the multipurpose room at an elementary school.
- Public facilities utilized by the school district for educational programs, such as sports fields, playing courts and swimming facilities in public parks and such uses which are compatible with school district programs and operational considerations. Community use of school facilities would be in accordance with the Civic Center Act.

The objective of this Plan is to adequately provide both public and school facilities, including necessary City park and recreation facilities, and school sports and recreational facilities. Joint arrangements should be pursued where it is possible to provide these facilities on a joint public-school basis, at no loss to either City or school programs. Any joint use of facilities will be based on a shared use agreement between the City and the school district. Grading and improvement plans for any area subject to such a shared use agreement shall be submitted to the school district for review and approval. Also, the agreement should stipulate exclusive use by the district of all times when school is in session and should specify the source of funding for maintenance of turfed areas.

## **9.2 PRIVATE SCHOOLS AND DAYCARE FACILITIES**

**Objective:** Permit the development of private educational institutions, especially encouraging the establishment of daycare facilities as needed.

Construction and operation of private schools may supplement public educational facilities and programs. For example, private schools for elementary and/or secondary education may be developed by church groups in the community. In addition, a trade, business, or technical school is possible in the North Ridge industrial area or at the freeway commercial site. Use of rental space in the commercial centers, such as for dance or art schools, is also an alternative.

Establishment of daycare and facilities to meet community requirements should be supported. These facilities may be operated as a private business, as a cooperative, or as part of an industrial complex for employees' children. Daycare facilities are most appropriately sited in multifamily residential areas, near the elementary schools and/or in the industrial park areas. Two daycare sites are considered particularly appropriate: on the lower level of the North Ridge industrial site near the community commercial center; and secondarily, at the Mercy industrial site. Also see **Section 8.1** for a discussion on other possible locations for daycare centers.

## **9.3 SCHOOL DEVELOPMENT GUIDELINES**

**Objective:** Encourage high standards in the design and construction of educational facilities, with special concern for safety in design and access.

General guidelines for development in the planning area are set out in the **Design Element (Section 11)**, the **Sensitive Lands/Open Space Element (Section 12)** and the **Transportation Element (Section 3)**. Additional guidelines specifically related to educational facilities are presented below. **Table 14** provides a summary design checklist for both public and private school development.

Educational facilities within the planning area should abut the Cypress Canyon greenway where possible. Each facility should be integrated with the greenway through design, with particular care to place any school-associated recreation facility next to the greenway and open to public use where feasible.

The design and siting of all school facilities should take into account aesthetic impacts on students as well as on the surrounding community. Buffers may be needed between land uses, such as to curb play yard noise. Where possible, residential areas should be buffered from school sites by local streets. An architectural style and building materials appropriate to the surrounding area should be utilized. Large, bulky or sprawling buildings should be broken up by height changes, shadow relief, clustering, or similar measures. Public elementary schools should be designed to facilitate the use of meeting rooms and recreational facilities during off-session hours by the general public.

Particular care should be taken to design secure, safe school facilities. The principles of crime preventive design should be employed in planning schools. In addition, sound health and safety design standards should be followed. A shadow pattern study as well as a drainage study should be done for the eastern school site to assure safe siting of buildings and play yards and to assure adequate solar access to a majority of the school site.

Safe access by students should be considered in the siting and design of school facilities. Travel by bus, private car, bicycle and foot should be considered in designing access routes, pick-up/drop-off points and parking areas. Signals, other traffic control devices and patrol personnel may be necessary to ensure safe access. Access to the east school site from development areas 24 and 25 should be assured by provision of a pedestrian path from area 25 down to the eastern school/park site as shown in **Figure 10**. Pedestrian paths are further discussed in the **Park and Recreation Element (Section 7)**.

**TABLE 14**  
**SCHOOL DESIGN CHECKLIST**

1. Cypress Canyon greenway.
2. Site and building design.
3. Crime preventive/safety design.
4. Access.
5. Landform and grading.
6. Drainage.
7. Landscaping.
8. Conservation practices.
9. Streets and parking.

