



Fallbrook Union High School District

Long Range School Facilities Master Plan

June 2004





Fallbrook Union High School District Long Range School Facilities Master Plan

TABLE OF CONTENT

I. Goals and Purposes of the FUHSD Long Range Facilities Master Plan	1
II. Executive Summary	3
The Long Range Facilities Master Plan Developmental Process	3
Significant Findings	4
Perspectives Upon Development Within the FUHSD	5
Facility Funding Alternatives	5
Recommendations/Next Steps	6
Updating of the Long Range Facilities Master Plan	7
III. District Characteristics and the District's Educational Programs	9
The FUHSD's Geographic Location and Communities Within The District	9
Location	9
Bonsall	9
Camp Pendleton Marine Corps Base	9
Fallbrook	9
Oceanside	10
Pala	10
Rainbow	10
Regional School District Boundaries	11
An Historical Perspective Upon the FUHSD	12
The District's Mission, Vision and Guiding Principles	15
Current Educational Programs and Practices Within The FUHSD	16
K-8 Education Within the Fallbrook Union High School District Boundaries	19
Bonsall Union School District	19
The Fallbrook Union Elementary School District	20
The Vallecitos School District	21
IV. Educational And Administrative Facilities	23
Existing Educational Facilities Within the Fallbrook Union High School	23
Fallbrook High School	23
Ivy Continuation High School	23
Oasis High School	24
District Administrative Facilities	24
Fallbrook High School, Ivy High School, Oasis High School & District Administration Site Plan	25
Aerial View of Current School Sites	26
V. Development and District Demographics	28



Fallbrook Union High School District Long Range School Facilities Master Plan

TABLE OF CONTENT (CONTINUED)

City of Oceanside/Western Region Development Within The Fallbrook Union High School District	28	Historical Enrollment Analysis - 20 Year Overview of Predicted Enrollment.....	53
Morro Hills.....	28	VI. Implementation Plan	55
Wilmont Ranch	28	Summary of Findings Related to Existing Conditions	55
Camp Pendleton	28	Short and Long-Term Utilization of the Fallbrook High School Campus.....	56
Aerial View of Morro Hills Development.....	29	Fallbrook High School Overall Campus Plan	58
Morro Hills Development Site Plan	30	Potential New Permanent & Temporary Teaching Station Locations.....	59
Marine Corps Base Camp Pendleton Potential Housing Sites	31	Potential Aquatic Complex & Related Site Development.....	60
Camp Pendleton Marine Corps Base	32	Stadium Improvements	61
Oceanside New Residential Construction	33	Parking & Street Improvements.....	62
City of Oceanside School District Boundary Map	34	Initial Correspondence Regarding Potential Athletic/P.E./ Recreational Improvements at Fallbrook High School	63
“I-15 Corridor” Development Within the Fallbrook Union High School District	35	Alternatives to Accommodate Future Enrollment Increases	65
Pankey Ranch (Meadowood/Pardee)	35	Alternative SQ	66
Passerelle Property	36	Alternative GR-1	66
Pappas Property	36	Alternative GR-2	66
Land Use Plan Meadowood/Passerelle/Pappas	37	Alternative I-15 Corridor	67
Development Project Status Spreadsheet	38	Alternative Western Region.....	67
FUHSD Development Status	39	Eclectic/Combined Approach Alternative	67
Annual Collection of Developer Fees by FUHSD.....	48	Siting Alternatives For New Facilities	68
County of San Diego 2020 Plan	49		
California Basic Enrollment Data System (CBEDS) Enrollment 1989 -2004	51		
K-12 Enrollment Trends Within The FUHSD	52		



Fallbrook Union High School District Long Range School Facilities Master Plan

California Department of Education School Site Review and Approval Procedures.....	71	Potential FUHSD Participation Within the State's School Facility Program (Current State School Facilities Program).....	93
CDE Preliminary Review of the Gird Road Property	77	Summary Information RE: The State School Facilities Program	94
CDEducation - Preliminary Review of the Pardee/Passerelle/Pappas Properties.....	82	School Facility Program (SFP).....	94
Potential Timeline For Construction of a New High School	86	Assembly Bill 16 Changes to SFP Program	94
Recommended "Next Steps"	87	Proposition 55 - March, 2004.....	95
Funding Alternatives to Modernize Existing Facilities and to Build New Facilities Within the FUHSD	89	2004 K-12 Funding Allocation	95
General Obligation Bond Elections	89	New Construction Funding	95
<i>General Obligation Bond Election - School Facilities Improvement District (SFID)</i>	89	Modernization Funding	95
<i>Bonding Capacity Within the FUHSD and Existing Bonded Indebtedness Within the FUHSD</i>	89	Modernization Eligibility	95
Community Facilities District (CFD).....	90	Joint-Use Projects.....	96
School Fees / Alternative Fees / Mitigation Payments.....	90	Types of Joint-Use Projects.....	96
Redevelopment Tax increment	90	Charter School Facilities.....	97
Certificates of Participation.....	90	State School Building Funding Process	98
Qualified Zone Academy Bonds (QZAB).....	91	FUHSD Eligibility Documents for Participation Within the State's School Facilities Program.....	99
Recreation Assessment District.....	91	Increasing and Improving Community/Staff Awareness of and Support for Facilities-Related Needs	114
Previous FUHSD Participation Within the State's Lease-Purchase Program (State's Facilities Program from 1987-1998).....	92	VII. Evaluation Plan	117
		Current District Policy For a School Facilities Master Plan.....	117
		Suggested Plan for Updating The School Facilities Master Plan.....	120



Section I

Goals & Purposes of the FUHSD Long Range School Facilities Master Plan

June 2004

PJHM
ARCHITECTS



Fallbrook Union High School District Long Range School Facilities Master Plan

Section I Goals & Purposes of the FUHSD Long Range School Facilities Master Plan

The Fallbrook Union High School District continues to experience consistent enrollment growth throughout the District and the District appears poised for increased future development activity within multiple regions of the District. This growth will require the provision of additional facilities to accommodate the need for the expanded provision of instructional and educational services for the students. In order to help the District plan for these additional facilities, the FUHSD Board has commissioned the services of PJHM Architects Southwest to prepare a long-range school facilities master plan. Therefore, the primary purposes of the master plan are as follows:

- To identify opportunities and constraints within the District's existing facilities with respect to the appropriate accommodation of instruction and educational services for the District's students – in the short and long term.
- To understand previous enrollment growth patterns within the District and how they may relate to the projection of future enrollments.
- To identify the areas/locations and types of development projects that are planned within the District's boundaries and their likely impacts upon the need for additional and/or modified school facilities.
- To understand how the County's "2020 Plan" will impact future development within the District's boundaries and help to determine the need for future educational facilities.
- To assess the likely number of future students that will require educational services within the District as a result of ongoing and increasing residential development.
- To assess the most beneficial use of the District's Gird Road property.
- To identify potential funding alternatives to assist in the provision of new and/or modernized school facilities within the District.
- To identify the necessary activities in order for the District to maximally participate within the State's School Facilities Program.
- To identify any need for increasing and/or improving the community's and staff's awareness of and support for facilities-related improvements throughout the District – over the short and long term.
- To develop a plan for updating the District's School Facilities Master Plan.



Section II

Executive Summary

June 2004

PJHVI
ARCHITECTS



Fallbrook Union High School District Long Range School Facilities Master Plan

Section II Executive Summary

Executive Summary

The Fallbrook Union High School District's Long Range Facilities Master Plan has been completed with the primary goals and purposes of providing a thorough assessment of existing facilities related conditions within the District, an analysis of future facility needs and the provision of "suggested next steps" for the District to consider as it further refines its facilities implementation plan. It is believed that the Long Range Facilities Master Plan is an important assessment and planning document that will be used as a "working tool" within the Fallbrook Union High School District as the staff and Board of Trustees seek to keep pace with facilities demands in the years ahead. Additionally, working relationships that have been developed during the creation of this document – between District staff and members of the "development community", governmental planning and support representatives, and members of the FUHSD constituency – will be of significant benefit as the District seeks to meet its facilities-related challenges and needs in order to foster the most effective delivery of high quality educational programs and instructional services for its growing student body.

The Long Range Facilities Master Plan Developmental Process

Extensive and varied techniques were utilized throughout the development of the Fallbrook Union High School District's Long Range Facilities Master Plan. The process was initiated in the early stages of the 2003-2004 academic year. Activities, techniques and strategies that were employed during the

completion of the plan are briefly summarized below:

- Interviews and in-person meetings were conducted with staff members, community members, students, development representatives, County Planning staff members, representatives from the California Department of Education and the Office of Public School Construction and members of the FUHSD Board of Trustees.
- Extensive records research was conducted – within District files and archives, at the County of San Diego, with the California Department of Education and the Office of Public School Construction.
- Site inspections and field investigations were completed. These analyses were performed at the District's existing sites/facilities, the District-owned Gird Road property, and several potential areas within the District in which the future location of new facilities may be feasible and/or prudent.
- Telephone conferences were conducted with a wide variety of individuals and/or groups on a broad range of facilities-related topics and issues.
- Photographs and digital images were created and utilized to assess existing conditions and to document findings.



Fallbrook Union High School District Long Range School Facilities Master Plan

Significant Findings

Through the efforts required to complete the Long Range Facilities Master Plan extensive research was completed regarding current development proposals, potential future land use plans, analysis of the County's 2020 Plan and the resultant impacts upon FUHSD student housing requirements that are likely to occur. It is believed that the Fallbrook Union High School District enrollment will approximately double from its current 3,000+ students today to 6,000+ students within the next 20 years. Should the Board of Trustees determine that the "optimal" enrollment standard for a high school is 2,000 students, three eventual high schools will be required within the District's boundaries.

The existing Fallbrook High School campus appears to be significantly "over-enrolled." While the school's 55 acres would appear to be more than adequate, several factors negatively impact optimal utilization of the existing site – these include:

- The site's somewhat irregular shape is not necessarily conducive to maximal site utilization.
- The 55 acres are currently being used to accommodate three distinctly different high schools, as well as providing space for the District's Administrative functions/staff.
- The existing organization of the campus' facilities creates significant staff supervision challenges and "passing period" challenges for students between classes.

In the likely "best case timing scenario", if an additional high school project were initiated immediately, it is likely that an approximate five-year period would be required until the new facilities would be ready for occupancy. As such, planning for the accommodation of additional students on the existing Fallbrook High School is required – short-term needs that require attention and/or improvement include:

- Parking improvements, vehicular ingress/egress improvements, vehicular circulation, etc.
- Additional classroom facilities.
- Physical Education/Athletic improvements – i.e. aquatic center, stadium improvements, etc.
- "Core" facility improvements – i.e., educational support facilities – additional restrooms, food service facility enhancements, staff workroom/lounge, administration, etc.
- Potential re-location of the District Administrative Facilities to off-campus/leased facilities may provide additional area on the existing FHS campus for additional student parking and "event" parking for stadium activities.

The District's ownership of the Gird Road property remains an extremely valuable asset. Development of this site for educational facility purposes may be difficult given the site's relative adjacency to Highway 76 and the sole access to the



Fallbrook Union High School District Long Range School Facilities Master Plan

site off of Gird Road. However, the opportunity may exist to utilize the site as a potential “trade” for an alternative site upon which to build new educational facilities.

Perspectives Upon Development Within the FUHSD

Ongoing development continues throughout the boundaries of the Fallbrook Union High School District. While development and development proposals are generally less dense within the Fallbrook and Bonsall areas of the District, more intense development is in process in the western region of the District through the construction of the Wilmont Ranch and Morro Hills projects. Additionally, large-scale “master-planned” development is proposed for the I-15 corridor area through planning on the Passerelle, Pardee and Pappas properties. Beazer Homes also has a development proposal near this area that is currently under review and suggests the development of approximately 140 homes. Prospective additional housing on the Camp Pendleton Marine Corps Base is anticipated but is currently “on hold” due to the deployment of large numbers of troops for national/international defense purposes throughout the world.

The County Board of Supervisors and its Department of Planning and Land Use are currently in the process of updating The San Diego County General Plan; this process is referred to as General Plan 2020. The ultimate approval of this plan will have important implications for the FUHSD as it will establish land use/land development guidelines for

all unincorporated areas within the District (this represents a majority of land within the FUHSD). During the completion of the Long Range Facilities Master Plan many effective working relationships have been established with County staff members and representatives from the development community that will be important to maintain in the years ahead.

PJHM staff have created a development project tracking system that identifies every development project and proposal within the FUHSD. This system has been created through a series of Excel spreadsheets/worksheets that are “user friendly” and in an easily readable format. This system is now available for ongoing use by the FUHSD Business Services staff. It is strongly suggested that District staff maintain the information on a regular and consistent basis as this will allow the staff to keep apprised of the development environment throughout the District and the likely resultant impacts upon student housing requirements.

Facility Funding Alternatives

The Long Range Facilities Master Plan has identified a long list of needs that will ultimately need to be addressed within the District. A great deal of time and effort has been expended in identifying potential funding sources through which to address the financial requirements associated with these projects.

The District is in the process of finalizing its “baseline”



Fallbrook Union High School District Long Range School Facilities Master Plan

eligibility through the State's School Facilities Program. Preliminary analyses identify that the FUHSD may potentially be eligible for approximately \$13,000,000 in new construction funding (this will require a \$13,000,000 local matching requirement) and approximately \$1,650,000 in modernization funding (this will require a \$1,100,000 local matching requirement).

The District has had a fairly consistent collection of developer fees over the past five years – annual collections have averaged a little more than \$2,000,000 per year. This certainly remains a source of funding for future facilities projects. Additionally, the District intends to pursue mitigation agreements for the larger development projects in order to collect school fee payments. Collectively these approaches will be viable funding sources through which to address a portion of the District's facilities needs.

Local bond elections have been successful within the past decade in the FUHSD and the Fallbrook Union Elementary School District. Consideration of a future bond election is a potential for the District. Very preliminary analyses have been completed that identify the potential for the generation of approximately \$13,000,000 in funding if the existing general obligation bond within the FUHSD were re-authorized for a new twenty-five year term at the existing tax rate. If the District were successful in passage of a new Proposition 39 bond (55% approval rate required) at \$30/\$100,000 of assessed valuation for each property, it is estimated that approximately \$35,000,000 in facilities funding could be generated.

Recommendations/Next Steps

An integral component within the Long Range Facilities Master Plan is the identification of recommendations and "next steps" in order to create a more "fine-tuned" facilities implementation plan – in essence, creating a series of "action plans" through which the District can address its identified facilities needs. These recommendations/"next steps" are briefly listed below:

- Establish an optimal enrollment goal for each comprehensive high school within the District (i.e., 2,000 students in grades 9-12)
- Identify the desired building projects that need to occur at Fallbrook High School in order to accommodate enrollment increases and site/program improvements (i.e., additional classrooms, athletic facility improvements, parking expansion/efficiency improvement, etc.) over the next five to six-year period.
- Commence program planning for the District's next high school.
- Commence final site analyses regarding utilization of the Gird Road property vs. alternative/potential next high school site locations. Initiate topographic survey, geologic investigations, Phase I ESA, and other related site investigations (working with SD County re: 76 realignment, Gird Road traffic concerns, etc.) in order to more specifically determine the feasibility of



Fallbrook Union High School District Long Range School Facilities Master Plan

constructing any type of new facilities for the District on the Gird Road property; concurrently, initiate the “pre-application” site analysis process with the County of San Diego Department of Planning and Land Use to assess the potential viability of the Gird Road property for non-school development and, in essence, begin to establish its value as an “asset” within the District.

- Create a district wide facilities steering committee that will, amongst other things, help to promote community awareness of and support for facilities improvements throughout the District.
- Pursue potential leased space for the re-location of the District Administrative facilities that are currently located on the FHS site.
- Continue to utilize and refine the implementation of the Development Project Tracking System in order to monitor development projects and activities throughout the District.

- Forward copies of the final/Board-approved School Facilities Master Plan to:
 - All elementary feeder districts
 - The County of San Diego Dept. of Land Planning
 - The San Diego County Office of Education
 - Palomar Community College
 - The School Facilities Planning Division within the California Department of Education
 - Large master developers within the area (i.e., Pardee, etc.)

Updating of the Long Range Facilities Master Plan

It is suggested that the Board of Trustees direct District Administration to update the Long Range Facilities Master Plan during June or July of each ensuing year. The update should offer current information related to development activity within the District, recommendations for short-term and long-term improvements at Fallbrook High School, recommendations for new facilities at additional sites within the District and updated recommendations relative to the suggested utilization of available school facility funding options.



Section III

District Characteristics and The District's Educational Programs

June 2004

PJHVI
ARCHITECTS



Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

The FUHSD's Geographic Location and Communities Within the District

Location

The Fallbrook Union High School District is located in northern San Diego County, California, just a few miles southwest from the Riverside County line and about 15 miles from the Pacific Ocean. Encompassing an area of 350 square miles, the district's schools are situated in the rural community of Fallbrook as well as a satellite location in Pala. The District provides public educational services for approximately 3,100 students in grades 9 through 12 and the District serves the villages of Fallbrook, Bonsall, Vallecitos, the Pala Indian Reservation, Fallbrook Naval Weapons Station and portions of the Marine Corps Base at Camp Pendleton and a small portion of the City of Oceanside. The District operates one comprehensive high school, one independent study high school, one continuation high school, and a satellite campus on the Pala Indian Reservation.

Bonsall

The beautiful community of Bonsall is nestled among the rolling hills of northern San Diego County and is located along the San Luis Rey River and twelve miles from the Pacific Ocean. It has been acclaimed by many as one of the most unique communities in Southern California. With a population of slightly more than 10,000 people, its rural, equestrian, small town charm, cool summers and mild winters have turned many "passer-by/travelers" into full-time residents.

Camp Pendleton Marine Corps Base

The Joseph H. Pendleton Marine Corps Base Camp is the nation's busiest military base. It is located 38 miles north of downtown San Diego - Camp Pendleton covers over 250,000 acres and approximately 200 square miles of terrain. The stretch of shoreline along the base - 17 1/2 miles, is the largest undeveloped portion of coastal area left in Southern California. Camp Pendleton provides training facilities for many active-duty and reserve Marines, Army and Navy units, as well as national, state and local agencies. Over 60,000 military and civilian personnel work aboard the base every day.

The base is the home of I Marine Expeditionary Force, 1st Marine Division, 1st Force Service Support Group and many tenant units, including elements of Marine Aircraft Group 39 and Marine Corps Tactical Systems Support Activity (MCTSSA). A wide variety of recreational facilities and activities are available on base.

Fallbrook

Fallbrook is a rural countryside community and prime farming spot that has added a new crop of businesses in recent years that include high-technology companies. The community is located within the northern region of San Diego County and encompasses a 56-square mile area. The community may be best known for its agricultural and artistic influences.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

Oceanside

The City of Oceanside currently has approximately 170,000 residents. It is centrally located in the heart of the Southern California coastline and is a great place to go to escape the hustle and bustle of the crowded cities that exist up and down the California coast. Considered the gateway city between metropolitan San Diego and Los Angeles, the near-perfect climate invites visitors to relax at the 3.5 miles of white sandy beaches Oceanside offers. The City of Oceanside is home to Mission San Luis Rey de Francia, the "King of the Missions" and Heritage Park.

Pala

Pala is located in the northerly portion of San Diego county and sits aside the Palomar Mountain range that runs along 5,000 square miles of California's desert. The Pala tribe is a primary inhabitant of this area and has approximately 875 total members with 600 still living on the reservation. The reservation is about 11,800 acres.

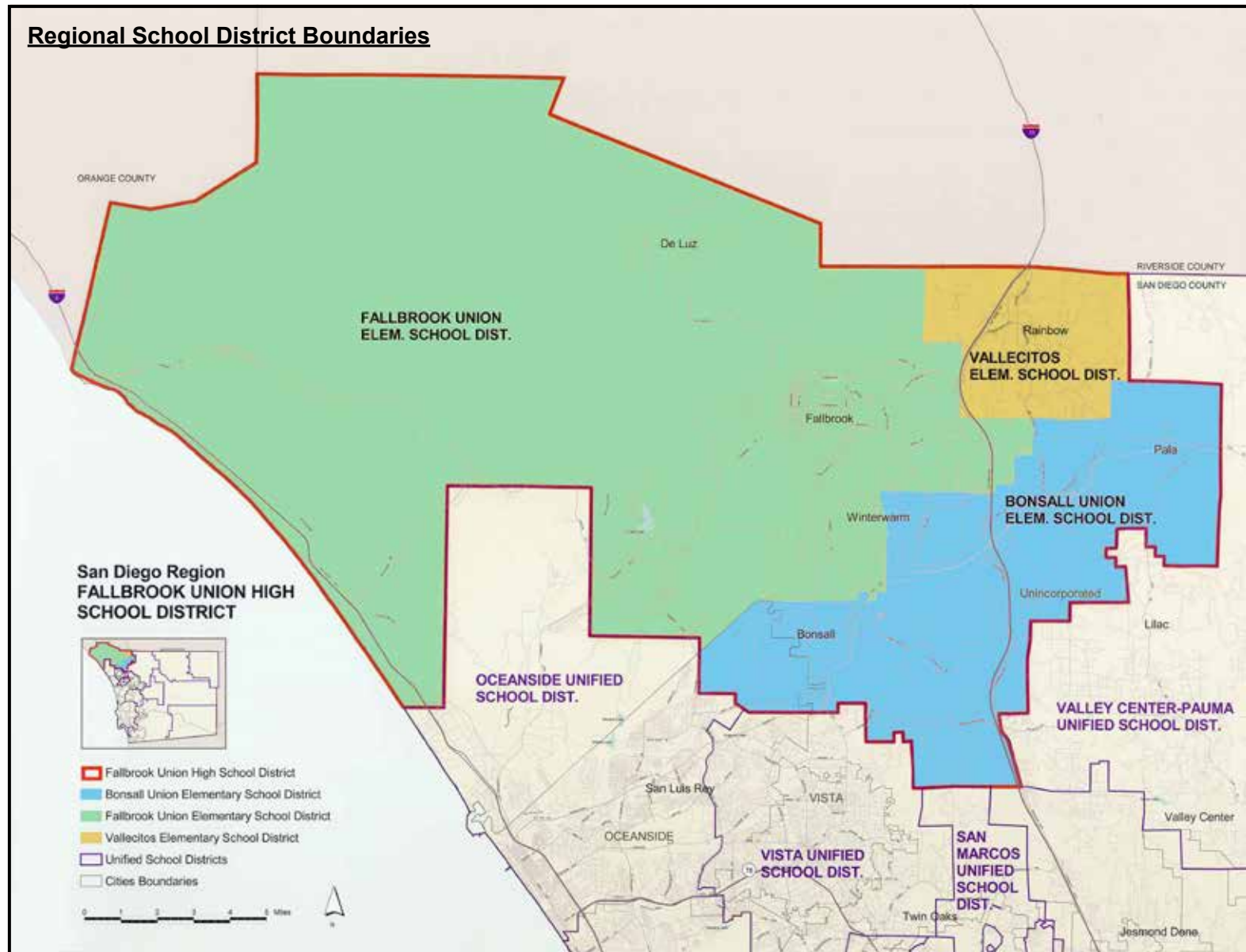
Rainbow

The community of Rainbow lies among the hills of northern San Diego County, along Old Highway 395 and I-15. Rainbow is six miles south of Temecula, six miles north of Highway 76 and about four miles east of downtown Fallbrook. The valley floor of Rainbow is speckled with large oaks and sycamores and has an elevation of approximately 1100 feet above sea level. The area is dotted with huge granite boulders and rock outcroppings amid scrub oak, green chaparral, manzanita, and various orchards and nurseries.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs



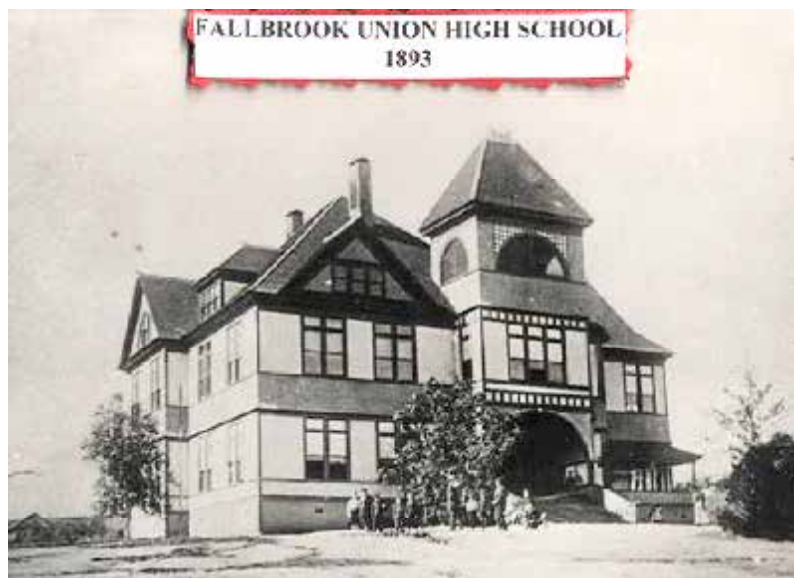


Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

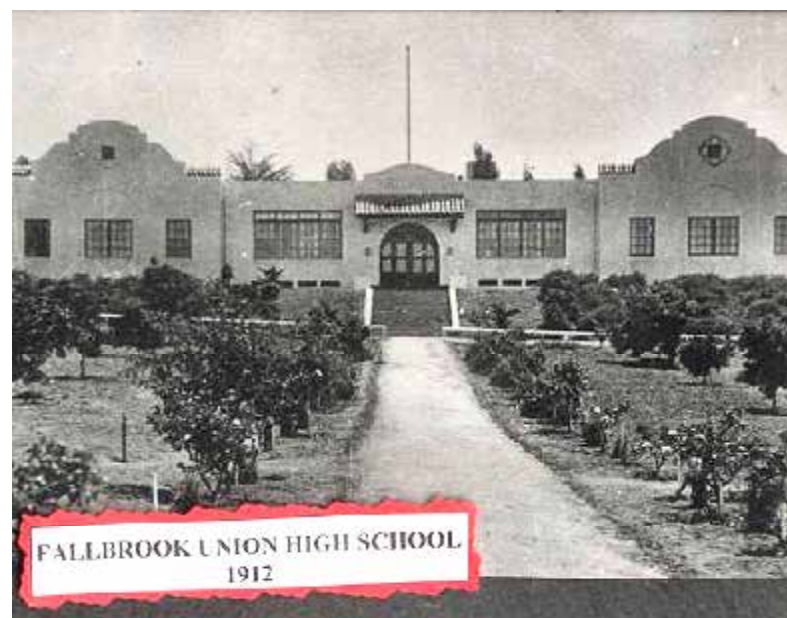
An Historical Perspective Upon the FUHSD

The original Fallbrook High School opened in 1893 as the second floor classroom of the West Fallbrook Elementary School on Elder Street. It was not until 1911 that the governing board of the high school district took action to develop an independent high school site and facility.



