

»»»» FINAL REPORT ««««

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

Office of the Superintendent

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MEMORANDUM

DATE: October 24, 1996  
TO: Governing Board  
FROM: Intermediate School Site Selection Committee

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The Intermediate School Site Selection Committee, which you appointed on June 27, 1996, hereby submits its report and findings regarding potential sites for a new intermediate school.

The Committee was composed of the following members: Randy Chapin, Carol Cupp, Mike Donegan, Gerry Fong, Joan Fulp, Helen Gammon, Chris Gustin, Tony Lourenco, Bill Mahar, Dave Mier, Kate O'Shea, Max Rasamimanana, Diane Regonini (with Jim Eggemeyer as her alternate), Betsy Rix, Bob Senz, and Silvia Valle. Jane Martin facilitated the meetings and Jim Tjogas provided the expertise on district facilities. Lee Karney, architect, also attended. At the first meeting the Committee elected Helen Gammon Chairperson and Bill Mahar Vice-Chairperson. The Committee met on September 4, September 18, October 9, and October 23, 1996 (minutes of meetings are attached). The Committee also visited eleven potential sites on September 7, 1996. In addition, two sites, the Rivard/Olson property east on Miramontes Road in Half Moon Bay, and the Oceanfront Ranch south of the Half Moon Bay city limit were excluded as being on the rural side of the urban/rural line. [We were advised by City and County planners on the committee that it would require a vote of the entire County of San Mateo electorate to build beyond the urban/rural line.]

Community members and the Governing Board also asked the Committee to include the current Cunha Intermediate School site in the selection process.

Thus, fourteen sites in all were considered as potential sites for the new intermediate school. The Committee recommends that the Governing Board consider the planned future growth of the coastside as they choose the final site.

At the September 18, 1996 meeting five sites were eliminated from consideration due to being recently purchased, less than ideal shapes or topography, being in the rural zone or, in the case of the district-owned property at Clipper Ridge, too close to the airport. At the October 9, 1996 meeting two more sites were eliminated as the owners were not interested in selling and the land is class I prime agricultural land.

Thus, five sites were considered. Pros and cons of each site were developed and the state site evaluation summary was completed. Finally, the sites were ranked by the members of the committee based upon the needs identified in the Master Facilities Plan.

The rankings (lowest number of points is highest ranking) were as follows:

- #1. Podesta property, adjacent to high school - 24 points
- #2. Friendly Acres, south of Young Avenue, west of Highway 1 - 26 points
- #3 North Wavecrest - 42 points
- #4 \* Cunha property - 54 points
- #5. El Granada property, south of El Granada Elementary School - 64 points

\* Please see attached Bond Counsel opinion

In determining the rankings the committee members considered the current need to alleviate overcrowding at the elementary schools, the need for additional athletic fields on the coastside and the recommendation of the Master Facilities Advisory Committee that elementary schools should be located in neighborhoods and accessible to students walking to school. In addition, there was a concern regarding disruption to the intermediate students if construction proceeded at the Cunha site concurrent with students attending the intermediate school.

The information which follows is provided to:

1. Show the pros and cons of each site
2. Show the state site evaluation summary chart  
(In Appendix A are the criteria that guided the committee in the scoring process)

1. PODESTA/NERHAN PROPERTY 30.5 acres/+ approximately 4.37 acres

- Owner: Andrew Podesta/Keet Nerhan
- Land currently in probate, however, Wayne Podesta indicated that CUSD could consider the property. Access to the Nerhan property is a consideration.

PROS	CONS
<ul style="list-style-type: none"> <li>• Central location</li> <li>• Good access</li> <li>• 30 usable acres and good site geometry</li> <li>• Share teachers/programs</li> <li>• Possible joint facilities</li> <li>• Utilities readily available</li> <li>• Impact low on neighborhoods</li> <li>• East side of Highway 1</li> <li>• Benefit to high school students</li> </ul>	<ul style="list-style-type: none"> <li>• Proximity to high school</li> <li>• Having to widen road - traffic now is concern</li> <li>• Property now in probate</li> <li>• Visual/functional problem with corner piece; owned? - need to purchase also?</li> <li>• High school influence on middle school</li> <li>• High density of students</li> <li>• Access to neighborhoods</li> </ul>

