

Schools

RMS LEVEL OF SEVERITY CRITERIA

Level of Severity I: When enrollment projections reach school capacity within seven years.

Level of Severity II: When enrollment projections reach school capacity within five years.

Level of Severity III: When enrollment equals or exceeds school capacity.

OVERVIEW OF SCHOOL FACILITIES FINANCING

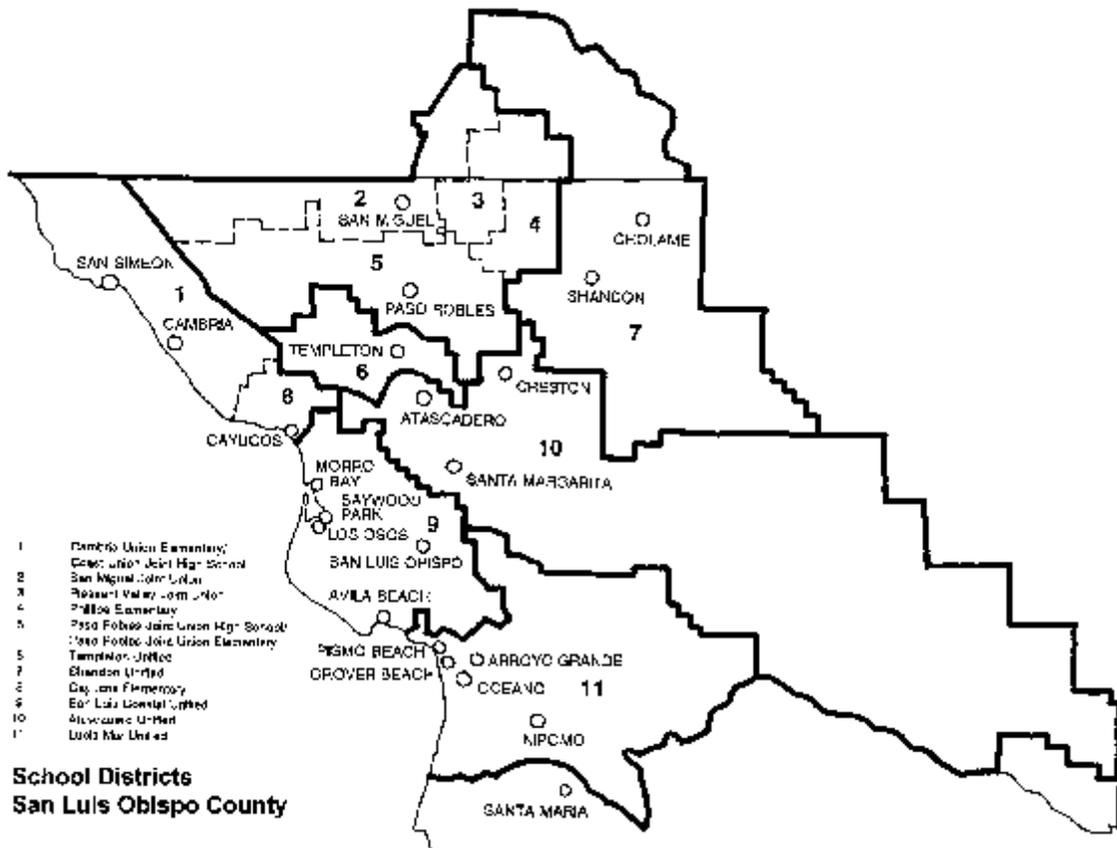
Passage of Proposition 1A in 1998 has fundamentally changed the way school construction is financed in California. Under the new rules, local school districts must cover 50 percent of the cost of new school facilities. The remaining 50 percent will be provided by the \$9.2 billion state school bond fund approved by the voters. To raise the 50% local share, cities and counties may levy school fees on new development at the current rate of **\$2.24** per square foot of residential development and **\$0.36** per square foot of commercial and industrial development. Local school boards could impose higher fees - up to 50% of land and construction cost - in order to meet their matching requirement, if certain conditions are met:

1. The district has conducted a needs analysis;
2. The State Allocation Board has certified the district as “eligible for state funding”;
3. The district meets at least two of the following conditions:

- a. It has attempted a local school bond in the last 4 years that received at least 50% of the vote, but short of the required 2/3 majority;
- b. It has passed bonds equal to 15% of bonding capacity;
- c. It has 30% of students on a multi-track year-round calendar, or
- d. It has 20% of students housed in portable classrooms.

