



**Joint Meeting City of San Marcos and San Marcos USD  
Facility Capacity, Projections, Options and Funding  
March 29, 2018**

# Preamble for Facilities Capacity

- It must be recognized and appreciated that a school facility does not have a single capacity. Capacities of a school facility are impacted by both internal and external variables.
- Example of internal variables include:
  - **Loading Factors** (number of students on average in a teaching station);
  - **Education Programs** (music, art, maker spaces, labs, etc.),
  - **Roaming Teachers** (teachers at the middle and high school levels not assigned to a given classroom), and
  - **Installation/Demolition of Relocatables** (also known as portables).

# Preamble for Facilities Capacity

- Examples of external variables include:
  - **State Mandates/Requirements** (transitional kindergarten, loading factors, local control accountability plan, etc.)
  - **Local Demographics** (number of students being generated in an area by grade).
- In addition to the variables listed above, the actual design of a school facility can also create challenges when trying to calculate capacity.
  - Example: A school facility may not have the appropriate space for a required pull-out program (resource specialist, intervention, meeting rooms, etc.) because of the era in which the school was designed.

For these reasons, as well as many others, multiple facility capacities were calculated for each of the schools in the District, and all are valid.

# Elementary School Level Capacity Analyses

# Capacity Analysis

## Elementary School Level

- For each school, a capacity was determined based on Education Code, Current Utilization, Education Utilization, and Design Utilization were calculated.
  - **Education Code 17071.25:** Specific calculation (25 students per room) for state funding and developer fees. Basis of the March 2017 presentation.
  - **Current Utilization:** Based on how each classroom is currently used and the District's current loading standards.
  - **Education Utilization:** Recaptures all classrooms not currently being used for educational programs and converts kindergarten rooms to accommodate both morning and afternoon sessions.
  - **Design Utilization:** All classrooms are recaptured to for core instructional programs to produce the absolute maximum capacity. This would result in a change or loss of non-core instructional and support programs.

# Summary of Elementary School Level

School	SY 2017/18 Enrollment <sup>[1]</sup>	Current Utilization	Education Utilization	Design Utilization
Alvin Dunn <sup>[2]</sup>	695	731	923	971
Carrillo	981	1,042	1,194	1,242
Discovery	713	731	779	915
Double Peak <sup>[3]</sup>	772	772	852	956
Joli Ann	764	888	888	904
Knob Hill	836	844	988	1,020
La Costa Meadows	878	1,155	1,155	1,227
Paloma	911	956	1,140	1,196
Richland	813	932	1,060	1,140
San Elijo	1,084	1,200	1,360	1,488
San Marcos	791	911	1,095	1,303
Twin Oaks	692	750	814	918
<b>Total</b>	<b>9,930</b>	<b>10,912</b>	<b>12,248</b>	<b>13,280</b>

[1] Includes current SPED preschool students.

[2] Based on current facility and excludes Grade 6 students.

[3] Excludes Grades 6-8 students.

[4] Per Section 17071.25 of the Education Code for Grades K-6

**Capacity for State Funding/Alternative Fee Imposition = 7,186 <sup>[4]</sup>**

# Summary of Elementary School Level

Total Capacity Utilization (SY 2017/2018)



# Secondary School Level Capacity Analyses



# Capacity Analysis

## Secondary School Level

- For each school, a capacity was determined based on Education Code, Current Utilization, Education Utilization, and Design Utilization were calculated.
  - **Education Code 17071.25:** Specific calculation (27 students per room) for state funding and developer fees. Basis of the March 2017 presentation.
  - **Current Utilization:** Based on how each classroom is currently used and the District's current loading standards.
  - **Education Utilization:** All classrooms are used 5 out of 6 periods per day.
    - *Was not calculated at the high school levels because all teachings stations are being used for 6 periods per day.*
  - **Design Utilization:** All classrooms are used for all 6 periods per day.
    - *This would also result in either a change or loss of non-core instructional and support programs.*

# Summary of Middle School Level

School	SY 2017/18 Enrollment	Current Utilization	Education Utilization	Design Utilization
Alvin Dunn <sup>[1]</sup>	117	160	160	160
Double Peak <sup>[2]</sup>	376	416	416	416
San Elijo	1,933	1,945	1,896	2,182
San Marcos	1,241	1,551	1,551	1,787
Woodland Park	1,376	1,513	1,540	1,760
<b>Total</b>	<b>5,043</b>	<b>5,585</b>	<b>5,563</b>	<b>6,305</b>