2. FRIENDLY ACRES (west side of Highway 1) 25.89 acres

- Owners: Rene Larranga 3 acres  
John Black et.al. 3.12 acres  
Gil Patterson 8.9 acres  
Howard Riback 8.35 acres  
Dillon Management 2.52 acres
- Some owners are indicating a desire to sell as evidenced by the "For Sale" signs on the property. However, all must agree on any future use. *(have been contacted but responses not yet received)*

PROS	CONS
<ul style="list-style-type: none"> <li>• Minimal impact on neighborhoods (environmental)</li> <li>• Good usable acres - good geometry</li> <li>• Good access</li> <li>• Close to Sweetwood Park</li> <li>• Plan already in works for traffic light</li> <li>• Bike trail</li> <li>• Coastal Commission no problem</li> <li>• Playing fields</li> <li>• Less bussing</li> </ul>	<ul style="list-style-type: none"> <li>• Availability of all 5 properties?</li> <li>• Possible negative public reaction to building west of Highway 1</li> <li>• Transients from beach?</li> <li>• Close to Sweetwood Park</li> <li>• Traffic light required - extra cost - is it do-able?</li> </ul>

3. NORTH WAVECREST (west of Highway 1) acreage variable

- Owners: Ocean Colony Partners and Concar Enterprises, Inc.
- Owners willing to sell or trade land and willing to discuss location on large undeveloped property.

PROS	CONS
<ul style="list-style-type: none"> <li>• Willing seller and could be a land exchange</li> <li>• Configuration flexibility - planning and design advantages</li> <li>• Access to Highway 1</li> <li>• Could have positive political implications</li> <li>• Carries no sewer assessment</li> <li>• Zoning not a problem</li> <li>• Current park facilities exist</li> <li>• Takes advantage of where future growth could happen</li> <li>• Proximity to Highway 92/Highway 1</li> <li>• Quiet location centrally located</li> <li>• Scenic</li> <li>• New fire station proximity</li> <li>• Wildlife/nature studies</li> <li>• Public transport access</li> <li>• Site could be secluded for security purposes</li> <li>• Level site</li> </ul>	<ul style="list-style-type: none"> <li>• Would need bussing</li> <li>• West of Highway 1 - weather</li> <li>• Crossing from downtown</li> <li>• Cost of infrastructure (est. 2-3% of total)</li> <li>• Would lose sense of community for a while</li> <li>• Foot traffic difficult</li> <li>• May need an LCP amendment</li> </ul>

4. CUNHA INTERMEDIATE SCHOOL 17.07 acres

- Owner: Cabrillo Unified School District

PROS	CONS
<ul style="list-style-type: none"> <li>• Location</li> <li>• No land cost</li> <li>• Link to past</li> <li>• Access</li> <li>• Gym, shop, home ec.</li> <li>• Existing infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Disruptive - where would students be during construction?</li> <li>• No expansion area</li> <li>• Size (both buildings and parking)</li> <li>• Parking</li> <li>• No new middle school in 2nd site</li> <li>• Does not conform to Master Plan</li> <li>• Violate bond terms</li> </ul>

5. ADJACENT TO EL GRANADA ELEMENTARY SCHOOL 41.07 acres - most acreage east of Highway 1, some west of Highway 1

- Anthony Eredia Tr. et.al.
- Owner willing to sell or trade for district-owned property at Clipper Ridge (only property considered that is in the unincorporated area of the County).