If the state bond fund becomes depleted, districts that meet these conditions could assess developers 100% of the cost of new facilities. These new rules will be in effect until 2006. During that period, cities and counties may not deny zone changes or general plan amendments on the basis of inadequate school facilities, because of the presumption that facilities will be adequate under the new system.

The state has developed standards for school construction costs which determine the funding level for each school facility project. Allowable amounts per pupil - \$10,400 for elementary schools, \$11,000 for middle schools and \$14,400 for high schools - are based on statewide averages from projects built over the last several years. These figures do not include land costs, which will be based on local market value. (Excerpted from an article by Timm Herdt in the *California Planning & Development Report*, September, 1998)



ENROLLMENT / CAPACITY INFORMATION FOR INDIVIDUAL SCHOOL DISTRICTS

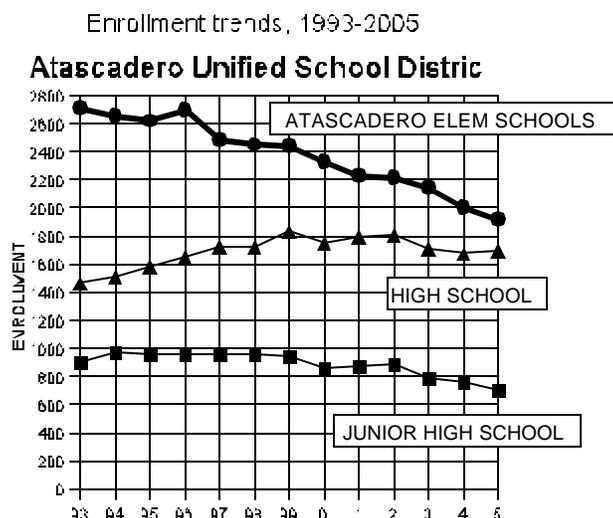
Current enrollment and capacity information are provided by the school districts. School capacity is defined as permanent capacity or design capacity. Enrollment at most of the county's schools exceeds their design capacities. This is made possible by the addition of relocatable classrooms to a school site. However, estimates provided by the school districts indicate that there is a practical limit to the number of relocatable classrooms that can be added to a site, beyond which the "core" facilities become so over-stressed that the educational environment begins to deteriorate. For this report, each district submitted a maximum capacity estimate for each of its schools. Overall, the maximum capacity estimate was about 25 percent higher than permanent capacity. Enrollment at **3** of the county's **41** elementary schools and one high school exceed their estimated "maximum" capacities. Discussion of these schools is included in the sections covering individual school districts. The "Actions" following each level of severity recommendation reflect the districts' own assessments of future facilities requirements. Suggestions for county "Actions" are included at the end of this section.

Countywide, several districts have been experiencing significant enrollment declines over the last several years, particularly in elementary schools. The decline is generally attributed to high housing costs in some parts of the county, which deter families with young children from locating there.

Atascadero Unified School District

The Atascadero Unified School District (AUSD) serves an area of more than 1,200 square miles including the city of Atascadero, and the unincorporated areas of Santa Margarita, Garden Farms, Creston, Pozo, Carrisa Plains, and California Valley. AUSD currently operates six K-6 elementary schools, a K-8 elementary/middle school in the Carrisa Plains, one junior high school (grades 7-8), Atascadero senior high school, Del Rio continuation high school, West Mall alternative school and the Fine Arts Academy.