[1] Includes Grade 6 only

[2] Includes Grades 6-8 only

[3] Per Section 17017.25 of the Education Code and for Grades 7&8

**Capacity for State Funding/Alternative Fee Imposition = 2,879 <sup>[3]</sup>**

# Summary of Middle School Level

Total Capacity Utilization (SY 2017/2018)



# Summary of High School Level

School	SY 2017/18 Enrollment	Current Utilization	Design Capacity
Mission Hills HS	2,548	2,692	2,930 [2]
San Marcos HS	3,343	3,422	3,659 [2]
<b>Total</b>	<b>5,891</b>	<b>6,114</b>	<b>6,589</b>

[1] Per Section 17017.25 of the Education Code

[2] Maximum design capacity will increase with planned construction projects over the next two school years.

**Capacity for State Funding/Alternative Fee Imposition = 6,788 [1]**

# Summary of High School Level

Total Capacity Utilization (SY 2017/2018)



# Student Enrollment Maturation Study

# Maturation Study

## 10 Year Growth Based on Current Planned Development

Projections are based on information collected from developers and municipal planning agencies, as well as an analysis of current students as they progress through grade spans. A total of 9,390 additional units are expected over the next 10 years. Based on current student generation rates and existing student enrollment, this equates to an additional 2,294 students over the same period (excludes Pre-School students but includes continuing and alternative education students).

Projected Enrollment									
Grade	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
TK-12	20,903	21,507	21,956	22,415	22,483	22,766	22,925	22,995	23,204
ES	9,731	9,841	9,800	10,030	9,917	9,977	10,091	10,180	10,382
MS	5,043	5,223	5,323	5,170	5,153	5,186	5,300	5,356	5,306
HS	6,129	6,443	6,833	7,215	7,413	7,603	7,534	7,459	7,516
Units	SFD	41	231	332	269	181	297	259	399
	SFA	143	154	485	618	541	629	580	380
	MF	338	387	288	445	290	339	300	310

# Elementary School

Capacity vs. Enrollment (SY 2025/2026)



**SY 2017/18**



**SY 2025/26**

*Excludes SPED Preschool*



# Middle School

## Capacity vs. Enrollment (SY 2025/2026)



**SY 2017/18**



**SY 2025/26**

[1] Peak enrollment during next ten (10) years is 5,323 in SY 2019/2020

# High School

## Capacity vs. Enrollment (SY 2025/2026)



**SY 2017/18**



**SY 2025/26**

*Includes continuing & alternative students*

# Maturation Study

## Beyond 10 Years

Since the majority of this land is located on the periphery of the district and on hillsides, the units are assumed be single family detached. Based on a conservative unit density of 2 to 3 units per acre, the 2,200 acres could produce between 4,400 and 6,600 units.

At 400 units per year, 4,400 units (2 units per acre) would be absorbed by the 2036-37 school year, creating a total enrollment of 25,589. The total high school enrollment would be **7,824**.

At 400 units per year, 6,600 units (3 units per acre) would be absorbed by the 2042-43, creating a total enrollment of 26,970. The total high school enrollment would be **8,054**.

It is important to note that these figures assume that the student generation rates stay constant over the entire model.



# Maturation Study

## Detailed Tables

2 du / acre – 4,400 units @ 400 per year

Projected Enrollment											
Grade	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
K-12	23,170	23,328	23,579	23,830	24,082	24,333	24,584	24,835	25,086	25,338	25,589
ES	10,472	10,731	10,890	11,049	11,208	11,367	11,526	11,685	11,843	12,002	12,161
MS	5,322	5,150	5,200	5,251	5,301	5,352	5,402	5,452	5,503	5,553	5,604
HS	7,376	7,447	7,489	7,531	7,573	7,615	7,656	7,698	7,740	7,782	7,824
SFD	400	400	400	400	400	400	400	400	400	400	400
SFA	0	0	0	0	0	0	0	0	0	0	0
MF	0	0	0	0	0	0	0	0	00	0	0

