

FINAL REPORT

ROCKLIN UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN

Prepared for:

Rocklin Unified School District

Prepared by:

Economic & Planning Systems, Inc.

Adopted February 2, 2000

EPS #9155

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Rocklin Unified School District 1999 Facilities Master Plan Adopted February 2, 2000

This final report was prepared by Economic & Planning Systems, Inc., (EPS) a firm that specializes in real estate economics, regional economics, public finance, and land use policy. The report (EPS Project # 9155) was commissioned by Rocklin Unified School District.

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The analyses, opinions, recommendations, and conclusions of this report are EPS's informed judgement based on economic conditions as of the date of this report. Changes in conditions could change or invalidate the conclusions contained herein. The contents of this report are based, in part, on data from secondary sources. While it believed that these sources are accurate, EPS cannot guarantee their accuracy.

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I. INTRODUCTION

INTRODUCTION

Rocklin Unified School District last updated its Long-Range Facilities Master Plan in 1997. Since that time, the District has grown by adding Twin Oaks Elementary School and Granite Oaks Middle School, building a new campus for Victory High, and expanding the high school. **Figures I-1** and **I-2** are maps showing existing District conditions. **Figure I-1** shows the current District boundaries. The District largely corresponds with the City of Rocklin boundaries, but does contain some areas outside of the City. There currently is very little development in any of these areas outside of the City, but development is projected in future years. **Figure I-2** shows the existing District schools and current elementary school and middle school attendance boundaries. The high school attendance boundaries correspond with the District boundaries since currently there is only one high school. As new schools are constructed, the attendance boundaries will change.

As population in the District grows, enrollment will also grow. This Facilities Master Plan lays out the framework for decisions regarding the construction of new schools to accommodate growing enrollment as well as the modernization requirements at various existing schools and District facilities. It describes:

- the District's history and educational goals,
- the existing schools,
- population and housing growth,
- enrollment trends,
- the need for new schools, and
- a financing strategy to fund modernization and new construction

It is important to keep in mind that the projections of enrollment and associated facilities needs are meant to be guidelines, not absolutes. The long-term enrollment projections should be used as general guidelines for growth in the District. The short-term projections will be more accurate than the longer-term projections. The District should continually update the enrollment projections, costs, and facilities requirements to take account of significant changes. The general policies and priorities adopted as part of the Final Long-Range Facilities Master Plan, however, will provide the District with guidance as to the major direction of the facilities program.

FINDINGS AND RECOMMENDATIONS

This report plans for facilities needs through 2014/15 and focuses on the needs for the next five years due to the current fast pace of residential development. The rate of residential development has increased dramatically over the past two years and assuming that the rate continues for the next five years, the buildout of the City’s General Plan will occur around 2015. Such long-term enrollment projections are not as reliable as short-term projections, therefore the timing of the need for the future facilities is subject to change. The key findings and recommendations presented in this report are summarized below.

ENROLLMENT

The facility needs in this report will be based on the assumed fast rate of residential development. **Figure I-3** shows the current enrollment and enrollment in 2004/05 and 2014/15 for both this rate of development and for a moderate rate of development. Utilizing this faster rate of growth for school facility planning purposes is prudent since it is easier to delay a campus if development does not occur than accelerate construction if development is faster than expected.

**Figure I-3
Rocklin Unified School District
Enrollment Projections – Moderate and Fast Growth [1]**

Grade Level	1999/00 Enrollment	2004/05 Enrollment Projection		2014/15 Enrollment Projection	
		<i>Moderate</i>	<i>Fast</i>	<i>Moderate</i>	<i>Fast</i>
K-6	3,853	5,001	5,419	6,527	7,096
7-8	1,096	1,422	1,541	1,856	2,018
9-12	1,929	2,468	2,674	3,120	3,391
Total	6,878	8,891	9,634	11,503	12,505

[1] The range shown uses both the moderate and fast growth scenarios.
Source: Figure V-4

PROPOSED FACILITIES PROGRAM

Figure I-4 presents the proposed 5-year facilities program to serve future projected enrollments. **Figures I-5** and **I-6** show the 15-year program for the elementary and secondary levels. The major components of the proposed facilities program through 2014/15 are summarized below.

Elementary Schools (Grades K-6)

- Construct six new elementary schools
- Expand Parker Whitney
- Upgrade Rocklin Elementary

Middle Schools (Grades 7-8)

- Modernize and Expand Spring View Middle School
- Complete Granite Oaks Middle School
- Construct third Middle School

High Schools (Grades 9-12)

- Complete expansion of Rocklin High School
- Begin new high school site location process with the City
- Form high school planning committees
- Identify high school options
- Identify funding options
- Identify potential sites
- Acquire site(s)
- Design facilities
- Construct second high school

District-wide

- Eliminate Department of Housing (DOH) portables
- Construct New District Offices
- Construct a new central kitchen
- Expand the corporation yard

COST AND FINANCING

Figure I-7 details the costs of the proposed facilities program. The proposed facilities program will total approximately \$187.4 million in 2000 dollars, broken down as follows: \$81 million for the elementary schools, \$38 million for the middle schools, \$63.4 million for the high schools, and \$5.1 million for District-wide improvements. **Figure I-8** summarizes the estimated costs and possible funding sources for the proposed elementary, middle, high school, and District-wide facilities programs.

Figure I-4
 Rocklin Unified School District
 5 - Year Facilities Master Plan Timeline (1999-2004)
 Fast Growth Scenario [1]

School Year	Elementary Schools (K-6)					Middle Schools (7-8)			High Schools (9-12)		
	Whitney Oaks	Highlands	Sunset	Sunset West #2	Modernization and Class Size Reduction	Spring View	Granite Oaks	New Middle School	Rocklin High School.	Victory Continuation High School	New High School
1999-2000	Design	Design	Site Acquisition & Design			Modernization & Expansion	Open for 1199 Students			School Opens	Begin planning Process, Site Identification & Funding Options
2000-2001	Construction	Construction	Site Acquisition & Design		Parker Whitney MPR Expansion	Reopen to 600 Students	Reduce to 600 Students				Identify Site Determine Funding
2001-2002	School Opens	School Opens	Construction	Site Acquisition & Design				Site Acquisition	Expansion		Site Acquisition Design
2002-2003			Construction	Design				Pre-design			Design
2003-2004			School Opens	Construction							

Note: Timeline assumes 1000 dwelling units built per year. Actual development and enrollment will be closely monitored and timeline adjusted accordingly.

5yr

**Figure I-5
Rocklin Unified School District
15 - Year Facilities Master Plan Timeline (1999-2015)
Fast Growth Scenario [1]**

School Year	Elementary Schools (K-6)						
	Whitney Oaks	Highlands	Sunset West #1	Sunset West #2	New School (11)	New School (12)	New School (13)
1999-2000	Design	Design	Site Acquisition & Design				[2]
2000-01	Construction	Construction	Site Acquisition & Design				
2001-02	School Opens	School Opens	Construction	Site Acquisition & Design			
2002-03			Construction	Design			
2003-04			School Opens	Construction			
2004-05				Construction			
2005-06				School Opens	Site Acquisition & Design		
2006-07					Design		
2007-08					Construction		
2008-09					Construction		
2009-10					School Opens		
2010-11						Site Acquisition & Design	
2011-12						Site Acquisition & Design	
2012-13						Construction	
2013-14						Construction	
2014-15						School Opens	

15yrelem

Notes:

- [1] Timeline assumes 1000 dwelling units built per year for the first five years. Actual development and enrollment will be closely monitored and timeline adjusted accordingly.
 [2] Elementary sites 13 and 14 have been identified in Sunset West. Although not needed under current capacity standards, they may be needed based on the location of new students in the district.

Figure I-6
Rocklin Unified School District
15 - Year Facilities Master Plan Timeline (1999-2015)
Fast Growth Scenario [1]

School Year	Middle Schools (7-8)			High Schools (9-12)		
	Spring View	Granite Oaks	New School	Rocklin High School	Victory Continuation High School	New High School
1999-2000	Modernization & Expansion	School Opens			School Opens	Begin planning Process, Site Identification & Funding Options
2000-01	School Reopens					Identify Site Determine Funding
2001-02			Site Acquisition	Expansion		Site Acquisition Design
2002-03			Pre-design			Design
2003-04						Construction Schedule To Be Determined
2004-05						
2005-06						
2006-07			Design			
2007-08			Design			
2008-09			Construction			
2009-10			Construction			
2010-11			School Opens based on Fast Residential Growth			
2011-12						
2012-13						
2013-14						
2014-15						

15yrsec

Notes:

[1] Timeline assumes 1000 dwelling units built per year for the first five years. Actual development and enrollment will be closely monitored and timeline adjusted accordingly.

**Figure I-7
Rocklin Unified School District
Facilities Plan Cost Summary**

Facility Requirements	Initial Program Cost 1999-2004	Total Program Cost 1999-2014
	<i>(in millions, 2000 \$'s)</i>	<i>(in millions, 2000 \$'s)</i>
Elementary Schools		
Complete Twin Oaks	\$1.88	\$1.88
Build 4 new Elementary Schools <i>(Highlands, Whitney Oaks, Sunset West #1 and #2)</i>	\$40.92	\$40.92
Build 3 new Elementary Schools <i>(Sunset Ranchos)</i>	\$0.00	\$33.00
Parker-Whitney Modernization/Expansion	\$4.75	\$4.75
Class Size Reduction & Misc. Projects <i>(Including portable lease payments)</i>	\$0.44	\$0.44
Total Cost	\$47.99	\$80.99
Middle Schools		
Completion of Granite Oaks	\$6.31	\$6.31
Completion of Spring View Modernization/Expansion	\$11.66	\$11.66
New 7-8 School <i>(land & design only)</i>	\$3.50	\$20.00
Total Cost	\$21.47	\$37.97
High Schools		
Expand Rocklin High School	\$0.82	\$0.82
Build Victory Continuation High School <i>(portable construction option)</i>	\$2.58	\$2.58
New 9-12 School <i>(land & design only)</i>	\$7.60	\$60.00
Total Cost	\$11.00	\$63.40
District-wide		
Build District Offices	\$2.00	\$2.00
Build Central Kitchen	\$1.78	\$1.78
Expand Transportation Facility	\$0.55	\$0.55
Buy new busses	\$0.20	\$0.75
Total Cost	\$4.53	\$5.08
TOTAL	\$84.99	\$187.44

**Figure I-8
Rocklin Unified School District
Summary of Facilities Cost and Funding Sources 1999/00 – 2014/15**

Facilities	Estimated Cost (Millions of 2000\$)	Funding Source
Elementary Schools	\$80.99M	Mello-Roos CFDs, Development Fee Agreements Development Impact Fees State School Building Program
Middle Schools	\$37.97M	Development Impact Fees Future General Obligation Bond State School Building Program
High Schools	\$63.40M	Development Impact Fees State School Building Program Future G.O. Bond
District-wide	\$ 5.08M	General Fund State School Building Program Development Impact Fees
TOTAL	<u>\$187.44M</u>	

FACILITIES PLAN ALTERNATIVES

The basic elements of the District's Master Plan, the costs of these elements, and possible funding sources are outlined in the previous sections of this chapter. If the District is unable to obtain some of the necessary funding for its planned facilities program, however, then it will need to reevaluate elements of the Master Plan.

ORGANIZATION OF THE REPORT

This report consists of seven chapters and one appendix.

Chapter I -- Introduction and Executive Summary.

Chapter II -- District History and Goals.

Chapter III -- Existing Facilities provides detailed descriptions of each of the District's existing facilities.

Chapter IV -- Development and Population Growth provides historical population analysis and projections of future population growth within the District's boundaries

Chapter V -- Enrollment provides historical enrollment analysis and annual enrollment projections through 2014/15. Facilities requirements discussed in later chapters are based on the enrollment projections through 2014/15.