In January, 1913 members of the community voted for a \$20,000 local bond issue to build a new high school. The new school facility was built and opened in November 1913 with five classrooms and an assembly hall. The school had

lighting when electricity first became available in Fallbrook in 1916. Between 1913 and 1932 enrollment for the school fluctuated between 18 and 121. In 1935 a new gymnasium-auditorium was approved at a total cost of \$75,000 – the facility opened in 1938 and was dedicated as Potter Hall – in honor of James E. Potter. It was during this time period that the student body selected the still-current mascot of “Warriors”, chose the school’s colors of red and white and created the school’s Alma Mater.





Fallbrook Union High School District Long Range School Facilities Master Plan

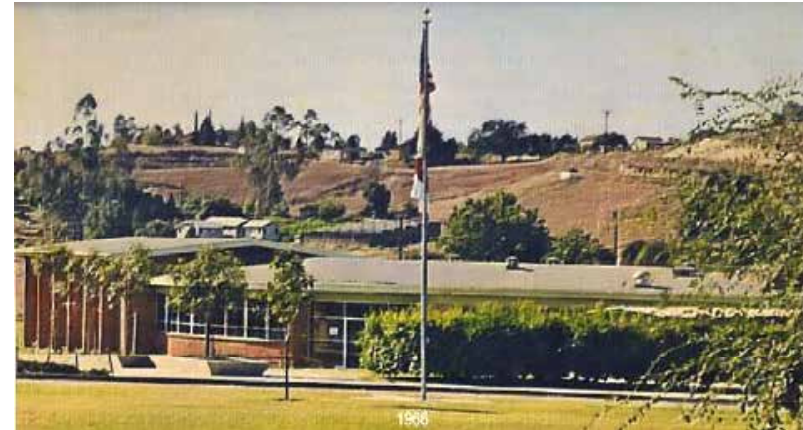
Section III District Characteristics and The District's Educational Programs

In 1953 the student body had grown to approximately 340 students – at this point a \$385,000 bond was passed to build a new school. Fifty-five acres were purchased from three individuals for approximately \$54,000. In 1956-57 the high school moved to its current location. The first graduating class occurred in 1957 and the “old high school” was transformed into the junior high school. Until all facilities were completed at the new high school site students were



bussed in order to use available fields and a pool. The “new” campus consisted of classrooms, the Ag building, a library/staff lounge, shops and an administration building. No cafeteria was available at that time – only a snack bar area. The cafeteria and additional two-story classrooms were added during the 1970's – these additions raised the capacity of the school to approximately 1800 students.

During the 1960's the District purchased the Gird Road property of approximately 50 acres for \$3,400 per acre.



In the 1980's the Governing Board identified a potential need for a second high school within the District. As such, the District placed a local bond election on the ballot in the late 80's – however, the electorate fairly narrowly defeated the election. A subsequent bond election was placed on the ballot in the mid-90's and was passed by voters within the District. The focus of this bond was to fund additional improvements at the existing campus. Construction was completed over an approximate four-year period with extensive renovations and additions made at the existing campus.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

Today the Fallbrook High School campus is home to a wide range of comprehensive high school course offerings and is also home to Oasis and Ivy High School. Collectively the campus provides educational facilities for approximately 3,100 students. A significant number of modular facilities have been added to the campus to accommodate the continued rise in student enrollment.



Special recognition is given to Lorena Harris at Fallbrook High School for her invaluable assistance with the provision of research and information regarding the rich history of Fallbrook High School.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

The District's Mission, Vision and Guiding Principles

Fallbrook Union High School District A Model in Educational Excellence

The District's Mission

The Fallbrook Union High School District, in partnership with the community, provides an environment that offers all students a fundamentally sound education enabling them to function effectively as citizens, parents, life-long learners, consumers, and workers in a global society.

The District's Vision

The Fallbrook Union High School District will create a national model of educational excellence that will be the pride of our community and will meet the needs of every student and staff member in the twenty-first century.

Guiding Principles for the FUHSD

- Mutual Respect will guarantee that all people are treated with dignity.
- A Safe Learning Environment will guarantee each student a disciplined environment conducive to learning.
- A Passion for Learning will guarantee each student the pursuit of excellence.
- Focusing on Students will guarantee a personalized education for students.
- Cooperation will guarantee teamwork and shared commitment.



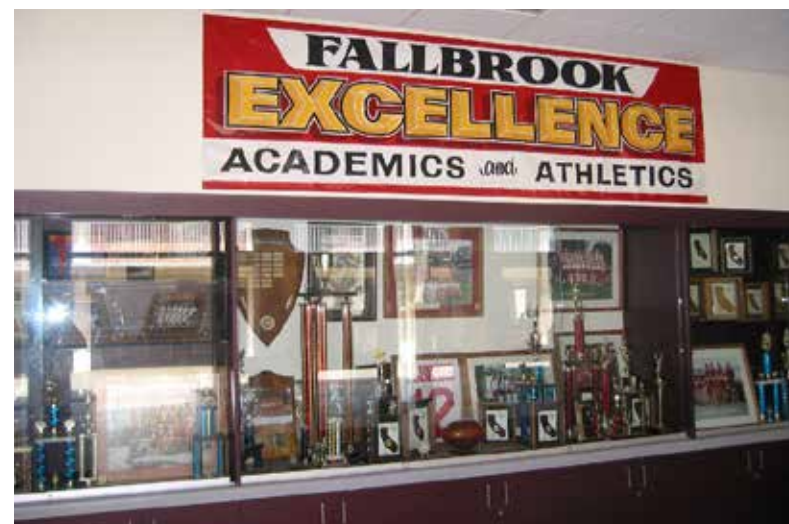
Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

Current Educational Programs and Practices Within The FUHSD

The Fallbrook Union High School District is composed of one comprehensive high school (Fallbrook High School) and two alternative high schools (Ivy High School – continuation program and Oasis High School – independent study program.) The District is strongly committed to providing a wide variety of educational opportunities for its students through a diverse set of instructional services. This is best evidenced by the three educational settings (as identified above) – all of which are currently housed on the 55-acre Fallbrook High School campus. The FUHSD has reciprocal inter-district attendance agreements with neighboring districts that provide 9-12 educational services; each year there are more students that opt to attend Fallbrook High School rather than transfer to a neighboring high school outside of Fallbrook. The District offers a wide and broad spectrum of course offerings from Advanced Placement (AP) courses in fourteen various subject areas to a myriad of visual and performing arts courses, as well as a multitude of career/technical education courses. To bolster the educational programs and instructional strategies utilized at the school, the following programs (Federal and State) are offered: Title I, title II (Improving Teacher Quality), Title III (Limited English Proficient), Title IV (Safe and Drug-Free Schools and Communities), Title V (Innovative Programs – Parent Choice), Career Technical Education, the McKinney-Vento Homeless Education Program, IDEA (Special Education), EIA (Limited English Proficient),

Educational Equity, Gifted and Talented Education, School Safety and Violence Prevention and Tenth Grade Counseling. The District also has a flourishing AVID program that was selected as a National Demonstration site and has received distinguished certification status from the County of San Diego and the State of California. For the



past four years, 100% of Fallbrook's AVID graduates have been accepted to four-year universities. The District also has an AVID+ program, a program similar to the AVID for students who want a challenging academic schedule, but



Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

do not meet the AVID program selection criteria. The District is highly committed to providing a high quality educational experience to its English Learners and a regionally operated migrant education program provides services to the migrant population of the District (approximately 9% of the student population). The District



is also very committed to meeting the needs of its special education students. The District operates resource and special day programs, as well as regionally operated programs for severely handicapped and emotionally disturbed students. In 2003 the average score of a Fallbrook High School student that took the SAT was 1046 – this compared very favorably to the State average of 1015 and the national average of

1019. The school's athletic and physical education programs are outstanding and generally excel at the interscholastic/competitive levels for virtually all boys and girls sports.

Fallbrook High School goals include the desire to create a high school environment where staff and students share:

- Common classroom behavior plans
- Common writing rubrics
- Common oral presentation rubrics
- Common grading policies
- Curriculum alignment with frameworks and content standards
- Scope and sequence alignment by courses and departments
- Professional development driven by Team Leaders
- Use of data to impact curriculum, assessment, and instructional strategies





Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

A structured and safe learning environment is a top priority at Fallbrook High School. The school has a variety of programs that seek to promote a positive learning environment – these include: School Site Council, Back to School Night, Ninth Grade Orientation, ELAC/DELAC, Parent Project, PTSA, the Dial-out System, School Site Volunteers, TUPE, “Breaking Down the Walls, Teens-as-Teachers, Red Ribbon Week, etc.



The Ivy and Oasis High School programs currently reside on the campus of Fallbrook High School, although the Ivy High School currently operates a satellite program on the Pala Indian Reservation in the Learning Center, located next to the Pala Mission.

The Ivy High School prides itself on success in the areas of school climate, a high graduation rate for seniors, and organic garden project, community involvement and a wide range of innovative activities for its students.



The Oasis High School provides an opportunity for each student to learn through the modality of independent study in an environment that is safe, supportive, and challenging. The school's mission is to prepare students for successful lives as productive members of local, regional, national and global communities.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

K-8 Education Within the Fallbrook Union High School District Boundaries

The Bonsall Union School District

The Bonsall Union School District is the 2nd largest K-8 elementary feeder district to the Fallbrook Union High School District. Enrollments within the Bonsall Union School District have consistently increased over the past several years and currently the District educates approximately 1,750 students in grades kindergarten through eight, with additional students in grades 9-12 being educated at the District's Charter Academy for Learning facility. Bonsall is a scenic community of approximately 10,000 residents who live within approximately 3,500 households that are located within beautiful and gently rolling hills. The median age of Bonsall residents is approximately 42. Bonsall is well known as one of the most unique communities within



Southern California. Its rural, equestrian, small town charm, relatively cool summers and mild winters have resulted in an the attraction of new residents within the District boundaries and, hence, an increase in student population.

The Bonsall Union Elementary School District boundaries include adjacency to the San Luis Rey River and the District is roughly only twelve miles east of the Pacific Ocean.

The schools in the Bonsall Union School District are listed below:

- Bonsall Elementary School
- Norman L. Sullivan Middle School
- Vivian Banks Charter School
- Bonsall Charter Academy for Learning
- Morro Hills Charter Academy for Learning



Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

The Fallbrook Union Elementary School District

The Fallbrook Union Elementary School District is the largest K-8 elementary feeder district to the Fallbrook Union High School District. Enrollments within the Fallbrook Union Elementary School District have generally remained fairly stable over the past ten years and currently the District educates approximately 6,000 students in grades kindergarten through eight. The 56 square mile area known as Fallbrook has approximately 40,000 residents that live within approximately

15,000 households. The current median age of Fallbrook residents is approximately 36. Fallbrook is best known for its agricultural and artistic influences. It is primarily a rural countryside community with prime farming spots.

The area included within the Fallbrook Union Elementary School District is bound by the San Luis Rey River on the south, the Santa Margarita River on the north, Interstate 15



on the east, and includes parts of Camp Pendleton Marine Corps Base on the west. The area is semi-rural, includes many avocado groves and contains a wide variety of residences within District boundaries.

The schools in the Fallbrook Elementary District are listed below with the date of earliest construction on each specific campus:

- Maie Ellis (1885 - oldest buildings today were constructed in 1938)
- Iowa Street School opened in 1913 as Fallbrook High School
- Fallbrook Street - 1949
- Mary Fay Pendleton - 1953
- Potter Junior High - 1964
- La Paloma - 1969 (opened 1970, last bond approved by local voters, March 1968)
- San Onofre - 1974
- Live Oak School – 1991
- William H. Frazier - 1999



Fallbrook Union High School District Long Range School Facilities Master Plan

Section III District Characteristics and The District's Educational Programs

The Vallecitos School District

The Vallecitos School District is the smallest of the three K-8 elementary feeder districts to the Fallbrook Union High School District. Enrollments within the Vallecitos School District have very gradually grown over the past several years and currently the District educates approximately 250 students in grades kindergarten through eight. The area included within the Vallecitos School District covers the somewhat rural community of Rainbow and additional unincorporated area within northern San Diego County.



The Vallecitos School District currently educates all of its 250 students on a single campus site.



An aerial photograph of a region, likely a watershed or planning area, with yellow and green boundary lines. The terrain is hilly and forested, with some urban areas and a river visible. The title 'Section IV' is positioned in the upper right, and 'Educational And Administrative Facilities' is centered below it.

Section IV

Educational And Administrative Facilities

June 2004

PCIM
ARCHITECTS



Fallbrook Union High School District Long Range School Facilities Master Plan

Section IV Educational and Administrative Facilities

Existing Educational Facilities Within the Fallbrook Union High School District

Fallbrook High School

The existing Fallbrook High School is located on an approximate 55 acre site and currently operates as the sole comprehensive high school within the District's 350± square mile area for the 2,930 students reported in the 2003 CBEDS report. The Fallbrook High School provides a broad range of curricular offerings for its students – ranging from a wide variety of advanced placement classes to remedial course offerings to far-ranging vocational and agricultural learning programs.

Programs are provided to students over the sprawling campus in diverse facilities that range from "state of the art" permanently constructed buildings to modular facilities. A wide range of athletic and recreational facilities are available at Fallbrook High School to students, as well as to members of the community. Fallbrook High School serves as a focal point for the community – through its activities as well as its facilities. The Bob Burton Center for the Performing Arts is home to many community-related activities and performances and community members are often seen using the school's exterior facilities. Palomar College uses approximately 13 of the school's classrooms in the evening to provide community college coursework to residents in and around Fallbrook.

Ivy Continuation High School

The Ivy Continuation High School is sited within the approximate 55 acre Fallbrook High School campus and is located in the most southeasterly portion of the campus. The school has a separate and isolated access from those that are used for Fallbrook High School and, as such, the school very much feels and operates as an independent and innovative learning facility for the District's 121 continuation high school students. The school has six teachers and one learning center. The students maintain a sustainable garden and landscape program on site that provides food for members of the community. Likewise, students help in the maintenance of the overall campus with the help of District maintenance and custodial staff.





Fallbrook Union High School District Long Range School Facilities Master Plan

Section IV Educational and Administrative Facilities

Oasis High School

Like its neighboring adjacent facility – Ivy Continuation High School – Oasis High School is located on a small portion of the 55-acre Fallbrook High School campus. The facilities are located in a “park like” environment that is both beautiful and “calming.” Oasis High School is proud of the fact that it annually ranks as a leader among alternative schools in the area of percentage of graduating students. Oasis High



School provides an opportunity for each of its 71 students to learn through the modality of independent study in a safe, supportive, and challenging educational environment.

District Administrative Facilities

The District’s administrative facilities are located within the 55-acre high school campus sited on the far northeasterly

portion of the campus. The Superintendent’s offices, Educational Services offices and Business Services offices are housed within two modular buildings totaling approximately 4,300 square feet. Located adjacent to and behind these two modular buildings is an old home, owned by the District, which has been converted into office space to house Special Education and Human Resources.

The existing modular facilities are in a relative state of disrepair and have experienced significant termite damage. Furthermore, it is believed that the existing grounds upon which these buildings are located may be more effectively utilized as additional parking for the Fallbrook High School. Such a transformation of this area would require relocation of the District Administrative Facilities – perhaps to leased space somewhere within the District but off of the 55-acre Fallbrook High School property.



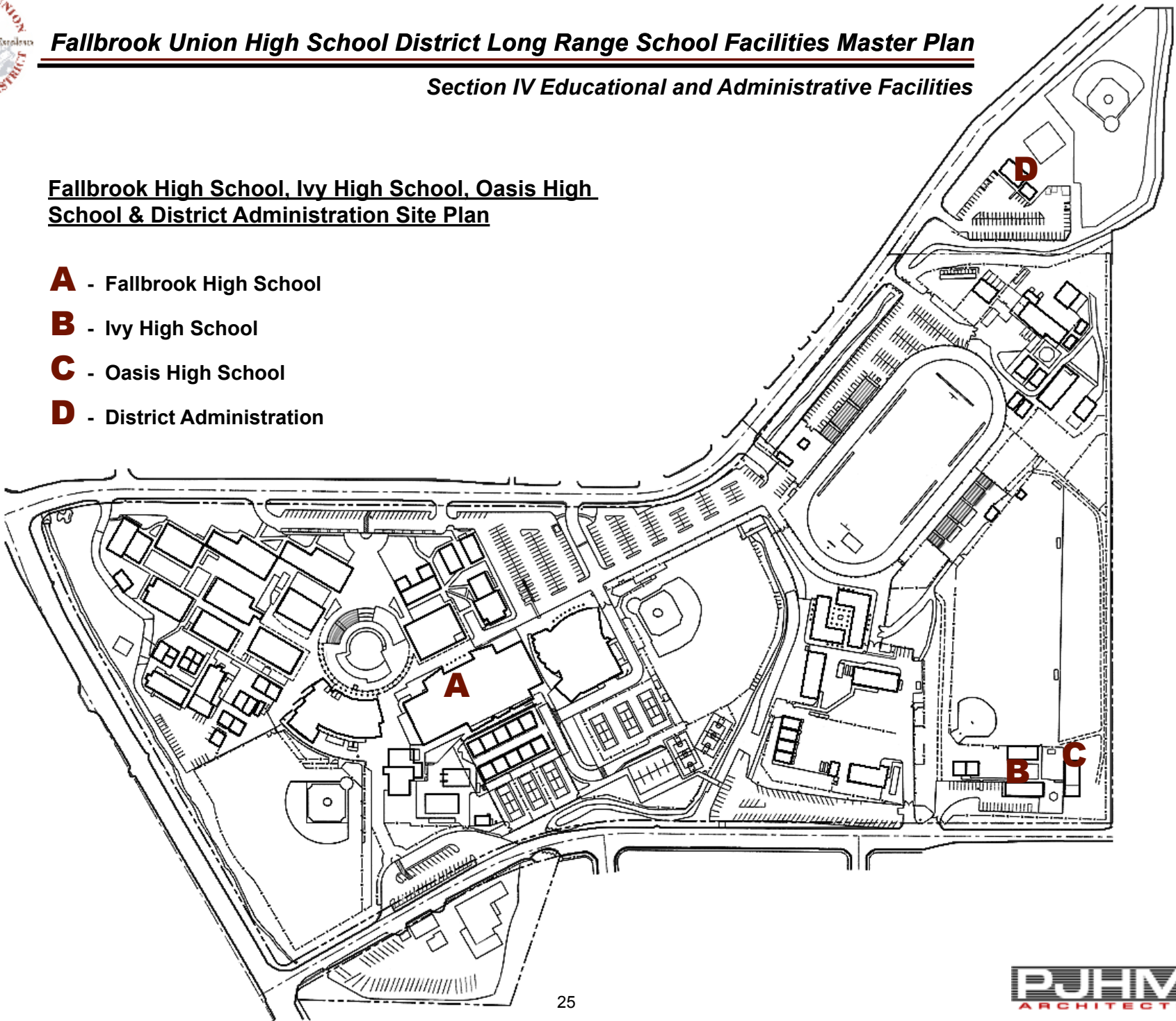


Fallbrook Union High School District Long Range School Facilities Master Plan

Section IV Educational and Administrative Facilities

Fallbrook High School, Ivy High School, Oasis High School & District Administration Site Plan

- A** - Fallbrook High School
- B** - Ivy High School
- C** - Oasis High School
- D** - District Administration



Arial of Fallbrook High School and Ivy, Oasis and District Sites
8.5 X 14

An aerial photograph of a region, likely a watershed or planning area, with yellow and green boundary lines overlaid. The terrain is hilly and forested, with some developed areas and water bodies. The title 'Section V' is positioned in the upper right quadrant.

Section V

Development and District Demographics

June 2004

PJHM
ARCHITECTS



Fallbrook Union High School District Long Range School Facilities Master Plan

Section V Development and District Demographics

City of Oceanside/Western Region Development Within the Fallbrook Union High School District

The westerly portion of the Fallbrook Union High School District is experiencing significant growth – especially in those areas that lie within the District but also within the City of Oceanside – more specifically, the FUHSD can expect significant future generation of high school students from two large planned communities – Morro Hills and the Wilmont Ranch. Additionally, the District provides high school instructional services for students generated from within Camp Pendleton. Listed below is more information related to these three project areas:

Morro Hills

- A development proposal has been approved and construction has commenced on this large planned community through the City of Oceanside for the development of approximately 900+ homes. These homes are being developed in the gently rolling hills of northeastern Oceanside and are located in the southwesterly portion of the Fallbrook Union High School District.

Wilmont Ranch

- The Wilmont Ranch project is located just north of the Morro Hills development project and includes

approximately 250 single-family residential dwelling units. At this time virtually all of the units have been sold and, as such, the generation of students for high school service by the FUHSD has commenced and will continue until all units are finalized and occupied.

Camp Pendleton

- Representatives from the FUHSD have met fairly consistently with representatives from Camp Pendleton and PPV (Public Private Venture) Housing to remain updated as to plans for the construction of additional housing units on the base. At this time it appears that approximately 2,000 additional dwelling units are planned for construction within the FUHSD boundaries. This estimate of new units is very subject to modification as conditions change relative to the deployment of troops, etc. to respond to defense needs throughout the world. To further complicate the issue of public school facility planning, it is undetermined as to the type of enlisted personnel that are likely to occupy these homes and, thus, impact the predicted generation of new students (i.e., lots of elementary students vs. more secondary school age students, etc.)