PROS	CONS
<ul style="list-style-type: none"> <li>• Close to residential community</li> <li>• Good shape</li> <li>• Good economics/land trade</li> <li>• Neighbors prefer school to new homes</li> <li>• Aesthetically pleasing</li> </ul>	<ul style="list-style-type: none"> <li>• Size a concern</li> <li>• Slope a concern</li> <li>• Traffic/access problems</li> <li>• 1.5 miles from airport</li> <li>• Furthest north</li> <li>• No expansion potential</li> <li>• Possible drainage problems</li> <li>• Cost of traffic light</li> </ul>

THE PARTICULAR CONSIDERATIONS REGARDING THE FACTORS USED WHEN SCORING AND COMPLETING THE STATE SITE EVALUATION SUMMARY WERE AS FOLLOWS:

1. Safety
  - Adjacent to Highway 1
  - Proximity of Half Moon Bay Airport
2. Location
  - Centrally located
  - Close to public libraries
3. Environment
  - Fog & wind with regard to physical education program; outdoor activities at lunch/brunch
  - Airport noise
4. Soils
  - Drainage
5. Topography
  - Need for level area for playgrounds
6. Size and Shape
  - Appropriate length-to-width ratio and potential for expansion for future needs
7. Accessibility
  - Access and dispersal roads
  - Need for traffic lights for Highway 1 access - already existing heavy traffic patterns
8. Public Services
  - Fire, police, trash disposal availability
9. Utilities
  - Availability of water, electricity, gas, sewer, and no restrictions on right of way
10. Cost
  - Indicated interest by owners to sell
11. Availability
  - Multiple owners at Friendly Acres site; not confirmed availability
12. Political Implications
  - Public acceptance of the proposed site

SITE EVALUATION SUMMARY

		El Granada	Friendly Acres	Podesta	North Wavecrest	Cunha
Factors	Possible Points					
Safety	20	5	18	18	18	18
Location	15	5	10	14	5	15
Environment	10	8	10	10	5	10
Soils	10	5	10	10	10	10
Topography	10	2	10	9	10	10
Size/Shape	10	2	10	10	10	5
Accessibility	10	2	9	5	9	8
Public Services	3	3	3	3	3	3
Utilities	3	3	3	3	3	3
Cost	3	3	1	1	3	3
Availability	3	3	2	3	3	3
Political Implications	3	0	2	1	3	2
<b>Total</b>	<b>100</b>	<b>41</b>	<b>88</b>	<b>87</b>	<b>82</b>	<b>90</b>

# APPENDIX A

## Site Review

When a school district is planning to acquire a site for a school, the district must take many factors into consideration. To help the district focus on the site selection process, the School Facilities Planning Division has developed three work sheets, which are included in this appendix. The work sheets are based on a set of criteria which affect school site selection.

Although these criteria are not the only ones the site selection team should consider, the team may find them useful in explaining the selection process to school boards. These criteria can also help the site selection team screen available plots and identify at least three acceptable sites from which the final choice can be made.

Twelve primary criteria for site review consideration are listed in the work sheet entitled "Site Review Considerations." Each primary criterion includes secondary criteria designed to help the team focus on and analyze a given site. Designed to provide details of the task to be undertaken, the secondary criteria can be used by the team to understand better the types of data needed in the identification, selection, and acquisition of a school site.

After considering the primary and secondary criteria included in the following work sheet, the team should rank the sites in order of acceptability by completing the second and third work sheets, "Site Review Analysis" and "Site Evaluation Summary."

<i>Site identification</i>		<i>Grade level</i>
<i>Location</i>	<i>Gross acres</i>	<i>Estimated value</i>

## Site Review Considerations

	<i>OK</i>	<i>Potential problem</i>
<p><b>Safety</b></p> <p><i>Factors to avoid:</i></p> <ul style="list-style-type: none"> <li>◦ Adjacent to highways and railroads and lacks a sound buffer</li> <li>◦ Within two miles of an airport runway or a heliport</li> <li>◦ Close to high-voltage power lines</li> <li>◦ Contaminants or toxics in the soil or groundwater from landfills, dumps, chemical plants, refineries, fuel tanks, nuclear plants, or agricultural use of pesticides/fertilizers</li> <li>◦ Close to open-pit mining</li> <li>◦ On or near a fault zone or active fault</li> <li>◦ In an inundation area of dam or flood plain</li> <li>◦ Social hazards in the neighborhood, such as high incidence of crime and drug or alcohol abuse</li> </ul>		
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>◦ Strategically located to avoid extensive transporting and to minimize student travel distance</li> <li>◦ Compatible with current and future zoning regulations</li> <li>◦ Close to public services, such as libraries, parks, and museums</li> <li>◦ Favorable orientation to wind and natural light</li> </ul>		
<p><b>Environment</b></p> <ul style="list-style-type: none"> <li>◦ Free from sources of noise that may impede the instructional process</li> <li>◦ Free from air pollution, smoke, dust, and odors</li> <li>◦ Provides aesthetic view from and of the site</li> <li>◦ Compatible with the curriculum</li> </ul>		