Chapter VI -- Facilities Requirements compares the enrollment projections in **Chapter V** with the capacity from existing facilities and then provides a proposed facilities program to modify existing facilities and construct new facilities to accommodate the anticipated enrollment.

Chapter VII -- Financing Strategy evaluates financing for the proposed facilities program detailed in **Chapter VI**, including the degree to which the District's existing funding sources can cover the estimated costs and the potential to utilize new funding sources.

Appendix A provides expenditure and cash flow schedules.

II. DISTRICT HISTORY AND GOALS

DISTRICT HISTORY

Rocklin Unified School District is located in historic Placer County where the community is family oriented and semi-rural. The Town of Rocklin grew because of an extensive granite quarrying industry and was a division point on the Southern Pacific Railroad. Situated in a region of gently rolling low ridges and oak dotted valleys, it was a winter setting for Indian camps, a permanent Chinese colony, and includes Finnish, Spanish, and English settlers. In the days between 1864 and 1908, approximately 50% of the population were of Finnish origin. The students of Rocklin Unified School District belong to a community that has a rich multi-cultural heritage representing a wide range of nationalities and backgrounds as well as a cross section of old California families.

Early newspaper accounts pinpoint the Rocklin Unified School District being formed in August, 1866. The first school was located on the Ray Johnson Ranch in the area of Fourth Street near what is now the ball park. By 1881, there were 132 pupils enrolled with a staff of two teachers. In April 1885, a new school was built when the old school burned. The new school had four rooms, three teachers, and 180 students. By 1899, the teaching staff had grown to four. Just fifty years later, in 1952, there were 2,000 residents in the community with a school enrollment of 370 students, nine teachers and one principal/teacher. The District was 11.5 square miles. Thirty-four years later, in 1986, there were three schools in the elementary district. High school students attended Del Oro High School in Placer Union High School District and Roseville High School in the Roseville Joint Union High School District. On April 8, 1986, a unification election was held in the community. This election was successful, and on July 1, 1987, the unification was effective. Since that time, there has been rapid change and growth in the community and in the District. In 1987, there were 52 certified positions in the District. As of September 1, 1999, there were 395 certified positions.

In 1991, Cobblestone Elementary School was opened. One year later, Antelope Creek School began operations and Breen Elementary commenced mid-year in March, 1995. School year 1993-94 was a very special year for the Rocklin Unified School District as Rocklin High School opened its doors to a Freshman class. In the 1995-96 school year, the District opened the Rocklin Alternative Center, which now includes Victory High School alternative education program, adult education, independent study and a home study program. In addition, the District operates a Parent Participation Preschool Intervention Program at Breen School.

The following timeline details the District's development.

- 1866** Rocklin School District is formed.
- 1881** Rocklin operates one two room school house with 132 pupils. The District's property is valued at \$1,450.
- 1885** A new four-room school is built to replace one that burned. There are three teachers for 180 students.
- 1908** The railroad is moved to Roseville and an exodus of railroad workers ensues. Small businesses remain, but many residents work elsewhere.
- 1949** Classes are divided between two buildings and a quonset hut in which hot lunches are also prepared. There is no kindergarten or school bus. A principal/teacher is the only administrator, and a three-member Board of Trustees oversees the District. There are over 300 students.
- 1952** A new twelve-classroom school is built and kindergarten students are housed for the first time. One principal/teacher and nine teachers serve 370 students, and the district operates one 50-passenger school bus. The District encompasses 11.5 square miles and has a total population of 2,000.
- 1952-59** The student population of Rocklin School District continues to grow. The junior college is moved from Auburn to a site only a mile from Rocklin Elementary School, and housing developments emerge at Woodside and in the Del Mar-Bankhead-King Road area.
- 1959** Four classrooms are added with special programs in mind: homemaking, woodshop, and two special education classes that serve three other school districts in addition to Rocklin.
- 1960's** Sunset Petroleum Company builds the first planned community in Rocklin and student enrollment surges. A school bond issue passes in 1963 to begin building the Parker Whitney School; in the meantime, portable facilities are installed and classroom loads juggled to accommodate 761 students. Successful override taxes are passed in 1962, 1965, 1968, and 1969 to fund school needs.
- 1972-75** Another override tax is approved by the voters, and a \$1.4 million bond issue was passed by the voters three years later.
- 1980** Spring View School is constructed.
- 1984** A Long-Range Comprehensive Master Plan was developed containing five major areas of study: Educational Program, Educational Facilities, Demographic Study, Implementation, and Master Plan Updating and Evaluation Procedures.

1985 The Placer County Committee on School District Organization recommended that the State Board of Education approve the formation of Rocklin Unified School District. The election date was scheduled for April 1986 with a July 1987 effective date.

1986 An update of the school facility requirements included in the 1984 Rocklin School District Comprehensive Long-Range Master Plan was completed by Wade Associates.

Unification election was approved on April 8, 1986.

1987 On July 1, 1987, the district becomes Rocklin Unified School District. There are approximately 2,672 students. An inter-district attendance agreement is signed with Roseville Joint Union High School District to allow Rocklin teenagers to attend classes in Roseville until a high school can be built.

Stafford, King & Associates was approved as the district architect for future building projects.

Plans were submitted for Phase I of Rocklin High School to the Office of Local Assistance.

Cost appraisals were received for the Rocklin High School site.

The middle school was moved from the Rocklin campus to the Spring View campus.

1988 A Joint School Construction & Financing Committee was formed to explore ways of assuring adequate school facilities for Rocklin students. From these meetings, Mello-Roos Community Facilities District No. 1 was formed for \$80 million to build K-6 schools over the next 10-15 years. The committee was comprised of representatives from the school district, City of Rocklin, and developers.

A Facilities Study for the City of Rocklin was prepared by Murdoch, Mockler, and Associates. The following questions were studied:

- What is the district's current eligibility for State construction funding?
- What are the district's priorities?
- What are the district's available resources for capital improvement?
- What alternative financing methods are available to the district, and how can these methods be used to the district's optimum advantage?

The district held its first Community Information Night on May 9, 1988, to answer questions from the community relating to facilities planning.

1989 The district held its second Community Information Night on October 18, 1989, to answer questions from the community relating to facilities planning. The following subjects were covered:

- Construction timelines for Cobblestone Elementary School, Spring View Drive Elementary School, and Rocklin High School.
- The Rocklin Unified School District Five-Year Plan.
- The educational specifications: general, curriculum, and student support services.

1990 Mello-Roos Community Facilities District 2 was formed.

The District's Mission Statement was developed.

A groundbreaking ceremony was held on August 16, 1990, for Cobblestone Elementary School.

1991 Voters approved a General Obligation Bond to build Rocklin High School.

A Task Force for High School Development was approved on November 20, 1991, to examine ways of assuring adequate school facilities for Rocklin students and to help assure a smooth opening of Rocklin High School.

The district held its first High School Community Information Night on October 10, 1991, to answer questions from the community relating to opening the high school.

A new Rocklin Unified School District Facilities Master Plan was adopted by the Board of Trustees. The plan included updates relating to unification, strong growth in population and student enrollment, the implementation of two Mello-Roos Community Facilities Districts to fund the elementary school facilities, and the passage of a General Obligation Bond to fund Rocklin High School.

Cobblestone Elementary School opened.

The District held its third Community Information Night for 5th, 6th, 7th, and 8th grade parents regarding where 8th grade classes would attend in 1992/93.

A groundbreaking ceremony was held on June 5, 1991, for Antelope Creek Elementary School.

A groundbreaking ceremony was held on October 5, 1991, for Rocklin High School.

The District received \$840,000 from the State as a reimbursement for the Cobblestone school site.

The District received \$840,000 from the State as a reimbursement for the Casa Grande school site.

1992 Antelope Creek Elementary School opened .

Construction of Rocklin High School began.

Formation of the High School Curriculum Committee was approved on January 8, 1992.

Sixth graders were moved out of Spring View Middle School, and all elementary schools became K-6 schools.

New school boundaries were approved by the Board of Trustees.

The new Industrial Technology Lab at Spring View Middle School opened.

A workshop was held with community members on December 12, 1992, to decide which site (Club Drive or Breen) would be developed first as an elementary school.

1993 Rocklin High School opened.

The Rocklin High School and Middle School Facility Financing Plan was updated.

Development of the Breen site instead of Club Drive was approved.

1994 Design development documents for Phase C of Rocklin High School were approved.

Architectural drawings for a Technology Center were developed.

Educational specifications for a Technology Center were developed.

1995 Breen Elementary School opened.

Going out to bid for Phase C of Rocklin High School was approved.

Formation of a Task Force to Investigate the overcrowding at Spring View Middle School was approved.

1996 Proceeding with Phase C of Rocklin High School was approved.

The District was approved for a \$3.5 million reimbursement from the State for Phase C of Rocklin High School.

Victory High School opened.

The dining canopy at Spring View Middle School was completed.

Rocklin Independent Study School opened.

1997 The Updated Master Plan was adopted.

1999 Twin Oaks Elementary opened.

Granite Oaks Middle School opened. The entire Spring View Middle School was moved to Granite Oaks in order to allow Spring View to close for a one-year modernization and expansion.

The permanent facilities for Victory high school were under construction with an opening scheduled for early 2000.

The District has also completed the process of updating the school impact fees to account for the middle school bond, State funding and the need for expanded central support facilities such as a central kitchen, administration, and corporation yard.

DISTRICT MISSION AND GOALS

The elected Board of Trustees for Rocklin Unified School District has a clear vision as to the attributes of quality education and is committed to ongoing dialogue with parents, staff, and the community to ensure that continuous improvement is a reality. The trustees individually and collectively are open and responsive to the needs of all students. Meaningful involvement of employees and parents is highly valued by the District. Advisory committees are encouraged and active at all levels of the operation.

The District provides a strong and balanced instructional program with a major emphasis on academics. Students acquire basic skills and develop their own special capabilities. The District is recognized for its commitment to the optimum development of each learner and to the belief that all students can learn.

Following are the mission statements for each of the District's schools.

ROCKLIN ELEMENTARY MISSION STATEMENT

At Rocklin Elementary School, parents and staff together are dedicated to creating a safe and orderly learning environment in which students interact positively with others and are able to develop responsibility, confidence, and self-esteem while achieving their highest academic potential.

PARKER WHITNEY ELEMENTARY SCHOOL MISSION STATEMENT

To provide our students appropriate placement in a caring environment that will foster self-esteem, academic achievement, responsible behavior, and an enduring desire to learn.

COBBLESTONE ELEMENTARY SCHOOL MISSION STATEMENT

We provide our students appropriate placement in a caring environment that will foster self-esteem, academic achievement, responsible behavior, and an enduring desire to learn.

ANTELOPE CREEK ELEMENTARY SCHOOL MISSION STATEMENT

As a team, parents and staff are dedicated to creating a caring, exciting environment that promotes responsibility, self esteem, and academic achievement, where differences are valued, and where learning becomes a lifelong goal.

BREEN ELEMENTARY SCHOOL MISSION STATEMENT

Breen provides a safe, nurturing, educational environment and is dedicated to developing creative, critical thinkers who will become confident, independent, civic-minded citizens.

TWIN OAKS MISSION STATEMENT

Not Available.

GRANITE OAKS/SPRING VIEW MIDDLE SCHOOL MISSION STATEMENT

Granite Oaks Middle School and Spring View Middle School prepare students to be independent learners and responsible world citizens by providing a rich and challenging curriculum in a safe, nurturing and structured environment.

ROCKLIN HIGH SCHOOL MISSION STATEMENT

Education is Rocklin High School's top priority. We envision a future where school and community are intricately woven. Students, parents, teachers, and citizens value and share in each other's success. This is Rocklin High School's vision for the Twenty-First Century.