3 du / acre – 6,600 units @ 400 per year

Projected Enrollment																	
Grade	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	237-38	2038-39	2039-40	2040-41	2041-42	2042-43
K-12	23,170	23,328	23,579	23,830	24,082	24,333	24,584	24,835	25,086	25,338	25,589	25,840	26,091	26,342	26,594	26,845	26,970
ES	10,472	10,731	10,890	11,049	11,208	11,367	11,526	11,685	11,843	12,002	12,161	12,320	12,479	12,638	12,797	12,956	13,035
MS	5,322	5,150	5,200	5,251	5,301	5,352	5,402	5,452	5,503	5,553	5,604	5,654	5,704	5,755	5,805	5,856	5,881
HS	7,376	7,447	7,489	7,531	7,573	7,615	7,656	7,698	7,740	7,782	7,824	7,866	7,908	7,950	7,991	8,033	8,054
SFD	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
SFA	0	0	0	0	0	0	0	0	0	00	0	0	0	0	0	0	0
MF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

# Elementary School

## Capacity vs. Enrollment At Maturation

2 du / acre



3 du / acre



# Middle School

## Capacity vs. Enrollment At Maturation

2 du / acre



3 du / acre



# High School

## Capacity vs. Enrollment At Maturation

2 du / acre



3 du / acre

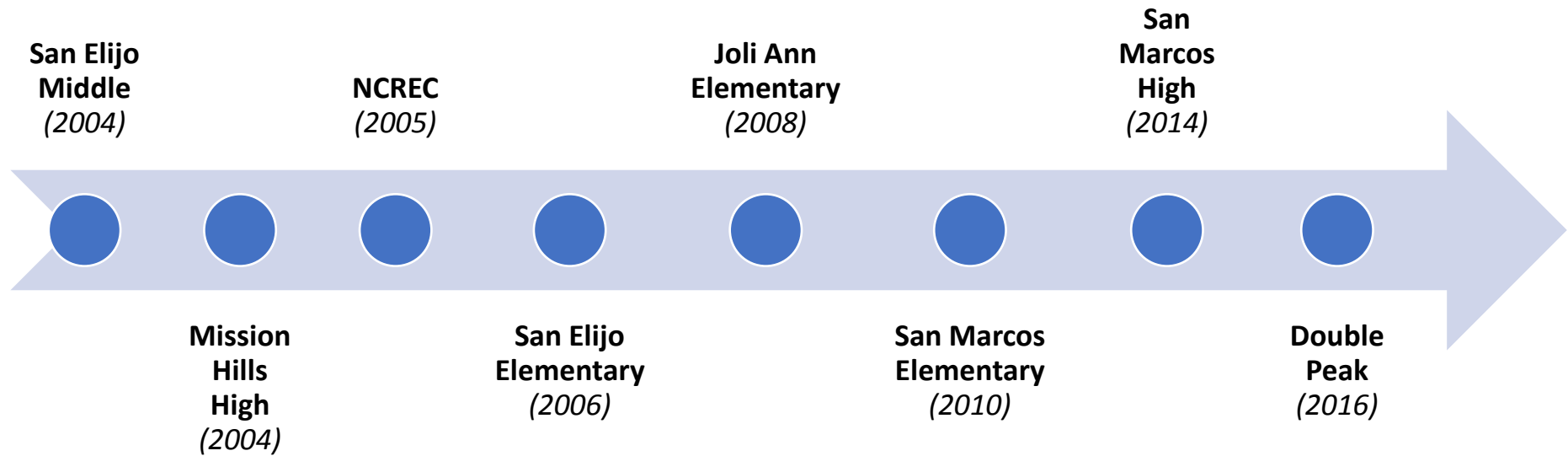


# Options to Increase Capacity



**Instruction + Capacity =  
Student Experience**

# Past Projects to Increase Capacity



# Options to Increase Capacity

- As the communities of San Marcos Unified District continue to grow, the Board and Administration will continue to examine various options to increase student capacity.
- One option currently being implemented is increasing capacity on existing campuses. Some examples include the following:
  - **San Marcos High School** (2017-18 school year) – converted four collaboration rooms into four classrooms.
  - **San Marcos High School** (2018-19 school year) – convert the remaining two collaboration rooms into two additional classrooms.
  - **Mission Hills High School** (2019-20 school year) – add portables to the campus to provide eight additional classrooms.

# Options to Increase Capacity

- Some additional options for consideration include, but are not limited to the following:
  - Continue existing school level configurations and increase capacity on campuses.
  - Build new schools
  - Convert elementary schools to TK-6 and convert middle schools to junior high schools (grades 7-8);
  - Convert elementary schools to a Multi-Track Year Round Program;
  - Convert elementary and middle schools to a multi-track year round program.