	OK	Potential problem
<b>Public Services</b>		
◦ Fire and police protection		
◦ Public transit service		
◦ Trash and garbage disposal		
<b>Utilities</b>		
◦ Availability of water, electricity, gas, sewer		
◦ Feasibility of bringing utilities to site (cost)		
◦ Utilities reasonably available to site		
◦ Restrictions on right of way		
<b>Cost</b>		
◦ Reasonable costs for site preparation (drainage, parking, driveways, removal of existing buildings, and grading)		
◦ Reasonable costs for condemnation, severance damage, and legal fees		
◦ Reasonable maintenance costs		
<b>Availability</b>		
◦ Title clearance		
◦ Condemnation of buildings and relocation of residents		
<b>Political Implications</b>		
◦ Public acceptance of the proposed site		
◦ Receptivity of city and/or county planning commission		
◦ Zoned for prime agricultural or industrial use		
◦ Negative environmental impact		
◦ Coordination of proposed school with future community plans		

Comments

# APPENDIX B

## Site Maps and Details



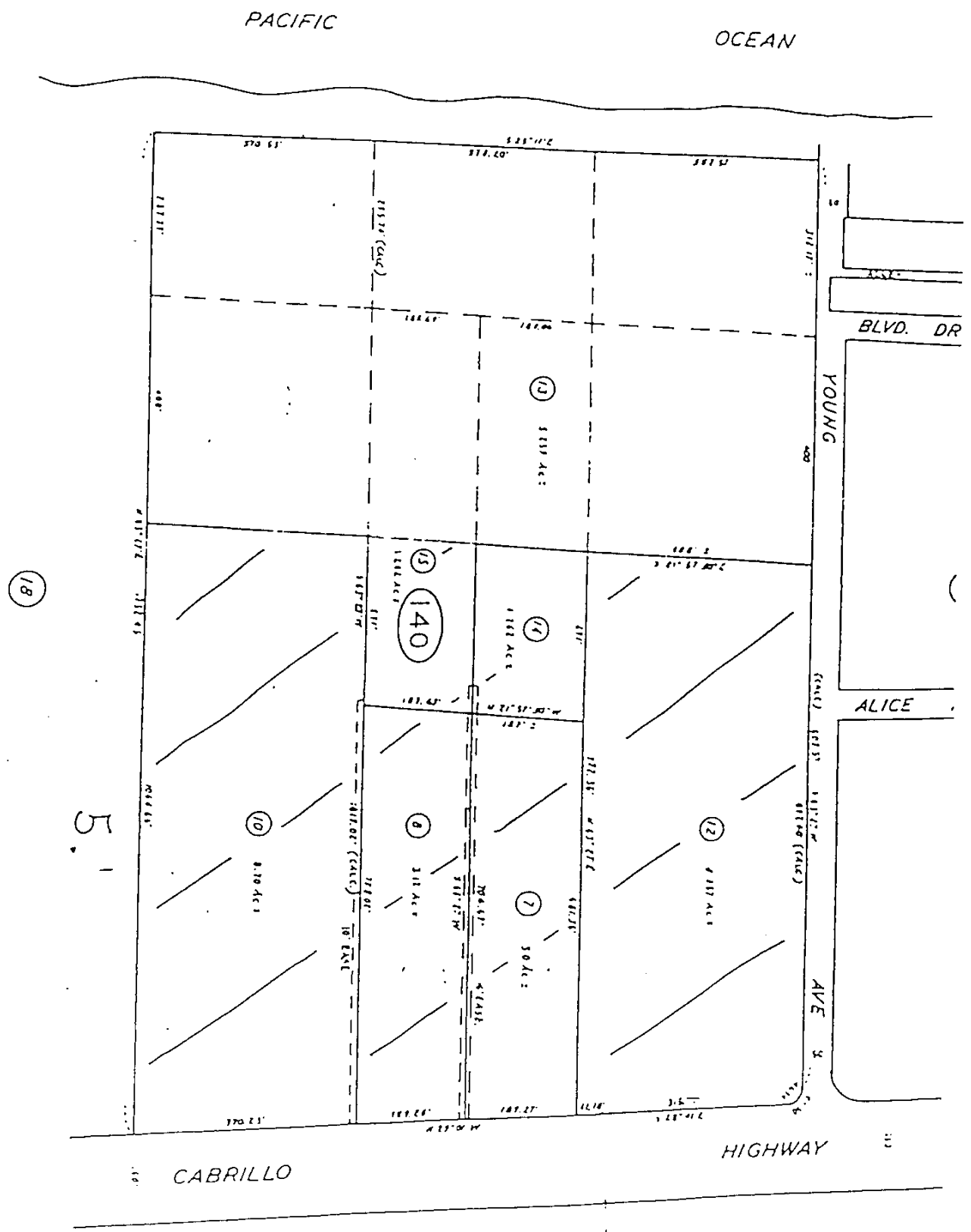
-----: MetroScan/San Mateo :-----\*

Lender : PODESTA ANDREW  
 M : \*NO SITE ADDRESS\*  
 Address : 640 LISBON ST COLMA CA 94014  
 X. d : 07/30/81 Doc #: 72003  
 Price :  
 Loan Amt :  
 Lender :  
 VestType :  
 Land Use : 52 RES, SINGLE FAMILY RES, 5 TO 40 ACRES  
 Zoning : A20000  
 Legal : 30.506 AC MOL ON NELY LINE OF COAST  
 Census : Tract Block

Parcel : 056 310 120  
 Land : \$173,901  
 Struct : \$22,737  
 Other :  
 Total : \$196,638  
 Exempt :  
 Type :  
 % Imprv : 12  
 % Owned :  
 TaxArea : 017005  
