

1934

Residents of Rancho Santa Fe  
School District:  
Rancho Santa Fe, Calif.

The Rancho Santa Fe School Board has been endeavoring for some time to settle the problem of a location for holding school for the coming school year.

The School District owns approximately ten acres of land in Block 26 which was donated as a site for a school building. Up to the first of January 1930 the District was getting the use of the building located in the Civic Center rent free. Since January 1st, 1930, the District has been paying \$100.00 per month rent.

Ultimately the District will, of course, build on the site provided and occupy its own school. The Board has been endeavoring, through the medium of public meetings, to get an expression from the residents as to whether they desire the Board to proceed at this time with a program for a new building, or to rent the present building for another year or two. These meetings have not been satisfactory in that attendance was poor and the opinion of those present seemed to be divided.

The Board believes that the conditions and problems facing the District should be fully explained and an expression of opinion sought in order that it may be guided by the will of the majority of the people in taking action on this problem of the present building.

To this end this letter has been prepared submitting to you the facts as the Board sees them.

A year ago the Board engaged Miss Lilian J. Rice and Mr. Hammond Whitsett as architects to prepare plans. So far only preliminary floor plans and sketches have been requested and submitted and consequently cost estimates are somewhat vague. The Board has endeavored, however, to be conservative in its estimates, and the architects are also conservative. It is believed that all the housing facilities necessary for the next four or five years, together with playground facilities and landscaping, can be obtained at a maximum cost of \$25,000.00 with probabilities of a lesser cost. This would be raised by a Bond Issue, bearing 6% or less, and interest would be \$1500.00, or less, per year.

Considerable negotiation has taken place with the owners of the present building for a satisfactory rental arrangement. The final proposal from the owners is for a rent of \$900.00 per year, the School Board in addition to assume all costs of maintenance, taxes and upkeep. The occupancy of the building for the next year therefore would probably cost the District, based on last year's

record of taxes and expense, approximately as follows:

|                                                    |          |           |
|----------------------------------------------------|----------|-----------|
| Rental of Building - per year                      | \$900.00 |           |
| County taxes (last year)                           | 78.48    |           |
| Irrigation District Tax (last year)                | 32.95    |           |
| Association Tax (last year)                        | 24.00    |           |
| Road Improvement assessment - estimated            |          |           |
| Bond lien \$3353.00, interest at 6%                | 201.18   |           |
| Repairs to buildings and maintenance<br>of grounds | 150.00   |           |
| Total                                              |          | \$1386.61 |

In addition to the above there will be a further expense to the School District by reason of the fact that if the School uses its own land in Block 26, the land will be exempt from Irrigation District tax, while if it is not used for school purposes the School District must pay the Irrigation District tax, which last year was

101.49

Estimated total expense to District if  
renting present building

\$1488.10

There are other factors to take into consideration before deciding this question.

In the opinion of the Board construction costs are at the present time the lowest for many years. It has been estimated that construction costs today are but 75% of costs prevailing two years ago. The Board is of the opinion that this condition of low prices is temporary and that in another year or two costs will go up to previous high levels. Therefore, if advantage is taken of present low prices, a saving of perhaps \$6000 or \$7000 of principal expenditure can be effected, which would also mean a saving of interest over a twenty year bond issue period of \$7000 or more, or a total closely approaching \$14,000.00 or \$15,000.00.

Another factor which should be taken into consideration is the question of safety for the school pupils. The building occupied at present is located in the center of the project, surrounded by streets, two of which are main arteries. There is a concentration of traffic at this point which in the opinion of the Board is a constant menace to the safety of the school children. So far, no serious accident has occurred, but the safety of the children is a responsibility resting upon the Board and upon the voters as a whole. The new location was chosen primarily as one reasonably free from this menace, and central to the District as a whole.

Objectors to the Bond Issue bring up the following points: There are several vacancies in the Civic Center at the present time, which have a bad psychological effect upon the public. Since

it is unlikely that a tenant could be found for the School Building within the near future, this effect would be emphasized. It is also pointed out that money paid out in rental would benefit present property holders at no additional expense to the District, while money paid out to bond holders would not benefit the present owners of property.

Some object to incurring a burden of interest obligation. The total of the foregoing tabulation of rental costs approximately equals the estimated interest charges.

The Board has carefully considered all those factors in the situation which are apparent to the Board and which have been brought to their attention, and it is the unanimous opinion of the Board that the interests of the taxpayers as a whole, and the interests of the school children will be best served by the construction of a new building.

The Board requests that you fill out the enclosed card, sign and mail to Mrs. L. L. Fox, Clerk of the Board.

Respectfully Submitted,

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President.

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Clerk.

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Trustee.