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## CHAPTER 9. SCHOOL ELEMENT

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### 9.1 Goal and Objectives

The overall school goal is to SUPPORT THE DEVELOPMENT AND MAINTENANCE OF EDUCATIONAL FACILITIES AND PROGRAMS MEETING THE NEEDS OF THE COMMUNITY SITED IN BOTH THE COMMUNITY ITSELF AND SURROUNDING AREAS. The objectives further detailing this goal are set out below:

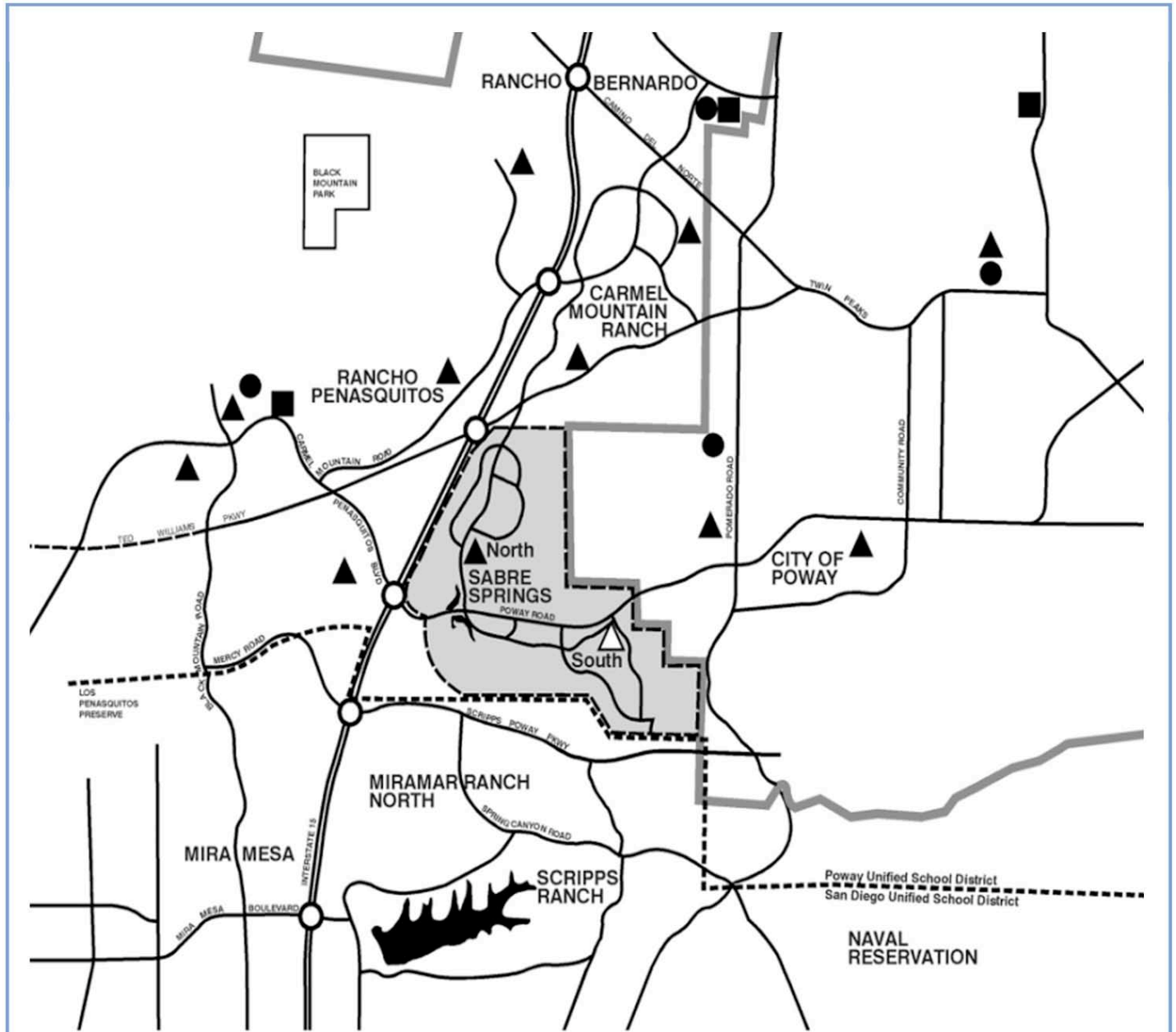
- Alter the boundaries of the school districts to encompass the total planning area of the community.
- Ensure adequate public school capacity to accommodate elementary and secondary students as they are generated by residential development in the community.
- Site two elementary schools in the community to provide safe access to the maximum number of students, to encourage community use during non-school hours and to provide joint usage opportunities with the adjacent neighborhood parks.
- Support the development of community college and adult education programs and facilities readily accessible to the community and appropriate to community needs.
- Permit the development of private educational institutions especially encouraging the establishment of day-care facilities as needed.
- Encourage high-quality design and construction of educational facilities with special concern for safety in design and access.

### 9.2 Public Schools





#### A. School Districts

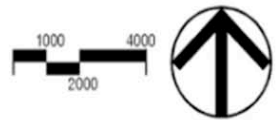
A small portion of the southeast quadrant of the planning area that was previously included in the San Diego Unified School District boundary has been shifted to the Poway Unified School District. As illustrated in **Figure 14**, all of Sabre Springs is now located within the boundaries of the Poway Unified School District. This district boundary adjustment facilitates better school access and school/community identity. Poway Unified School District is now charged with constructing and operating elementary, secondary and adult school facilities and programs for Sabre Springs residents.

The planning area is also situated within the Palomar Community College District. This is the agency designated to provide community college facilities and programs for the Sabre Springs community, among others.