 95-96Tx : \$9,366.76  
 Phone : 415-755-4323  
 MapGrid :

.....	.....	.....
Total Rms:	Stories :	Units :
Bathrooms:	Bldg SqFt :	Year Built :
Bedrooms :	Bldg Style :	Eff Yr Built:
DiningRms:	Bldg Cond :	Garage Space:
FamilyRms:	Bldg Matl :	Garage Type :
Fireplace:	Spa :	FunctionRtnG:
AirMethod:	Pool :	Improve Type:
Heat Type:	Deck :	Lot Acres : 30.50
Heat Srce:	QualityClss:	Lot SqFt : 1,328,580
Attic :	Den :	LotDimension:
Living Room:	Patio :	

Friendly Acres  
West of Highway 1, South of Young Avenue



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-----: MetroScan/San Mateo -----*
Owner      :DILLON MANAGEMENT CO
Address    :*NO SITE ADDRESS*
Address    :68 LLOYDEN DR ATHERTON CA 94027
Recorded   :05/27/87          Doc #:79810
Price      :
Loan Amt   :
Lender     :
VestType   :
Land Use   :40 AGR,ROW CROPS,OUTDOOR FLOWERS
Zoning     :
Legal      :1.262 AC MOL COM S 63 DEG 27 MIN W
Census     :Tract          Block

.....
Total Rms:      Stories   :
Bathrooms:     Bldg SqFt  :
Bedrooms:      Bldg Style :
DiningRms:     Bldg Cond  :
FamilyRms:     Bldg Matl  :
Fireplace:     Spa        :
AirMethod:     Pool       :
Heat Type:     Deck       :
Heat Srce:     QualityCls:
Attic         : Den       :
Lvng Room:    Patio      :

.....
Units          :
Year Built    :
Eff Yr Built  :
Garage Space  :
Garage Type   :
FunctionRtnG :
Improve Type  :
Lot Acres     :1.26
Lot SqFt      :54,973
LotDimension  :

Parcel :048 140 140
Land   :$10,119
Struct :
Other  :
Total  :$10,119
Exempt :
Type   :
% Imprv:
% Owned:
TaxArea:017003
95-96Tx:$112.98
Phone  :
MapGrid:

```