VICTORY HIGH SCHOOL MISSION STATEMENT

We believe that all kids can learn and behave appropriately.

FACILITY DESIGN GOALS

As the District plans for new facilities and modernization of existing facilities, it will consider the following goals.

1. New buildings and modernized facilities will be designed to accommodate the District Technology Program. It may include District-wide facilities/networks as well as site-specific ones.
2. All new and modernized schools should be designed to facilitate possible future conversion to a multi-track year-round schedule.
3. All new and modernized schools should be designed to accommodate possible future expansion of the class size reduction program.

III. EXISTING FACILITIES

The Rocklin Unified School District opened the 1999 school year with approximately 6,800 students in six elementary (grades K-6), one middle (grades 7-8) (Spring View Middle School is closed for modernization), and one comprehensive high school (grades 9-12). The District also currently operates an alternative education high school and a school for independent study. According to the October 1997 CBEDs, the demographic makeup of the students within the District was as follows: 51.6% male and 48.4% female; 86.6% white, 1.4% African American, 6.7% Hispanic, 3.5% Asian, 0.5% Pacific Islander, 0.7% Filipino, and 0.6% American Indian. The percentage of limited English Proficient students was 1.3%. The percentage of economically disadvantaged students was 15%, as determined by those qualifying for free and reduced price lunches; 4.6% lived in houses that received AFDC.

In addition to the existing schools, the District has designated a number of future school sites. **Figure III-1** displays a map of the existing schools and future school sites. The existing facilities are summarized in **Figure III-2**. **Figures III-3** through **III-21** provide individual school site plans and facility summary tables for each of the elementary schools, the Spring View and Granite Oaks Middle Schools and Rocklin High School.

Figure III-1

**Figure III-2
Rocklin Unified School District
Summary of Classrooms (1999-00)**

Schools	Opening Year	Current Enrollment Sep-99	Existing Classrooms						Existing Capacity	Design Capacity	Maximum Capacity		Descriptive Figures
			Permanent	Portable	Trailers	PE	Total	Maximum Additional Portables			Maximum Total Capacity		
Elementary (K-6):						(1)				(2)			
Antelope Creek School	1992	645	12	12	5	na	29	728	600	6	900	Figures III-3 and III-4	
Breen Elementary School	1995	728	12	14	6	na	32	799	600	3	900	Figures III-5 and III-6	
Cobblestone School	1991	609	13	12	5	na	30	757	600	5	900	Figures III-7 and III-8	
Parker Whitney	1963	725	17	8	5	na	30	768	600	5	900	Figures III-9 and III-10	
Rocklin Elementary School	1952	634	15	13	4	na	32	837	600	3	900	Figures III-11 and III-12	
Twin Oaks	1999	512	12	11	0	na	23	581	600	12	900	Figures III-13 and III-14	
Subtotal Elementary		3,853	81	70	25		176	4,470	3,600	34	5,400		
Middle School (7-8)													
Granite Oaks Middle School	1999	1,092	27	0	0	2	29	883	800	10	1,200	Figures III-15 and III-16	
Spring View Middle School	1980 (2000)	0	18	1	0	2	21	651	800	12	1,000	Figures III-17 and III-18	
Subtotal Middle School		1,092	45	1	0	4	50	1,534	1,600	22	2,200		
High School (9-12):													
Rocklin High School	1993	1,817	43	29	0	8	80	2,400	2,000	0	2,400	Figures III-19 and III-20	
Victory Continuation High Sch	1996 (2000)	60	5	2	0	na	7	203	200	0	200	Figure III-21	
Subtotal High School		1,877	48	31	0	8	87	2,603	2,200	0	2,600		
Rocklin Independent School	1996	56											
TOTAL		6,878	174	102	25	12	313	8,607	7,400	56	10,200		

Notes:

(1) PE is loaded at 50 per classroom at Middle School. At the High School, PE is assumed to increase the capacity by 11% and this has been translated into Classrooms loaded at 50.

(2) Future classroom capacity calculations for all schools except Victory High School are detailed in Figures III-4 through III-20.

Figure III-3

**Figure III-4
Antelope Creek Elementary School - Grades K-6
1999-00 Enrollment = 645**

<u>Facilities Summary As of 10/99</u>		
Buildings	Square Feet	Classrooms
Administration	3,616	
Multi-purpose Room	6,428	
Library	1,888	
Kindergarten	3,246	2
Classrooms	10,560	10
Portable Classrooms	9,600	12
Trailers	4,800	5
H.C. Lift	69	
Labs	3,072	
Toilets/Covered Walks	4,400	
TOTAL	47,679	29
Fields	Square Feet	
Hardcourt	32,320	
Apparatus	3,500	
Playground	80,000	
K Playground	5,892	
Parking	71 Spaces	

<u>1999 Capacity Summary (1)</u>			
<u>Capacity With Class Size Reduction (K-3)</u>			
Grade	Number Of Rooms	Students Per Room	Total Capacity
K	2	40	80
1	5	20	100
2	5	20	100
3	5	20	100
4	4	29	116
5	4	29	116
6	4	29	116
Total	29		728
Maximum Additional Capacity	6	29	174
Maximum Total Capacity (rounded)			900
(1) Includes additional classrooms to fully implement CSR grades K-3..			

Figure III-5

**Figure III-6
Breen Elementary School - Grades K-6
1999-00 Enrollment = 728**

<u>Facilities Summary As of 10/99</u>		
Buildings	Square Feet	Classrooms
Administration	3,616	
Multi-purpose Room	6,428	
Library	1,888	
Kindergarten	3,246	2
Classrooms	10,560	10
Portable Classrooms	9,600	14
Trailers	4,800	6
H.C. Lift	69	0
Labs	4,032	0
Toilets/Covered Walks	4,400	0
TOTAL	48,639	32
Fields	Square Feet	
Hardcourt	69,000	
Apparatus	3,500	
Playground	108,800	
K Playground	12,100	
Parking		60 Spaces

<u>1999 Capacity Summary (1)</u>			
<u>Capacity With Class Size Reduction (K-3)</u>			
Grade	Number Of Rooms	Students Per Room	Total Capacity
K	3	40	120
1	6	20	120
2	6	20	120
3	6	20	120
4	4	29	116
5	3	29	87
6	4	29	116
Total	32		799
Maximum Additional Capacity	3	29	87
Maximum Total Capacity (rounded)			900

(1) Includes additional classrooms to fully implement CSR grades K-3..

Figure III-7

**Figure III-8
Cobblestone Elementary School - Grades K-5
1999-00 Enrollment = 609**

<u>Facilities Summary As of 10/99</u>		
Buildings	Square Feet	Classrooms
Administration	3,616	
Multi-purpose Room	6,428	
Library	1,888	
Kindergarten	3,275	2
Classrooms	10,560	11
Portable Classrooms	6,720	12
Trailers	4,800	5
H.C. Lift	69	
Labs	3,072	
Toilets/Covered Walks	4,450	
TOTAL	44,878	30
Fields	Square Feet	
Hardcourt	59,700	
Apparatus	4,400	
Playground	71,000	
K Playground	9,600	
Parking		61 Spaces

<u>1999 Capacity Summary (1)</u>			
<u>Capacity With Class Size Reduction (K-3)</u>			
Grade	Number Of Rooms	Students Per Room	Total Capacity
K	2	40	80
1	5	20	100
2	5	20	100
3	5	20	100
4	5	29	145
5	4	29	116
6	4	29	116
Total	30		757
Maximum Additional Capacity	5	29	145
Maximum Total Capacity (rounded)			900

(1) Includes additional classrooms to fully implement CSR grades K-3..

Figure III-9

**Figure III-10
Parker Whitney Elementary School -- Grades K-6
1999-00 Enrollment = 725**

<u>Facilities Summary As of 10/99</u>		
Buildings	Square Feet	Classrooms
Administration	1,056	
Multi-purpose Room	5,708	
Library	4,440	
Kindergarten	2,304	2
Classrooms	14,400	15
Portable Classrooms	5,760	8
Trailers	3,840	5
Labs	7,700	
Toilets	1,768	
Covered Area	880	
TOTAL	47,856	30
Fields	Square Feet	
Hardcourt	28,800	
Apparatus	8,600	
Playground	159,200	
K Playground	6,000	
Parking	65 Spaces	

<u>1999 Capacity Summary (1)</u>			
	<u>Capacity With Class Size Reduction (K-3)</u>		
Grade	Number Of Rooms	Students Per Room	Total Capacity
K	3	40	120
1	5	20	100
2	5	20	100
3	5	20	100
4	4	29	116
5	4	29	116
6	4	29	116
Total	30		768
Maximum Additional Capacity	5	29	145
Maximum Total Capacity (rounded)			900
(1) Includes additional classrooms to fully implement CSR grades K-3..			

Figure III-11

**Figure III-12
Rocklin Elementary School -- Grades K-6
1999-00 Enrollment = 634**

<u>Facilities Summary As of 10/99</u>		
Buildings	Square Feet	Classrooms
Administration	1,984	
Multi-purpose Room	4,060	
Library	1,320	
Kindergarten	2,560	2
Classrooms	10,560	13
Portable Classrooms	12,480	13
Trailers	1,920	4
Labs	5,760	
Toilets	2,040	
Covered Area	5,465	
TOTAL	48,149	32
Fields	Square Feet	
Hardcourt	46,200	
Apparatus	3,024	
Playground	125,600	
K Playground	15,600	
Parking	62 Spaces	

<u>1999 Capacity Summary (1)</u>			
	<u>Capacity With Class Size Reduction (K-3)</u>		
Grade	Number Of Rooms	Students Per Room	Total Capacity
K	4	40	160
1	5	20	100
2	5	20	100
3	5	20	100
4	5	29	145
5	4	29	116
6	4	29	116
Total	32		837
Maximum Additional Capacity	3	29	87
Maximum Total Capacity (rounded)			900

(1) Includes additional classrooms to fully implement CSR grades K-3..

Figure III-13

Figure III-14
Twin Oaks Elementary School - Grades K-6
1999-00 Enrollment = 512

<u>Facilities Summary As of 10/99</u>			<u>1999 Capacity Summary (1)</u>			
Buildings	Square Feet	Classrooms		<u>Capacity With</u>		
				<u>Class Size Reduction (K-3)</u>		
			Grade	Number	Students	Total
				Of Rooms	Per Room	Capacity
Administration			K	2	40	80
Multi-purpose Room			1	4	20	80
Library			2	4	20	80
Kindergarten		2	3	4	20	80
Classrooms		10	4	3	29	87
Portable Classrooms		11	5	3	29	87
Trailers			6	3	29	87
H.C. Lift						
Labs						
Toilets/Covered Walks						
TOTAL	0	23	Total	23		581
Fields	Square Feet		Maximum			
Hardcourt			Additional			
Apparatus			Capacity	12	29	348
Playground			Maximum Total Capacity			900
K Playground			(rounded)			
Parking		Spaces	(1) Includes additional classrooms to fully implement CSR grades K-3..			

