


CABRILLO UNIFIED SCHOOL DISTRICT  
498 Kelly Avenue • Half Moon Bay, CA 94019

Office of the Superintendent

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MEMORANDUM

DATE: November 26, 1996  
TO: Members of the Intermediate School Site Selection Committee  
FROM:   
Jane  
SUBJECT: Addendum A (attached)

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Helen and Bill have drafted an Addendum to the final report of the site selection committee. Please look it over and give Roberta a call if you approve (712-7112).

Once you have all responded, the Addendum will be presented to the Governing Board. Please respond as soon as possible, as it would be helpful if it could be presented at the regular board meeting scheduled for December 9, 1996.

Corrected  
Draft  
11/25 (WJN)

## ADDENDUM A

Date: November 22, 1996  
To: Governing Board, Cabrillo Unified School District  
From: Intermediate School Site Selection Committee  
Subj: To that final report of the site selection committee

The purpose of this Addendum A to the final report is to enhance the value of the report to the Governing Board and to the interested public. We feel the report is well done and agree whole heartedly with its recommendations. There were many pertinent discussions at the committee meetings that, due to length, we have not included in the report. However, we feel that by adding the following items the report will be enhanced, especially for those who were not able to attend the committee meetings:

- A. Where did the list of potential sites come from? The list came from a variety of sources. Dr. Martin had asked committee members to submit sites, which they did, she was also contacted by owners wanting to sell their property. There were news articles in the HMB Review indicating that the district was interested in appropriate sites as well.
- B. Background information was provided to the committee from San Mateo County Planning Department, Half Moon Bay Planning Department, the Cunha principal, an architect advisor, State Department of Education materials on site selection, and the Facilities Master Plan Report. All of these sources contributed to building a foundation that the committee used to judge each site.
- C. At the committee meeting of 18 September the following sites were removed from contention:
- #6 - North of Frenchman's Creek - This property at 15.96 acres is too small and the A-1 (agricultural) zoning is a negative, therefore it was dropped.
  - #7 - Old golf driving range - This site has access problems and is used for agriculture (nurserymen's exchange), therefore it was dropped.
  - #9 - Next to El Granada Quarry - This property is outside the urban/rural boundary making it ineligible, therefore it was dropped.
  - #10 - Clipper Ridge (district prop.)- It was determined that this property is within one-half mile of the airport, therefore it was dropped as per conditions of the State, requiring a site to be a minimum of two miles from an airport.
  - #3/4 - Scopesi/Renati - The committee at first leaned toward dropping this site, then changed to including it, site included.

Two other submitted sites were dropped due to being outside the urban/rural boundary, the first, an ocean front ranch south of Half Moon Bay, and the second, the Rivard/Olson ranch on Miramontes east of the city limits.

The Cunha site - The existing Cunha site was discussed, a motion was made by Mahar to put it on the included list, motion died for lack of a second.

A pros and con's list was made by the committee for each of the included sites.

D. At the request of the Governing Board, Cunha was put onto the included list.

E. At the meeting of 9 October the committee elected to drop two more sites for the following reasons:

#3/4 - Scopesi/Renati - This site is adjacent to and downwind of the sewer processing plant for the coastside, also committee member Senz indicated that the owner was not inclined to sell, therefore it was dropped.

#5 - Santo property - This was the site where the owner appeared disconcerted when the committee toured the sites on 7 September. Committee member Bob Senz indicated that he had personal knowledge that the owner would not sell at this time. It was also pointed out that this property was zoned A-2 (agricultural) and was currently being farmed.

#8 - El Granada School site - There was a discussion about dropping the site adjacent to the El Granada Elementary school due to it being within two miles of the airport. Board member Ken Wilson was at the meeting and asked the committee to include as many options for the Board as possible. The committee decided to leave the El Granada site on the list.

Using the State Site Review criteria, the committee then rated each included site. The committee discussed the rankings of the sites thus rated and there was a consensus that this ranking was not satisfactory. In general, the committee members disagreed with the ranking results. The committee decided to rank each of the included sites based upon the needs identified in the Facilities Master Plan. A review of the Executive Summary of that plan dated February 26, 1996, revealed that the plan recommends building a new intermediate school and converting the old Cunha site to an elementary school, among other things. This ranking provided similar results to the first ranking, except that Cunha dropped way down in position. The discussion that followed resulted in most committee members being satisfied with the results of the second ranking. At this point Dr. Martin and chairperson Helen Gammon were given responsibility for completing the final draft of the report.

Submitted by Committee Chairperson Helen Gammon  
and Committee Vicechair Bill Mahar