Fallbrook Union High School District Long Range School Facilities Master Plan

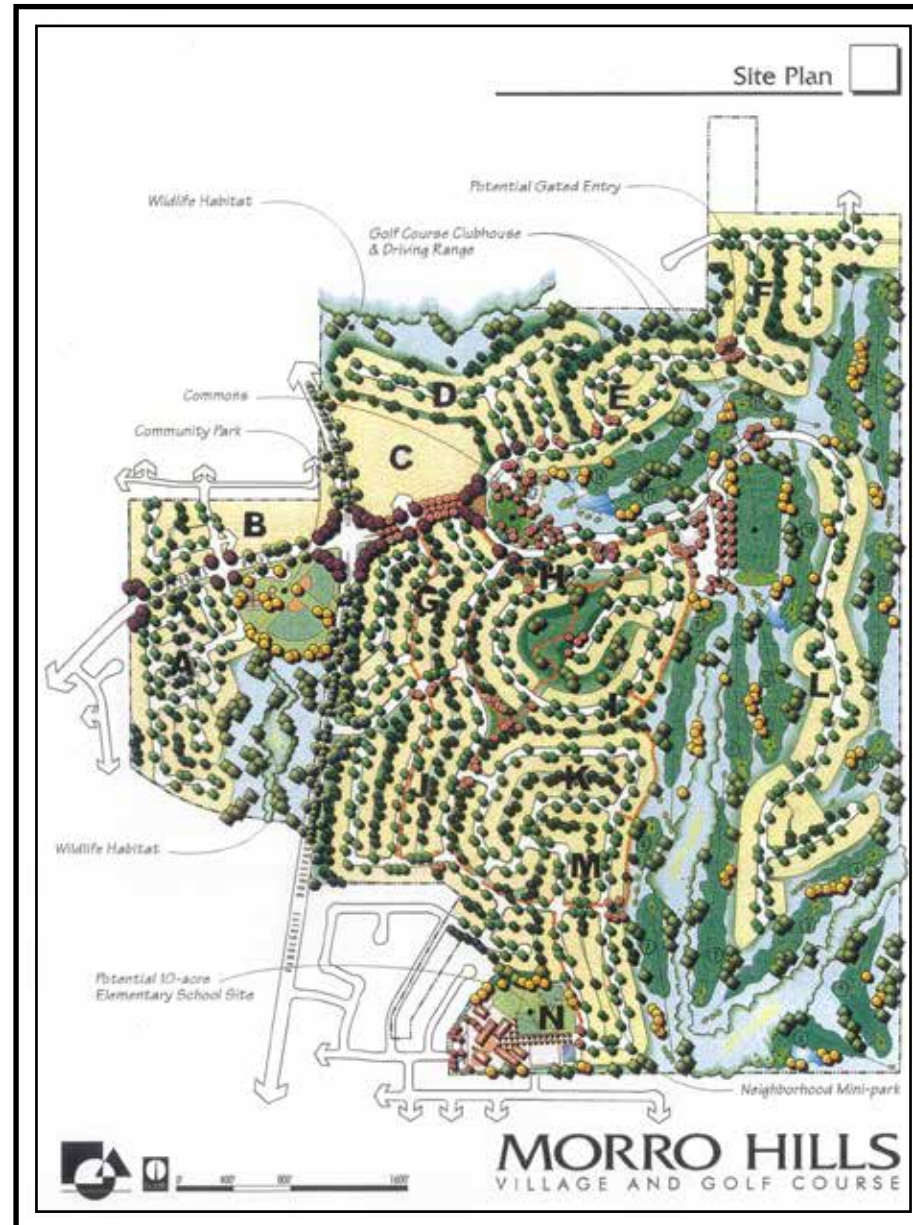
**Aerial View of
the Morro Hills
Development**





Fallbrook Union High School District Long Range School Facilities Master Plan

Morro Hills Development Site Plan

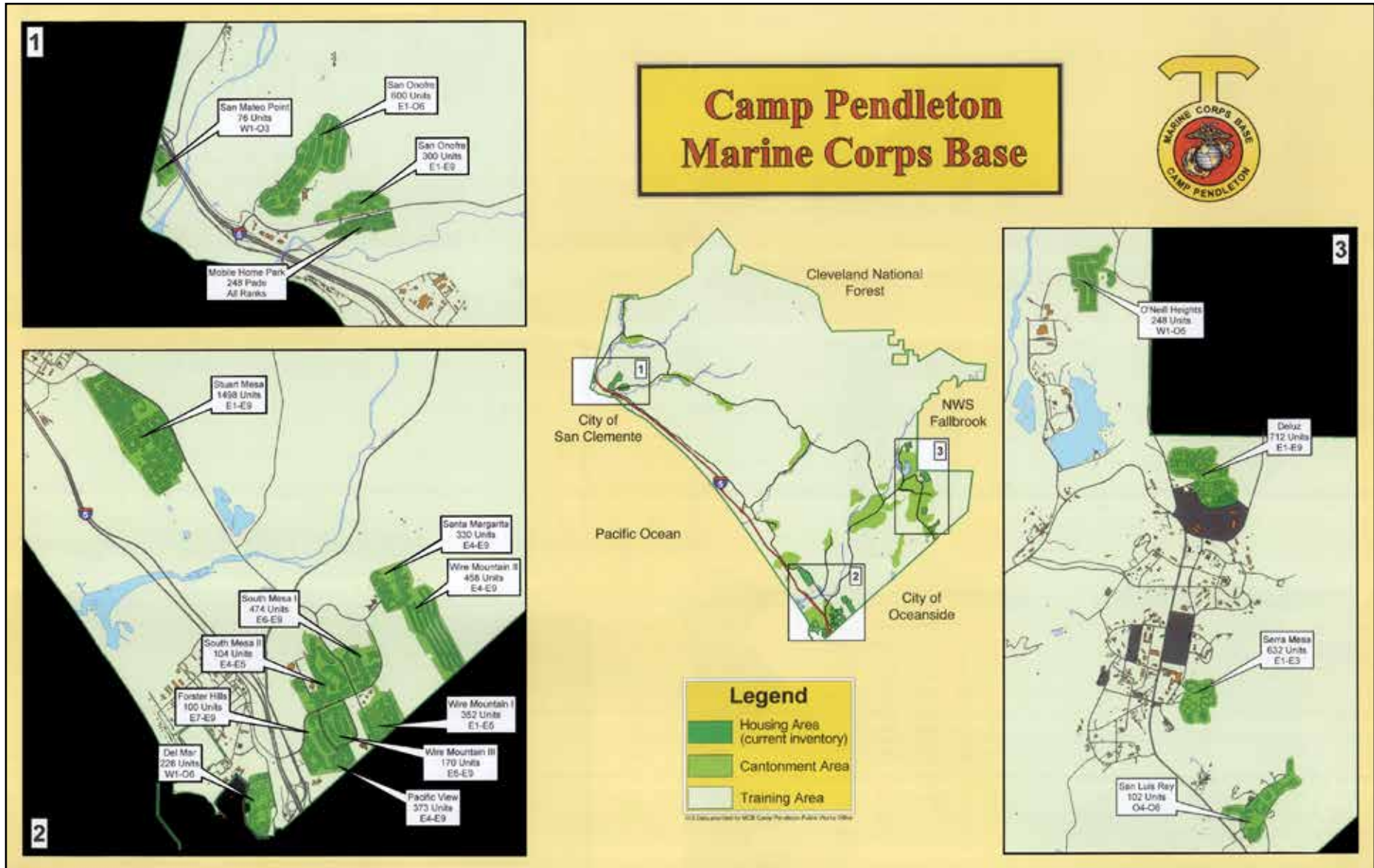




Fallbrook Union High School District Long Range School Facilities Master Plan



Fallbrook Union High School District Long Range School Facilities Master Plan



Fallbrook Union High School District Long Range School Facilities Master Plan

New Residential Construction for the City of Oceanside

1. Las Rosas Townhomes (75 units), Westward Homes
2. Monarch Del Oro (309 Apartments / 14 Live Work Lofts)
3. Summerview Subdivision (19 units)
4. Panorama Ridge (25 units)
5. Darwin Knolls (15 units), Heritage Sycamore Springs, LLC
6. Darwin Glen (69 units), Heritage Home Builders, Inc.
7. Sundance Natural Foods Property (19 units), William Hahlbohm Trust
8. Jefferies Ranch (51 units), Dan Alred, American Realty Trust, Inc.
9. The Castles @ Spring Creek (58 units), Ord & Rodgers
10. The Villages of Morro Hills (1,007 units), Richland Co.
11. Morro Hills Village A&B (179 units), Richland Co.
12. Murray Bridge Middle School & Park
13. Williams Grove (31 units), Fieldstone
14. Ocean Heights Village (29 units), TFM Investments
15. Canyon Vista (93 units), Aradi
16. Meek / Pala Road subdivision (23 units), Patrick Meek
17. Vista Del Rio (111 units), Granite Homes
18. Rio View Estates (301 units), KB Homes
19. Village Knoll (22 units), Lightfoot Planning Group
20. Vintage Pointe Phase II (186 age-restricted affordable units)
21. Harbor View Condominiums (222 Condo units), Greystone Homes, Inc. Ⓢ
22. Renaissance Terrace Condominiums (96 units) Ⓢ
23. Neptune Village 2 / Tremont Street (12 units), Labbe Ⓢ
24. Windward Villas (14 units), Red Point Homes Ⓢ
25. Ocean Village Townhomes (35 units) Ⓢ
26. Nevada Manor Condominiums (15 units), Western Retail, Inc. Ⓢ
27. Summit Village (58 condominium units), Summit Village Inc. Ⓢ
28. Vertex Investments - live / work lofts (32 units) Ⓢ
29. Oceanside Terrace (38 units) Ⓢ
30. Coastal Town Lofts (28 units), The Breakers at Oceanside, LLC Ⓢ
31. San Cristo (4 units) Ⓢ
32. Pacific View (5 units) Ⓢ
33. Strands End (4 units), Paul Zocco Ⓢ
34. Triton Condominiums (16 units), Pierre Andre
35. The Bluffs Apartments (43 units), Forum Capital Management

www.ci.oceanside.ca.us, Economic Development 760.435.3352

Ⓢ Denotes Projects in the Redevelopment Area





Fallbrook Union High School District Long Range School Facilities Master Plan

CITY OF OCEANSIDE SCHOOL DISTRICT BOUNDARY MAP

OCEANSIDE UNIFIED

OCEANSIDE UNIFIED SCHOOL DIST.
2111 MISSION AVENUE
OCEANSIDE, CA. 92054
PHONE: 757-2560

CARLSBAD UNIFIED

CARLSBAD UNIFIED SCHOOL DIST.
801 PINE AVENUE
CARLSBAD, CA. 92008
PHONE: 729-9291

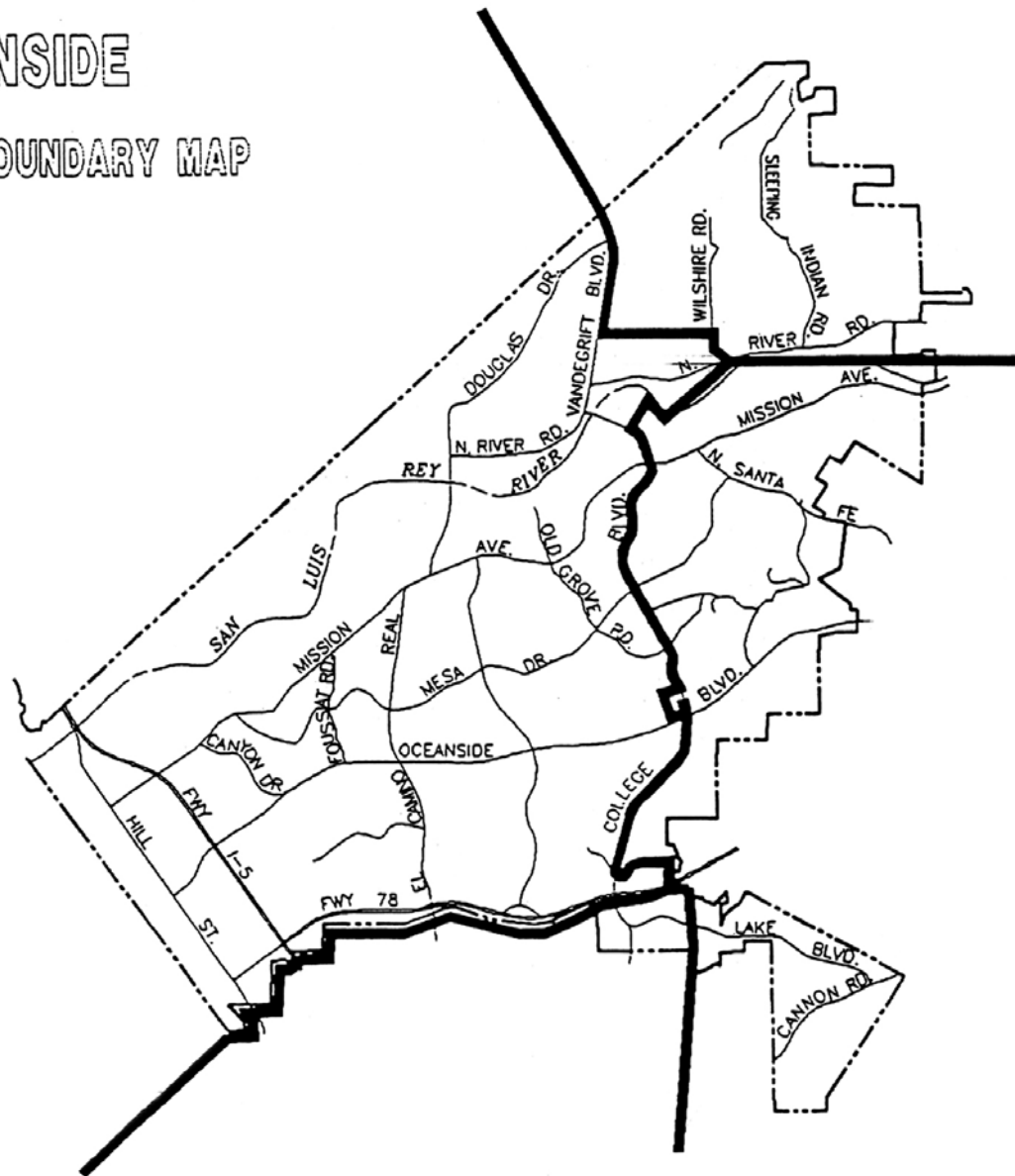
VISTA UNIFIED

VISTA UNIFIED SCHOOL DIST.
1234 ARCADIA
VISTA, CA. 92083
PHONE: 726-2170

BONSALL ELEM. & FALLBROOK H.S.

BONSALL ELEMENTARY SCHOOL DIST.
P. O. BOX 3
BONSALL, CA. 92028
PHONE: 631-5200

FALLBROOK HIGH SCHOOL
2400 SOUTH STAGE COACH LN.
FALLBROOK, CA. 92028
PHONE: 723-6300





Fallbrook Union High School District Long Range School Facilities Master Plan

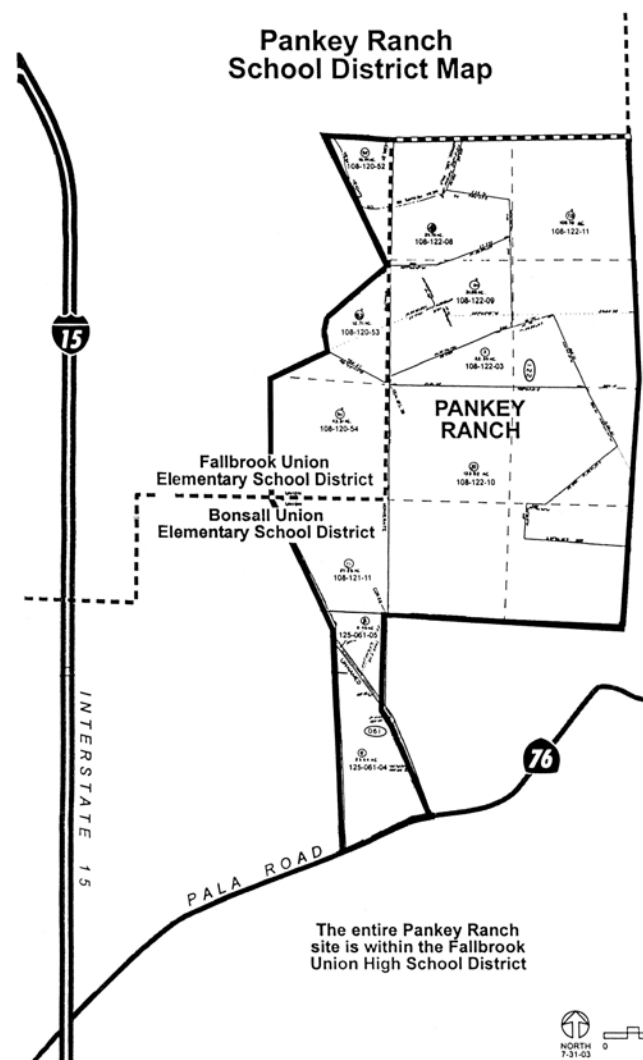
Section V Development and District Demographics

“I-15 Corridor” Development Within the Fallbrook Union High School District

The beautiful and gently rolling terrain within this area is currently receiving support from planning staff within the County of San Diego as a potential “transportation node” type of future development. In essence, the County envisions this general area to be developed with a higher density of residential development with accompanying and adjacent opportunities for employment – therefore, creating a work-live type of development area that allows residents the opportunity to be more “self-contained” as well as the availability of some form of mass transit close by in order to facilitate commuting to and from more distant places of work.

Pankey Ranch (Meadowood/Pardee)

- A development proposal has been prepared and is currently being processed through the County of San Diego for development of the approximate 390 acre property formerly referred to as the Pankey Ranch. The development proposal includes “mixed uses” of the existing property through a new development plan that will include residential, public facility and commercial elements. The plan review and approval process is currently in the “infant” stages and will be the subject of ongoing considerations by a variety of community and county constituents. Representatives from Pardee have been very active and supportive during initial school planning discussions with the District as all parties contemplate the need to house future students generated through the ultimate implementation of any development plan for this area.





Fallbrook Union High School District Long Range School Facilities Master Plan

Section V Development and District Demographics

Passerelle Property

- The Passerelle property is also currently under study for development. The project area contains approximately 500 acres with mixed land uses envisioned. A current potential element that has been discussed has been the inclusion of a satellite campus for Palomar College within the plan. Close planning efforts are occurring with and through the County of San Diego, as well as with local utility companies.

Pappas Property

- The Pappas property includes approximately 110 acres and is generally located at the northeast intersection of Interstate 15 and Highway 76. The property boundary currently includes an environmentally sensitive area that presents unique development challenges and considerations. A development proposal for the property has yet to be presented to the public and, when generated, will likely be carefully scrutinized by reviewing agencies and should probably be considered in conjunction with the adjacent proposed projects for Passerelle and Pardee.

Access to each of these three proposed projects is very challenging and will require careful planning in order to accommodate efficient ingress and egress to/from each project area within an overall development context.

Latitude 33 land use Plan
Pappas passerelle pankey
8.5 X 11



Fallbrook Union High School District Long Range School Facilities Master Plan

Section V Development and District Demographics

Development Project Status Spreadsheet

The spreadsheet included herein represents development information obtained as of June 1, 2004. This information reflects our current understanding of the status of each development project obtained through close communication with the County of San Diego and the City of Oceanside Planning Departments. It is envisioned that this document will become a daily working tool, maintained by District staff to accurately track the status of future development from the developer's initial map submittal through final approval and payment of developer fees.



Developer Spread Sheet
8.5X14 pg 1

Developer Spread Sheet
8.5X14 pg 2

Developer Spread
Sheet
8.5X14 pg 3

Developer Spread Sheet
8.5X14 pg 4

Developer Spread Sheet
8.5X14 pg 5

Developer Spread Sheet
8.5X14 pg 6

Developer Spread Sheet
8.5X14 pg 7

Developer Spread Sheet

8.5X14 pg 8

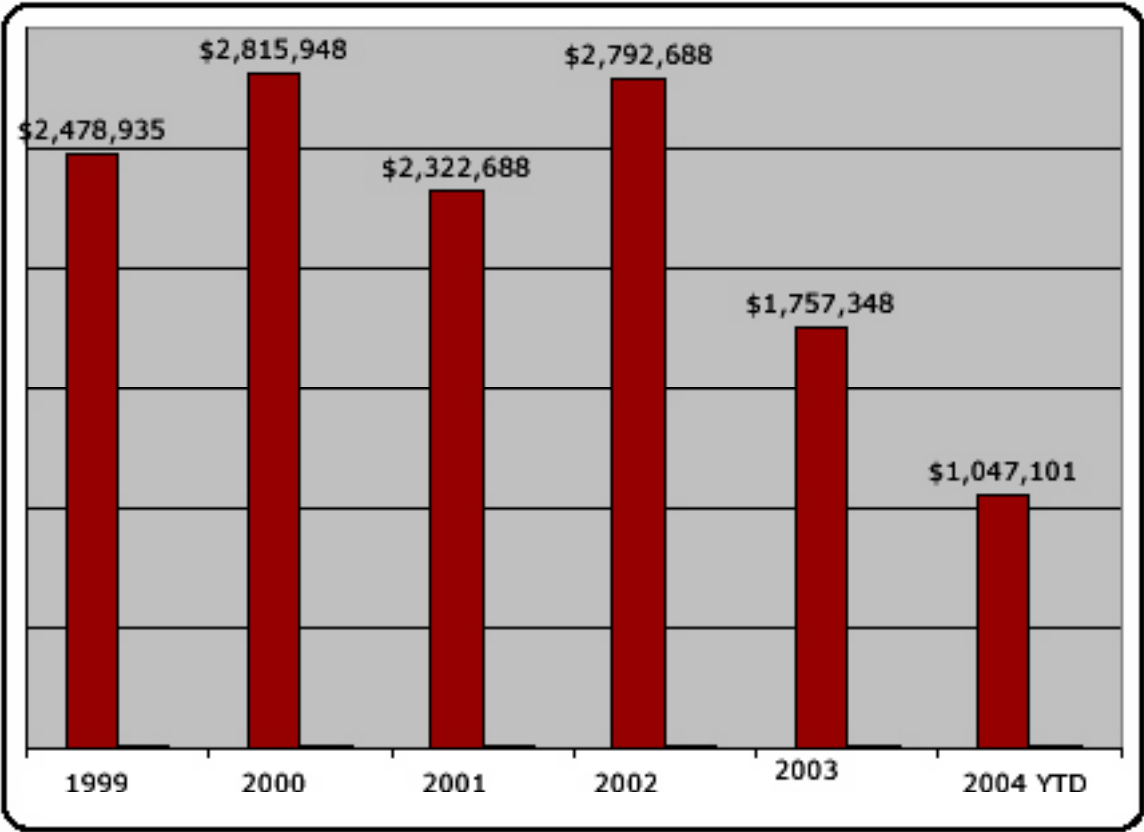
Developer Spread Sheet
8.5X14 pg 9



Fallbrook Union High School District Long Range School Facilities Master Plan

Section V Development and District Demographics

**ANNUAL COLLECTION OF DEVELOPER FEES BY
FALLBROOK UNION HIGH SCHOOL DISTRICT**





Fallbrook Union High School District Long Range School Facilities Master Plan

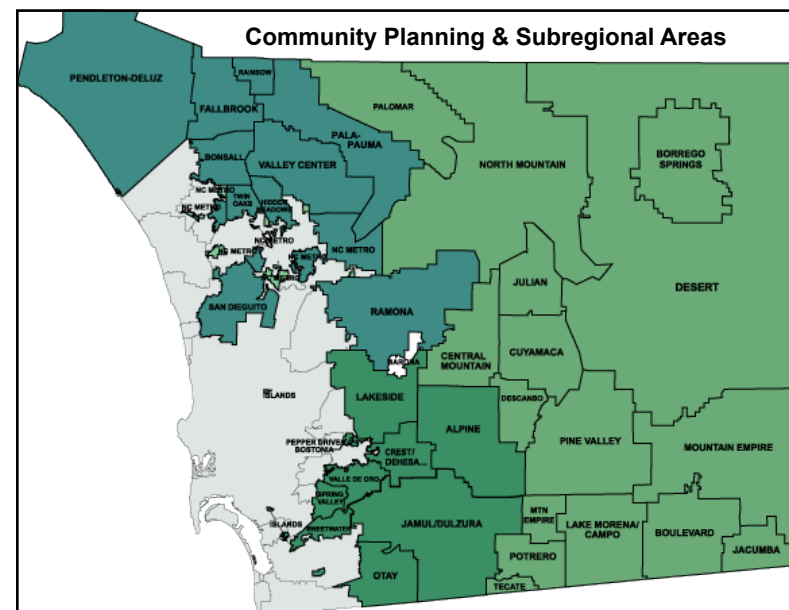
Section V Development and District Demographics

County of San Diego 2020 Plan

The County of San Diego is currently involved in extensive activities to comprehensively update its General Plan. This process has generally been referred to as “General Plan 2020 (GP2020).” This major revision and update to the County’s General Plan will establish future growth and development patterns for the unincorporated areas of the County. It will identify the potential size and distribution of the County’s future population – with an attempt to balance housing, employment and infrastructure needs with resource protection. Compared to the County’s existing general plan, the 2020 update will focus population in the western areas of the County where infrastructure and services are more readily available. While the process to develop the 2020 plan and complete the general plan updating process has been in development for quite some time, it is believed that activities over the last year have been of most significance.