Figure III-15

**Figure III-16
Spring View Middle School - Grades 7-8
1999-00 Enrollment = 0 (closed for modernization)**

<u>Proposed Facilities Summary As of 10/99</u> (Under construction)			<u>1999 Capacity Summary (1)</u>			
Buildings	Square Feet	Classrooms	<u>Capacity</u>			
Administration	2,200		Grade	Number	Students	Total
Multi-purpose Room	8,400			Of Rooms	Per Room	Capacity
Library			7	10	29	290
Computer/Vis. Arts/ Science/Ind. Arts			8	9	29	261
Classrooms		18	PE	2	50	100
Portable Classrooms		1	Total	21		651
Trailers			Maximum			
PE		2	Additional			
Toilets			Capacity	12	29	348
Covered Walks			Maximum Total Capacity			1,000
TOTAL	10,600	21	(rounded)			
Fields	Square Feet		(1) Proposed			
Hardcourt	47,040					
Playfield	162,400					
Parking		75 Spaces				

Figure III-20
Rocklin High School - Grades 9-12
1999-00 Enrollment = 1,817

Facilities Summary As of 10/99

Buildings	Square Feet			Classrooms And Labs
	Building Area	Covered Walks	Total	
Existing Buildings				
A. Gymnasium	20,137	408	20,545	
B. Theater and Lobby	9,815	359	10,174	2
C. Consumer Ed. & Art	9,739	555	10,294	5
D. Cafeteria	12,628	899	13,527	
E. Administration	7,666	954	8,620	1
F. Science	6,840	251	7,091	4
G. Chemistry/Physics	5,209	251	5,460	3
H. Business	6,120	949	7,069	5
J. English	6,600	992	7,592	5
N. Library	17,484		17,484	1
Portable Classrooms	27,000		27,000	29
K. Math	5,824		5,824	6
L. Social Science	7,407		7,407	6
M. Technology Center	13,384		13,384	5
Addition to Gymnasium	13,617		13,617	
TOTAL	169,470	5,618	175,088	72

Capacity Summary

	Number Of Rooms	Design Capacity		Maximum Capacity		
		Students Per Room	Total Capacity	Students Per Room	P.E. Capacity Increase	Total Capacity
1999	72	28	2,000	30	11%	2,400
Maximum Additional Capacity	TBD	28	TBD	30	11%	TBD
Total Capacity	72	28	2,000	30	11%	2,400

Note: Total capacity is rounded to nearest 100.

TBD= To be determined. The additional expansion capacity of Rocklin High School will be determined as part of the high school planning process.

IV. DEVELOPMENT AND POPULATION GROWTH

INTRODUCTION

Enrollment growth in the District is closely related to housing and population growth. As the overall number of households and population within the District's boundaries increases, enrollment within the District also will increase. This chapter details historical development trends, residential development projections, and the corresponding population projections for the District through buildout of the 1991 City of Rocklin General Plan. At present, virtually all of the residential development within the District is within the City of Rocklin.

HISTORICAL TRENDS

Figure IV-1 shows the building permit activity for the City from 1981 through the present. Since 1985, there has been rapid residential growth. Over the ten year period from 1989 through 1998, the City of Rocklin averaged 502 single family and 180 multi-family building permits annually. Average annual growth has increased slightly over the last five years (1994 through 1998) with an average of 511 single family and 290 multi-family building permits annually. The past two years have seen a dramatic increase in the number of permits issued.

Figure IV-2 shows historical housing unit and population data for the City from 1981 through the beginning of 1999. Between 1981 and 1999, the household population increased steadily from 7,577 people in 1981 to approximately 31,700 people in 1999. Over the same time period, the household vacancy rate declined from a high of 13.76% in 1981 to the current 6.57% in 1998. The vacancy rate has remained nearly constant since 1991. The persons per household factor remained relatively constant for the entire time period, varying between a low of 2.65 and a high of 2.79 persons per household. In 1998, there were an estimated 2.71 persons per household.

PROJECTIONS

CITY HOUSING PROJECTIONS

The City of Rocklin updated its housing projections as part of the 1995 Traffic Impact Fees and Capital Improvement Program Study prepared by DKS Associates. **Figure IV-3** shows the land use forecasts prepared for the City traffic study. Between 1995 and 2010, a total of 6,081 new single family units and 3,165 new multi-family units are projected in the City study. These projections average 405 single family units and 211 multi-family units per year.

Figure IV-1

Figure IV-2
City of Rocklin
Historical Units, Population, and Persons Per Household

Year (as of Jan. 1)	Housing Units			Household Population	Percent Vacant	Persons Per Household
	Single Family	Multi- Family	Total			
	[1]					
1999	10,573	1,948	12,521	31,710	6.57%	2.71
1998	9,868	1,576	11,444	29,466	6.57%	2.76
1997	9,386	1,497	10,883	27,993	6.57%	2.75
1996	9,006	1,457	10,463	26,967	6.57%	2.76
1995	8,654	1,410	10,064	25,832	6.57%	2.75
1994	8,209	1,382	9,591	24,825	6.56%	2.77
1993	7,596	1,382	8,978	23,238	6.56%	2.77
1992	7,309	1,382	8,691	22,631	6.56%	2.79
1991	6,832	1,382	8,214	21,375	6.56%	2.78
1990	5,989	1,396	7,385	18,179	8.92%	2.70
1989	5,441	1,274	6,715	16,764	7.12%	2.69
1988	4,931	1,115	6,046	15,219	7.01%	2.71
1987	4,430	961	5,391	13,509	7.98%	2.72
1986	3,387	864	4,251	10,833	6.96%	2.74
1985	3,181	810	3,991	10,033	9.20%	2.77
1984	2,977	764	3,741	9,236	9.89%	2.74
1983	2,859	712	3,571	8,720	9.91%	2.71
1982	2,788	710	3,498	8,251	11.78%	2.67
1981	2,605	709	3,314	7,577	13.76%	2.65

"historical_pop_and_units"

[1] Single family units include detached single family units, attached single family units, duplexes, triplexes, four-plexes, and mobile homes.

Source: Department of Finance

Figure iv-3

ANNUAL PROJECTIONS

For the purposes of this study, EPS developed two separate sets of annual housing unit and population projections for the City. **Figures IV-4** and **IV-5** show these estimates, as well as the existing housing units and population. New housing unit and population projections were made for each year from 2000 through buildout.

In the past two years, the rate of growth has reached unprecedented levels. The booming economy has accelerated growth in all areas around Sacramento and Rocklin is no exception. This high rate of growth may be a temporary peak or it may continue for a few years. **Figures IV-4** and **IV-5** show the existing number of housing units in 1989 and assume rates for building permits beyond 1999. In both cases, the number of building permits issued per year for multi-family housing is reduced from the peak in 1998-99 since the number of future multi-family projects is very limited. **Figure IV-4** assumes that the single-family permits will return to a moderate growth rate of 500 units per year as predicted by the City of Rocklin. **Figure IV-5** assumes a continued high level of building permits for the next five years before tapering to the 600 unit per year average. **Figures IV-6** and **IV-7** graphically show these assumptions, as well as the historical building permits. Since it is prudent to plan facilities early, the facility recommendations in this report are based on this fast growth rate.

The single family unit projections are greater than the DKS projections in **Figure IV-3**, since the economy has accelerated development and the multi-family housing unit estimates are lower since most of the multi-family housing projects are complete. The housing unit projections in **Figure IV-4** result in an estimated 23,500 housing units in the District by the year 2015 using a moderate growth rate and **Figure IV-5** results in an estimated 25,600 housing units by 2015.

The annual new population projections in **Figures IV-4** and **Figure IV-5** were calculated as the number of new housing units adjusted by the 1999 vacancy rate, then multiplied by the 1999 number of persons per household. The 1999 factors were used since both the vacancy rate and persons per household have remained relatively constant over the last eight years. It is estimated that by 2015 the District will have a population of 60,000 to 65,000 people depending on the growth rate.

BUILDOUT PROJECTIONS

Figure IV-8 summarizes existing and buildout housing units and population. It is projected that there will be approximately 26,700 housing units in the District at buildout of the City General Plan. The estimate of City housing units at buildout was developed by EPS by adding the existing units to the units remaining to develop from all of the currently planned residential projects in the City.

Figure IV-8 estimates that the District will have a buildout population of nearly 70,000 people. This estimate was calculated by multiplying the estimated number of buildout housing units adjusted for the 1999 vacancy rate by the 1999 number of persons per household.

Figure IV-4
Rocklin Unified School District
Summary of Existing and Annual Projected Units and Population
Moderate Growth Scenario

Year (as of June 30)	Units			Persons Per Household	Vacancy Rate	Population
	Single- family	Multi- family	Total			
Existing Units & Population [1] 1999	10,688	1,911	12,599	2.71	6.57%	<i>estimated</i> 31,900
Projected Increase in Units & Population						
2000	800	342	1,142	2.71	6.57%	2,891
2001	700	200	900	2.71	6.57%	2,279
2002	600	200	800	2.71	6.57%	2,026
2003	500	150	650	2.71	6.57%	1,646
2004	500	150	650	2.71	6.57%	1,646
2005	500	120	620	2.71	6.57%	1,570
2006	500	120	620	2.71	6.57%	1,570
2007	500	120	620	2.71	6.57%	1,570
2008	500	120	620	2.71	6.57%	1,570
2009	500	120	620	2.71	6.57%	1,570
2010	500	120	620	2.71	6.57%	1,570
2011	500	120	620	2.71	6.57%	1,570
2012	500	120	620	2.71	6.57%	1,570
2013	500	120	620	2.71	6.57%	1,570
2014	500	120	620	2.71	6.57%	1,570
2015	500	120	620	2.71	6.57%	1,570
Subtotal	8,600	2,362	10,962			27,755
Total Projected Units & Population In 2015	19,288	4,273	23,561			59,655

"proj_units_pop_mod"

[1] Based on DOF data as of Jan. 1, 1999 plus actual permit data from the City of Rocklin for January through June of 1999; excludes senior units.

Sources: California Department of Finance, City of Rocklin, and EPS.

Figure IV-5
Rocklin Unified School District
Summary of Existing and Annual Projected Units and Population
Fast Growth Scenario

Year (as of June 30)	Units			Persons Per Household	Vacancy Rate	Population
	Single- family	Multi- family	Total			
Existing Units & Population [1] 1999	10,688	1,911	12,599	2.71	6.57%	<i>estimated</i> 31,900
Projected Increase in Units & Population						
2000	900	342	1,242	2.71	6.57%	3,145
2001	900	200	1,100	2.71	6.57%	2,785
2002	900	200	1,100	2.71	6.57%	2,785
2003	900	150	1,050	2.71	6.57%	2,659
2004	900	150	1,050	2.71	6.57%	2,659
2005	800	120	920	2.71	6.57%	2,329
2006	700	120	820	2.71	6.57%	2,076
2007	600	120	720	2.71	6.57%	1,823
2008	500	120	620	2.71	6.57%	1,570
2009	500	120	620	2.71	6.57%	1,570
2010	500	120	620	2.71	6.57%	1,570
2011	500	120	620	2.71	6.57%	1,570
2012	500	120	620	2.71	6.57%	1,570
2013	500	120	620	2.71	6.57%	1,570
2014	500	120	620	2.71	6.57%	1,570
2015	500	120	620	2.71	6.57%	1,570
Subtotal	10,600	2,362	12,962			32,819
Total Projected Units & Population In 2015	21,288	4,273	25,561			64,719

"proj_units_pop_fast"

[1] Based on DOF data as of Jan. 1, 1999 plus actual permit data from the City of Rocklin for January through June of 1999;

Sources: California Department of Finance, City of Rocklin, and EPS.