```

-----: MetroScan/San Mateo -----*
Owner      :DILLON MANAGEMENT CO
Address    :*NO SITE ADDRESS*
Address    :68 LLOYDEN DR ATHERTON CA 94027
Recorded   :05/27/87          Doc #:79810
Price      :
Loan Amt   :
Lender     :
VestType   :
Land Use   :40 AGR,ROW CROPS,OUTDOOR FLOWERS
Zoning     :
Legal      :1.262 AC MOL COM S 63 DEG 27 MIN W
Census     :Tract          Block

.....
Total Rms:      Stories   :
Bathrooms:     Bldg SqFt  :
Bedrooms:      Bldg Style :
DiningRms:     Bldg Cond  :
FamilyRms:     Bldg Matl  :
Fireplace:     Spa        :
AirMethod:     Pool       :
Heat Type:     Deck       :
Heat Srce:     QualityCls:
Attic         : Den       :
Lvng Room:    Patio      :

.....
Units          :
Year Built    :
Eff Yr Built  :
Garage Space  :
Garage Type   :
FunctionRtnG :
Improve Type  :
Lot Acres     :1.26
Lot SqFt      :54,973
LotDimension  :

Parcel :048 140 150
Land   :$10,119
Struct :
Other  :
Total  :$10,119
Exempt :
Type   :
% Imprv:
% Owned:
TaxArea:017003
95-96Tx:$112.98
Phone  :
MapGrid:

```

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-----: MetroScan/San Mateo :-----*
: PATTERSON GILBERT S                               Parcel :048 140 100
: PATTON VICTOR;KATH                                Land :$78,208
: 145 CABRILLO HWY HALF MOON BAY 94019             Struct :
: PO BOX 242 LAKEHEAD CA 96051                     Other :
: 12/20/94                                           Doc #:190349      Total :$78,208
: Price :                                             Deed :            Exempt :
: Loan Amt:                                           Loan :            Type :
: Lender :                                           % Imprv:         % Owned:
: VestType:                                           IntTy:           TaxArea:017003
: Land Use:50 AGR,UNIMPROVED,UNDER 40 ACRES        95-96Tx:$796.18
: Zoning :R10000                                       Phone :
: Legal :8.90 AC MOL ON SWLY LN OF COAST HWY       MapGrid:
: Census :Tract          Block
.....
Total Rms:      Stories :      Units :
Bathrooms:     Bldg SqFt :    Year Built :
Bedrooms:      Bldg Style :    Eff Yr Built:
DiningRms:     Bldg Cond  :    Garage Space:
FamilyRms:     Bldg Matl  :    Garage Type :
Fireplace:     Spa :      FunctionRtnng:
AirMethod:     Pool :      Improve Type:
Heat Type:     Deck :      Lot Acres :8.90
Heat Srce:     QualityClss:  Lot SqFt :387,684
Attic :        Den :      LotDimension:
Lvng Room:     Patio :

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-----: MetroScan/San Mateo :-----*
Owner :RIBACK HOWARD J                               Parcel :048 140 120
CoOwner :                                             Land :$652,724
Sj :134 LOVELL AVE MILL VALLEY 94941                Struct :
M :115 GLORIETTA BLVD ORINDA CA 94563              Other :
X :11/01/95                                           Doc #:116687      Total :$652,724
: Price :                                             Deed :QUIT CLAIM  Exempt :
: Loan Amt:                                           Loan :            Type :
: Lender :                                           % Imprv:         % Owned:100
: VestType:                                           IntTy:           TaxArea:017011
: Land Use:40 AGR,ROW CROPS,OUTDOOR FLOWERS        95-96Tx:$6,541.16
: Zoning :PD0000                                       Phone :510-254-6437
: Legal :8.357 AC MOL HAVING 315.77 FT FRONT       MapGrid:
: Census :Tract          Block
.....
Total Rms:      Stories :      Units :
Bathrooms:     Bldg SqFt :    Year Built :
Bedrooms:      Bldg Style :    Eff Yr Built:
DiningRms:     Bldg Cond  :    Garage Space:
FamilyRms:     Bldg Matl  :    Garage Type :
Fireplace:     Spa :      FunctionRtnng:
AirMethod:     Pool :      Improve Type:
Heat Type:     Deck :      Lot Acres :8.35
Heat Srce:     QualityClss:  Lot SqFt :363,726
Attic :        Den :      LotDimension:
Lvng Room:     Patio :

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-----: MetroScan/San Mateo -----*
Owner      : LARRANAGA RENE
Address    : *NO SITE ADDRESS*
Address    : 391 CERRITO AVE REDWOOD CITY CA 94061
Date      : 05/15/69
Doc #     : 36137
Price     : $37,500
Loan Amt  :
Lender    :
VestType  :
Land Use  : 57 AGR,AUXILIARY FARM IMPROVEMENTS
Zoning    :
Legal     : 3 AC MOL ON WLY LN OF CO RD COM
Census   : Tract          Block

Total Rms:
Bathrooms:
Bedrooms :
DiningRms:
FamilyRms:
Fireplace:
AirMethod:
Heat Type:
Heat Srce:
Attic    :
Lvng Room:

Stories   :
Bldg SqFt :
Bldg Style :
Bldg Cond :
Bldg Matl :
Spa       :
Pool      :
Deck      :
QualityCls:
Den       :
Patio     :

Units    :
Year Built :
Eff Yr Built:
Garage Space:
Garage Type :
FunctionRtn:
Improve Type:
Lot Acres  : 3.00
Lot SqFt   : 130,680
LotDimension:

```

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-----: MetroScan/San Mateo -----*
Owner      : BLACK JOHN D/KEVIN A/ROBERT C TRUSTEES
Co-owner  : BLACK JOSEPH D TESTA
Address    : 2622 16TH AVE SAN FRANCISCO 94116
Address    : 171 RANDALL ST SAN FRANCISCO CA 94131
Date      : 12/01/95
Doc #     : 129145
Price     :
Loan Amt  :
Lender    :
VestType  : TRUST\TRUSTEE
Land Use  : 54 RES,SFR,MULTIUSE IMPROV,UNDER 5 AC
Zoning    :
Legal     : 3.12 AC MOL ON WLY LN OF CO RD COM
Census   : Tract          Block

Total Rms:
Bathrooms:
Bedrooms :
DiningRms:
FamilyRms:
Fireplace:
AirMethod:
Heat Type:
Heat Srce:
Attic    :
Lvng Room:

Stories   :
Bldg SqFt :
Bldg Style :
Bldg Cond :
Bldg Matl :
Spa       :
Pool      :
Deck      :
QualityCls:
Den       :
Patio     :

Units    :
Year Built :
Eff Yr Built:
Garage Space:
Garage Type :
FunctionRtn:
Improve Type:
Lot Acres  : 3.12
Lot SqFt   : 135,907
LotDimension:

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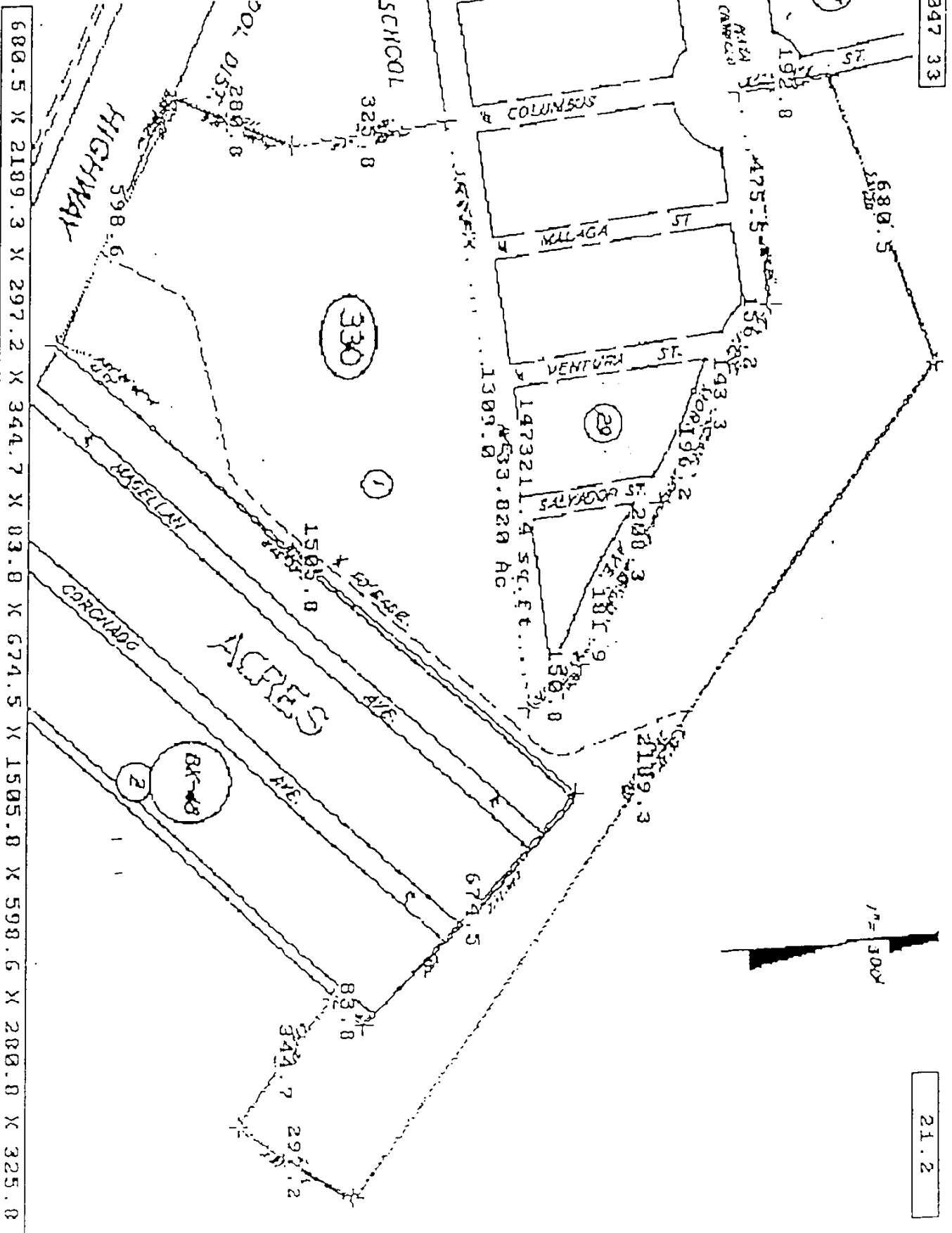








047 33



21.2

-----: MetroScan/San Mateo -----\*

: EREDIA ANTHONY H TR ET AL		Parcel : 047 330 010
ner :		Land : \$309,641
: *NO SITE ADDRESS*		Struct :
: 1700 THE ALAMEDA #3 SAN JOSE CA 95126		Other :
Ad :	08/24/93	Doc #: 143314 MULTI-PARCEL
Price :	\$5,610,972	Total : \$309,641
Loan Amt :		Exempt :
Lender :		Type :
VestType :	TENANTS IN COMM	% Imprv :
Land Use :	50 AGR, UNIMPROVED, UNDER 40 ACRES	% Owned : 100
Zoning :	RM00CZ	TaxArea : 087036
Legal :	41.07 AC MOL ON NELY LN OF CABRILO	95-96Tx : \$3,120.14
Census :	Tract	Phone :
	Block	MapGrid :

.....	.....	.....
Total Rms:	Stories :	Units :
Bathrooms:	Bldg SqFt :	Year Built :
Bedrooms :	Bldg Style :	Eff Yr Built:
DiningRms:	Bldg Cond :	Garage Space:
FamilyRms:	Bldg Matl :	Garage Type :
Fireplace:	Spa :	FunctionRtnng:
AirMethod:	Pool :	Improve Type:
Heat Type:	Deck :	Lot Acres : 41.07
Heat Srce:	QualityClss:	Lot SqFt : 1,789,009
Attic :	Den :	LotDimension:
Lvng Room:	Patio :	