October **2005** enrollment totaled **5,064** students for the entire district, **2** percent fewer than last year. Elementary school enrollment has been trending downward since 1993. Junior high school enrollment has remained stable until the onset of a downward trend in 1999. **High school enrollment is up slightly following two years of decline.**

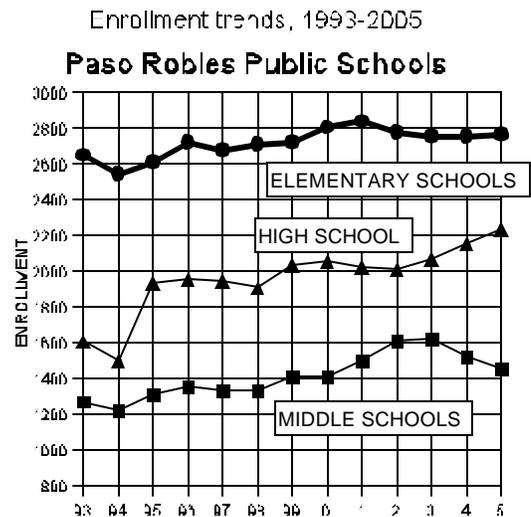


Given the existing decline of enrollment, the district is not looking for additional capacity at this time. Anticipated new housing starts within the district boundaries may force future expansion, however current facilities are capable of handling the existing pupil load.

Recommended Level of Severity: Elementary: III
 Junior High: OK
 High School: II

Paso Robles Public Schools

As of October 2005, the Paso Robles Public Schools operated six elementary schools, two middle schools, Paso Robles High School and several alternative high schools. Current enrollment includes 2,762 K-5 students, 1,458 6-8 graders, and 2,590 high school students for a total enrollment of 6,810, a slight increase from the previous year. All six elementary schools are operating within their overall design capacity for the current year. Enrollment at the two middle schools and Paso Robles High School is well over design capacity.



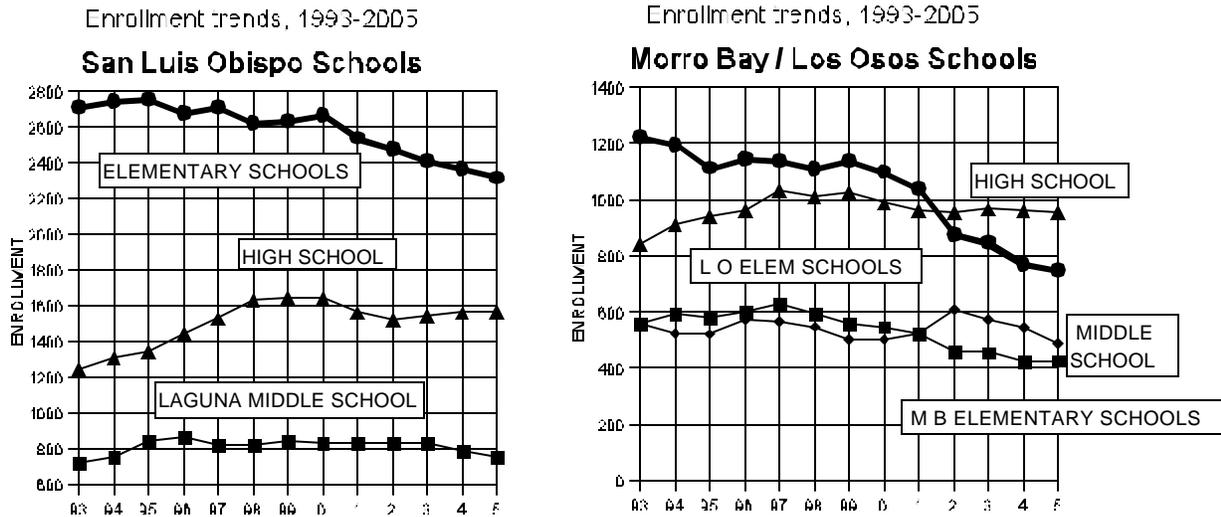
Recommended Level of Severity:

Elementary Schools: OK
 Middle Schools: III
 High School: III

Actions: Enrollment projections confirm that the District has significant capital facilities needs over the next twenty-five years. Two additional elementary schools will be needed by the year 2020. Another middle school will need to be constructed between 2010 and 2020, and the high school will require expansion by 2020. In addition, renovation and expansion will be required at many existing elementary and middle school campuses. Other anticipated projects include acquisition of an additional high school site and technology upgrades at all school sites.

