

Scripps Mesa Joint Occupancy Project Information
Answers to Questions Received at 12/8/15 SRCA Meeting

Compliance with Zoning, CEQA, Environmental and Other Laws

The site is zoned CV-1-1. The district has never requested a change to the site's zoning. The city changed the zoning in 2000.

The City of San Diego Development Services Department has determined that the project can proceed with a ministerial permit. No discretionary permit will be required provided the project complies with all development regulations.

The project is only a preliminary design and the project has not yet been submitted to City for approval. The project will comply with all applicable City regulations. City of San Diego will review the project for CEQA compliance.

The site is already built out so there will be no additional habitat affected.

The project will comply with all applicable state and local regulations governing guns and smoking, and where applicable with SDUSD's gun and smoking policies.

Project Components & Benefits

The project is only a preliminary design and a development application has not yet been submitted to the City. The project will comply with all applicable City regulations. The project proposes to create a new educational space for students. The STEAM lab concept is modeled from the district's successful partnership with QUALCOMM, which supports lab spaces at multiple sites. An estimated 1,500 students visited the existing lab this year. Transportation is provided for students to visit the lab.

For information on the type of learning that takes place at Thinkabit and STEAM labs, please visit www.thinkabitlab.com. (Note: The lab in this project is not currently officially affiliated with QUALCOMM).

The proposed project's conceptual site plan also includes a public community garden. The community garden was an idea that was proposed at the November 2014 community meeting held to gather ideas about the site. Currently, the size of the garden is being considered. The project is only a preliminary design so the garden design has not been finalized. The district has asked SRCA whether their Sustainable SR committee is interested in operating or participating in the garden. Addition of a dog park is an idea that could be considered during the design process.

The project also creates long-term, guaranteed and sustainable revenue for the district. Revenue supports the district's mission to provide quality education for all students. The project is estimated to generate \$425,000 in rental revenue each year, along with the construction of the STEAM lab facility at no cost to the district. The rental amount is fixed, guaranteed and provides for increases over the lease term.

Please refer to the September 29, 2015 board report that provides a full summary of the project and how it meets the board guiding principles for the real estate strategy.

Retail space has been included in the project conceptual drawings. The project is only a preliminary design and a development application has not yet been submitted to the City so the project is subject to change. It was suggested at one of the public meetings that the retail space could be rented for afterschool tutoring or enrichment programs.

Parking

Project will comply with City of San Diego parking regulations.

The City of San Diego is responsible for parking spaces used to access the park. District staff has communicated with city staff on this issue.

Affordable Housing & Density Bonus

The density bonus will be calculated in accordance with State law and the City of San Diego Land Development Code. The number of affordable units required to qualify for a density bonus are calculated based on the number of units that will be built before the density bonus units are awarded. The affordable units will be required to comply with all applicable affordable housing laws.

School Capacity

The district Instructional Facilities Planning Department provided a preliminary enrollment analysis with information on enrollment and capacity at Dingeman Elementary School, Marshall Middle School and Scripps Ranch High School. The department also prepared a preliminary estimate of new student generation, which was provided to MRNPC and SRCA and is posted on their website.

As with all campuses, capacity is managed by tracking resident and non-resident enrollment and making adjustments to future non-resident enrollment. At this time the analysis indicates that this potential new student enrollment can be accommodated in existing facilities.

For enrollment information, please refer to the official 2015-16 enrollment report on the Instructional Facilities Planning Department website. The website also contains information on

the multiple sources and variables used to develop enrollment forecasts. The website can be accessed here: <https://www.sandiegounified.org/instructional-facilities-planning>.

Charter School Relocation

Innovations Academy has a lease agreement that has been extended for discrete, one-year terms due to the ongoing planning for reuse of this site. The lease expires in June 30, 2017, but the charter school will continue to operate.

District staff has been meeting with Innovations Academy for several months on relocation options, including privately owned sites. Innovations Academy may also file a Proposition 39 application for district-owned facilities.

District staff has also contacted the farmer's market operators to discuss possible locations, both on district-owned property and other sites in the area.

Construction

Project is only a preliminary design, and the City will determine if any road improvements are required during the City approval process. We do not anticipate any significant construction impacts to the roads.

Traffic & Buses

The City will review traffic in accordance with city regulations once an application has been submitted to the City. Vehicle trips will be calculated based on the City trip generation manual.

Please refer to the traffic memorandum dated November 30, 2015, which was provided to SRCA and is posted on their website. The memorandum provides information on the project compared to existing use as well as what is allowed under current zoning.

The district is not responsible for public transportation on Scripps Poway Parkway. For bus information, please contact the Metropolitan Transit System or San Diego Association of Governments.

Request for Proposals (RFP)

The RFP was released in August 2014 and open until February 2015. The RFP requested responses for a team to design, construct, operate and maintain up to five District properties as further described in the RFP. District received several responses to its RFP, including one proposal received for the Scripps Mesa site. The district publicly advertised the RFP and held a pre-proposal meeting informational meeting to provide information to interested parties. The district also hosted a public meeting in November 2014 to gather ideas for the site. The proposal includes information on the feasibility of the project.

Timeline and Public Meeting Information

The following is a summary of dates related to meetings held to discuss this project:

- February 2014 – Board of Education public workshop on real estate utilization strategy.
- August 2014 – Board of Education public meeting and adoption of resolution to release a Request for Proposals (RFP) on district-owned property. The RFP is publicly advertised as open until February 2015.
- November 2014 – Public meeting hosted by district held at Scripps Mesa Conference Center to provide information on the RFP and gather ideas on potential site uses.
- September 2015 – Board of Education public meeting and approval of proposal for Scripps Mesa joint occupancy proposal.
- October 2015 – District staff met with SRCA, MRNPC and SMRPG chairs to provide overview of project and requested to attend upcoming meetings and to provide information in the SRCA newsletter.
- November 2015 – California State Board of Education public meeting and approval of joint occupancy proposal.
- November 2015 – Scripps Ranch Schools Committee public meeting. District staff requested to attend this meeting to provide information on the project.
- December 2015 – MRNPC and SRCA public meetings to provide information on the project.
- January 2016 – MRNPC, SMRPG and SRCA public meetings to provide information on the project.
- January 2016 – District's Board of Education scheduled to vote on the project.

Involvement in SRCA

Please refer all questions related to serving on the SRCA board to SRCA.