**LEGEND:**

- |   |                                   |   |                            |
|---|-----------------------------------|---|----------------------------|
|  | Planning Area Boundary            |  | Proposed Elementary School |
|  | City of San Diego Boundary        |  | Existing Middle School     |
|  | Existing School District Boundary |  | Existing High School       |
|  | Existing Elementary School        |   |                            |



Schools shown in Poway Unified School District only.



## B. Elementary Education

Based on 1997 estimated student generation rates, residential development in Sabre Springs will generate approximately 1,004 elementary students. Student generation is shown in **Table 8**. The 1,004 students will require two elementary schools located within the planning area:

- A 13.5-acre primary site (Parcel 12) in Sabre Springs North located adjacent to Sabre Springs Parkway.
- An 11.0-acre back-up site (Parcel 38) in Sabre Springs South situated adjacent to the southeast collector loop.

Each site contains approximately ten usable acres for development of school buildings, parking, and playground facilities and is situated next to a neighborhood park.

The northern site is proposed as the primary site for early construction in conjunction with residential development in Sabre Springs North while the southern site is planned as a back-up site to be constructed later, if needed, as part of development of Sabre Springs South. The provision for two elementary sites gives the Poway Unified School District the flexibility to accommodate a significantly lower or higher student generation rate than is presently projected. In the event that insufficient students are generated to support either or both elementary schools, the adjacent parks should be expanded as described in **Section 7.2B**.

## C. Secondary Education

Residential development in Sabre Springs will generate an estimated 477 middle school students and 687 high school students. Student generation is depicted in **Table 8**.

These students will be accommodated in existing and proposed secondary school facilities within Poway Unified School District. Of particular importance are the middle/high school facilities proposed at the boundary between Carmel Mountain Ranch and Rancho Bernardo. These facilities will enable the school district to accommodate growth in the I-15 corridor communities as well as distribute students geographically to nearby schools. No secondary school facilities are required in Sabre Springs.

## D. Adult Education

There are no specific adult education facilities or institutions proposed within the community. However, it is expected that the elementary schools and other institutional facilities may be utilized.

**TABLE 8  
STUDENT GENERATION**

<b>Student Level</b>	<b>Housing Type</b>	<b>Generation Rate</b>	<b>Students North of Poway Road</b>	<b>Students South of Poway Road</b>	<b>Total Students in Plan area</b>	<b>Total Students in Level</b>
<b>Elementary</b> (Grades K-5)	Single-family	.34	265	322	587	1,004
	Multifamily	.175	256	161	417	
<b>Middle</b> (Grades 6-8)	Single-family	.18	140	171	311	477
	Multifamily	.07	102	64	166	
<b>High</b> (Grades 9-12)	Single-family	.26	203	246	449	687
	Multifamily	.10	146	92	238	
<b>Total</b> (Grades K-12)	Single-family	.781	608	740	1,348	2,168
	Multifamily	.344	503	317	820	
<b>TOTAL</b>			<b>1,111</b>	<b>1,057</b>	<b>2,168</b>	<b>2,168</b>

Adult education programs are offered by Poway Unified School District at secondary schools outside Sabre Springs. In addition, Palomar Community College District should continue to provide community college programs which will be open to Sabre Springs residents.

E. Joint Usage

In developing school facilities consideration should be given to arrangements whereby the elementary schools and neighborhood parks may jointly utilize buildings, equipment and grounds. Schools are sited adjacent to the parks in this Plan to facilitate such arrangements.

Joint usage should be pursued where it is possible to provide facilities on a joint park-school basis at no loss to either City or school programs. Examples of joint arrangements include:

- School district facilities open for public use during school off-hours, such as multipurpose rooms and outdoor recreational facilities at the elementary schools.
- Park facilities used by the schools for educational programs, such as sports fields and playing courts.

**9.3 Private Day-Care and School Facilities**

Private schools and educational programs may supplement public educational facilities and programs. For example, private schools for elementary, secondary and/or special education may be developed by church groups in the community. In addition, a trade, business or technical school is possible in Parcel 1, the specialty commercial area supporting the industrial park. Use of rental space in the specialty, community or neighborhood commercial centers, such as for dance or art schools, is also an alternative.

Establishment of day-care and preschool facilities to meet the requirements of working persons and residents in the community is encouraged. These facilities may be operated as a private business, as a cooperative or as a part of an industrial complex for employees' children. Day-care facilities are most appropriately sited in the specialty commercial area supporting the industrial park (Parcel 1), in the industrial park itself, in the commercial area at Sabre Springs Parkway and Poway Road (Parcel 14) and/or multifamily residential areas.

#### **9.4 School Design and Implementation**

The recommended rezoning for schools is as follows:

- For the northern elementary school site—R1-5,000 with a Conditional Use Permit (CUP) if the school is built.
- For the southern elementary school site—R1-5,000 (no CUP is required if the school is built).
- For day-care and preschool facilities—a CUP is required in all zones shown in this Plan.
- For private technical, trade or art schools—permitted in CA zone as proposed for Parcel 1.

The method and amount of public school financing will be established by a mutual agreement between Poway Unified School District and developers in the community as described in **Section 14.3E**. Privately operated educational facilities and programs require developer/operators for their creation and continuance.

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. Care should be taken to adequately mitigate traffic noise impacts from adjacent 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. Safe access by students should be a concern in the siting and design of school facilities. Travel by bus, private car, bicycle and foot should be considered in designing pick-up/drop-off points, and bus, auto and bike parking areas. Traffic control devices and patrol personnel may be necessary to ensure safe access.