San Luis Coastal Unified School District

The San Luis Coastal Unified School District provides elementary through high school education in San Luis Obispo and Morro Bay, a portion of Pismo Beach, the unincorporated community of Los Osos and the Los Ranchos/Edna area south of San Luis Obispo.



As of October, **2005**, enrollment in San Luis Coastal Unified School District schools was distributed among 14 schools - **3,495** at the ten elementary schools, **1,243** students at the two middle schools, and **2,579** students in the two senior high schools and Pacific Beach Continuation high school. Total enrollment for the district was **7,317**, **2% lower** than a year ago.

To calculate the capacity of school facilities, the district uses the following staffing ratios: for grades K-3, 20 students per teacher (20:1), grades 4-6, 28.5:1; grades 7-8, 31:1.2; grades 9-12 (English and Math), 20:1 and grades 9-12 (other subjects), 31:1.2. To reduce class sizes to 20 students in grades K-3 and English and Math classes in grades 9-12, the district is taking advantage of a state program that provides incentive funds for that purpose for teachers only. The district is not eligible for class size reduction facility funding. Student generation rates (SGR) have been adjusted to reflect the type of units expected to be developed and the demographics of the households that will occupy them. A SGR of 0.5 per unit is estimated for new housing in San Luis Obispo. SGRs of 0.20 and 0.30 are estimated for Morro Bay and Los Osos, respectively.

Recommended	SLO Area Elem. Schools: OK	MB Elementary Schools: OK
Level of Severity:	SLO Middle Schools: I	LO Elementary Schools: OK
	SLO High School: III	MB/LO Middle School: OK
		MB High School: OK

Lucia Mar Unified School District

The Lucia Mar Unified School District serves the south county area including the cities of Pismo Beach, Grover City, Arroyo Grande, and the unincorporated communities of Oceano, Nipomo, and the surrounding rural areas. As of October **2005**, the district served **5,177** elementary students (K-6) in ten elementary schools and one middle school, **1,960** (7-8) students in three middle schools, and **3,482** high school students at Arroyo Grande and Nipomo High Schools plus **172** students at Lopez continuation high school.

Enrollment at most of the district's schools is substantially over capacity, based on an analysis of core facilities. High school enrollment exceeds capacity by **38** percent. Total district enrollment for **2005-06** is **10,791**, slightly less than last year.

Recommended Level of Severity:

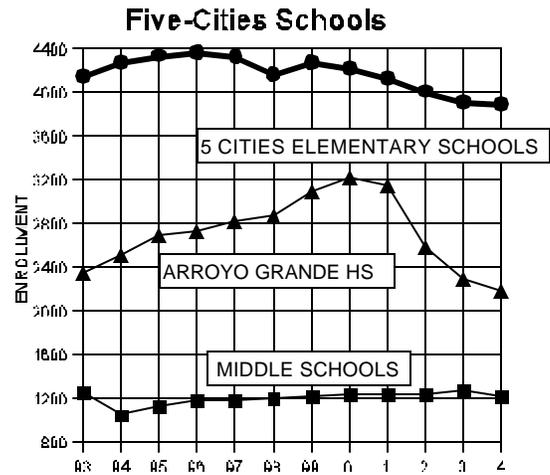
- 5-Cities Elementary Schools: III
- 5-Cities Middle Schools: III
- Arroyo Grande High School: III
- Nipomo Elementary Schools: III
- Mesa Middle School: III
- Nipomo High School: III

Actions: Dortehea Lange Elementary School in Nipomo is scheduled to open in the fall of 2006.