**Figure IV-6
Rocklin Unified School District
Historical and Projected Annual Building Permits
1981 - 2020 - Moderate Growth Projection**

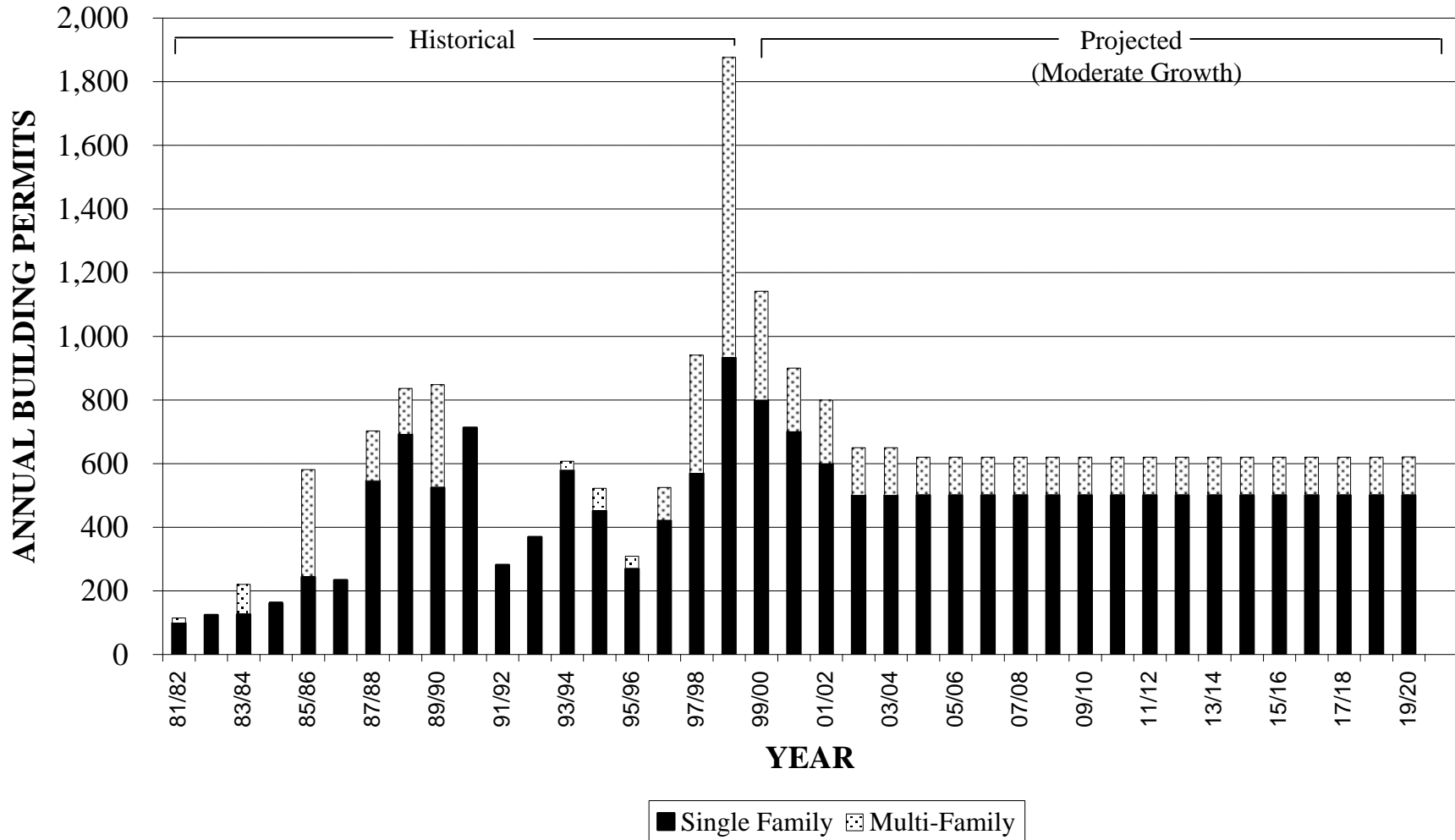


Figure IV-7
Rocklin Unified School District
Historical and Projected Annual Building Permits
1981 - 2020 - High Growth Projection

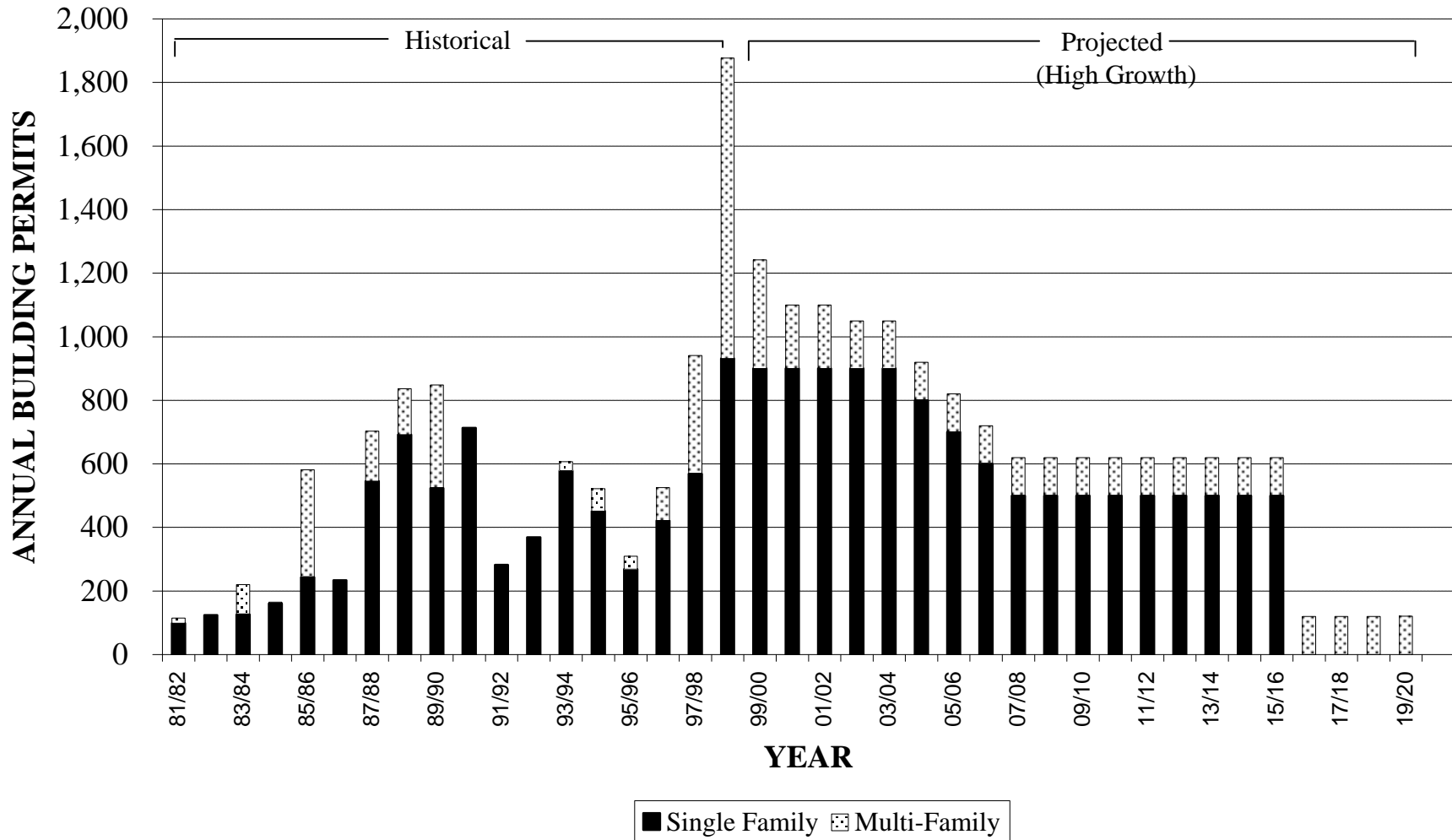


Figure IV-8
Rocklin Unified School District
Summary of Existing and Buildout Units and Population

Date	Single family Units	Multi- family Units	Total Units	Persons Per Household	Vacancy Rate	Population
January 1, 1999	10,573	1,948	12,521	2.71	6.57%	31,710
<i>Plus</i> Building Permits (Jan. 1 - June 30)	485	124	609	2.71	6.57%	1,542
Existing (June 30, 1999)	11,058	2,072	13,130	2.71	6.57%	33,245
<i>Less</i> Senior Housing	(370)	(161)	(531)	2.71	6.57%	(1,344)
Net Existing (June 30, 1999)	10,688	1,911	12,599	2.71	6.57%	31,900
Buildout	21,788	4,874	26,662	2.71	6.57%	67,507

"sum_exist_bo"

Sources: Existing - California Department of Finance (Jan. 1, 1999 units), City of Rocklin (building permit data)
Buildout - EPS

V. ENROLLMENT

INTRODUCTION

At the beginning of the 1999/00 school year, 3,853 grade K-6 students, 1,096 grade 7-8 students, and 1,929 grade 9-12 students, for a total of 6,818 grades K-12 students, were enrolled in the Rocklin Unified School District. As the overall number of households and population in the City of Rocklin and surrounding area has been increasing, enrollment within the District also has been increasing. After first reviewing historical enrollment trends, this chapter presents future student enrollment projections through the year 2015, which is approximately buildout according to the City's General Plan at the assumed fast growth rate of development.

HISTORICAL ENROLLMENT

Currently, there are six elementary schools (grades K-6), two middle schools (grades 7-8), one traditional high school (grades 9-12), one continuation high school (grades 9-12), and one independent study school (grades K-12) in the Rocklin Unified School District. **Figure V-1** shows the October 1999 enrollment.

The District's enrollment has grown rapidly over the past decade. **Figure V-2** shows the District's growth trends by grade level for the last 14 years. From the 1986/87 school year to 1999/00 school year, K-6 enrollment almost tripled from 1,408 to 3,853 students, as did grades 7-8 enrollment, increasing from 368 to 1,096 students.

From 1996/97 to 1999/00 high school enrollment has increased from 1,496 to 1,929, the first year in which the high school housed ninth through twelfth grade students. **Figure V-2** shows annual historical high school enrollment for 1990/91 through 1999/00. The numbers for 1990/91, 1991/92, and 1992/93 show students in the Rocklin High School enrollment area who attended other high schools before Rocklin High School opened. The enrollment figures for 1993/94 through 1995/96 include both the students who attended Rocklin High School and the students in the Rocklin High School enrollment area who would have attended Rocklin High School if it had been opened to all grade levels. Finally, in 1996/97 the District housed all of its own high school students, so the enrollment figures after that include only the students who attended Rocklin High School, Victory High School, or the Rocklin Independent School.

**Figure V-1
Rocklin Unified School District
1999/00 Student Enrollment by School**

Grade Level/School	1999/00 Student Enrollment			
	K-6	7-8	9-12	TOTAL
Elementary (K-6):				
Antelope Creek School	645			645
Breen Elementary School	728			728
Cobblestone School	609			609
Parker Whitney	725			725
Rocklin Elementary School	634			634
Twin Oaks Elementary	512			512
Subtotal Elementary	3,853			3,853
Middle School (7-8)				
Granite Oaks		1,092		1,092
Spring View Middle School [1]		0		0
Subtotal Middle School		1,092		1,092
High School (9-12):				
Rocklin High School			1,817	1,817
Victory Continuation High School			60	60
Subtotal High School			1,877	1,877
Rocklin Independent School (K-12)	0	4	52	56
TOTAL ENROLLMENT	3,853	1,096	1,929	6,878

"enroll_by_school"

Source: CBEDS October 1999

Figure V-2

ENROLLMENT PROJECTIONS

SUMMARY

Predicting student enrollment over a long time frame is extremely difficult and prone to a great deal of uncertainty. There are many factors, not all of which are quantifiable, that can affect the District's enrollment patterns. The factors that influence a district's enrollment may include migration patterns and families moving into new homes, trends that move total enrollment either up or down in a District, cyclical factors such as an "enrollment bubble" of students moving through the grade levels, and seasonal factors such as migrant children entering the system and then leaving after a few months. In addition, a variety of random economic occurrences within the District can affect a district's enrollment, such as the construction of a large multi-family housing project, the loss or gain of an industry and jobs, and other major economic impacts.

In order for the District to address the uncertainty concerning future enrollment, various enrollment projections were made using different methodologies. Annual projections were made by grade level grouping (K-6, 7-8, and 9-12) through the year 2014/15. The projections were compared and moderate and fast growth projections through 2014/15 were developed. Of the various projection methods, the percent of population method seems to be the most accurate for the long term. **Figure V-3** below shows the enrollment projections using both the moderate and fast growth assumptions.