# Options to Increase Capacity

- Each of the options will have various advantages and disadvantages that may impact educational and support programs which should be considered.
- But, regardless of the options, it is clear that the District WILL need an additional high school to house approximately 1,500 – 2,000 students.
- Depending on whether or not the Governing Board and community are willing to pursue Multi-Track Year Round, the District may need at least *one additional elementary school and one additional middle school*.
- Since the District will need at least one additional school facility, it has placed a high priority on locating possible locations.
- The District is working with the City of San Marcos and the development community to actively pursue several viable locations.

**Where does the money  
come from for school  
construction?**

# Proposition K

- In November 2010, taxpayers approved Proposition K which authorized the issuance of up to \$287 million in general obligation bonds.
- Proposition K has funded various completed projects at the following sites.

San Marcos Elementary	Woodland Park Middle	Twin Oaks Elementary
Carrillo Elementary	San Marcos High	San Elijo Elementary
Shade Structures	San Elijo Middle	

- In addition, Proposition K is also funding current facilities projects at
  - San Marcos Middle School
  - Alvin Dunn (La Mirada K-8)
  - La Costa Meadows Elementary
- At this time, it is anticipated that there will be no remaining Prop K funds for a project at Richland Elementary.

# Community Facilities Districts

- In lieu of paying developer fees up front, developers sometimes request the District to create Community Facilities Districts (CFD).
- When a CFD is created, a tax is assessed against each parcel in the CFD area. This tax is used to pay off debt, issued by the school district, to construction facilities to increase student capacity resulting from residential development.
- Summary of CFDs in completed development areas.

	CFD #1	CFD #2	CFD #3	CFD#4	CFD #5	CFD #6	Total
<b>Formation</b>	1989/90	1990/91	1996/97	1997/98	1997/98	2004/05	
<b>Termination</b>	2015/16	2015/16	2023/24	2037/38	2032/33	2043/44	

- Total proceeds from these CFDs were **\$85.3 million**.



# Community Facilities Districts

- The financial resources received from past CFDs have funded various facility projects in the District, including those at the following schools:
  - Woodland Park Middle
  - Discovery Elementary
  - Joli Ann Elementary
  - Carrillo Elementary
  - Mission Hills High
  - San Elijo Elementary
  - San Elijo Middle
  - San Marcos Middle
  - Twin Oaks High

# Community Facilities Districts

- Recently, the Governing Board has created and is anticipated to create several additional CFDs. The following table summarizes what has been created and what is currently anticipated.

	CFD #7	CFD #8	CFD #9	CFD #10	CFD #11	Total
<b>Formation</b>	2016/17	2017/18	Cancelled	2017/18	TBD	
<b>Termination</b>	2059/60	TBD	Cancelled	2060/61	TBD	
<b>Estimated Proceeds <sup>1</sup></b>	\$5.0 million	TBD <sup>2</sup>	Cancelled	\$0.9 million	\$1.6 million	<b>\$7.5 million</b>

<sup>1</sup> Projected based on information currently available. Subject to change.

<sup>2</sup> Waiting on final information from developer (Brookfield) after rezoning process is completed.

- The Governing Board has issued no debt on any of these CFDs and has not committed any of these anticipated financial resources to any specific facilities projects.

# Redevelopment Agencies

- The District is a party to various redevelopment agencies in San Marcos, Vista and Escondido.
- Through these redevelopment agencies, the District has received tax revenues which are committed for District facilities projects.
- Recent projects funded with the financial resources from the redevelopment agencies include the following:
  - San Elijo Elementary
  - San Elijo Middle
  - Double Peak School
  - Alvin Dunn (La Mirada K-8)