## **9.4 SCHOOL IMPLEMENTATION**

**Objective:** Provide for the development of educational facilities as needed by the community, according to the Plan.

The elementary school sites are proposed in areas designated for rezoning to R1-5000, and require a conditional use permit (CUP) for development. The school sites will be acquired and constructed in accordance with the following considerations:

### **9.4a Mello-Roos Community Facilities District**

Pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, commencing with Section 53311 of Part 1 of Division 2 of Title 5 of the California Government Code (CFD), a special CFD taxing district shall be established by the San Diego Unified School District (SDUSD) or the City for the purpose of providing financing for the construction and/or acquisition of certain public school facilities directly servicing students generated by development within the Miramar Ranch North community plan area, subject to approval of the San Diego Unified School District. There shall be a single issuance of CFD bonds which shall coincide with the recordation of the first final tract map for development within the major ownership of the Miramar Ranch North community plan area. The net amount of the CFD bond proceeds shall be equal to the gross school developer fees authorized by Chapter 887, Statutes of 1986 (AB2926), effective January 1, 1987. Other financial arrangements are possible subject to approval by the school district and developers.

### **9.4b Land Acquisition**

**Elementary School Sites.** The BCED will set aside and make available to the SDUSD two (2) graded elementary school sites located in Planning Areas 8 and 14 as shown on the proposed Miramar Ranch North Land Use Plan. Both the western and eastern sites shall be either five or ten acres as determined by ownership and shared-use agreements between the City and the SDUSD. Said elementary school sites shall be conveyed to SDUSD in exchange for existing SDUSD excess school properties of equal value or by direct purchase, with the values based on independent appraisals conducted by certified MAI appraisers. No CFD bond proceeds will be required for acquisition of the two elementary school sites provided the SDUSD has excess school property of equal value to that of the elementary school properties, or purchases the site(s) outright. The elementary school sites will be graded in conjunction with the grading of adjacent development areas at no cost to the district.

### **9.4c Secondary School**

A total of \$1,000,000 will be provided to the school district in accordance with the first development agreement prepared subsequent to the approval of the amended community plan. Up to \$500,000 is to be used for site planning and design on the Scripps Ranch 70-acre district site and the remaining \$500,000 or more shall be used for the construction of playground improvements on the high school site. The playground improvements should be planned for ultimate use as sports fields for the new Scripps Ranch secondary school. Maintenance of the fields shall be subject to a joint use agreement between the district and

the City and, upon construction and occupancy of the high school, exclusive use of the school grounds should be retained by the district during school hours.

Development of the existing available site in Scripps Ranch as a secondary school requires approval by the San Diego Unified School District.

#### 9.4d Adult Education

Efforts to continue and expand adult education and university extension programs by the school and community college districts should be supported by residents, employers and workers in Miramar Ranch North. Privately operated educational facilities and programs will require community support, as well as interested developer/operators, for their creation and continuance. Daycare and facilities require a CUP for development in the industrial and residential zones shown in this Plan.

**Table 15** summarizes the necessary actions and responsible parties for implementation of school proposals.

**TABLE 15  
IMPLEMENTATION OF SCHOOL ELEMENT**

<b>Proposal</b>	<b>Action</b>	<b>Responsibility</b>
Acquire sites and develop elementary school recreational facilities as needed.	Use Mello-Roos Community Facilities District for construction funds, trade surplus district lands of equal value for school sites.	San Diego Unified School District and developers.
Construct elementary school buildings.	Use Mello-Roos Community Facilities District for construction funds.	San Diego Unified School District.
Promote retention and development of secondary schools site in Scripps Ranch.	Provide start up funds to school facilities district for secondary school east of I-15.	Planning Committee, developers.
Support development of adult education programs and facilities.	Work with school districts, United States International University.	Planning Committee, residents and working personnel.
Permit development of private educational facilities, especially daycare.	Construct and operate private educational institutions.	Church groups, private developers and operators.
Encourage development following design guidelines set out in Plan.	Work with school districts, private groups, developers.	Planning Committee, Planning Department.