**Figure V-3
Rocklin Unified School District
2015 Enrollment Projections**

Grade Level	1999/00 Enrollment	2004/05 Enrollment Projection		2014/15 Enrollment Projection	
		<i>Moderate</i>	<i>Fast</i>	<i>Moderate</i>	<i>Fast</i>
K-6	3,853	5,001	5,419	6,527	7,096
7-8	1,096	1,422	1,541	1,856	2,018
9-12	1,929	2,468	2,674	3,120	3,391
Total	6,878	8,891	9,634	11,503	12,505

Note: The range shown uses both the moderate and fast growth scenarios.
Source: Figure V-4

Figure V-4 shows the projected enrollment using both the cohort survival method and the percentage of population method. The cohort method is very good in the short term if development remains relatively constant. However, with the significant increase in development, basing enrollment projections in relation to total population should be more accurate. Therefore **Figure V-4** shows the cohort survival projection only to 2004/05 and shows enrollment projections based on the moderate and fast development projections noted in Chapter IV.

Figures V-5 through **V-7** show the same data in graph form. The time to add new schools is noted on each chart based on the fast growth model since it is easier to delay construction than to accelerate it. The rate of new development and enrollment growth will need to be monitored and the actual school opening dates will be adjusted in the future.

PROJECTION METHODOLOGIES

Cohort Method

The Cohort method estimates enrollment based on past enrollment trends. This methodology estimates future enrollment by moving children through the grade levels using weighted averages of past changes to predict future changes in enrollment. This method applies heavier weighting to the most recent years to provide enrollment estimates that are consistent with what a District has experienced recently. This method is effective in districts where past development trends are likely to correspond with future development. The Cohort Method is usually the strongest method for the short term projections but may not be the most reliable for the longer term projections since it is uncertain if development trends will remain consistent.

Percentage of Population Method

This method compares the enrollment in each grade level grouping to the population of the City of Rocklin. This percentage has changed over the years, but a trend is developing and **Figures V-8** and **V-9** show that predicted trend. As the City grows and the housing stock ages, the percent of school aged children will gradually decline. This percentage is applied to the predicted population based on units per household and the amount of residential development to determine the projected number of students.

GRADE LEVEL PROJECTIONS

Introduction

As indicated in the previous section, for the different grade levels (K-6, 7-8, and 9-12), the different enrollment projections were compared and baseline estimates developed based on one of the projection methods or a combination of methods. This section discusses the baseline projections developed for each grade level.

Figure V-4
Rocklin Unified School District
Summary of Enrollment Projections

	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05
Grades K-6										
Actual Enrollment	3,204	3,353	3,470	3,666	3,853					
Enrollment - Cohort						4,070	4,280	4,453	4,641	4,822
Enrollment - Moderate Growth						4,183	4,436	4,656	4,829	5,001
Enrollment - High Growth						4,213	4,527	4,837	5,130	5,419
Grades 7-8										
Actual Enrollment	866	898	974	1,044	1,096					
Enrollment - Cohort						1,120	1,149	1,249	1,327	1,375
Enrollment - Moderate Growth						1,190	1,262	1,324	1,374	1,422
Enrollment - High Growth						1,198	1,288	1,376	1,459	1,541
Grades 9-12										
Actual Enrollment	1,366	1,496	1,603	1,713	1,929					
Enrollment - Cohort						2,088	2,219	2,326	2,393	2,517
Enrollment - Moderate Growth						2,088	2,208	2,311	2,390	2,468
Enrollment - High Growth						2,103	2,253	2,401	2,539	2,674
Grades K-12										
Actual Enrollment	5,436	5,747	6,047	6,423	6,878					
Enrollment - Cohort						7,278	7,648	8,028	8,362	8,715
Enrollment - Moderate Growth						7,461	7,906	8,292	8,593	8,891
Enrollment - High Growth						7,515	8,068	8,614	9,127	9,634

**Figure V-4
Rocklin Unified School District
Summary of Enrollment Projections**

	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Grades K-6										
Actual Enrollment										
Enrollment - Cohort	5,037	[1]								
Enrollment - Moderate Growth	5,161	5,320	5,477	5,632	5,786	5,938	6,088	6,236	6,382	6,527
Enrollment - High Growth	5,667	5,882	6,066	6,218	6,369	6,518	6,665	6,810	6,954	7,096
Grades 7-8										
Actual Enrollment										
Enrollment - Cohort	1,404	[1]								
Enrollment - Moderate Growth	1,468	1,513	1,558	1,602	1,646	1,689	1,731	1,774	1,815	1,856
Enrollment - High Growth	1,612	1,673	1,725	1,769	1,812	1,854	1,896	1,937	1,978	2,018
Grades 9-12										
Actual Enrollment										
Enrollment - Cohort	2,625	[1]								
Enrollment - Moderate Growth	2,539	2,609	2,678	2,745	2,811	2,876	2,939	3,000	3,061	3,120
Enrollment - High Growth	2,788	2,885	2,966	3,031	3,095	3,157	3,218	3,277	3,335	3,391
Grades K-12										
Actual Enrollment										
Enrollment - Cohort	9,066	[1]								
Enrollment - Moderate Growth	9,169	9,443	9,713	9,980	10,243	10,502	10,758	11,010	11,258	11,503
Enrollment - High Growth	10,066	10,440	10,757	11,018	11,275	11,529	11,778	12,024	12,267	12,506

[1] The cohort survival method is not accurate for long range forecasting.

**Figure V-5
Rocklin Unified School District
Preliminary Enrollment and School Capacity Projections
Grades K-6**

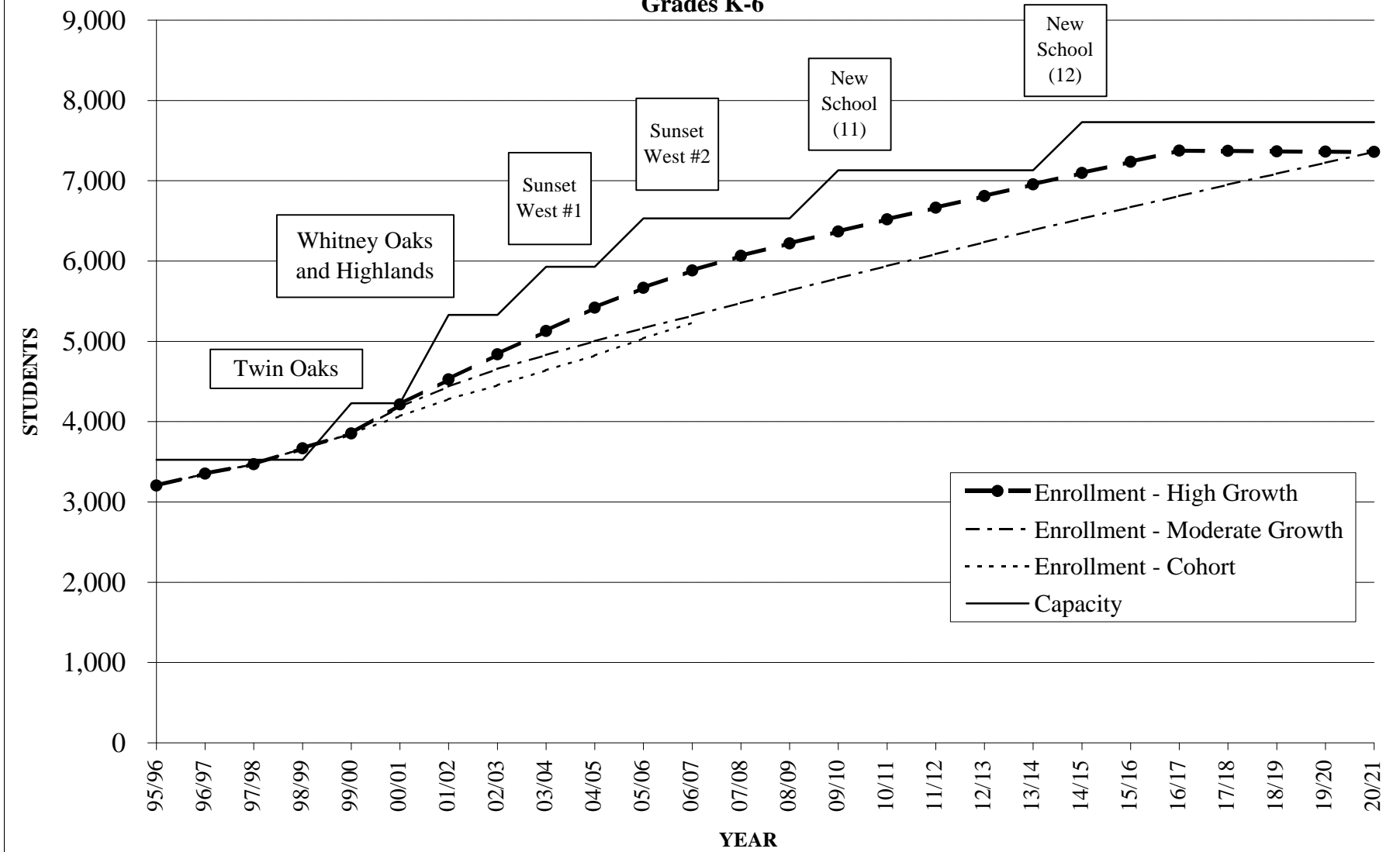


Figure V-6
Rocklin Unified School District
Preliminary Enrollment and School Capacity Projections
Grades 7-8

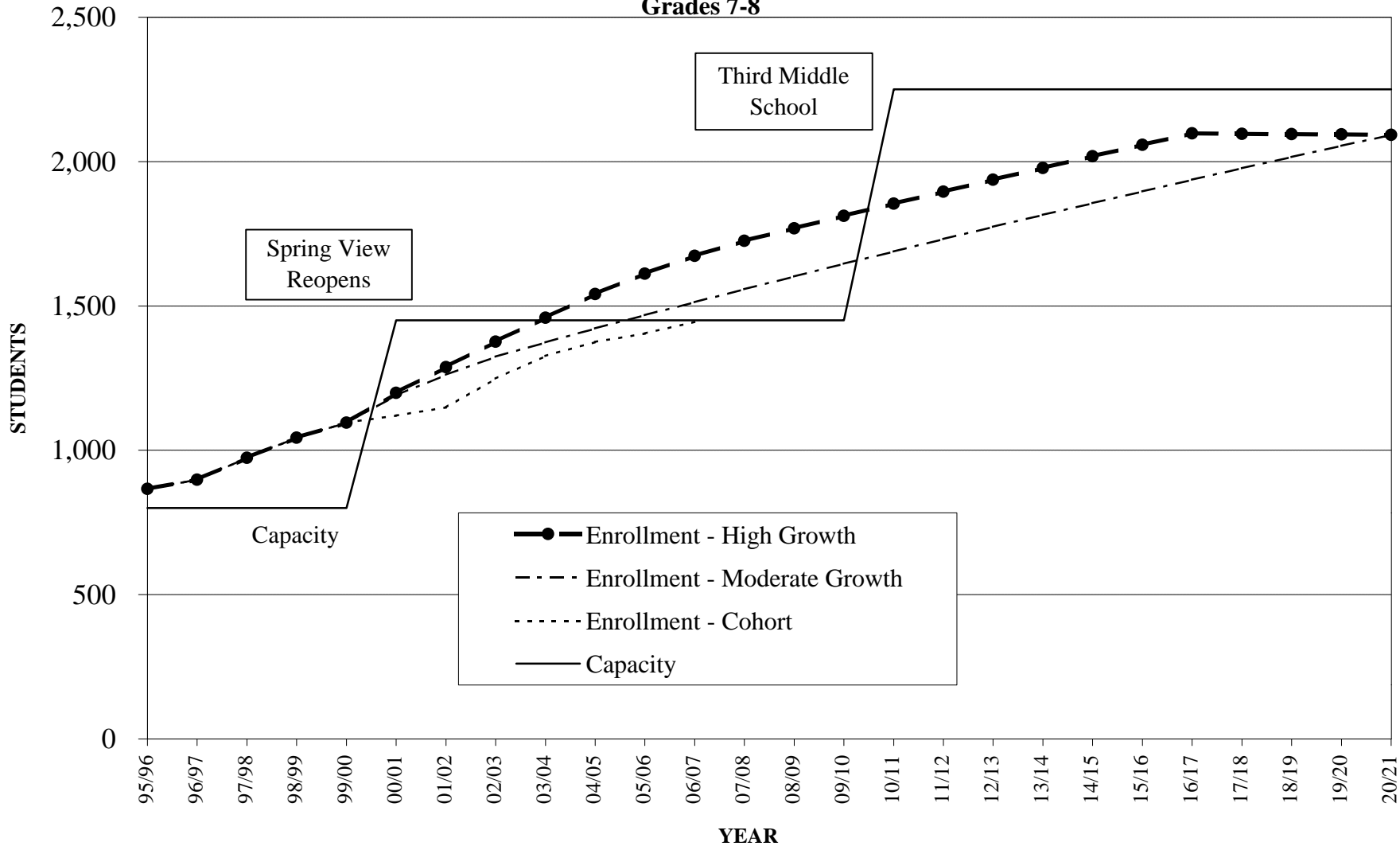


Figure V-7
Rocklin Unified School District
Preliminary Enrollment and School Capacity Projections
Grades 9-12