During June, 2003 the Board of Supervisors voted unanimously to accept the general direction of GP2020 and to accept the proposed Planning Concepts, Land Use Framework, Draft Goals and Policies, Statements of Legislative Intent, and regional maps (of greatest interest to the FUHSD are land use maps for Fallbrook, Bonsall, and the Rainbow/Pala areas). In September, 2003 County staff returned to the Board and presented what is now referred to as the August 2003 Working Copy Land Use Distribution map. After review of this map the County

Board of Supervisors directed staff to return with updated groundwater information and traffic forecasts and analyses for multiple land use scenarios. Most recently, staff has presented the April 2004 Working Copy Map to the Board of Supervisors; this map incorporates countless hours of research and input and was presented to the County Board during a hearing on May 19, 2004. After receipt of public comment and testimony, the County Board of Supervisors has continued the hearing process until June 16, 2004.





Fallbrook Union High School District Long Range School Facilities Master Plan

Section V Development and District Demographics

Of specific interest to the FUHSD's planning efforts is County focus upon what was previously referred to as the HP Property. This area (northeast of the intersection of Highway 76 and Interstate 15) is now being jointly planned with and through the County's Department of Planning and Land Use by the three potential development applicants for property owned in this specific vicinity – Pardee, Passerelle and Pappas. The County is targeting this area as a possible transit node site, with the potential for more dense development than would otherwise be planned. County Staff continues to meet with the property owners to coordinate development in a comprehensive manner, consistent with GP2020 objectives.

FUHSD staff and its master plan consulting team have worked extensively and very cooperatively with staff members from the County's Department of Planning and Land Use. Extremely close and effective working relationships have been developed – it is envisioned that these relationships will be of great value to the District as development continues to unfold in the unincorporated areas of the District and as the 2020 Plan is ultimately approved and implemented.

Likewise, FUHSD staff and its consulting team have developed effective working relationships with virtually all of the major development applicants within the District's boundaries; it is believed that the establishment and continuance of these working relationships will also continue to be of benefit to the FUHSD as development continues to be planned and implemented throughout the District.

While the ultimate approval of the 2020 Plan may not occur for several months, the importance of this document as a planning tool to help guide development within the FUHSD should not be underestimated. At this time, upon review of current land use proposals and land use designations represented within the April, 2004 Working Map it appears that overall population within the FUHSD is likely to double by the year 2020. Obviously, this type of planned but significant potential growth has significant planning implications for the District as it seeks to implement an effective and logical Long Range Facilities Master Plan. The prospect of doubling the current student enrollment within the FUHSD by the year 2020 seems to be supported by the current data expressed within draft 2020 documents.





Fallbrook Union High School District Long Range School Facilities Master Plan

Section V Development and District Demographics

California Basic Enrollment Data System CBEDS Enrollments 1989 - 2004

CBEDS																
	Grade	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04
FHS	9	614	602	712	638	664	668	623	733	678	685	747	738	769	848	896
	10	571	600	578	671	621	603	629	593	676	663	676	750	724	757	803
	11	436	530	552	502	565	527	520	530	523	609	593	634	699	662	652
	12	389	380	478	473	442	466	458	450	493	479	565	536	552	591	579
TOTAL		2010	2112	2320	2284	2292	2264	2230	2306	2370	2436	2581	2658	2744	2858	2930
% CHANGE			5.1%	9.9%	-1.6%	0.4%	-1.2%	-1.5%	3.4%	2.8%	2.4%	6.0%	3.0%	3.2%	4.1%	3.6%
IVY	9	1	0	0	0	0	10	1	1	0	0	0	0	1	1	2
	10	9	6	5	5	7	21	13	13	10	4	10	4	5	15	12
	11	31	40	37	31	43	45	35	45	35	29	36	39	37	52	50
	12	54	65	52	67	52	102	62	62	62	57	57	74	70	41	57
TOTAL		95	111	94	103	102	178	111	121	107	90	103	117	113	109	121
% CHANGE			16.9%	-15.3%	9.60%	-1%	74.5%	-37.60%	9%	-11.6%	-15.9%	14.4%	13.6%	-3.4%	-3.5%	11.0%
OASIS	9	0	0	0	0	0	0	12	12	11	11	9	13	6	8	3
	10	0	0	0	0	0	0	29	30	31	29	19	16	20	23	10
	11	0	0	0	0	0	0	32	55	54	56	56	41	26	50	26
	12	0	0	0	0	0	0	48	56	72	63	62	54	42	32	32
TOTAL		0	0	0	0	0	0	121	153	168	159	146	124	94	113	71
% CHANGE		N/A	N/A	N/A	N/A	N/A	N/A	N/A	26.4%	9.8%	-5.4%	-8.2%	-15.1%	-24.2%	20.2%	-37.2%
DISTRICT TOTAL		2105	2223	2414	2387	2394	2442	2462	2580	2645	2685	2830	2899	2951	3080	3122
% CHANGE			5.6%	8.6%	-1.9%	0.3%	2.0%	0.8%	4.8%	2.5%	1.2%	5.4%	2.4%	1.8%	4.4%	1.4%



Fallbrook Union High School District Long Range School Facilities Master Plan

Section V Development and District Demographics

K-12 Enrollment Trends Within The Fallbrook Union High School District

Name of District	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Bonsall USD	1,536	1,579	1,599	1,740	1,865
Fallbrook Elem. SD	5,917	5,957	5,878	5,871	6,092
Vallecitos SD	232	232	235	250	242
Fallbrook UHSD	2,830	2,899	2,951	3,080	3,122
K-12 Totals	10,515	10,667	10,663	10,941	11,321



Fallbrook Union High School District Long Range School Facilities Master Plan

Section V Development and District Demographics

Historical Enrollment Analysis - 20 Year Overview of Predicted Enrollment

Number of Students	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004
Fallbrook HS	2581	2658	2744	2858	2965
Ivy Cont. HS	103	117	113	109	112
Oasis	146	124	94	113	93
Totals	2830	2899	2951	3080	3170
% change	5.4%	2.4%	1.8%	4.4%	2.9%

Enrollment Projections (District wide)

	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009
conservative rate	3233	3297	3362	3428	3495
moderate rate	3270	3372	3476	3583	3693
aggressive rate	3303	3440	3582	3729	3881
	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
conservative rate	3563	3632	3702	3773	3845
moderate rate	3805	3920	4038	4159	4283
aggressive rate	4012	4148	4289	4435	4586
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
conservative rate	3918	3992	4067	4143	4220
moderate rate	4410	4540	4674	4811	4951
aggressive rate	4742	4903	5070	5242	5420
	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
conservative rate	4298	4378	4459	4541	4624
moderate rate	5095	5242	5393	5548	5707
aggressive rate	5604	5794	5990	6194	6405

Assumptions: conservative rate assumes 1.5% annual increase + 15 new students from new residential development for each of the next five years; moderate rate assumes 2.5% annual increase + 20 new students from new residential development for each of the next five years; aggressive rate assumes 3.4% annual increase + 25 new students from new residential development for each of the next five years.



Section VI

Implementation Plan

June 2004





Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Summary of Findings Related to Existing Conditions

- The existing FHS site is badly impacted from “over-enrollment”, as evidenced by issues such as:
 - Traffic conditions, traffic circulation, ingress/egress to and from the campus during arrival and dismissal times.
 - Student circulation within the campus during passing periods, lunch, etc.
 - Density of students within “public” areas during passing periods, lunch, nutrition/snack period, etc.
 - Food services facilities are badly “over-taxed” and in need of additional improvements to accommodate the expanded existing enrollment within the FHS campus.
 - A variety of athletic facilities are in need of repair and/or improvement – i.e., the pool/aquatics facility.
 - Additional parking facilities are needed within the campus/site.
- Excellent program offerings and instructional programs exist on the campus.
- Due to the existing site's irregular shape and net usable acreage, the extensive number of existing buildings do not allow for appropriate levels of visual and physical supervision of students.
- District administration facilities require relocation (perhaps to leased facilities) for better “educational” utilization of the high school campus.





Fallbrook Union High School District Long Range School Facilities Master Plan

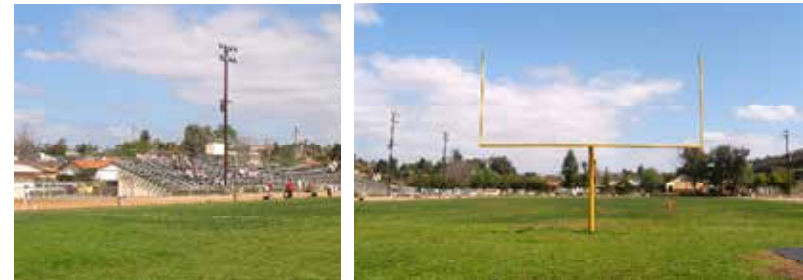
Section VI Implementation Plan

Short and Long-Term Utilization of the Fallbrook High School Campus

The existing Fallbrook High School campus serves as the “anchor” of the Fallbrook Union High School District. The rich traditions and extensive educational programs that exist help to make the campus an integral and essential public facility within the greater Fallbrook area. The High School is perceived to be a place of importance within the community and its activities and facilities offer a great range of opportunities for active and passive participation by students and community members.



While the Fallbrook High School campus currently appears to be “over-enrolled”, the reality is that the eventual construction of a second high school within the District is likely to require five years from the initiation of planning to the completion of construction and eventual occupancy.



As such, it is important to analyze the existing campus’ capabilities to accommodate the continued enrollment growth that is steadily projected well into the next decade. Conservative enrollment projections show that District enrollment in the 2010-2011 school year will likely be in the range of 3,632 students to 4,148 students. Therefore, careful preliminary studies have been completed to address the student housing challenges that this predicted enrollment increase presents. On the graphic pages that follow proposed improvements are identified in the areas of: additional teaching station locations (and associated instructional and educational support facilities), athletic/ physical education/recreation improvements and parking/ vehicular improvements for the site. Initial campus studies show that approximately 38 additional teaching stations could be added to the campus through a combination



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

of single and multiple story facilities. These classroom/ instructional & educational support additions could be done in ways that minimally impact the existing utility of the campus and, in fact, could very much increase the overall utilization efficiency of the existing acreage. The addition of 38 classrooms could increase the student capacity by approximately 1150 students; while this type of increase on the existing campus is not consistent with the Board's preliminary thinking regarding optimal high school size, it does provide some level of comfort to know that the potential for accommodation of ongoing enrollment increases does, in fact, exist within the existing Fallbrook High School campus. It would be short-sighted, however, to not acknowledge the



“over-taxing” that the housing of this number of students would cause upon the existing school’s “core” facilities (restrooms, food services, administrative services, library, etc.).

From a longer range perspective, it is believed that some very interesting and exciting program and operational alternatives exist within the Fallbrook Union High School District. One option could be that the Ivy and Oasis programs that are currently housed on the Fallbrook High School



campus could be re-located to a second campus location (i.e., The Gird Road property or a yet-to-be-identified future high school campus). If this approach were coupled with the “off-loading” of some portion of the existing student body or “educational program strand/s” that currently resides at Fallbrook High School to the second high school site, the District could “down-size” the current enrollment at Fallbrook High School to a size that more closely conforms to District thinking regarding the optimal size of a comprehensive high school. This type of “down-sizing” of enrollment could enable the campus to be utilized in a way that is more consistent with optimal utilization of the 55 acre site given its irregular and very linear shape.



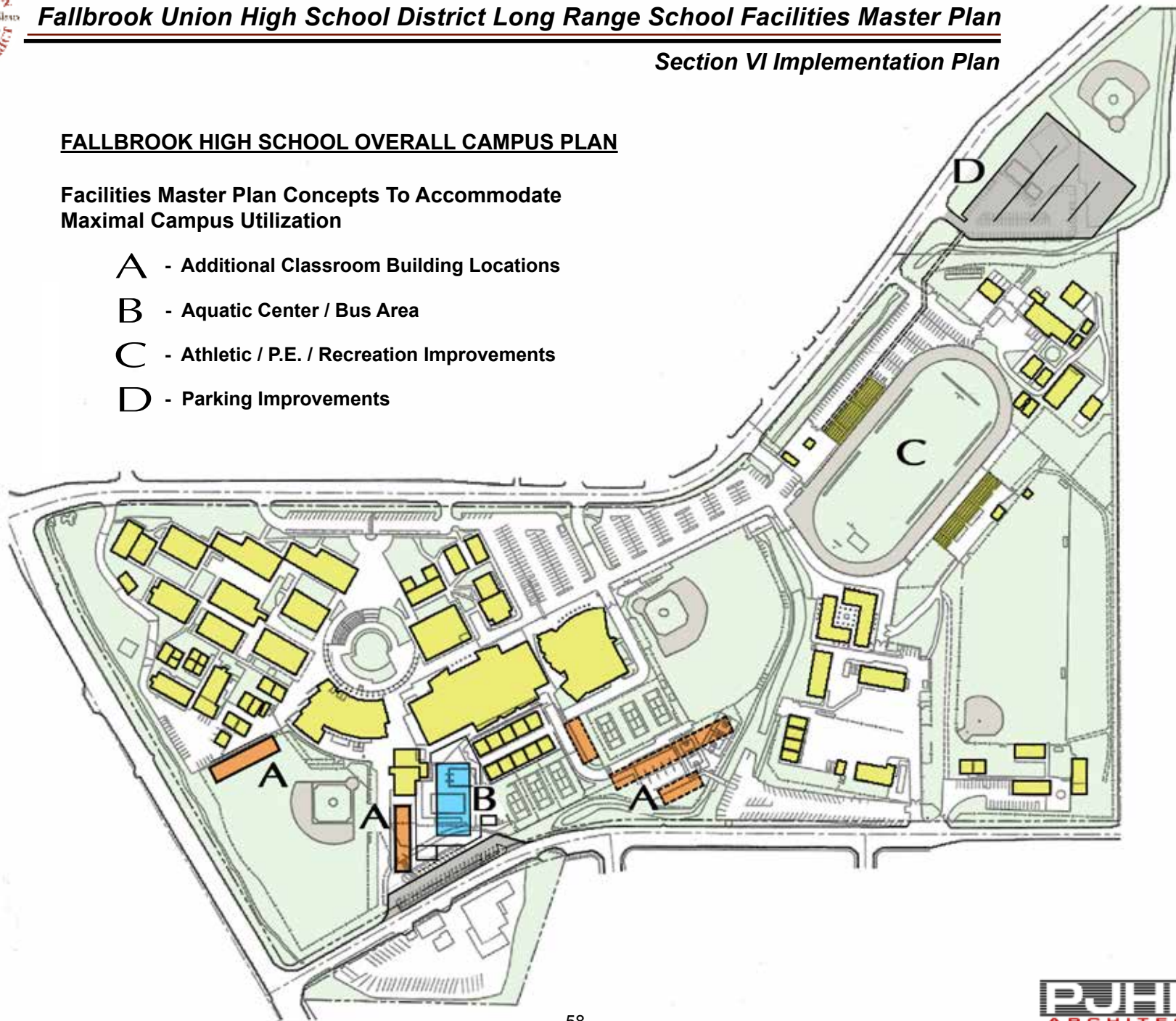
Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

FALLBROOK HIGH SCHOOL OVERALL CAMPUS PLAN

**Facilities Master Plan Concepts To Accommodate
Maximal Campus Utilization**

- A** - Additional Classroom Building Locations
- B** - Aquatic Center / Bus Area
- C** - Athletic / P.E. / Recreation Improvements
- D** - Parking Improvements





Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Fallbrook High School

Potential New Permanent & Temporary Teaching Station Locations



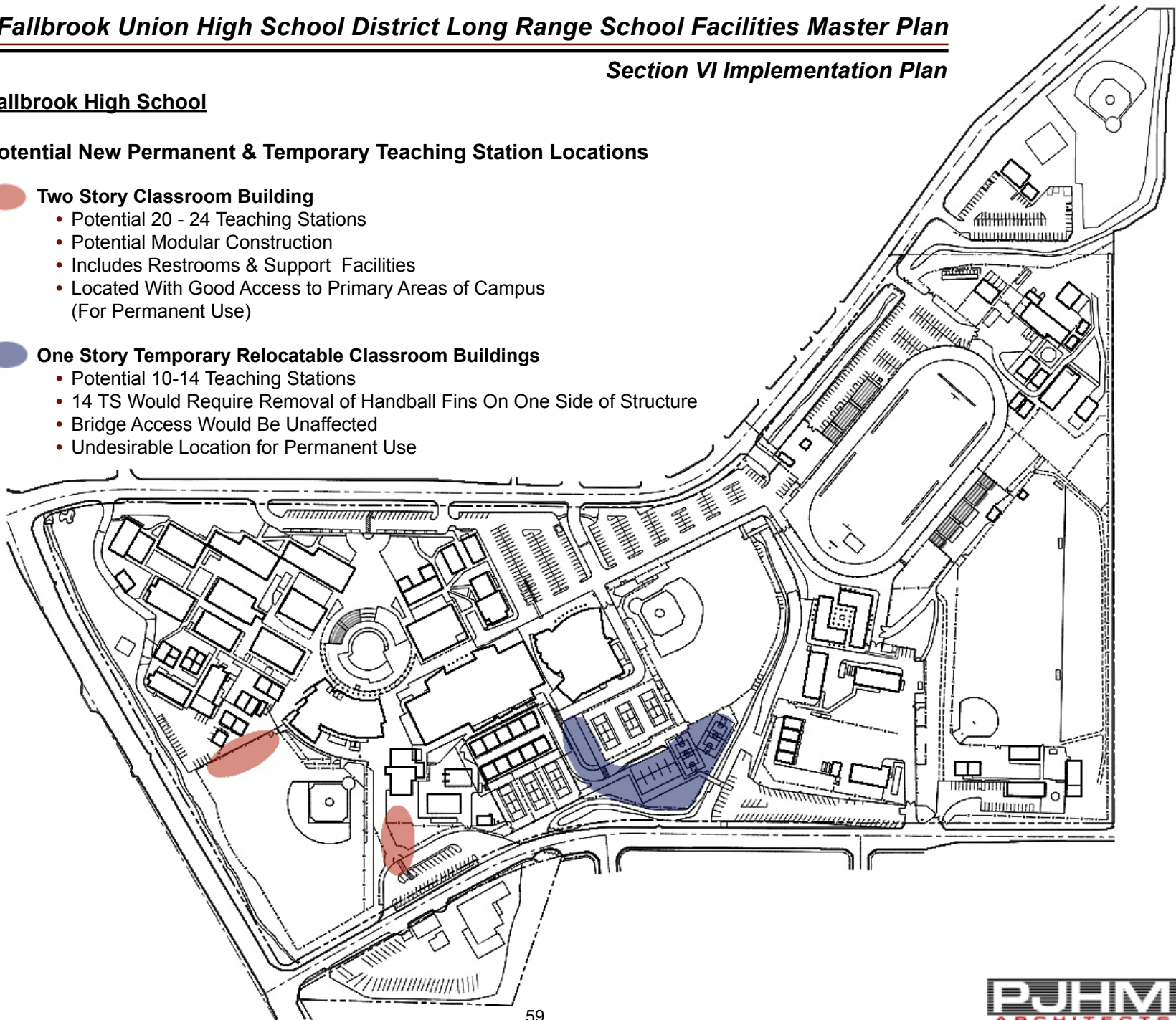
Two Story Classroom Building

- Potential 20 - 24 Teaching Stations
- Potential Modular Construction
- Includes Restrooms & Support Facilities
- Located With Good Access to Primary Areas of Campus (For Permanent Use)



One Story Temporary Relocatable Classroom Buildings

- Potential 10-14 Teaching Stations
- 14 TS Would Require Removal of Handball Fins On One Side of Structure
- Bridge Access Would Be Unaffected
- Undesirable Location for Permanent Use





Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

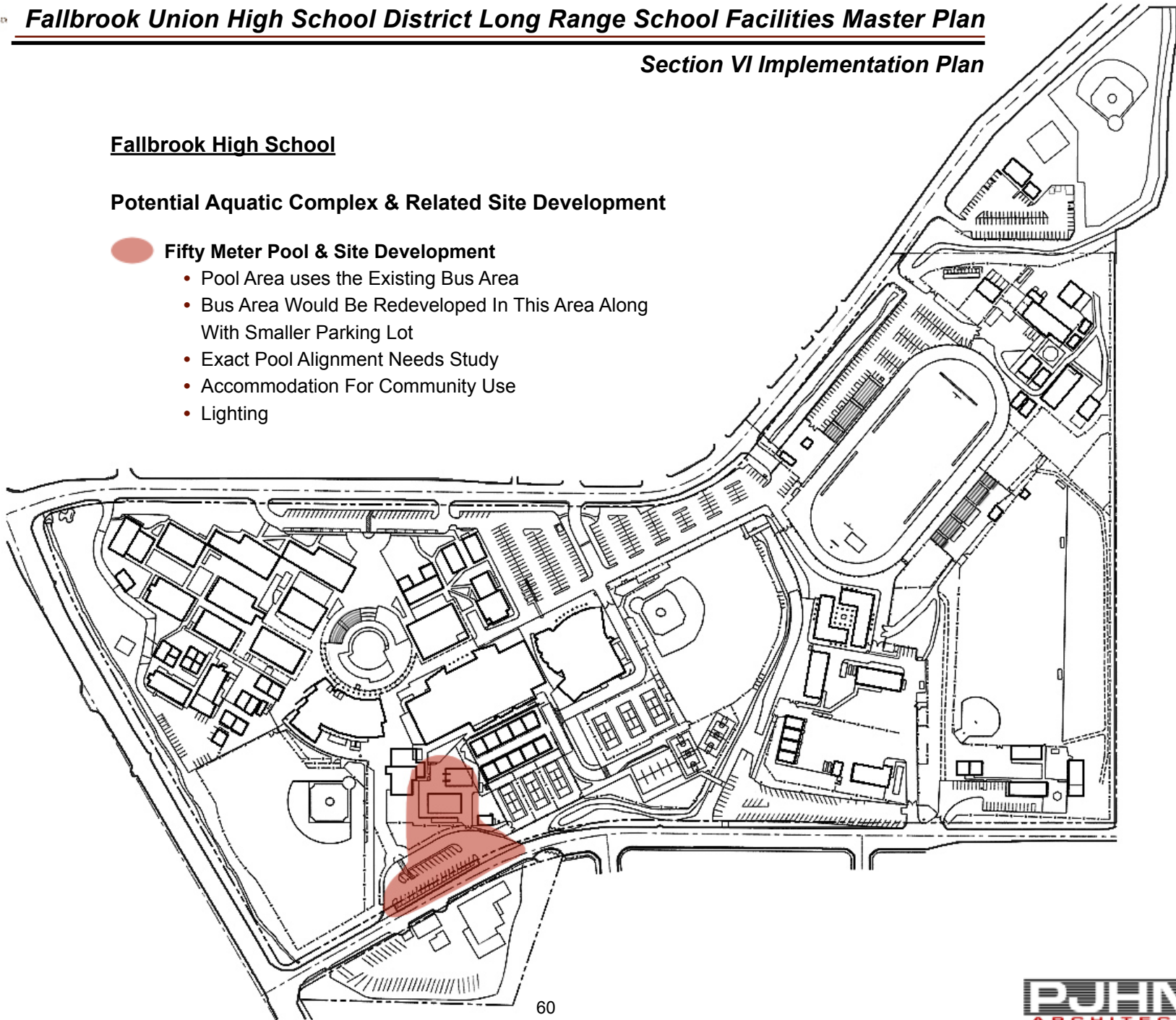
Fallbrook High School

Potential Aquatic Complex & Related Site Development



Fifty Meter Pool & Site Development

- Pool Area uses the Existing Bus Area
- Bus Area Would Be Redeveloped In This Area Along With Smaller Parking Lot
- Exact Pool Alignment Needs Study
- Accommodation For Community Use
- Lighting