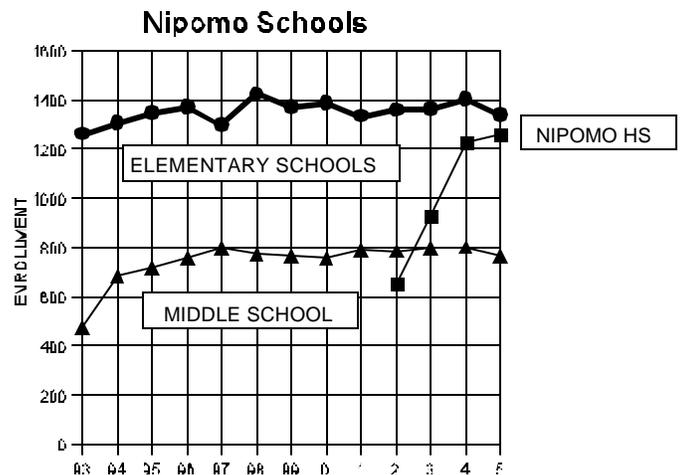
North Coast/Cambria Area

Coast Unified School District serves the North Coast Planning Area. The **2005-06** enrollment in grades K-8 is **521** students, **4 fewer than a year ago**. Coast Union High School and the Leffingwell Continuation High School in Cambria serve the entire North Coast planning area as well as Cayucos. Approximately 34 percent of the present enrollment is from Cayucos. The **2005-06**

Enrollment trends, 1993-2005



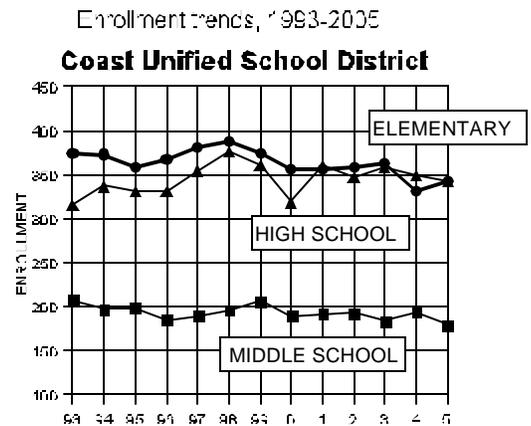
Enrollment trends, 1993-2005



high school enrollment is **363** students (including **21** at Leffingwell).

The new voter-approved Grammar School is now in operation at the new Main Street location. The campus is designed to accommodate 360 students, with room for an additional eight classrooms.

Santa Lucia middle school has 3 permanent classrooms and one science lab augmented by 9 portable classrooms. The school's core facilities are functioning at full capacity. A multi-purpose/cafeteria/band classroom facility is a top priority for this school site. Significant increases in enrollment could lead to cuts in program offerings or scheduling of double sessions.



Recommended Level of Severity: Elementary School: **II**
 Junior High School: **III**
 High School: **OK**

Actions: Cambria’s new grammar school opened this year with a design capacity of 360 students, nearly double the capacity of the old school.

Cayucos

Cayucos Elementary School District operates one K-8 school with a permanent capacity of 240 students. Enrollment for **2005/06** is **198**. The campus lacks the facilities to provide necessary programs for middle school students. The site's small size of (3.7 acres) makes it infeasible to provide adequate physical education and athletic programs. Four classrooms are located in a part of the site that is subject to flooding. Space for counseling and elective programs is limited. The cafeteria is designed for half the number of students it currently serves.