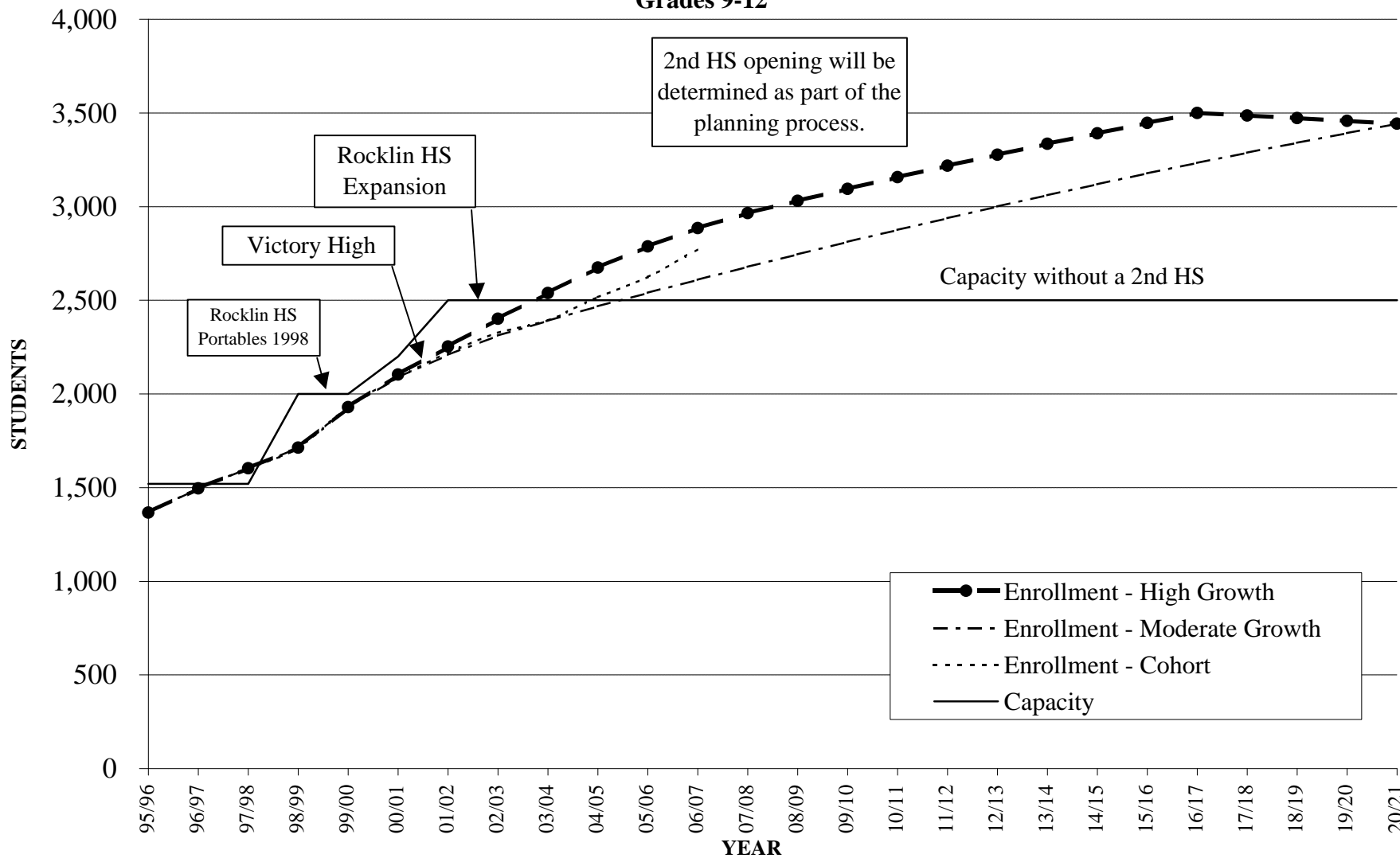


Figure V-8
Rocklin Unified School District
School Enrollment to Population Comparison

	1993	1994	1995	1996	1997	1998	1999	Buildout [1]
Population	92/93	93/94	94/95	95/96	96/97	97/98	98/99	
City of Rocklin	23,238	24,825	25,832	26,967	27,993	29,466	31,710	67,507
Enrollment _RUSD								
K-6 enrollment	2,624	2,920	3,079	3,204	3,353	3,470	3,666	7,358
7-8 enrollment	642	723	794	866	898	974	1,044	2,093
9-12 enrollment	n/a [2]	1,020	1,222	1,366 [3]	1,496	1,603	1,713	3,443
K-12 enrollment	3,266	4,663	5,095	5,436	5,747	6,047	6,423	12,894
Enrollment:Population								
K-6 % of population	11.3%	11.8%	11.9%	11.9%	12.0%	11.8%	11.6%	10.9%
7-8 % of population	2.8%	2.9%	3.1%	3.2%	3.2%	3.3%	3.3%	3.1%
9-12 % of population	n/a [2]	4.1%	4.7%	5.1%	5.3%	5.4%	5.4%	5.1%
K-12 % of population		18.8%	19.7%	20.2%	20.5%	20.5%	20.3%	19.1%

Notes:

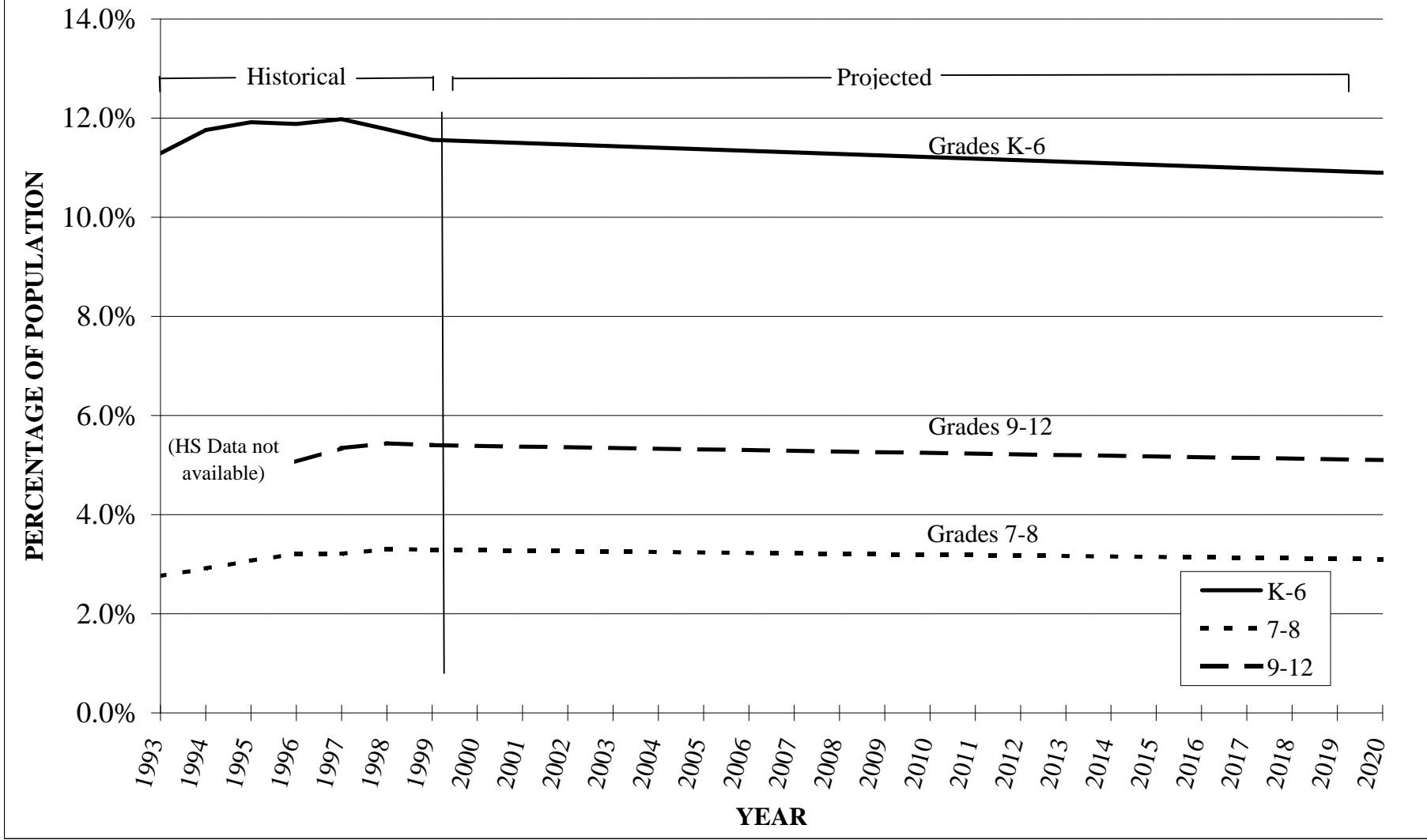
[1] The buildout enrollment is based on the assumed percentages listed multiplied by the projected population (See Figure IV-8 for the calculation of buildout population).

[2] In 1992, RUSD high school students attended high schools in Roseville and Loomis.

[3] In 1995, 12th graders still attended other schools. EPS moved 254 students from Roseville to Rocklin to reflect the students actually living within the district boundaries.

Source: DOF, CBEDS

**Figure V-9
Rocklin Unified School District
Enrollment as a Percentage of Population**



Grades K-6 Students

The total projected 2014/15 enrollment of K-6 students ranged from 6,500 to 7,100 under the different scenarios used. **Figure V-5** shows a graph of the historical K-6 enrollment and the annual projected K-6 enrollment through 2019/20 for the cohort and percentage of population methodologies. The high growth scenario is used for the baseline estimates.

Grades 7-8 Students

The total projected 2014/15 enrollment of 7-8 students ranges from 1,850 to 2,000 under the different scenarios. **Figure V-6** shows a graph of the historical 7-8 enrollment and the annual projected 7-8 enrollment through 2019/20 for each of the methodologies. Once Spring View reopens, the middle school will have capacity through 2005/06. Then a decision will need to be made regarding the opening of the third middle school.