Fallbrook Union High School District Long Range School Facilities Master Plan

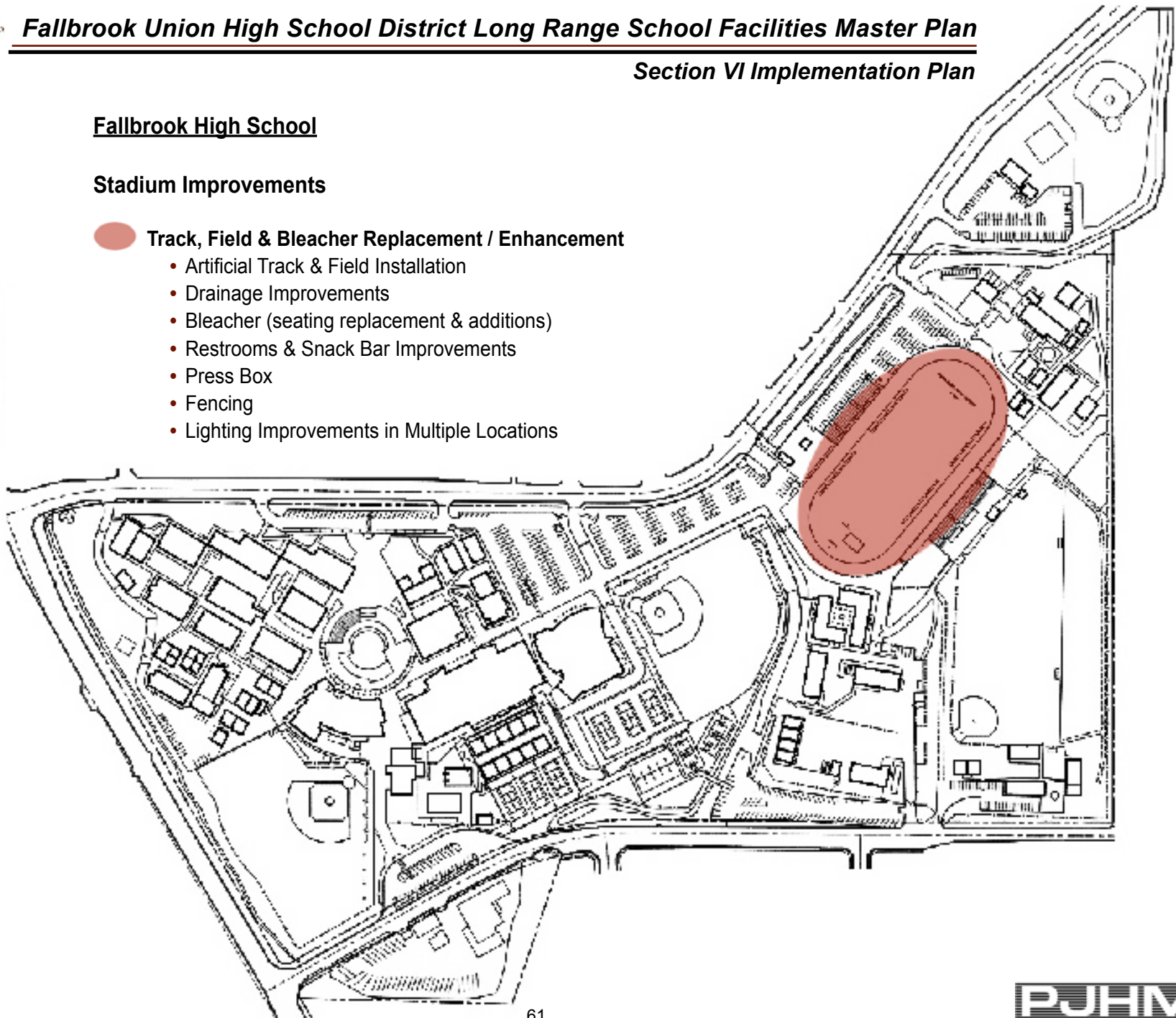
Section VI Implementation Plan

Fallbrook High School

Stadium Improvements

Track, Field & Bleacher Replacement / Enhancement

- Artificial Track & Field Installation
- Drainage Improvements
- Bleacher (seating replacement & additions)
- Restrooms & Snack Bar Improvements
- Press Box
- Fencing
- Lighting Improvements in Multiple Locations





Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

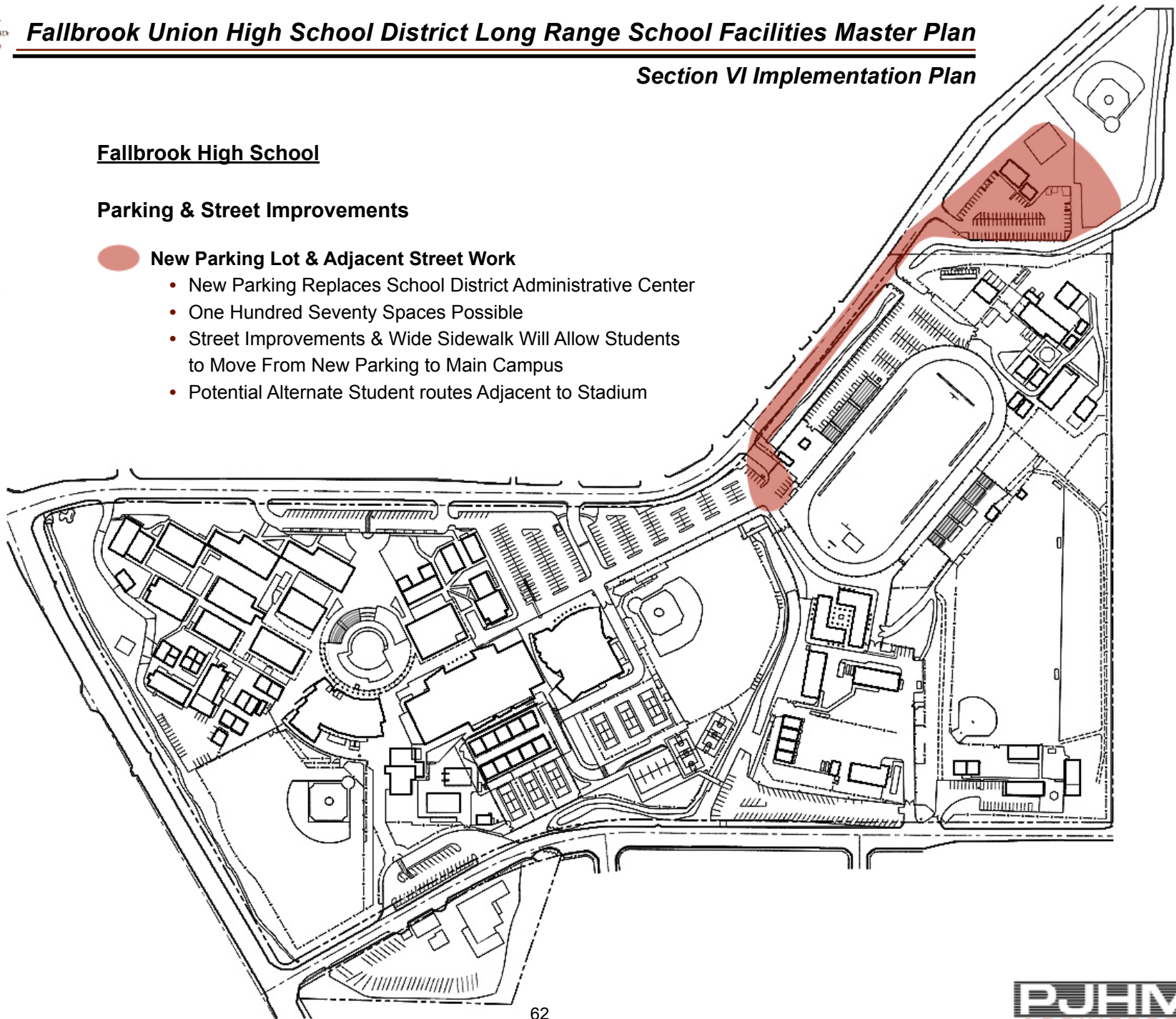
Fallbrook High School

Parking & Street Improvements



New Parking Lot & Adjacent Street Work

- New Parking Replaces School District Administrative Center
- One Hundred Seventy Spaces Possible
- Street Improvements & Wide Sidewalk Will Allow Students to Move From New Parking to Main Campus
- Potential Alternate Student routes Adjacent to Stadium





Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

INITIAL CORRESPONDENCE REGARDING POTENTIAL ATHLETIC/P.E./RECREATIONAL IMPROVEMENTS AT FALLBROOK HIGH SCHOOL

January 13, 2004

Mr. Chet Gannett, Asst. Supt. Business Services
Fallbrook Union High School District
2234 Stage Coach Lane
Fallbrook, California 92028

Dear Chet:

As per your request I am providing information related to potential athletic facility improvements at Fallbrook High School. In doing so, please understand that I am providing our opinions of probable costs based upon a very limited understanding of your actual project scopes, relevant programmatic/planning information and existing conditions. Nonetheless, most of the cost information that is listed below is, in large part, based upon actual bids that have been recently received for projects that we believe are somewhat similar to those that are desired for FHS.

Our understanding of desired projects/improvements include the following:

- New 50 Meter Pool Facility.
- New home and visitor seating at the stadium to accommodate 3,000 attendees on the home side of the stadium and 2,000 attendees on the visitor's side of the stadium.
- Synthetic turf for the stadium and a new synthetic running track.
- Lighting upgrades for the existing stadium and new lighting for the practice field area.
- Parking lot refurbishments.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Potential Athletic Improvements at Fallbrook High School - January 13, 2004

Our preliminary opinions of probable costs for the aforementioned projects/improvements:

Construction-associated costs

• New 50 Meter Pool Facility and necessary demolition of existing facilities	\$2,200,000
• New home and visitor seating	\$ 650,000
• Synthetic turf for the stadium and a new synthetic running track	\$ 600,000
• Lighting upgrades for the existing stadium and new lighting for the practice field area	\$ 200,000
• Parking lot refurbishments	<u>\$ 225,000</u>
	\$3,875,000

Project "soft costs" (tests/inspection, design, plan furniture/equipment, check fees, contingency:

• Assumption of 25% of construction-associated costs	\$ 968,750
--	------------

Total Project Costs **\$4,843,750**

Chet, in closing, it needs to be reiterated that these cost projections should be considered as "very rough" until a more defined scope can be considered for each project and/or improvement. Nonetheless, these should begin to give you, Tom, Ruth and your Board a better understanding of the likely costs associated with the desired improvements you have identified for Fallbrook High School.

Please don't hesitate to contact me if you need any additional information related to this brief report.

Sincerely,

Fred Good, Ed.D.
PJHM Architects Southwest



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Alternatives To Accommodate Future Enrollment Increases

The continued increase in student enrollment within the Fallbrook Union High School District is, for all intents and purposes, assured for the foreseeable future. This prognosis is made a little more difficult, however, given factors that require unique analysis and ongoing review. First of all, the Fallbrook Union High School District's service requirements for 9-12 education to students that are generated from the Marine Corps Base at Camp Pendleton is problematic given the uncertain nature regarding deployment of troops and potential impacts upon the generation of high school age students from the Base. The world's unstable political situation is a current reality that makes it difficult to accurately predict the need for national defense efforts throughout our country and the world. Camp Pendleton plays an important role in the preparation and provision of highly trained troops to defend our country's interests. Given these factors, the FUHSD has continued to plan with Base administration for the likelihood that proposed additional housing on the Base – and the resultant potential generation of additional students for the FUHSD – requires the FUHSD to responsibly plan for a “most case” scenario relative to impacts upon future District enrollment growth. Secondly, with a national/ presidential election looming in November, 2004, history has shown that economic changes could be looming after the election is complete that may alter the rate and type of real estate development that we have seen in our area over the

past several years. However, discussions with most real estate experts that are knowledgeable about our region identify the tremendous “pent up” demand that still looms within the residential real estate sector; when you add the highly desirable geographic, climatic and social conditions that exist in the communities within the FUHSD, it is easy to see how the demand for additional houses and a continued increase in student enrollment is almost assured for the District. Thirdly, the County of San Diego's ongoing development of its 2020 Plan will guide the likely development patterns for much of the area within the FUHSD. County staff members from the Department of Planning and Land Use clearly state that the I-15 corridor is likely to be an area of significant future planned development. This predicted growth supplements that which is already occurring in the westerly region of the FUHSD – most specifically in Morro Hills and surrounding areas. Processing of development applications for less dense development continues strong throughout virtually all other parts of the District and the likelihood of a consistent – if not vibrant - real estate market appears high. When attempting to analyze future enrollment growth and patterns for the District it becomes clear that this is a difficult, if not impossible task. Each of the factors identified herein have their own respective/internal variables that are subject to external forces. Nonetheless, our enrollment projections that show the



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

overall District enrollment doubling over the next 20-25 years seems almost certain. If this is, in fact, the case the District must aggressively consider multiple alternatives to accommodate future enrollment increases; five alternatives have been identified that may be considered independently by the District or in combination – they are as follows:

Alternative SQ

The FUHSD could continue to operate on more of a “status quo” basis. This alternative would find the District continuing to utilize its current 55-acre high school parcel to house multiple functions – the comprehensive high school program, the Oasis and Ivy High School programs, and the accommodation of District Administration on-site. As shown within the previous section herein growth potential within the existing 55-acre site does exist and could be stretched to accommodate another approximate 1,200 students. This approach, however, would severely tax what appears to be an already overly burden campus and its “core” facilities. Utilization of this alternative alone, however, would not appear to solve the long-range need to house the 6,000+ predicted students for the District. As such, full or partial utilization of one of the following alternatives appears necessary.

Alternative GR-1

The District is fortunate that it owns the approximate 50-acre parcel on Gird Road. This is a beautiful and

extremely valuable asset for the District. However, development of this site for educational purposes in 2004 may not be as viable as it likely appeared when the site was purchased in the 1960's. The site's location and proximity to the intersection of Highway 76 and Gird Road and sole access point off of Gird Road are problematic from a traffic perspective and, potentially, from an “approvability” perspective through the required California Department of Education's School Facilities Planning Division site review and approval process. It is strongly suggested efforts continue with the County of San Diego and the California Department of Education to fully assess these issues and their resultant impacts upon the “build ability” upon this site for educational purposes.

Alternative GR-2

Given the beauty and location of the District's Gird Road property it would seem short-sighted to not consider the potential “trade value” of this property if the District seeks an additional site for future educational facilities. In essence, perhaps this property could be used to exchange for land elsewhere within District boundaries that may be more suitable for development as FUHSD educational facilities. It is strongly suggested that the District initiate a preliminary development review process with and through the County of San Diego's Department of Planning and Land Use to help assess the potential value of this site for purposes other than educational.



Fallbrook Union High School District Long Range School Facilities Master Plan

Alternative I-15 Corridor

Through the development and completion of this Long Range Facilities Master Plan extensive mutual efforts have occurred with development representatives and San Diego County DPLU staff members to more fully understand the breadth of developments that are proposed and/or in process for this region of the FUHSD. Through these efforts the District has identified a variety of general locations that may be suitable for considered location and construction of future FUHSD educational facilities. Preliminary discussions have occurred with virtually all of the associated development representatives in the I-15 corridor area; to date, however, no sole site has been identified as either acceptable or preferable for final consideration by the District for FUHSD educational facilities within this region. It is strongly suggested that efforts continue to determine the feasibility and methodology for possibly obtaining a site in this area.

Alternative Western Region

Extensive research and planning efforts have also occurred to determine the types and breadth of development that is either occurring or is planning to occur in the westerly region of the FUHSD. Significant time and effort have been devoted to meeting with representatives from the City of Oceanside, the County

of San Diego and the Marine Corps Base at Camp Pendleton to accurately determine the nature and timing of future residential development in this area. Although the degree and intensity of current and proposed development in this area appears to be slightly less than that which is anticipated within the I-15 corridor region, it is strongly suggested that efforts continue to assess the feasibility for the future siting of FUHSD educational facilities in this region of the District.

Eclectic/Combined Approach Alternative

Each of the aforementioned alternatives have point/s of potential merit and value. In all likelihood, the FUHSD will be best served to develop an approach toward the housing of future students throughout the District boundaries that can utilize relevant approaches identified in one or more of the alternatives identified herein. This “eclectic” approach could enable the District to diversify its efforts so as to not be confined to one singular solution strategy and to be able to better respond to student housing needs generated from diverse regions and at yet-to-be-determined time frames.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

SITING ALTERNATIVES FOR NEW FACILITIES

To: Tom Anthony, Superintendent – FUHSD
Chet Gannett, Asst. Supt. - FUHSD

From: Fred Good, PJHM Architects Southwest
Charlene Yarnall, PJHM Architects Southwest

Subject: Status Report on Prospective Sites Within the FUHSD for a
Second High School

Date: December 5, 2003

Tom and Chet – thank you to both of you for your participation in the activities associated with the visit to the District today (December 5, 2003) from Tom Tooker – representative from the School Facilities Planning Division, California Department of Education – to look at prospective “second high school sites” within the District. I know this is an extremely busy time of year for you but it was helpful for Tom Tooker to be able to meet both of you as I envision that you will likely be working with him extensively in the future.

The purpose of this “status report” is to give you a summary of today’s activities with Tom Tooker and to identify “next steps” as the District considers the potential for a second high school site/facility.

1. As I stated to both of you, the CDE representative’s visit to a potential site is the first step (of many) as you seek to determine the feasibility of any given potential school site. In essence, his visit and resultant “write up” of the prospective site is the “first gate” in the approval process.
2. The large binder that I showed you today for the McCall Mesa School site in Riverside County is representative of what is required to ultimately obtain California Department of Education (CDE) approval for any new school site.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

3. As you witnessed, very extensive efforts, studies, reports and findings are required in order to eventually obtain CDE approval; Charlene Yarnall will be instrumental in guiding and completing the necessary efforts with and for you in order to obtain this approval, should you seek to have a second high school site approved.
4. We personally visited the Gird Road property (many thanks to Chuck Trevino for his assistance with access to the site, etc.!) and also visited the Pankey Ranch/Passerelle/Pappas properties on the east side of Interstate 15; summary comments are as follows, although I am attaching the CDE site report for each specific site in which Tom Tooker has ranked the sites relative to initial suitability from 1 to 5 (1 being best, 5 being probably “not approvable”):

Gird Road Property – Tom Tooker ranked this site as a “2” – in essence, this means that he is fairly comfortable with the site and would suggest that further study and analysis be completed. Issues that caused him to rank this site less than a “1” were:

- concerns over relative proximity to Hwy 76 and the future potential realignment of this road.
- single point of access off of Gird Road is a concern, as is the general nature of Gird Road relative to suitability for servicing the vehicular needs associated with a potential 2,000 student high school.
- irregular topography on the existing site and the likely requirement for fairly extensive grading in order to fully maximize the approximate 50 gross acres.
- potential for sensitive environmental approval issues, i.e., presence of oaks, etc.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Pankey Ranch, Passerelle, Pappas Properties – Tom Tooker ranked this general area as a “1” – in essence, this means that he is very comfortable with the generalized area and would suggest that further study and analysis be completed. Issues that were discussed relative to his ranking of this area were:

- a desire to locate any potential school site away from Interstate 15 (more toward the easterly edge of the Pankey Ranch/Passerelle/Pappas properties.
 - significant street improvements will be required in order to appropriately access the sites – the fact that any potential school site could likely be delivered as part of a larger overall development project was a positive.
 - the general area seems geographically appropriate for a second high school given the future development that seems imminent.
5. The “next steps” relative to individual site analysis are defined in the attached CDE document – SFPD 4.01. This document fairly succinctly outlines the required studies and reports, as well as the documents that are ultimately required for submittal to the CDE in a “site package binder” similar to the one I shared for our McCall Mesa School project in Riverside County.

In closing, I believe it is very helpful that we have completed our initial contact to the California Department of Education to review potential school sites. It will likely be my recommendation that we start to develop potential alternatives for a future high school site more in the westerly portion of the District, as well, for CDE’s initial review and consideration as we seek to “keep all options” available relative to responsible future planning.

I’m looking forward to our continuing mutual efforts on the FUHSD Facilities Master Plan!

Attachments:

- SFPD Form 4.0 – School Site Field Review (Gird Road property)
- SFPD Form 4.0 – School Site Field Review (Pankey Ranch/Passerelle/Pappas Properties)
- SFPD Form 4.01 – School Site Approval Procedures



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

California Department of Education School Site Review and Approval Procedures



CALIFORNIA DEPARTMENT OF EDUCATION
SCHOOL FACILITIES PLANNING DIVISION

SFPD 4.01 (per CDE)

SCHOOL SITE APPROVAL PROCEDURES

1. INITIAL CONTACT

Local education agencies (LEAs) desiring the California Department of Education's (CDE) approval of a new school site or addition to an existing school site should contact the county assigned field representative from the School Facilities Planning Division (SFPD). The SFPD field representative will visit the site and provide the LEA with a written evaluation on the SFPD 4.0, Initial School Site Evaluation. The SFPD field representative will also provide to the LEA, upon request, forms and instructions required for CDE final school site approval: SFPD 4.01, School Site Approval Procedures; SFPD 4.02, School Site Report; and SFPD 4.03, School Site Evaluation. Forms and instructions are available on the SFPD Web site at www.cde.ca.gov/col/facilities/sfpd.asp (California Code of Regulations, Title 5, sections 16810 et seq.; Education Code sections 17020-58, 17251-66).

2. PHASE I ENVIRONMENTAL SITE ASSESSMENT OR PRELIMINARY ENDANGERMENT ASSESSMENT

In accordance with Education Code sections 17210 and 17213.1, LEAs are required to prepare a Phase I Environmental Site Assessment (Phase I).

- If the Phase I concludes that no further investigation is required (clean site with exception for potential lead-based paint or polychlorinated biphenyls (PCBs)), the LEA will submit one copy of the qualified environmental assessment signed Phase I with proof of assessor qualifications, and a \$1,500 check payable to the Department of Toxic Substances Control (DTSC) to: Department of Toxic Substances Control, School Property Evaluation and Cleanup Division, 1041 North Grandview Avenue, Glendale, CA 91201, Attention: Phase I Administrative Assistant.
- If the Phase I or DTSC concludes that further investigation through a Preliminary Endangerment Assessment (PEA) is needed, and the LEA wishes to pursue the site, the LEA will contact DTSC to apply for an Environmental Oversight Agreement. DTSC must oversee the preparation of a PEA.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

The DFGC-approved Phase I and any addenda and the executive summary of the approved RGA (if required), or the complete and approved PER if no Phase I has been approved by DFGC, must be submitted to SFPD prior to final school site approval. See SFPD Memo 03-02, "AIR 18 and Other Recent Changes Related to the Title Review Process and the State Funding Program for School Projects," at www.cde.ca.gov/ft/ftb/ftb18/ftb180201.asp. (California Code sections 17210 and 17210.1)

3. SCHOOL SITES NEAR AIRPORTS

The LEA governing board must submit written notice to SFPD if the boundary of the proposed school site acquisition is within two nautical miles (2.3, 4.2 km) measured by airline of any point on an airport runway or potential runway included in an airport master plan. In addition to the written notice, the governing board must submit scaled maps, as specified in SFPD Advisory 03-05, "Update on Proposed School Sites and Airports (Assembly Bill 747)," indicating the location of the proposed school site and the airport runway. SFPD will forward the maps to the Office of Airports at the California Department of Transportation, Aeronautics Division, for review and recommendation. SFPD recommends the submission of these items as soon as a site becomes the preferred school site. A site may not be used as a K-12 school campus without the Office of Airports' concurrence. (California Code of Regulations, Title 21, Division 215, Chapter 2.1; Education Code Section 17210)

4. APPROVAL REQUEST

The LEA must submit a letter, to the assigned SFPD field representative, requesting approval for each school site. The letter must include a project tracking number, which may be obtained from the Office of Public School Construction's Web site or the SFPD Web site. Include documents and studies required for final CDE school site approval as listed in Section V of this form. Send approval requests to: California Department of Education, School Facilities Planning Division, 1400 H Street, Suite 1201, Sacramento, CA 95814

SFPD 4.01 (Rev. 01/04) – Page 1 of 3



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

3. "CONTINGENT" SCHOOL SITE APPROVAL (UPON WRITTEN REQUEST)

Financial hardship LEAs (regardless of their project site's DTSC status), and LEAs that have environmental hardship projects (DTSC approved a PEA requiring a response action and estimates preparation and implementation will take at least six months), may request a CDE "contingent" school site approval in their approval request letter. All of the documents and studies listed in Section 6 of this form must be submitted prior to CDE "contingent" school site approval with the exception of items: (c) SFPD 4.03, School Site Certification; (d) DTSC "final" determination letter approving the Phase I or PEA (a PEA approval letter is required for environmental hardship projects); and (h) LEA board-adopted final California Environmental Quality Act (CEQA) documents.