Enrollment trends, 1993-2005

Cayucos Elem School District



Recommended Level of Severity: OK

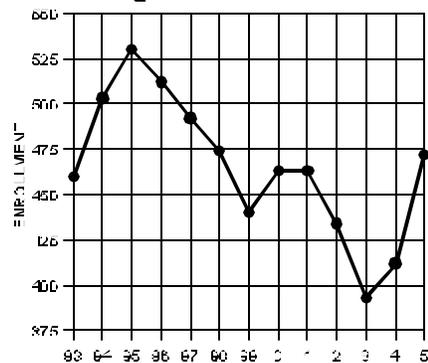
Actions: The district is providing relocatable classrooms as necessary until the construction of a new school. **Plans for a new school have been submitted to the state for approval. However, recent escalation of construction costs will require additional funding to augment the voter-approved school bond. The district is actively engaged in trying to obtain additional funding.**

San Miguel Joint Union School District

The San Miguel Joint Union School District provides K-8 education at Lillian Larsen School for students in San Miguel and outlying areas, including Heritage Ranch. Cappy Culver Elementary School, located at Heritage Ranch, will provide capacity for 300 K-5 students.

Enrollment trends, 1993-2005

San Miguel School District



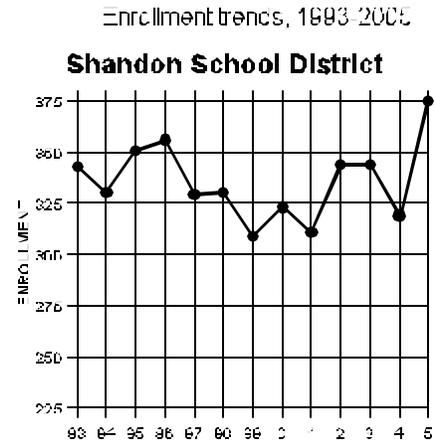
District enrollment for **2005/06** is **472**, **14 percent greater than last year. This increase reflects the significant increase in residential construction in San Miguel during the last three years.**

Recommended Level of Severity: III

Actions: Completion of the Culver Elementary School at Heritage Ranch is expected in 2006. The new school will accommodate 300 students in grades K-5. A portion of the new school was completed in time to accommodate 93 students for the current school year.

Shandon Unified School District

The Shandon Unified School District operates Parkfield School, Shandon Elementary School (K-6), a combined junior/senior high school and a community day school. Enrollment at Shandon Elementary exceeds its design capacity. In the junior/senior high school, although the number of permanent and relocatable classrooms may appear to be adequate, the school is actually over capacity when program requirements are considered. The curriculum contains several classes not planned to be attended by a full classroom of thirty or more students. Classroom size cannot be precisely tailored to these smaller classes, but classes with fewer than 20 students still occupy some standard classrooms. While it might be possible to add a few students to the smaller classes, any increase in enrollment in the largest classes would worsen the overload.

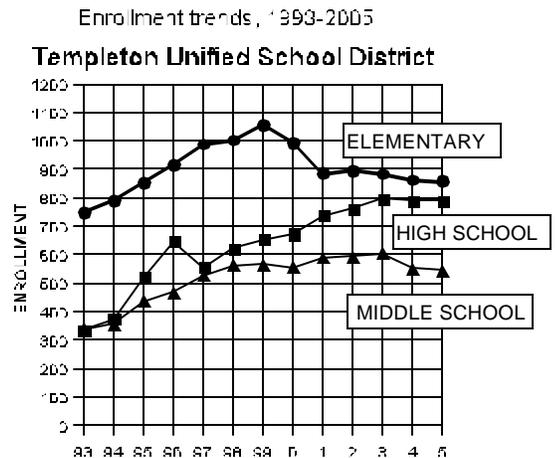


Recommended Elementary School: III
Level of Severity: Jr/Sr High School: III

Actions: In the absence of funding for new facilities at the Jr/Sr High School, the district will continue to rely on the use of temporary portable classrooms and the use of non-classroom space for instructional activities. To make the most efficient use of existing facilities, seventh grade students have been moved to the high school site. The District has plans to build a separate middle school for grades 6-8 on existing District-owned property. In addition, the District needs a separate site in Shandon for a Community Day School.