# Proposition 51

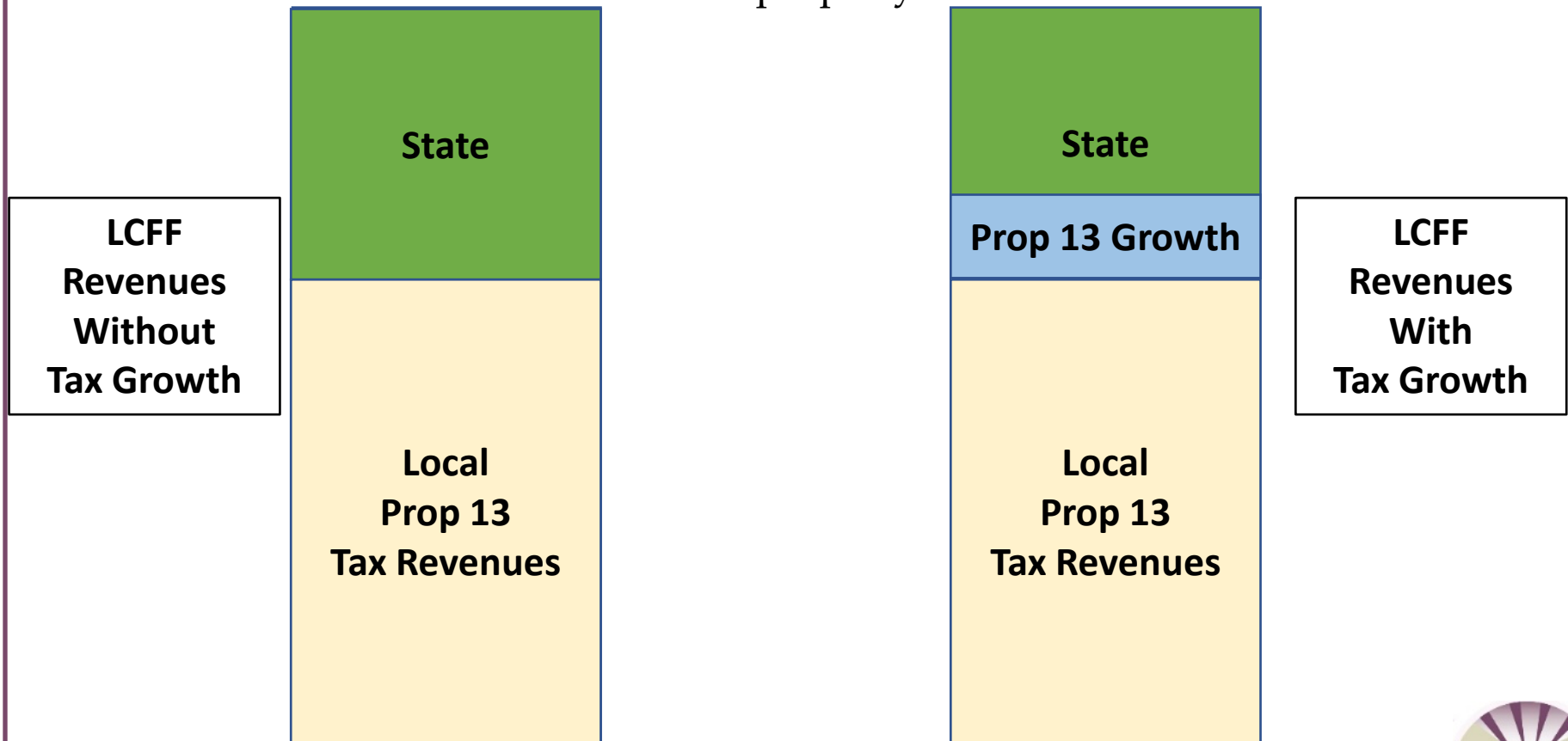
- In November 2016, a statewide ballot measure (Proposition 51) was passed authorizing the State to issue \$9 billion in bonds to fund improvement and construction of facilities in K-12 school and community colleges.
- Following the passage of Proposition 51, the District received **\$35 million** as reimbursement from the State for prior construction projects.
  - Some of this funding has been committed for the current construction project at Alvin Dunn (La Mirada K-8).
- The District has submitted a reimbursement request of **\$33.8 million** for the recently completed Double Peak School.
- The District will seek reimbursements for current construction projects at Alvin Dunn, La Costa Meadows, and San Marcos Middle.
- It is unknown when (or if) the District will receive these reimbursements.

# What about the General Fund?

- The District's General Fund is the main operating fund used for day-to-day operations.
- The primary revenue source of the General Fund is the Local Control Funding Formula (LCFF) which provides funding based on the number of students attending the District.
- The primary expense of the General Fund are salaries and benefits for the employees hired by the District for instruction and support programs.
- New residential development **DOES** provide an increase in revenues to the General Fund when it results in an increase in students.

# What about the General Fund?

- New residential development **DOES NOT** provide an increase in revenues to the General Fund due to increased property taxes.



# Next Steps

- District Administration and Staff will continue to work with the Governing Board and community to explore short-term and long-term solutions by:
  - Working with developers to maximize mitigation;
  - Investigating viable land options and ultimate acquisition (with developers and other governmental agencies);
  - Finalizing and periodically updating the District's Facility Master Plan;
  - Developing a plan of action, including funding solutions.
- We recommend that the City/District Joint Task continue meeting quarterly to review residential development and the impact on the school district capacity.