CDE recommends the submission of completed or draft CEQA and DTSC documents as soon as they are available. If Item A, Written Determination and Findings, has not yet been adopted by the LEA's board, sufficient documentation addressing these issues must be submitted.

If a response action is required, the LEA must submit: (1) a financial analysis that estimates the cost of the response action; (2) an assessment of benefits from using the site when compared to the use of alternative sites; and (3) an evaluation of the suitability of the site in light of a her recommended alternative sites. This information will be used to determine a 'best available alternative site' (Education Code sections 17072.15(p)(3)-(5)(B) and 17073.1(a)(10))

4. DOCUMENTS AND STUDIES REQUIRED FOR APPROVAL

- A. **SFPD 4.0, Initial School Site Evaluation:** A copy of the evaluation that was completed by the CDE field representative for the submitted site.
- B. **SFPD 4.08, School Site Report:** A complete and signed report (Education Code Section 17051(a)).
- C. **SFPD 4.09, School Site Certification:** A complete and signed certification.
- D. **Legal Description and Site Map:** Two copies of the legal description of the site and an 9-12" x 11" parcel map of the site indicating: (1) dimensions, sharing lines and bounds corresponding to the legal description; (2) adjacent streets; (3) gross and net taxable acres; and (4) assessor's parcel number, with easements and access points to the site indicated.
- E. **Local Education Agency Map:** LEA board-adopted map of any size indicating: (1) all existing schools and sites; (2) all future sites; and (3) the proposed new school site.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

- F. Site Utilization Diagram:** Schematic allocation of the site on which the proposed facilities and their placement on the site are indicated.
- G. Planning Commission Report:** Copy of the city and county planning commission report or response regarding the site chosen by the LEA, or if the LEA has not yet received a response, the LEA's notice sent to the city and county. If the school board has overridden the zoning ordinance with a two-thirds vote, submit a copy of this action. (Public Resource Code Section 31151.2; Government Code sections 53084, 65400(c))
- H. Site Documentation:** A list of all unused LEA-owned sites and an explanation of why each site may not be used in lieu of acquiring a new school site; a statement that the LEA plans to sell an alternative site in order to use the proceeds for the new site, or a letter stating there are no other LEA-owned sites. (State Allocation Board Regulation 1809.70; Education Code Section 10073.12)
- I. Master Plan Site Documentation:** Current (not over five years) documentation justifying the master plan site of the site. This may include the LEA Facility Master Plan, Developer Fee Justification Study, or School Facilities Needs Analysis.
- J. Wetlands Determinations and Findings:** LEA's board-adopted determinations indicating: (1) the site is not a current or former waste disposal site; (2) the site is not a hazardous substance release site; (3) the site does not contain pipelines; and (4) whether a qualified thorough and/or qualified traffic corridor is located within 500 feet of the site. LEA's board-adopted findings for: (1) hazardous air emitters and hazardous material handlers located within a 1/4 mile of the site; and (2) no significant health risks based upon air dispersion modeling if the site is

BFPD 404 (Rev. 01/04) – Page 2 of 3



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

located within 500 feet of a qualified freeway or qualified traffic corridor, or a board-adopted statement of Overriding Considerations in an Environmental Impact Report and a board-adopted statement that no suitable alternative site is available due to a severe shortage of sites that meet Education Code requirements. Any determination or finding may be in a CEQA document or other board-adopted document or resolution. (Public Resource Code Section 21151.6; Education Code Section 17312; California Code of Regulations, Title 5, Section 14011 (a) (3); Title 14, Section 15003)

- K. Geological and Other Environmental Hazards Report:** Copy of the Geological Hazards Report and other environmental hazards report as described in Appendix I-H of the School Site Selection and Approval Guide, 2000 edition. This will include a survey of high-pressure pipelines, liquid storage tanks, railroads, airports, electrical transmission lines, and areas subject to flooding, dam inundation, seismic faulting, and liquefaction. (Contact the county-assigned SFPD field representative for pipeline risk assessment and electromagnetic field (EMF) policies.) (Education Code Section 17312.5; California Code of Regulations, Title 5, Section 14011)
- L. Approved Phase II Environmental Site Assessment, Preliminary Endangerment Assessment, or Completed Consent Form to Complete Further Investigation and Response Action:**
Submit one or more of the following as appropriate:
- DTSC-approved Phase I (and any addenda) and PCA Executive Summary (if one was required)
 - DTSC "final" determination letter approving the Phase I and/or PCA
 - If a response action was required, the DTSC "no further action" letter, or the certified completion of a response action
 - SFPD d 14 form certifying the LGA is complete a Phase I addendum, PCA, or response action for lead-based paint and/or PCBs signed by the LGA and DTSC (if seeking final DCE approval prior to completing DTSC requirements)
 - SFPD d 15 form certifying the LGA is complete a response action signed by the LGA and DTSC (if seeking final DCE approval prior to completing DTSC requirements)



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

- M. California Environmental Quality Act Compliance:** Copy of the LEPA board-adopted: (1) certified Final Environmental Impact Report or Negative Declaration (including Initial Study); (2) Comment Period Closure Letter or date stamped Notice of Completion from the Governor's Office of Planning and Research; (3) date stamped Notice of Determination or Notice of Exemption, along with an explanation of why the project is exempt, that was filed with the County Clerk and State Clearinghouse.
- N. Joint-Use Agreement (if applicable):** If the proposed school site includes acreage to be provided or utilized by the LEA as the result of a joint-use agreement, submit a signed copy of the agreement or other appropriate documentation. (Note: California Code of Regulations, Title 5 school site approval requirements shall apply to the entire site including joint-use areas.)
- O. Final Determination Letter from the Office of Airports (if applicable):** If the proposed school site is within two nautical miles (12,152 feet) of an existing or potential airport runway, submit a copy of the "final" determination letter from the Office of Airports at the California Department of Transportation, Division of Aeronautics. (California Code of Regulations, Title 51, Division 2.5, Chapter 2.1, California Code Section 17315)
- P. Other Studies (if applicable):** Submit other documentation or studies requested by the SFPD field representative to evaluate the unique characteristics and environment of the proposed school site. This includes, but is not limited to, studies of: noise, traffic, sidewalks, pipelines, electric transmission lines, and flooding. (California Code of Regulations, Title 5, Section 1601.5)

SFPD #101 (Rev. 01/04) – Page 2 of 3



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

California Department of Education - Preliminary Review of the Gird Road Property



California Department of Education
School Facilities Planning Division

SFPD 4.0 (Rev. 03/03)

SCHOOL SITE FIELD REVIEW

Site Information:

District Name FALLBROOK UNION H.S. County SAN DIEGO
School Name H.S. # 2 / GIRD Charter? Yes ☐ No ☒ Date of Field Review 12/5/03
Site Location (Nearest Cross Streets) GIRD / HIGHWAY 76

Site Map

Has the required scaled drawing with north indicated been attached to this review? Yes ☐ No ☒ FRED

Project Type:

New school – Yes ☒ No ☐ Major addition with additional land acquired – Yes ☐ No ☒

Other: _____

Project Description:

Master planned capacity 2000, Grade levels 9-12, CSR grades No, MTYRE – Yes ☐ No ☒
Joint-Use – Yes ☒ No ☐ C.O.S. – Yes ☐ No ☒
Proposed site athletic program TRADITIONAL w/ JOINT USE OPTIONS

Project Funding:

Local – Yes ☒ No ☐ Developer – Yes ☒ No ☐ State only (financial hardship) – Yes ☐ No ☒
State (in combo with other sources) – Yes ☒ No ☐ Estimated land value/acre N.A.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Site Characteristics:

Topography description Rolling Hills

Historical use GRAZING

Current use VACANT

Describe any existing structures to be removed or demolished (if any) NONE

Easement or R.O.W. description (if any) UNK - POSSIBLE ENCROACHMENT FROM
REALIGNMENT OF HIGHWAY 76

Site Acreage:

Gross acres (est.) 49.87 Net useable acres (est.) 45 CDE recommended acres (est.) 47.1

% state standard (net useable/CDE recommended) 95.5, if <50%, small site worksheet required

Current land use or zoning adjacent to site -

- North RESIDENTIAL
- East "
- South GOLF COURSE
- West "

Potential Issues *Major safety issues to be avoided (if possible)

(Y)(N)(?)	(explain specific known or potential issues, note if sufficient information is not available, note location on attached diagram)
<u>Y</u>	*Traffic: <u>COORDINATE W/ COUNTY & POSSIBLY CALTRANS</u>
<u>N</u>	*Railroad Tracks (<1,500 ft.):
<u>N</u>	*Airport Runway (<2 nautical miles):
<u>?</u>	*Powerlines above or below ground (>50kv):
<u>?</u>	*Hazardous Pipelines (<1,500 ft. >80 psi):



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

N	*Flood/Dam Inundation :
N	*Water/Fuel Storage Tanks:
✓	*Wildland Fire Interface:
?	*Toxics (Natural or Man-Made): GOLF COURSE
?	*Odors, Dust, Smoke, Pesticide Drift: " "
?	*Hazardous Air Emitter/Hazardous Material < Mile:
N	*Social Hazards:
✓	Safe Walking Routes:
N	Centrally Located in Attendance Area:
N	Close to Other Community Facilities:
N	Orientation for Wind/Light:
N	Soil Stability, Bearing Capacity:
N	Landslides, Liquefaction:
N	Topography (Excessive Slope):
✓	Drainage: SITE HAS ROLLING TERRAIN W/ CHANNELIZATION
I	Shape (length to width ratio>2):
✓	Accessibility: SINGLE STREET ADDRESS
N	Utilities (Availability/Distance):
?	Excessive Grading/On-Site Development Costs:
N	Excessive Off-Site Development Costs:
N	Condemnation/Relocation: DISTRICT OWNED / HIGH VALUE RESIDENTIAL PROPERTY
?	Wildlife/Protected Habitat/Wetland:
?	Historic/Archeological/Scenic Resource:
N	Farm Land/Agricultural Preserve (Williamson Act):
-	Other (specify):
-	Other (specify):
-	Other (specify):



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

CDE Ranking (1=high and 5=low)

Ranking of this site: 2 Number of sites evaluated: 2 Relative ranking of this site: 2

Explain why, if less than three sites evaluated: DISTRICT OWNED

- C.O.S.: ☐ The CDE finds that this site is approvable for purposes of the district's first annual report pursuant to Education Code 17078.25(e).
☐ Site is within attendance area or a one/three mile radius.
☐ The district will request a variance pursuant to Education Code 17078.22(b).
☒ The CDE's preliminary review of this site indicates that the district may proceed with further evaluation of the site including the completion of the SFPD 4.01, 4.02 and 4.03. Those specific concerns identified by the CDE in this review must be addressed in the development of this site approval. THIS REVIEW DOES NOT CONSTITUTE A PRELIMINARY OR FINAL SITE APPROVAL.
☐ The CDE recommends that the district no longer pursue acquiring this site.

Comments: LONG RANGE PLANNING / BOUNDARY ADJUSTMENTS / REALIGNMENT
OF HIGHWAY 76 ARE ALL IMPORTANT ELEMENTS.

Conditions/Additional Requirements (if any)

- ☐ EMF Mitigation Plan ☐ Noise Study ☐ Railroad Safety Study ☐ Pipeline/Tank Risk Assessment
☒ Traffic Study ☐ Caltrans Airport Assessment ☐ Other _____

Name(s) of District Staff/Consultant present during field review: FREN GOOD

Address and telephone #/e-mail of District/Staff Consultant: 2234 S. STAGE COAST LANE

Name(s) of SFPD staff present during field review: TOM TOOKER

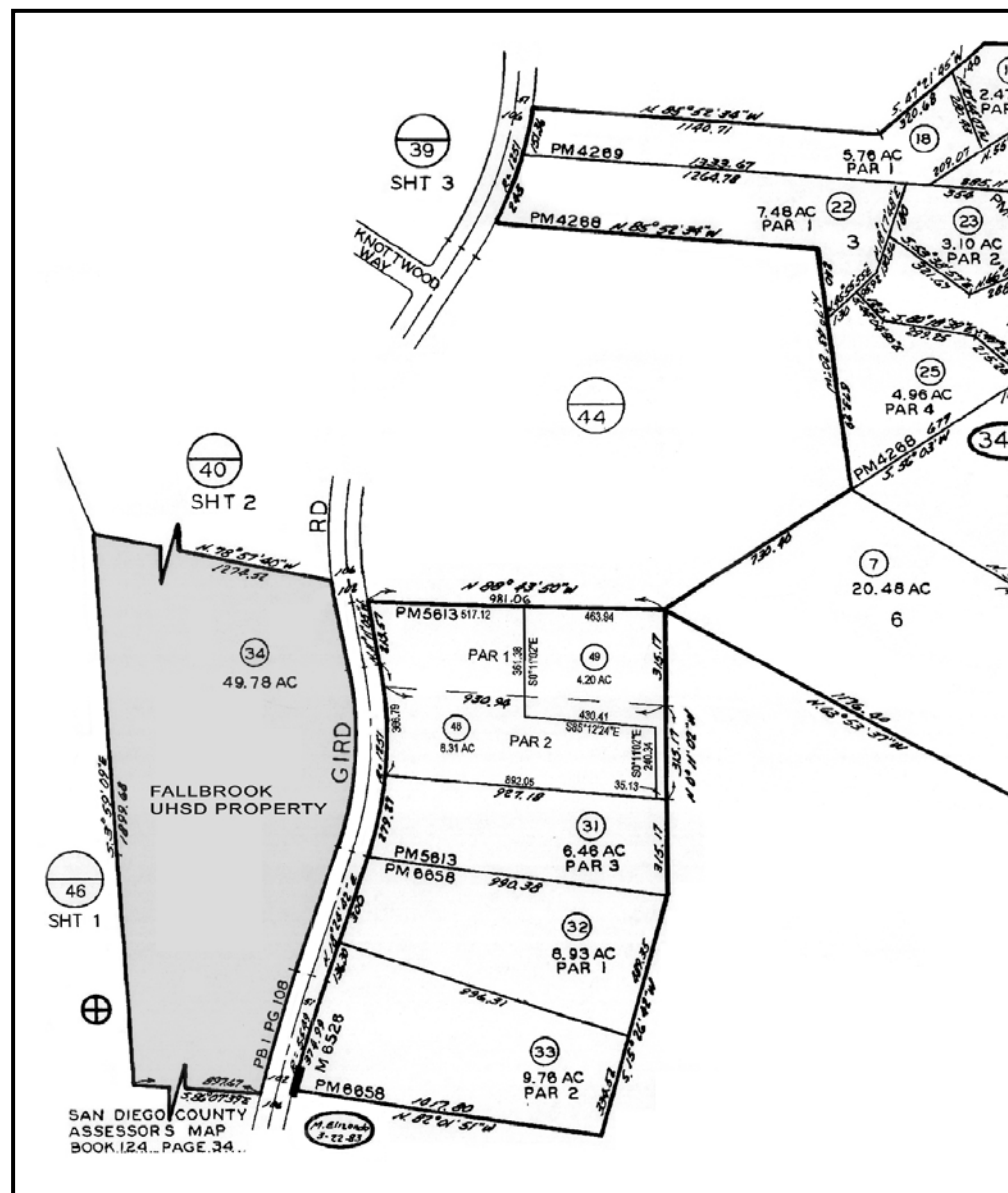
Signature of SFPD staff person responsible for site field review: Thomas M. Tooker

Date that this SFPD Form 4.0 was completed and transmitted to school district: 12/5/03



Fallbrook Union High School District Long Range School Facilities Master Plan

The Gird Road Property





Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

California Department of Education - Preliminary Review of the Pardee/Passerelle/Pappas Properties



California Department of Education
School Facilities Planning Division

SFPD 4.0 (Rev. 03/03)

SCHOOL SITE FIELD REVIEW

Site Information:

District Name FALLBROOK UNION H.S. County SAN DIEGO
School Name H.S. #2 (PANKEY) Charter? Yes ☐ No ☒ Date of Field Review 12/5/03
Site Location (Nearest Cross Streets) INTERSTATE 15 (EAST) - BETWEEN MISSION RD
& HIGHWAY 76

Site Map

Has the required scaled drawing with north indicated been attached to this review? Yes ☒ No ☐

Project Type:

New school - Yes ☒ No ☐ Major addition with additional land acquired - Yes ☐ No ☒

Other: _____

Project Description:

Master planned capacity 2000, Grade levels 9-12, CSR grades NONE, MTYRE - Yes ☐ No ☒
Joint-Use - Yes ☒ No ☐ C.O.S. - Yes ☐ No ☒
Proposed site athletic program TRADITIONAL w/ JOINT-USE OPTIONS

Project Funding:

Local - Yes ☒ No ☐ Developer - Yes ☒ No ☐ State only (financial hardship) - Yes ☐ No ☒
State (in combo with other sources) - Yes ☒ No ☐ Estimated land value/acre 100 K



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Site Characteristics:

Topography description Rolling Hills
 Historical use GRAZING
 Current use SAME
 Describe any existing structures to be removed or demolished (if any) UNK
 Easement or R.O.W. description (if any) UNK

Site Acreage:

Gross acres (est.) 55+ Net useable acres (est.) 50+ CDE recommended acres (est.) 50
 % state standard (net useable/CDE recommended) _____, if <50%, small site worksheet required
 Current land use or zoning adjacent to site –
 • North AGRICULTURE - CATTLE FUTURE - HOUSING
 • East " "
 • South " "
 • West " "

Potential Issues *Major safety issues to be avoided (if possible)

(Y)(N)(?)	(explain specific known or potential issues, note if sufficient information is not available, note location on attached diagram)
Y	*Traffic: <u>NEED TO COORDINATE W/ COUNTY & STATE</u>
N	*Railroad Tracks (<1,500 ft.):
N	*Airport Runway (<2 nautical miles):
?	*Powerlines above or below ground (>50kv):
?	*Hazardous Pipelines (<1,500 ft. >80 psi):



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

✓	*Flood/Dam Inundation :
✓	*Water/Fuel Storage Tanks:
✓	*Wildland Fire Interface:
✓	*Toxics (Natural or Man-Made):
✓	*Odors, Dust, Smoke, Pesticide Drift:
✓	*Hazardous Air Emitter/Hazardous Material < Mile:
✓	*Social Hazards:
✓	Safe Walking Routes:
✓	Centrally Located in Attendance Area:
✓	Close to Other Community Facilities:
✓	Orientation for Wind/Light:
✓	Soil Stability, Bearing Capacity:
✓	Landslides, Liquefaction:
✓	Topography (Excessive Slope):
✓	Drainage:
✓	Shape (length to width ratio>2):
✓	Accessibility: <i>TO BE DEVELOPED</i>
✓	Utilities (Availability/Distance): <i>11</i>
✓	Excessive Grading/On-Site Development Costs:
✓	Excessive Off-Site Development Costs:
✓	Condemnation/Relocation:
✓	Wildlife/Protected Habitat/Wetland:
✓	Historic/Archeological/Scenic Resource:
✓	Farm Land/Agricultural Preserve (Williamson Act):
✓	Other (specify):
✓	Other (specify):
✓	Other (specify):



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

CDE Ranking (1=high and 5=low)

Ranking of this site: 1 Number of sites evaluated: 2 Relative ranking of this site: 1

Explain why, if less than three sites evaluated: LARGE UNDEVELOPED H.S. SITES ARE
DIFFICULT TO OBTAIN.

- C.O.S.: ☐ The CDE finds that this site is approvable for purposes of the district's first annual report pursuant to Education Code 17078.25(e).
☐ Site is within attendance area or a one/three mile radius.
☐ The district will request a variance pursuant to Education Code 17078.22(b).
☒ The CDE's preliminary review of this site indicates that the district may proceed with further evaluation of the site including the completion of the SFPD 4.01, 4.02 and 4.03. Those specific concerns identified by the CDE in this review must be addressed in the development of this site approval. THIS REVIEW DOES NOT CONSTITUTE A PRELIMINARY OR FINAL SITE APPROVAL.
☐ The CDE recommends that the district no longer pursue acquiring this site.

Comments: LONG RANGE PLANNING / BOUNDARY ADJUSTMENTS / RESIDENTIAL
DEVELOPMENT EAST OF INTERSTATE 15

Conditions/Additional Requirements (if any)

- ☐ EMF Mitigation Plan ☐ Noise Study ☐ Railroad Safety Study ☐ Pipeline/Tank Risk Assessment
☒ Traffic Study ☐ Caltrans Airport Assessment ☐ Other _____

Name(s) of District Staff/Consultant present during field review: FRED GOOD

Address and telephone #/e-mail of District/Staff Consultant: 2234 S. STAGE COACH LN FALLBROOK

Name(s) of SFPD staff present during field review: TOM TASKER 92028

Signature of SFPD staff person responsible for site field review: Thomas W. Tasker

Date that this SFPD Form 4.0 was completed and transmitted to school district: 12/5/03

FAST TRACK SCHEDULE

Potential Timeline For Construction of a New High School

8 1/2 X 14 page



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Recommended “Next Steps”

- Establish an optimal enrollment goal for each comprehensive high school within the District (i.e., 2000 students in grades 9-12)
- Make a determination regarding the construction type of facilities that will be used over the approximate next five year period to house enrollment increases at Fallbrook High School (i.e., modular vs. permanent).
- Identify the desired building projects that need to occur at Fallbrook High School in order to accommodate enrollment increases and site/program improvements (i.e., additional classrooms, athletic facility improvements, parking expansion/efficiency improvement, etc.) over the next five to six-year period.
- Commence final site analyses regarding utilization of the Gird Road property vs. alternative/potential next high school site locations.
- Commence program planning for the District’s next high school.
- Create a district wide facilities steering committee that will promote community awareness of and support for facilities improvements throughout the District.
- Continue the development of a plan to implement the preliminarily identified athletic facility improvements at Fallbrook High School.
- Pursue potential leased space for the re-location of the District Administrative facilities that are currently located on the FHS site.
- Initiate topographic survey, geologic investigations, Phase I ESA, and other related site investigations (working with SD County re: 76 realignment, Gird Road traffic concerns, etc.) in order to more specifically determine the feasibility of constructing any type of new facilities for the District on its Gird Road property; concurrently, initiate the “pre-application” site analysis process with the County of San Diego Department of Planning and Land Use to assess the potential viability



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

of the Gird Road property for non-school development and, in essence, begin to establish its value as an “asset” within the District.

- Finalize the required documents and activities to establish the District’s “baseline” for participation within the State’s School Facilities Program.
- Determine whether or not the District wants to pursue the somewhat limited State Funding opportunities funding for additional modernization at Fallbrook High School
- Forward copies of the final/Board-approved Long Range School Facilities Master Plan to:
 - All elementary feeder districts
 - The County of San Diego Dept. of Land Planning
 - The San Diego County Office of Education
 - Palomar Community College
 - The School Facilities Planning Division within the California Department of Education
 - Large master developers within the area (i.e., Pardee, etc.)



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Funding Alternatives to Modernize Existing Facilities and to Build New Facilities Within the FUHSD

On the pages that follow is information that identifies a wide variety of funding mechanisms that may be available for the District's considered use as it contemplates improvements to existing facilities and/or the construction of new facilities within the District.

General Obligation Bond Elections

- A school district can propose a local tax ballot measure in order to generate funds to build new schools, add to existing facilities or to modernize existing facilities. Proposition 39 enables the District to seek a 55% approval rating for passage, although this approach includes specific regulations regarding maximum tax rates, etc. (maximum tax rates for a high school district are \$30/\$100,000 of assessed valuation per parcel). A district can still seek to generate local funds through an election that requires a "super majority" vote - 66, 2/3rds approval rating - a successful election as a result of this methodology allows for greater flexibility for the district as compared to Proposition 39 regulations (i.e., higher potential tax rates, etc.)

General Obligation Bond Elections - School Facilities Improvement District (SFID)

- This approach to funding school facility improvements is very similar to that which was described for general obligation bond elections.

However, through this approach the District may choose to remove properties from the taxation district or to conduct separate elections in multiple taxation districts.