Templeton Unified School District

Templeton Unified School District (TUSD) operates two elementary schools (K-2 and 3-5), middle school (6-8), and high school (9-12). Enrollment as of October, 2005, totaled 2,206 for the entire district - **slightly lower than the previous year**. In addition, students are served by the district's Independent Study High School. The district's capacity, in terms of permanent facilities, is **2,250** students. Maximum capacity using relocatable classrooms is **2,530**.



Enrollment at the middle and high schools exceeds permanent capacity, but is within the estimated maximum capacity.

Recommended Level of Severity: Elem. Schools: II
Middle School: III
High School: III

Actions: Recent improvements include addition of a multi-use room at Templeton Middle School and a Performing Arts Center at Templeton High School.

What the County Can Do to Help Alleviate the School Capacity Problem

The County's general plan mandates coordination between school districts and the County Planning Department regarding the location and provision of new school facilities. Proposed school sites and capital projects are reviewed for conformity with the general plan. School capacity and enrollment are monitored through the Resource Management System. Developer fees are collected by the county on behalf of school districts in partial mitigation of school overcrowding.

The county can also help to facilitate the dedication of school sites through the adoption of specific plans for major new development and it can cooperate with the school districts and private development interests toward the formation of community facilities districts. Such districts permit the financing of school construction from revenues included in the sale price of improved property within the district boundaries.

Actions: 1. Direct the Planning Department to continue to cooperate with the school districts to discover "creative" ways of using existing regulations to enhance revenues available for school construction, including the formation of community facilities districts.
2. Direct the Planning Department to consult regularly with County Counsel to consider whether new legislation and court rulings regarding the school mitigation issue present the county with additional policy options.

The following table summarizes current school capacity and enrollment conditions in San Luis Obispo County and assigns recommended Levels of Severity as appropriate.

SAN LUIS OBISPO COUNTY SCHOOLS					
Capacity, Enrollment, Recommended Levels of Severity (RLOS), 2005-06					
District	School	Capacity	Enrlment	<u>Enrlment</u> Capacity	RLOS
Cayucos Elementary	Cayucos Elementary	240	198	0.83	OK
Shandon Unified	Shandon Elementary	174	244	1.40	III
	Shandon Jr/Sr H.S.	124	131	1.06	III
Coast Unified	Cambria Elementary	360	342	0.95	II
	Santa Lucia Middle	103	179	1.74	III
	Coast Union H.S.	506	342	0.68	OK
San Miguel Joint Union	K-5 and K-8	370	472	1.28	III
Paso Robles	Paso Robles Elem (6)	3453	2762	0.80	OK
	Paso Robles Mdl (2)	1170	1458	1.25	III
	Paso Robles H.S.	1836	2236	1.22	III
Templeton Unified	Templeton Elem (2)	955	858	0.90	II
	Templeton Middle	545	544	1.00	III
	Templeton H.S.	720	789	1.10	III
Atascadero Unified	Atascadero Elem (4)	1708	1926	1.13	III
	Atascadero Jr. High	1086	712	0.66	OK
	Atascadero H.S.	1824	1692	0.93	II
	Carrisa Plains K-8	53	49	0.92	I
	Creston Elementary	40	98	2.45	III
Santa Margarita Elem	358	293	0.82	OK	
San Luis Coastal Unified	Los Osos Elem (2)	950	751	0.79	OK
	Los Osos Middle	800	488	0.61	OK
	Morro Bay H.S.	1200	956	0.80	OK
	Morro Bay Elem (1)	500	427	0.85	OK
	SLO Area Elem (7)	2946	2317	0.79	OK
	Laguna Middle	850	755	0.89	I
	San Luis H.S.	1550	1567	1.01	III
Bellevue-Santa Fe	K-8 (Charter)	170	146	0.86	OK
Lucia Mar Unified	Five Cities Elem (8)	3541	3838	1.08	III
	5-Cities Middle (2)	1150	1191	1.04	III
	Arroyo Grande H.S.	1500	2220	1.48	III
	Nipomo Elem (2)	1050	1339	1.28	III
	Nipomo Middle	660	769	1.17	III
	Nipomo H.S.	1025	1262	1.23	III