Bonding Capacity Within the FUHSD and Existing Bonded Indebtedness Within the FUHSD

- The Fallbrook Union High School District could consider the potential passage of a Proposition 39 (55% approval threshold) local general obligation bond election in which the maximum tax rate that would be imposed would equate to \$30/\$100,000 of assessed valuation for each parcel within the District. Approval of such an election would result in the ability to generate approximately \$35,000,000 in bond proceeds for use to improve existing and/or build new facilities within the District. In turn, these locally-generated funds could be used/leveraged to attempt to access State funds through the School Facilities Program. An alternative approach would be to seek an extension of the currently authorized general obligation bond funds to a new full maturity of 25 years - this extension could create an approximate additional \$13,000,000 in available funds for facilities-related use. Current bonded indebtedness on the tax rolls for K-12 school purposes within the FUHSD district boundary is approximately \$54/\$100,000 of assessed valuation for each property.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Community Facilities District (CFD)

- This funding mechanism provides for the District to fund the purchase of or improvements to any facility or item with a useful life of five years or longer. Additionally, annual funds may be used to maintain school sites and facilities to provide recreation and library services.
- This approach is very flexible in terms of the facilities and services which can be funded and the methods that can be developed for levying special taxes.
- The formation of the Community Facilities District in which there are more than twelve registered voters must receive approval by two-thirds of the voters casting ballots. Bonds to fund school facility improvements are issued in “lump sum” amounts with annual special tax payments made by residents within the CFD boundary to provide the revenue stream to meet debt service requirements on the bonds. The District’s general fund is not required to finance any funding shortfall on bond debt service payments.

School Fees / Alternative Fees / Mitigation Payments

- This process is more typically associated with the collection of developer fees. Funds collected in this manner can be used to fund the expansion of existing

school facilities and/or the construction of new school facilities necessary to adequately house students generated from new residential development.

Redevelopment Tax Increment

- These funds may be used to fund enhancements to and/or expansions of existing school facilities and/or to construct new facilities for students generated by development within a redevelopment project area.
- This type of funding creates a revenue stream that can be used directly to pay for facilities or to “leverage” through the issuance of certificates of participation (COP’s). The revenue is produced by tax increment via a “pass-through” agreement with the local redevelopment agency for a given redevelopment project area.

Certificates of Participation

- Issuance of Certificates of Participation (COPS) can be used to fund virtually all facilities related needs. This financing option provides relatively unrestricted expenditure of proceeds on facilities and does not require a voter election. Debt service payments for this type of financing mechanism must be ultimately secured through the District’s general fund.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Qualified Zone Academy Bonds (QZAB)

- These types of funds are eligible to finance improvements in and equipment for existing facilities. This financing option includes an interest-free loan and requires a minimum contribution of 10% of the project costs from private businesses or business partners. Payments on the loan are ultimately secured by the District's general fund.

district's recreational facilities to the local property owners, the 1972 Act allows a "special assessment" to be placed on these properties by the local school board. A local election is required in which a positive majority of the assessment-weighted ballots is required for passage.

Recreation Assessment District

- Recreation Improvement and Maintenance Districts are seldom used within public school districts but are authorized under legislation enacted in 1972 through the Landscape and Lighting Act. The 1972 Act enables "special districts", such as school districts, to use the benefit assessment process to fund the construction, renovation, and maintenance of certain types of public improvements that provide recreational facilities for the general community. School districts provide playgrounds/playfields, sports fields and courts and other types of recreational facilities that may be available for community use during periods of the year and times of the day when school is not in session. Because of this "benefit" provided by the school



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Previous FUHSD Participation Within the State's Lease-Purchase Program (State's Facilities Program from 1987-1998)

The Fallbrook Union High School District has historically been successful in pursuing State funding. In 1996 and 1999 the District received funding through the State's Lease Purchase Program, for both modernization and new construction on a 50/50 basis (50% of the funding from the State with a matching 50% from the District).

Through the Lease Purchase Program the District received approximately \$1,900,000 for modernization of classroom buildings 10, 20, 30, 40, 50, 60, 70, 80, 102 103, the cafeteria, the administration building and the old gymnasium. Additionally the District received approximately \$2,400,000 for construction of the new media center/classroom building and the performing arts building.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Potential FUHSD Participation Within the State's School Facility Program (Current State School Facilities Program)

In November, 1998 the Leroy F. Greene School Facilities Act of 1998 (SFP) was enacted by Senate Bill 50 replacing the Lease Purchase Program as the State's School Facility funding program. The SFP is a per pupil grant program providing funding for new construction on a 50/50 State/local basis and for modernization on a 60/40 State/local basis. The District is able to participate in both the 50/50 new construction and 60/40 modernization programs after establishing baseline eligibility.

Baseline eligibility for new construction is the number of un-housed students projected in five years. Eligibility is established by completing State Allocation Board Forms 50-01 (Enrollment Certification/Projection), 50-02 Existing Building Capacity, and 50-03 Eligibility Determination. The eligibility determination is arrived at by subtracting the number of students housed in existing classrooms (utilizing the State's loading standard of 27 for high schools) from the five-year projected enrollment (utilizing a cohort survival methodology).

Based upon current enrollment and classroom inventory the District's potential for new construction funding is approximately \$13,000,000 - this amount represents the State's 50% contribution and would require a matching

contribution of \$13,000,000. The District's 50-01, 50-02 and 50-03 are included as part of this report.

Modernization eligibility is established for the school campus by multiplying the percentage of eligible building square footage times the current CBEDS enrollment. Eligible buildings are permanent facilities greater than 25 years old (that have not previously been modernized with State funds) and portable facilities greater than 20 years old (that have not previously been modernized with State funds).

Currently 13% of Fallbrook High School's facilities are eligible for modernization. Based upon this percentage the District's potential for modernization funding is approximately \$1,600,000 - this amount represents the State's 60% and would require a matching contribution of approximately \$1,100,000. The District's 50-03 for modernization eligibility is included as part of this report.

An important note is that funding may only be applied for once the District owns a site that has been approved by the California Department of Education (for new construction) and has plans and specifications approved through the Division of the State Architect and the California Department of Education (for both new construction and modernization).



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Summary Information

RE: The State's School Facilities Program

School Facility Program (SFP)

- Leroy R. Greene School Facilities Act of 1998 (SFP) is the State's program to provide State per pupil funding for new construction and modernization of existing school facilities.
- Enacted by Senate Bill 50 - November 1998
- Minor modifications to the SFP as a result of the passage of Prop. 47 (AB-16) in November 2002
- Administered by the Office of Public School Construction (OPSC) for the State allocation Board (SAB).
- Grant program providing funding for new construction on a 50/50 State/local basis and modernization on an 60/40 State/local basis.
- SFP provides financial hardship funding to assist District's that are unable to meet their matching share requirement when certain criteria is met.

Assembly Bill 16 Changes to SFP Program

- Priority points were eliminated.
- Changed modernization program from an 80/20 program to a 60/40 program.
- Established Critically Overcrowded School Facilities Program.
- Provides funding for Joint-Use Program.
- Provides funding for Charter School Facilities.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Proposition 55 - March, 2004

2004 K-12 Funding Allocation

\$10 billion

New Construction (includes up to 300 million for Charter Schools)	\$5.26 billion
Modernization	\$2.25 billion
Critically Overcrowded Schools	\$2.44 billion
Joint Use	\$50 million

New Construction Funding

- Provides funding on a 50/50 State and Local match basis.
- 2004 per pupil grant amounts:

Elementary	\$6,040
Middle	\$6,388
High School	\$8,363
SDC - Non Severe	\$12,875
SDC - Severe	\$19,251
- The “new construction grant” amount is based upon the number of pupils the project will house plus 50% of site acquisition and site development.

Modernization Funding

- Provides funding on a 60/40 State and Local match basis.
- 2004 per pupil grant amounts (represents State’s 60%):

Elementary	\$2,609
Middle	\$2,760
High School	\$3,613
SDC Non Severe	\$5,562
SDC Severe	\$8,313
- Modernization grant is based upon the number of pupils assigned to the project utilizing current CBEDS.
- Funding is based on the State’s formula - not on the needs of the facility.

Modernization Eligibility

Eligibility is site specific and is established by the age of the facility - permanent facilities over 25 years old and portable facilities at least 20 years old.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Joint-Use Projects

- Proposition 47 provided \$50 million that was to be apportioned by July 2003
- \$33.8 million of these funds are still available.
- Proposition 55 provides an additional \$50 million to be apportioned by July 2004
- Application filing deadline for the remaining funds (for this funding cycle) May 31, 2004
- Funding:
 - Funding - Up to \$1 million for projects on a site serving elementary school pupils
 - Up to \$1,5 million for projects on a site serving middle school pupils
 - Up to \$2 million for projects on a site serving high school pupils.

Types of Joint-Use Projects

Type I - part of a new construction project to improve pupil academic achievement, provide teacher education or provide child care facilities. Joint Use partner must be Higher Education.

Type II - part of a new construction project that increases the size and/or increases extra cost extra cost beyond what is necessary for school use of the multipurpose room, gymnasium, library or child care facility. Joint-use partner is governmental Agency, Higher Education or Nonprofit Organization.

Type III - stand alone project located at a school that does not have the type of facility or the existing facility is inadequate; that improves pupil academic achievement or provides teacher education or is a: multi-purpose room, gymnasium, library or child care facility. Joint-use partner is Governmental Agency, Higher Education or Nonprofit Organization.

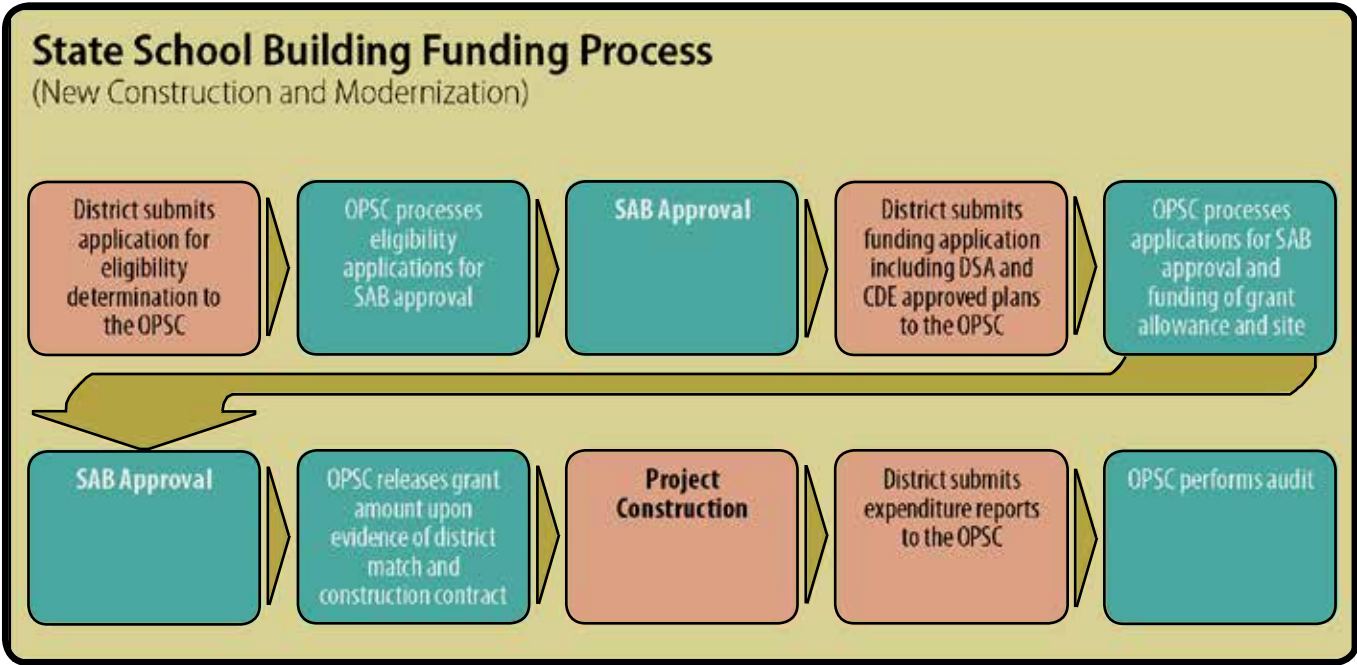


Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Charter School Facilities

- AB 16 provided up to \$100 million out of Prop. 47 and up to \$300 million out of Prop. 55 for charter school purposes.
- SB 15 modified the program in several areas. The SAB approved regulation modifications on 2.25.04
- Charter school must reside and serve pupils within school district boundaries. The school district where the charter resides must have eligibility in order for the charter school to be eligible for funding. The charter school may file an application on its own behalf or the school district may file on behalf of the charter.
(SAB form 50-09 - Application for Charter School Preliminary Apportionment)





Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

FUHSB Eligibility Documents for Participation Within the State's School Facilities Program

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION
SAB 50-01 (Rev. 01/03) Excel (Rev. 2/27/2003)

SCHOOL DISTRICT
FALLBROOK UNION HIGH

COUNTY
SAN DIEGO

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

Page 3 of 3

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
58122

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Part A. Enrollment Data - (districts or county superintendent of schools)

Grade	3rd Previous	2nd Previous	Previous	Current
K	2000/01	2001/02	2002/03	2003/04
1	916	880	897	930
2	947	905	907	973
3	873	929	860	885
4	846	835	895	863
5	808	815	874	923
6	821	770	822	871
7	825	802	812	886
8	856	834	840	844
9	755	832	822	839
10	730	732	816	899
11	723	708	747	805
12	665	708	696	682
TOTAL	10,349	10,336	10,600	11,005

Part B. Pupils Attending Schools Chartered By Another District

Grade	3rd Previous	2nd Previous	Previous	Current
K	0	0	30	70

Part C. Continuation High School - (districts only)

Grade	3rd Previous	2nd Previous	Previous	Current
9	1	1	1	2
10	4	5	15	12
11	39	37	52	50
12	74	70	41	57

Part D. Special Day Class Pupils - (districts or county superintendent of schools)

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR	12	13	MR		20
HH		1	HH		
DEAF			DEAF		2
HI			HI		
SLI	17	6	SLI		18
VI	2		VI		
SED	2	5	SED		22
OI	4	10	OI		17
OHI	10	8	OHI		
SLD	9	5	SLD		14
DB			DB		
MH	2	6	MH		
AUT	16	7	AUT		
TBI	1	1	TBI		
TOTAL	75	62	TOTAL	49	44

I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district.
If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42 (b), the local planning commission or approved authority approved the tentative subdivision map used for augmentation of the enrollment projection of the district has been submitted to the Office of Public School Construction (OPSC).
The form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction.
In the event a conflict should exist, the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE
DATE 5/26/04



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

STATE OF CALIFORNIA
EXISTING SCHOOL BUILDING CAPACITY
SAB 50-02 (Rev. 09/02) Excl. (Rev. 11/21/03/02)
SCHOOL DISTRICT
FALLBROOK UNION HIGH
COUNTY
SAN DIEGO

STATE ALLOCATION BOARD
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
Page 4 of 4
FIVE DISTRICT CODE NUMBER (per California Public School Directory)
58122
HIGH SCHOOL ATTENDANCE AREA (HSA) OR SUPER HSA (if applicable)

PART I - Classroom Inventory		<input type="checkbox"/> NEW	<input type="checkbox"/> ADJUSTED				
Line 1. Leased State Relocatable Classrooms				K-6	7-8	9-12	Total
Line 2. Portable Classrooms leased less than 5 years							
Line 3. Interim Housing Portables leased less than 5 years							
Line 4. Interim Housing Portables leased at least 5 years							
Line 5. Portable Classrooms leased at least 5 years							
Line 6. Portable Classrooms owned by district						26	30
Line 7. Permanent Classrooms						81	83
Line 8. Total (Lines 1 through 7)						109	113

PART II - Available Classrooms					
Option A.		K-6	7-8	9-12	Total
a. Part I, line 4					
b. Part I, line 5					
c. Part I, line 6				26	30
d. Part I, line 7				81	83
e. Total (a, b, c, & d)				109	113

Option B.					
a. Part I, line 8		K-6	7-8	9-12	Total
b. Part I, lines 1, 2, 5 and 6 (total only)				109	113
c. 25 percent of Part I, line 7 (total only)					30
d. Subtract c from b (enter 0 if negative)				8	21
e. Total (a minus d)				101	9

PART III - Determination of Existing School Building Capacity

Line 1. Classroom capacity	K-6	7-8	9-12	Non-Severe	Severe
Line 2. SER adjustment			2,727		27
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4			2,727		27

I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district; and,
This form is an exact duplicate (verbalim) of the form provided by the Office of Public School Construction (OPSC).
In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE
John J. Daniels
DATE
5/26/04



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

STATE OF CALIFORNIA ELIGIBILITY DETERMINATION SAB 50-03 (Rev. 01/03) Excel (Rev. 4/29/2003) SCHOOL DISTRICT FALLBROOK UNION HIGH BUSINESS ADDRESS 2234 S. Stage Coach Lane Fallbrook, CA 92028 CITY FALLBROOK, CA 92028 COUNTY SAN DIEGO		STATE ALLOCATION BOARD OFFICE OF PUBLIC SCHOOL CONSTRUCTION FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 68122 HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)				
Part I - The following individual(s) have been designated as district representative(s) by school board minutes:						
DISTRICT REPRESENTATIVE Tom Antony DISTRICT REPRESENTATIVE Chet Gannett	TELEPHONE NUMBER 760/723-6332 TELEPHONE NUMBER 760/723-6332	E-MAIL ADDRESS lanthony@fuhd.net cgannett@fuhd.net				
Part II - New Construction Eligibility <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADJUSTED						
1. Projected Enrollment (Part G, Form SAB 50-01)		K-6	7-8	9-12	Non-Severe	Severe
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)				3,810	138	119
3. New Construction Baseline Eligibility (line 1 minus line 2)				2,727		27
Part III - Modernization Eligibility <input type="checkbox"/> NEW <input type="checkbox"/> ADJUSTED						
1. SCHOOL NAME:						
Option A						
2. Permanent classrooms at least 25 years old		K-6	7-8	9-12	Non-Severe	Severe
3. Portable classrooms at least 20 years old						
4. Total (lines 2 and 3)						
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe						
6. CBEDS enrollment at school						
7. Modernization eligibility (lesser of the totals of line 5 or 6)						
Option B						
2. Permanent space at least 25 years old (report by classroom or square footage)						
3. Portable space at least 20 years old (report by classroom or square footage)						
4. Total (lines 2 and 3)						
5. Remaining permanent and portable space (report by classroom or square footage)						
6. Total (lines 4 and 5)						
7. Percentage (divide line 4 by line 6)				0%		
8. CBEDS enrollment at school site		K-6	7-8	9-12	Non-Severe	Severe
9. Modernization eligibility (multiply line 7 by each grade group on line 8)						
I certify, as the District Representative, that the information reported on this form is true and correct and that I am designated as an authorized district representative by the governing board of the district; and: A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1, commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board on June 14, 2004 and, This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a permit should exist, then the language in the OPSC form will prevail.						
SIGNATURE OF DISTRICT REPRESENTATIVE <i>Chet Gannett</i> DATE <i>5/26/04</i>						



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

STATE OF CALIFORNIA ELIGIBILITY DETERMINATION SAB 50-03 (Rev. 01/03) Excel (Rev. 4/29/2003) SCHOOL DISTRICT FALLBROOK UNION HIGH BUSINESS ADDRESS 2234 S. Stage Coach Lane CITY Fallbrook, CA 92028		STATE ALLOCATION BOARD OFFICE OF PUBLIC SCHOOL CONSTRUCTION FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 68122 HIGH SCHOOL ATTENDANCE AREA (HSA) OR SUPER HSA (if applicable)																
DISTRICT REPRESENTATIVE Tom Anthony TELEPHONE NUMBER 760/723-6332 E-MAIL ADDRESS tanthony@kutsd.net		COUNTY SAN DIEGO																
DISTRICT REPRESENTATIVE Chet Gannett TELEPHONE NUMBER 760/723-6332 E-MAIL ADDRESS cgannett@kutsd.net		CITY Fallbrook, CA 92028																
Part I - The following individual(s) have been designated as district representative(s) by school board minutes:																		
DISTRICT REPRESENTATIVE Tom Anthony TELEPHONE NUMBER 760/723-6332 E-MAIL ADDRESS tanthony@kutsd.net																		
DISTRICT REPRESENTATIVE Chet Gannett TELEPHONE NUMBER 760/723-6332 E-MAIL ADDRESS cgannett@kutsd.net																		
Part II - New Construction Eligibility <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADJUSTED																		
1. Projected Enrollment (Part G, Form SAB 50-01)																		
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)																		
3. New Construction Baseline Eligibility (line 1 minus line 2)																		
Part III - Modernization Eligibility <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADJUSTED																		
1. SCHOOL NAME:																		
The District chooses Option B																		
Option A																		
2. Permanent classrooms at least 25 years old																		
3. Portable classrooms at least 20 years old																		
4. Total (lines 2 and 3)																		
5. Multiply line 4 by: 25 for K-5, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe																		
6. CBEDS enrollment at school																		
7. Modernization eligibility (lesser of the totals of line 5 or 6)																		
Option B																		
2. Permanent space at least 25 years old (report by classroom or square footage)																		
3. Portable space at least 20 years old (report by classroom or square footage)																		
4. Total (lines 2 and 3)																		
5. Remaining permanent and portable space (report by classroom or square footage)																		
6. Total (lines 4 and 5)																		
7. Percentage (divide line 4 by line 6)																		
8. CBEDS enrollment at school site																		
9. Modernization eligibility (multiply line 7 by each grade group on line 8)																		
<table border="1"><thead><tr><th>K-5</th><th>7-8</th><th>9-12</th><th>Non-Severe</th><th>Severe</th></tr></thead><tbody><tr><td></td><td></td><td>3,112</td><td>49</td><td>44</td></tr><tr><td></td><td></td><td>403</td><td>7</td><td>6</td></tr></tbody></table>				K-5	7-8	9-12	Non-Severe	Severe			3,112	49	44			403	7	6
K-5	7-8	9-12	Non-Severe	Severe														
		3,112	49	44														
		403	7	6														

I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district; and
A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1,
commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board
on **June 14, 2004**, and
This form is an exact duplicate (verbal) of the form provided by the Office of Public School Construction (OPSC) in the event
a conflict should arise, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE _____ DATE _____



NEW CONSTRUCTION STATE FUNDING WORKSHEET

Fallbrook Union High School District
(Baseline Eligibility)

PJHM
ARCHITECTS



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

STATE MODERNIZATION GRANT WORKSHEET					June 1, 2004
Fallbrook High School					
Fallbrook Union High School District					
Modernization Eligibility	PUPILS	GRANT	BASE GRANT		
K-6:		\$2,609.00	\$0.00		
7-8:		\$2,760.00	\$0.00		
9-12:	403	\$3,613.00	\$1,456,039.00		\$1,456,039
ADDITIONAL GRANT FOR INDIVIDUALS WITH EXCEPTIONAL NEEDS (per section 1859.78.3)					
(a) NON-SEVERELY DISABLED	K-12	7	\$5,562.00	\$38,934.00	
(b) SEVERELY DISABLED	K-12	6	\$8,313.00	\$49,878.00	
ADDITIONAL GRANT FOR FIRE CODE REQUIREMENTS (per section 1859.78.4)					\$88,812
K-6:		\$122.00	\$0.00		
7-8:		\$151.00	\$0.00		
9-12:	403	\$148.00	\$59,644.00		
NS	7	\$260.00	\$1,820.00		
S	6	\$389.00	\$2,334.00		\$63,798
EXCESSIVE COST HARDSHIP GRANT (per Section 1859.83)					
a. Geographic Index Factor					n/a
b. Small Size Projects					n/a
	12% less than 101 pupils				
	4% no more than 200 pupils				
ADDITIONAL GRANT FOR PROJECT ASSISTANCE (per section 1859.78.2)					
d. Urban/Security			\$	2,204.00	n/a
Existing Acreage				increase grant by:	
Proposed				50% to <75%	
Total	0			8%	
CDE Recommended	0			30% to <50%	
% of Master Plan				15%	
				<30% new	
				50%	
				<30% mod.	
	#DIV/0!			25%	
e. Rehabilitation of Facilities					n/a
f. 1. Handicapped & Fire Code	3%				\$46,346
f. 2. Elevator (two-stop)	each x	\$69,692.00			\$0
f. 3. Each addl. elevator stop	each x	\$12,543.00			\$0
TOTAL SFP GRANTS:					\$1,654,995
					State's 60%
					\$1,654,995
					District's 40%
					\$1,103,329
					Total Project
					\$2,758,323



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

FALLBROOK UNION HIGH SCHOOL DISTRICT													
Baseline Classroom Inventory								28,573	SF Total of Perm. Buildings >25 not previously modernized w/ State Funds				
June 1, 2004								8,480	SF Total of Relo Buildings > 20 years not previously modernized w/ State Funds				
								249,757	Remaining Perm./ Port. Space				
								Baseline Classroom Count			Grade Level Designation		
Building	DSA #	DSA Date Stamp	Year Constructed/ Occupied	Year Renovated	Bldg. Square Footage	Room #	Room Description	Gross CR Count	Exclusions (per 1859.32)	Net CR Count	9-12	Non-Severe SDC	Severe SDC
Permanent Buildings:													
10	A#12815	2/15/55	1956	Jun-97	7,402	10	classroom	1		1	1		
OPSC Appl. 77/68122-00-01													
Restroom	A#58020	7/9/92	Dist. Funded	Jun-97	666	11	classroom	1		1	1		
						12	classroom	1		1	1		
						13	classroom	1		1	1		
						14	classroom	1		1	1		
						15	classroom	1		1	1		
Total Bldg 10:					8,068			6		6	6	0	0
20	A#12815	2/15/55	1956	Jun-97	7,402	20		1		1	1		
OPSC Appl. 77/68122-00-01													
Restroom	A#58020	7/9/92	Dist. Funded	Jun-97	666	21		1		1	1		
						22		1		1	1		
						23		1		1	1		
						24		1		1	1		
						25		1		1	1		
Total Bldg 20:					8,068			6		6	6	0	0
30	A#12815	2/15/55	1956		5,760	30		1		1	1		
Modernization	A#68953	2/11/98	State Funded	Jun-98		31		1		1	1		
OPSC Appl. 77/68122-00-02													
						33	prep area	1		1	1		
						34		1		1	1		
						35		1		1	1		
Total Bldg 30:					5,760			4	0	4	4	0	0



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Building	DSA #	DSA Date Stamp	Year Constructed/ Occupied	Year Renovated	Bldg. Square Footage	Room #	Room Description	Baseline Classroom Count			Grade Level Designation		
								Gross CR Count	Exclusions (per 1859.32)	Net CR Count	9-12	Non-Severe SDC	Severe SDC
40	A#21092	5/25/61	1962		5,760	40		1		1	1		
Modernization	A#68953	2/11/98	State Funded	Jun-98		41		1		1	1		
OPSC Appl. 77/68122-00-02						42		1		1	1		
						43		1		1	1		
						44		1		1	1		
						45		1		1	1		
Total Bldg 40:					5,760			6	0	6	6	0	0
50	A#17845	11/5/58	1959		6,633	50		1		1	1		
Modernization	A#68953	2/11/98	State Funded			51		1		1	1		
OPSC Appl. 77/68122-00-02						52		1		1	1		
						53	Resource Specialist	1	-1 (g)	0			
						54		1		1	1		
						55		1		1	1		
Total Bldg 50:					6,633			6	1	5	5	0	0
60	A#23557	6/14/63	1964		5,890	60	Science	1		1	1		
Modernization	A#68953	2/11/98	State Funded	Jun-98		61	Science	1		1	1		
OPSC Appl. 77/68122-00-02						62/64	SDC - Severe	1		1			1
						63	Resource Specialist	1	-1 (g)	0			
						65	Science	1		1	1		
Total Bldg 60:					5,890			5	1	4	3	0	1
70 (east)	A#22731	8/27/62	1963		3,200	70		1		1	1		
Modernization	A#68953	2/11/98	State Funded	Jun-98		71		1		1	1		
OPSC Appl. 77/68122-00-02						72		1		1	1		
70 (west)	#46279	2/1/85	1986			73		1		1	1		
Modernization	A#68953	2/11/98	Dist. Funded	Jun-98	2,500								
Total Bldg 70:					5,700			4	0	4	4	0	0



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

								Baseline Classroom Count			Grade Level Designation		
Building	DSA #	DSA Date Stamp	Year Constructed/ Occupied	Year Renovated	Bldg. Square Footage	Room #	Room Description	Gross CR Count	Exclusions (per 1859.32)	Net CR Count	9-12	Non-Severe SDC	Severe SDC
80 up	A#30301	4/26/68	1969	Sept, 1997	6,480	80		1		1	1		
Modernization	A#68953	2/11/98	State Funded	Jun-98		81		1		1	1		
OPSC Appl. 77/68122-00-02 - VERIFY						82		1		1	1		
						83		1		1	1		
						84		1		1	1		
						85		1		1	1		
80 down	A#30301	4/26/68	1969	Sept. 1997	7,210	86	art	1		1	1		
Modernization	A#68953	2/11/98	State Funded	Jun-98		87	pottery	1		1	1		
Modernization	A#105305	6/25/03				88	art	1		1	1		
Total Bldg 80:					13,690			9	0	9	9	0	0
90 Up	A#36882	3/26/74	1975	Jun-98	10,489	90		1		1	1		
Modernization	A#68953	2/11/98	Dist Funded	Jun-98		91		1		1	1		
Modernization	A#105305	6/25/03				92	migrant ed office	1	-1 (g)				
						93		1		1	1		
						94	SDC - Non Severe	1	-1 (g)				
						95		1		1	1		
						96	SDC - Non Severe	1	-1 (g)				
90 down	A#36882	3/26/74	1975	Jun-98		97		1		1	1		
Modernization	A#68953	2/11/98	Dist Funded	Jun-98		97a	SDC - Severe	1		1			1
Modernization	A#105305	6/25/03				97b	Cooking	1		1	1		
						99		1		1	1		
Total Bldg 90:					10,489			10	2	7	6	0	1
102	A#12815	2/15/55	1956		3,750	102	Operations & Maint.						
Modernization	A#68953	2/11/98	State Funded										
OPSC Appl. 77/68122-00-02													
Total 102					3,750			0	0	0	0	0	0
103	A#12815	2/15/55	1956		5,316	139	CR	1		1	1		
Modernization	A#68953	2/11/98	State Funded			140	CR	1		1	1		
OPSC Appl. 77/68122-00-02													
Total 103					5,316			2	0	2	2	0	0



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

								Baseline Classroom Count			Grade Level Designation		
Building	DSA #	DSA Date Stamp	Year Constructed/ Occupied	Year Renovated	Bldg. Square Footage	Room #	Room Description	Gross CR Count	Exclusions (per 1859.32)	Net CR Count	9-12	Non-Severe SDC	Severe SDC
200 Media Center	A#64383	12/16/96	1996		37,039								
Downstairs						201	Conf/Testing						
OPSC Growth Application 22/68122-00-01						206		1		1	1		
						207		1		1	1		
						208		1		1	1		
						209		1		1	1		
						213		1		1	1		
						214	ROP	1		1	1		
						215	ROP	1		1	1		
						216		1		1	1		
Upstairs	"		"										
						220		1		1	1		
						221		1		1	1		
						222		1		1	1		
						223		1		1	1		
						224		1		1	1		
						226	TV Tech	1		1	1		
						227	Resource Specialist	1	-1 (g)	0			
						228	Computer	1		1	1		
Total Bldg 200:					37,039			16	1	15	15	0	0
Cafeteria	A#30301	4/26/68	1969		15,467	100	In school suspension						
Modernization	A#68953	2/11/98	State Funded			110	Staff Dining/ROP Kitchen						
Modernization	A#105306	7/8/03											
Modernization	A#105827	2/27/04											
OPSC Appl. 77/68122-00-02													
Total Cafeteria:					15,467				0	0	0	0	0



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

								Baseline Classroom Count			Grade Level Designation		
Building	DSA #	DSA Date Stamp	Year Constructed/ Occupied	Year Renovated	Bldg. Square Footage	Room #	Room Description	Gross CR Count	Exclusions (per 1859.32)	Net CR Count	9-12	Non-Severe SDC	Severe SDC
Admin	A#12815	2/15/55	1956		3,254		Administration						
Modernization	A#68953	2/11/98	State Funded										
OPSC Appl. 77/68122-00-02													
Admin	A#40039	2/26/77	1978										
Modernization	A#68953	2/11/98	Dist. Funded		2,088		Administration						
Total Admin:					5,342				0	0	0	0	0
Weight Room	A#19711	5/30/60	1961		3,028	104							
Modernization	A#68953	2/11/98	State Funded										
OPSC Appl. 77/68122-00-02													
Wrestling	A#40059	1/26/77	1977		2,001	no#							
Storage	A344088	3/31/82			660								
Modernization	A#68953	2/11/98	Dist. Funded										
Total:					5,689			0	0	0	0	0	0
300 Performing arts													
	A#64383	12/16/96	1996		24,467	301	Band	1		1	1		
						302	Choral	1		1	1		
						303	Dance	1		1	1		
						304	Drama	1		1	1		
Total 300 Bldg:					24,467			4	0	4	4	0	0
Gymnasium	A#69351	5/22/98	1998		27,013	New Gym							
Old Gym	A#19711	5/3/60	1961	1998	9,870	Old Gym							
Modernization	A#69351		State Funded										
OPSC Appl. 77/68122-00-02 - VERIFY													
Total Gym:					36,883								



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Building	DSA #	DSA Date Stamp	Year Constructed/ Occupied	Year Renovated	Bldg. Square Footage	Room #	Room Description	Baseline Classroom Count			Grade Level Designation		
								Gross CR Count	Exclusions (per 1859.32)	Net CR Count	9-12	Non-Severe SDC	Severe SDC
Girl's PE	A#69351	5/22/98	1998		716		Girls PE/Team Room						
Girl's PE:													
Original Bldg.	A#21092	5/25/61	1962	Dec. 1998	3,184								
Modernization	A#68953	2/11/98	State Funded										
Addition	A#33043	5/22/70	1971	Dec. 1998	2,371								
Modernization	A#68953	2/11/98	Dist. Funded										
Pool Pump House			1970		782								
Total Girl's PE					7,053								
400 - shops	A#64383	10/6/96	1996		10,351	400	CADD	1		1	1		
(Vocational Ed)						401	CR	1		1	1		
						402	Electronics	1		1	1		
						403	ROP Graphics	1		1	1		
						404	CR	1		1	1		
						405	Tech Lab	1		1	1		
Metal Shop	A#38373	6/18/75	1975	Jun-97	4,060	406	Metal Shop	1		1	1		
Modernization	A#68953	2/11/98	Dist. Funded										
Wood Shop	A#44088	3/24/82	1981	Jun-97	4,895	407	Wood Shop	1		1	1		
Modernization	A#68953	2/11/98	Dist. Funded										
Equip. Storage	A#40059	1/26/77			1,369								
Auto Shop	A#35152	5/15/72	1978	Jun-97	3,617	412	Auto Shop	1		1	1		
Modernization	A#68953	2/11/98	Dist. Funded										
Total Shops:					24,292			9	0	9	9	0	0



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

								Baseline Classroom Count		Grade Level Designation			
Building	DSA #	DSA Date Stamp	Year Constructed/ Occupied	Year Renovated	Bldg. Square Footage	Room #	Room Description	Gross CR Count	Exclusions (per 1859.32)	Net CR Count	9-12	Non-Severe SDC	Severe SDC
500 - Ag.	A#12815	2/15/55	1956	Sept. 1996	4,796	500	CR/Shop	1		1	1		
OPSC Appl. 77/68122-00-01			State Funded										
501 - Ag.	A#84085		1996		1,500	501	CR	1		1	1		
Barn	A#42907	5/24/80			1,800	Small Animal Barn							
Barn	A#42907					Livestock Cover							
Total Agriculture:					8,096			2	0	2	2	0	0
Stadium:													
Field Restrooms	27232/58020	3/8/66	1966 Dist. Funded	1992	608								
Concessions					288								
Ticket Booth					240								
Announcer's Booth	A#51693		1988 (verify)		407								
Equip Storage													
Bleachers													
Total Stadium:					1,543								
Total Permanent Buildings:					244,995			89	5	83	81	0	2
Notes: Building Square Footages have been taken from 3A calculations prepared by Leidenfrost/Horowitz & Associates dated 2/11/98. Square Footages indicated herein are for the Building Area only and do not include 1/3 covered areas as calculated in the 3As.													



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

								Baseline Classroom Count			Grade Level Designation		
Building	DSA #	DSA Date Stamp	Year Constructed/ Occupied	Year Renovated	Bldg. Square Footage	Room #	Room Description	Gross CR Count	Exclusions (per 1859.32)	Net CR Count	9-12	Non-Severe SDC	Severe SDC
District Owned Relocatables:													
Relo (68)	A#64383		1990		960	68		1		1	1		
Relos (100s)	A#45414	3/7/84	1984		960	129	CR	1		1	1		
	A#45414	3/7/84	1984		960	130	CR	1		1	1		
	A#57541	4/9/92	1992		376	RR							
	A#52371	6/28/89	1989		960	131	SDC - Severe (includes Psych. Office)	1		1			1
	A#52371	6/28/89	1989		960	132	SDC - Severe	1		1			1
A#58240 relocated *original DSA date 6/23/92	A#101258	6/21/99	1992*		960	133	CR	1		1	1		
	A#101258	6/21/99	1992*		960	134	CR	1		1	1		
	A#101258	6/21/99	1992*		960	135	CR	1		1	1		
	A#52371	6/28/89	1989		480	136	SDC - Severe	1	-1 (g)	0			
	A#52371	6/28/89	1989		480	137	Resource Specialist	1	-1 (g)	0			
	A#52371	6/28/89	1989		480	138	Resource Specialist	1	-1 (g)	0			
	A#52371	6/28/89	1989		480	141	SDC - Non Severe	1	-1 (g)	0			
	A#52371	6/28/89	1989		480	142	Resource Specialist	1	-1 (g)	0			
	A#52371	6/28/89	1989		480	143	Resource Specialist	1	-1 (g)	0			
	A#52371	6/28/89	1989		480	144	Office/Speech	1	-1 (g)	0			
Relos (300s):	A#104375	7/11/02	2002		960	311	CR	1		1	1		
	A#104375	7/11/02	2002		960	312	CR	1		1	1		
	A#102444	8/10/00	2000		960	313	CR	1		1	1		
	A#102444	8/10/00	2000		960	314	CR	1		1	1		
	A#102444	8/10/00	2000		960	315	CR	1		1	1		
	A#105584	9/11/03	2003		960	316	CR	1		1	1		
	A#105584	9/11/03	2003		960	317	CR	1		1	1		
	A#105584	9/11/03	2003		960	318	CR	1		1	1		
	A#105584	9/11/03	2003		960	319	CR	1		1	1		
	A#105584	9/11/03	2003		960	320	CR	1		1	1		



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Building	DSA #	DSA Date Stamp	Year Constructed/ Occupied	Year Renovated	Bldg. Square Footage	Room #	Room Description	Baseline Classroom Count			Grade Level Designation		
								Gross CR Count	Exclusions (per 1859.32)	Net CR Count	9-12	Non-Severe SDC	Severe SDC
Relos (Shops):	A#54328	7/17/90	1990		960	408	CR	1		1	1		
	A#54328	7/17/90	1990		960	409	CR	1		1	1		
	A#54328	7/17/90	1990		960	410	CR	1		1	1		
	A#54328	7/17/90	1990		960	411	CR	1		1	1		
relo restroom	A#57541	4/9/92	1992		376								
Relos (Ag):	A#54328	7/17/90	1990		960	502	CR	1		1	1		
	A#54328	7/17/90	1990		960	503	CR	1		1	1		
	A#54328	7/17/90	1990		960	504	CR	1		1	1		
Relos (Admin)	A#42489	10/26/79	1979		960	115	Counseling						
	"		1979		960	116	Counseling						
	"		1979		960	117	Palomar College						
	"		1979		960	118	Career Center						
Ivy/Oasis:													
Library	A#101258	6/21/99	1992*		960		Relocated A#58240	0					
Admin	A#101258	6/21/99	1992*		960		* Original DSA date	0					
Room 2	A#48924	7/23/87	1987		2,844	#2		1		1	1		
Room 3	"	"	"			#3		1		1	1		
Room 4	"	"	"			#4		1	-1 (g)	0			
Room 6	A#38748	9/15/75	1975		2,720	#6		1		1	1		
Room 7	"	"	"			#7	Oasis HS - Office	1	-1 (h)	0			
Room 9	A#42851	12/1/80	1980		2,379	#9		1		1	1		
Room 10	"	"	"			#10		1		1	1		
Total Relocatables:					41,815			39	9	30	28	-	2



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

Increasing and Improving Community/Staff Awareness of and Support for Facilities-Related Needs

The extensive range of facilities-related needs that exist within the Fallbrook Union High School District have become very clear as a result of our preparation and completion of this Long Range Facilities Master Plan. We have had the benefit of countless hours of research, fact-finding and general involvement. However, the District's staff and community members have typically had very limited exposure to the types of facilities challenges and needs that exist. Many staff and community members are generally unaware that these needs exist. As such, it is believed that it is very important to develop a strategy/strategies to increase and improve your staff's and community's awareness of and support for the District's many facilities-related needs and challenges that lie ahead. In order to accomplish an improved level of understanding and support from these groups and individuals the following types of activities and approaches are suggested:

- Include an update presentation to the District's staff upon the commencement of the 2004-05 school year in which the major findings of the Long Range Facilities Master Plan are provided to as many staff members as possible. This can be accomplished either through a written presentation, an oral presentation, or both.
- Consider the creation of a "District Facilities Steering Committee" – this type of group could be instrumental in helping the Board and District Administration more specifically formulate plans to address the needs that have been identified within the Long Range Facilities Master Plan. Such a group could help to carefully addresses specific issues from varied points of view so that, as the Boards continues to implement its long range facilities plan, it is doing so with the "up front" involvement of its staff and community.
- Close articulation needs to continue with the elementary feeder districts and the neighboring unified districts to ensure that school facility and educational planning needs and efforts include a "regional" perspective that focuses upon the long-range best interests of students.
- The strong planning efforts and relationships that have been built between the FUHSD, the County of San Diego and development project representatives needs to continue to ensure that future educational facilities are provided in the most cost effective manner and in timelines that are consistent with need.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VI Implementation Plan

- Additional strategies need to be developed to determine the most effective ways to consistently disseminate information to parents, non-parent community members and businesses within the District so that everyone feels a sense of involvement as a more specific facilities plan continues to develop and emerge. In essence, the communication goal should be to provide consistent, clear information to your varied constituencies so they can make informed decisions regarding their respective support for and/or involvement in the District's implementation efforts related to its Long Range Facilities Master Plan.



Section VII

Evaluation Plan

June 2004

PJHVI
ARCHITECTS



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VII Evaluation Plan

The Board of Trustees for the Fallbrook Union High School District has invested a considerable amount of time, care and resources towards the completion of this Long Range Facilities Master Plan. These commitments represent a significant investment by the Board toward responsible planning for the future facility needs for the District as they seek to provide the highest quality educational programs and instructional services for the District's students. The policy statements that follow represent the Board's current policy positions on matters that pertain to school facility master planning.

Current District Policy For a School Facilities Master Plan

The Superintendent or designee shall develop and maintain a master plan for district facilities. This plan shall describe the district's anticipated school facilities needs and priorities. It shall also identify funding sources and timelines for building. The plan shall be reviewed at regular intervals specified within the plan.

The plan shall be based on an assessment of the district's short and long-term facility needs, giving consideration to:

1. Current and projected school enrollments for each grade level, based on residential housing growth patterns in accordance with city/county general plans and other demographic factors.

2. The district's educational goals

(cf. 0200 - Goals for the School District)

3. Current and projected educational program requirements

4. Student safety and welfare

5. An evaluation of existing buildings and needs for modernization and renovation

(cf. 7111 - Evaluating Existing Buildings)

6. State planning standards and local zoning requirements

7. The community's social, economic and political characteristics

8. Estimated Costs associated with meeting the district's facility needs

The Superintendent or designee shall ensure that a staff, parents/guardians, students, and business and community representatives are kept informed of the need for facilities construction or modernization. The Superintendent or designee shall also establish a facilities committee that shall meet at regular intervals in order to give community members opportunities to provide input into the planning process.

(cf. 1220 - Citizen Advisory Committees)



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VII Evaluation Plan

To ensure that proposed facilities conform with all state planning standards and local zoning requirements, the Superintendent or designee shall consult architectural and engineering firms, utility companies, local governmental and planning agencies, the county office of education, the California Department of Education, the Division of the State Architect and the Office of Public School Construction. Assistance from colleges and universities, planning laboratories and private consulting firms shall be authorized when necessary to augment district staff resources.

The Superintendent or designee shall prepare educational specifications for school design to support the educational program as determined by district goals, objectives, policies and community input. These specifications shall define: Code of Regulations, Title 5, Section 14030)

1. The enrollment of the school and its grade level configuration
2. The emphasis in curriculum content or teaching methodology that influences the school design
3. The type, number, size, function, special characteristics of each space, and spatial relationships of the instructional area that are consistent with the educational program
4. Community functions that may affect the school design

Facilities plans shall conform with state standards as specified in the Code of Regulations, Title 5, Section 14030. These standards are briefly and partially summarized below:

1. Sites shall be arranged so that parent drop off, bus loading areas and staff parking are separated to allow students to enter and exit the school grounds safely.
2. Playgrounds and field areas shall be adequate to accommodate physical education requirements for the planned student enrollments.
3. Delivery and service areas shall be located so as to provide vehicle access without jeopardizing the safety of students and staff.
4. Site layouts shall have capability for expansion without substantial alterations to existing structures or playgrounds.
5. The placement of buildings shall be compatible with their functions and with the functions of other buildings.
6. Unless otherwise justified, classrooms at new school sites shall be not less than 960 square feet or shall provide not less than 30 square feet per student, with conduit/cabling and outlets related to planned and potential educational functions.



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VII Evaluation Plan

7. Specialized classrooms shall be designed to reflect the function planned for that portion of the educational program, such as small-group instruction, kindergarten, and special education.
8. Laboratories shall be designed for the planned curriculum, allowing for storage, ventilation, teacher preparation areas, proper outlets and power sources, safety equipment, proper hazardous materials management, and room to move around fixed learning stations.
9. Gymnasiums and shower/locker areas shall be designed to accommodate multiple use activities in accordance with the planned enrolment, with the gymnasium secured from other parts of the campus for evening, weekend and public use purposes.
10. Auxiliary areas such as multipurpose cafeterias, administrative offices and library/media centers shall be adequately sized, allow adaptation for changing technology and communication systems, and provide security for technology and media equipment.
11. Lighting shall be designed to provide comfortable and adequate levels of illumination in each educational space.

12. Hearing conditions shall complement the educational functions by good sound control.
13. Restrooms shall be sufficient to accommodate the maximum planned enrollment and located on campus to allow for supervision.
14. Schools planned for multitrack year-round operation shall have additional space for associated storage, supplies and planning.

Plans shall also comply with the Americans with Disabilities Act and its implementing regulations which require that facilities be designed and constructed so that they are readily accessible to and usable by individuals with disabilities. (42 U.S.C. 12131 et seq.)

Plans shall also comply with state requirements for appropriate space to accommodate before and after school child care programs. (Code of Regulations, Title 5, Section 14030)



Fallbrook Union High School District Long Range School Facilities Master Plan

Section VII Evaluation Plan

Suggested Plan for Updating The School Facilities Master Plan

It is suggested that the Board of Trustees direct District Administration to provide an annual update report during June or July of each ensuing school year to provide:

- Updated information related to development activity occurring and planned within the District that is likely to impact the District's facility-related needs.
- Updated recommendations for short-term and long-term facility-related improvements at Fallbrook High School.
- Updated recommendations relative to planning for new facilities at additional sites within the District.
- Updated recommendations relative to the utilization of available school facility fundin options.

Acknowledgements

All of us at PJHM Architects Southwest would like to express our appreciation for being able to assist the Fallbrook Union High School District with the completion of its Long Range Facilities Master Plan. This has been an exciting and challenging venture for us as we have worked together to complete a document that is comprehensive and thorough and yet one that provides useful and meaningful planning information. We want to thank your staff, your community members and, most importantly, your students. We also want to acknowledge and thank the many representatives from the County of San Diego, the State of California and the building and development community that have cooperatively and enthusiastically worked with us. We value the meaningful working relationships that we have developed during the completion of your Master Plan and look forward to well-planned growth and progress within the Fallbrook Union High School District.