Grades 9-12 Students

The total projected 2014/15 enrollment of 9-12 students ranged from 3,100 to 3,400 under the different scenarios used. **Figure V-7** shows a graph of the historical 9-12 enrollment and the annual projected 9-12 enrollment through 2019/20 for each of the methodologies.

VI. FACILITIES REQUIREMENTS

INTRODUCTION

The purpose of this chapter is to discuss new facilities and expansion and modernization of existing facilities based on existing District school site design guidelines, existing school capacities and student enrollment projections. First, the District school site design guidelines for school capacity and acreage for the different grade level programs (K-6, 7-8, and 9-12) are discussed. Second, existing enrollment is compared to capacity for the different grade levels to assess the ability of the District to meet current enrollment needs. Third, a proposed facilities construction, expansion, and modernization program designed to meet future enrollment growth is presented for each grade level grouping. The proposed facilities programs include estimated costs of implementation. Fourth, district-wide modernization requirements are discussed. Finally, a timeline for implementing the facilities programs is presented.

SCHOOL SITE DESIGN GUIDELINES

SUMMARY

School capacity is a key component in determining new facility requirements. When enrollment meets or exceeds capacity of existing schools, construction or expansion of facilities will be needed. There are two different measures of capacity used by the District, design capacity and maximum capacity. Design capacity is the desired enrollment at a school to optimize the delivery of the education program and meet the District goals for providing a safe and secure environment. While design capacity represents the optimum size for which to design schools, each campus should have adequate capacity to house additional students for short periods of time as necessary to serve increasing enrollment until new facilities can be provided. The maximum capacity is the greatest number of students that a school can accommodate by most efficiently using its facilities and adding the maximum allowable number of portable classrooms. The District's design and maximum capacity for its elementary, middle, and high schools are given in **Figure VI-1**. The actual capacity at each school may vary based on acreage and site constraints. **Figure VI-1** also shows the school acreage required for the different grade level programs. The acreage shown serve as District guidelines for planning new elementary, middle, and high schools.

**Figure VI-1
School Site Design Guidelines
1999-2000**

Grade Level	Design Capacity	Maximum Capacity	Net Usable Acres Required
K-6	600	900	10
7-8	800	1,200	20
9-12 Rocklin HS	1,600	2,400	50
9-12 Continuation HS	200	200	2

ELEMENTARY SCHOOLS

The District has a design capacity of 600 students for each elementary school, but can accommodate up to 900 students per school by installing temporary portable classrooms. The District's implementation of the class size reduction program in grades K-3 may reduce the expansion of each K-6 site since 35 classrooms will be needed (instead of 30) to reach 900 students.

In addition to the six existing elementary schools, there are eight new elementary school sites proposed throughout the District. **Figure VI-2** is a map showing the existing schools, school sites and proposed school attendance boundaries. **Figure VI-3** provides an analysis to show that the six existing schools and the eight school sites would provide sufficient capacity for all elementary school students at buildout. If all of the school sites were developed, each school would average 530 students at buildout when enrollment is projected to be 7,400 students. This average is below the desired 600 K-6 students per site. Although this may indicate a need for less sites, geographic consideration may dictate a need to develop all 14 sites.

MIDDLE SCHOOLS

The District's design capacity for middle schools is 800 students. Granite Oaks middle school, however, can handle up to 1,200 students by using temporary portable classrooms. Spring View, after modifications, will also be able to handle 1,000 to 1,200 students with temporary portables.

Figure VI-2

**Figure VI-3
Rocklin Unified School District
K-6 School Sites Summary**

K-6 School Sites	No. of Sites
Existing Schools	
Antelope Creek School	
Breen School	
Cobblestone School	
Parker Whitney School	
Rocklin School	
Twin Oaks	
Subtotal Existing Schools	6
Planned School Sites	
Highlands - S.E. area	
Sunset West K-6 #1	
Sunset West K-6 #2	
Whitney Oaks K-6 #1	
Whitney Oaks K-6 #2	
Subtotal Planned School Sites	5
<i>Planned sites have fixed locations</i>	
Potential School Sites	
Sunset Ranchos K-6 #1	
Sunset Ranchos K-6 #2	
Sunset Ranchos K-6 #3	
Subtotal Potential School Sites	3
<i>Potential sites do not have fixed locations</i>	
Total School Sites	14

K-6 School Sites	Moderate Growth Scenario			Fast Growth Scenario		
	2004 / 05	2014 / 15	Buildout	2004 / 05	2014 / 15	Buildout
K-6 Enrollment (rounded)	5,000	6,500	7,400	5,400	7,100	7,400
Students per Site	600	600	600	600	600	600
No. of Sites Needed [1]	8	11	12	9	12	12

[1] Based on desired site size of 600 students.

HIGH SCHOOLS

Rocklin High School has been built to its design capacity of 2000 students. Additional portables could increase the capacity of the site to 2400 students. Part of the focus of this report is to study the options for housing high school students. To this end, the Board has commissioned a high school issues committee. This committee will look at such issues as maximum capacity, minimum start up capacity for a new campus, expansion of Rocklin HS, satellite campus options, joint-use with Sierra College, and other ways to house high school students. Design capacity for a new campus will be determined based on the educational program, and may vary from Rocklin High School, which is based on a traditional high school curriculum.

As outlined in the proposed project schedule, the District will need to quickly determine how to house future high school students so that site decisions, acquisition and funding options may be determined.

Victory High School will be expanded to 200 students in early 2000 and will be able to handle the expected need for alternative education through buildout. The District is completing the construction of a new alternative education high. The planned capacity for this campus is 200 students.

COMPARISON OF EXISTING ENROLLMENT AND CAPACITY

The District operates six elementary schools, two middle schools, one high school, one alternative education high school, and one independent study school. **Figure VI-4** summarizes the current 1999/00 enrollment and capacities for each existing school.

All but one of the elementary schools are currently operating above the design capacity of 600 students per school. Twin Oaks School, the one school in which enrollment is below the design capacity level, has an enrollment of 512 students, which is 15% less than 600 students. None of the schools, however, have reached their maximum capacity of 900 students, leaving room for temporary expansion until new facilities are built.

The new Granite Oaks Middle School currently houses 1,092 students. This is intentionally above the 800 student design capacity in order to allow Spring View Middle School to be closed for modernization during the 1999/00 school year. When Spring View opens in Fall 2000 it will have an initial capacity of 650 students and can be expanded to 1,000 to 1,200 students with portables.

The existing design and maximum capacity for Rocklin High School are 2,000 and 2,400 students, respectively. The high school 1999/00 enrollment of 1,929 is below both of these capacities, leaving room for some enrollment growth.

Victory High School (the continuation high school) is expanding its capacity to 200 in early 2000. The enrollment of 60 students is well below this capacity.

Figure VI-4
Rocklin Unified School District
Summary of District Enrollment and Capacity
(based on current District program)

Facility	1999/00 Enrollment	Design Capacity	Maximum Capacity
Elementary (K-6):			
Antelope Creek School	645	600	900
Breen Elementary School	728	600	900
Cobblestone School	609	600	900
Parker Whitney	725	600	900
Rocklin Elementary School	634	600	900
Twin Oaks Elementary	512	600	900
Subtotal Elementary	3,853	3,600	5,400
Middle School (7-8)			
Granite Oaks	1,092	800	1,200
Spring View Middle School [1]	0	800	1,000
Subtotal Middle School	1,092	1,600	2,200
High School (9-12):			
Rocklin High School	1,817	2,000	2,400
Victory Continuation High School	60	200	200
Subtotal High School	1,877	2,200	2,600
Rocklin Independent School (K-12)	56	NA	NA

"enroll_cap_sum"

[1] Spring View Middle School is closed for modernization during 1999/00.

FACILITY NEEDS TO MEET PROJECTED ENROLLMENT

SUMMARY

This report plans for facilities through the 2014/15 school year. Projected enrollment in 2014/15 and existing facilities capacity must be compared to assess the amount of new capacity necessary to accommodate the total projected enrollment. This new capacity can be achieved either by constructing new portable or permanent classrooms at existing schools or by building new schools. In addition, some rehabilitation of existing facilities will be necessary to ensure that they are properly maintained and that they meet new standards imposed by law.

For each of the academic programs (elementary, middle school, and high schools), this section compares projected enrollment through the 2014/15 school year and capacity at existing facilities to estimate new capacity requirements. Additionally, any modernization needs are addressed. Recommendations are presented for a facilities construction program that provides the additional required capacity to serve the increased enrollment. The costs of the components of the facilities program are estimated. The recommended facilities program and projected costs are summarized in **Figure VI-5**.

ELEMENTARY SCHOOLS

K-6 New Facilities Requirements

The new K-6 facilities requirements through the 2014/15 school year are estimated by comparing the 2014/15 fast growth enrollment projection and the existing capacity for grades K-6. The total existing K-6 capacity is based on the District's design capacity of 600 students per school. This comparison is summarized below.

**Figure VI-5
Rocklin Unified School District
Facilities Plan Cost Summary**

Facility Requirements	Initial Program Cost 1999-2004	Total Program Cost 1999-2014
	<i>(in millions, 2000 \$'s)</i>	<i>(in millions, 2000 \$'s)</i>
Elementary Schools		
Complete Twin Oaks	\$1.88	\$1.88
Build 4 new Elementary Schools <i>(Highlands, Whitney Oaks, Sunset West #1 and #2)</i>	\$40.92	\$40.92
Build 3 new Elementary Schools <i>(Sunset Ranchos)</i>	\$0.00	\$33.00
Parker-Whitney Modernization/Expansion	\$4.75	\$4.75
Class Size Reduction & Misc. Projects <i>(Including portable lease payments)</i>	\$0.44	\$0.44
Total Cost	\$47.99	\$80.99
Middle Schools		
Completion of Granite Oaks	\$6.31	\$6.31
Completion of Spring View Modernization/Expansion	\$11.66	\$11.66
New 7-8 School <i>(land & design only)</i>	\$3.50	\$20.00
Total Cost	\$21.47	\$37.97
High Schools		
Expand Rocklin High School	\$0.82	\$0.82
Build Victory Continuation High School <i>(portable construction option)</i>	\$2.58	\$2.58
New 9-12 School <i>(land & design only)</i>	\$7.60	\$60.00
Total Cost	\$11.00	\$63.40
District-wide		
Build District Offices	\$2.00	\$2.00
Build Central Kitchen	\$1.78	\$1.78
Expand Transportation Facility	\$0.55	\$0.55
Buy new busses	\$0.20	\$0.75
Total Cost	\$4.53	\$5.08
TOTAL	\$84.99	\$187.44

**Figure VI-6
Rocklin Unified School District
K-6 Facilities Requirements**

2014/15 Projected Enrollment	7,100
1999/00 Existing Design Capacity <i>(6 schools * 600 students per school)</i>	3,600
New Capacity Needed by 2015/16	3,500
Number of New Schools Needed <i>(assumes 600 students per school)</i>	6 to 7 [1]

[1] A seventh school is planned to handle enrollment at buildout, however it may be necessary by 2014/2015 to provide neighborhood schools, and has been included in the financial planning.

Based on this comparison, the District will need a total of six new elementary schools by the 2014/15 school year.

K-6 Modernization Requirements

Four of the District's six elementary schools are new schools, all having opened during the 1990s. The other two elementary schools, Rocklin Elementary and Parker-Whitney have been modernized in recent years and do not have major modernization needs, with the exception of the Parker-Whitney multi-purpose room. Expansion of the multi-purpose room is required to adequately serve Parker Whitney's enrollment, currently over 700 students. Parker-Whitney is the second oldest school in the District, and it was not built with the expectation that enrollment would grow to this level. The multi-purpose room was not designed or constructed to serve over 700 students, and consequently must be expanded to make it adequate to serve this number of students.

K-6 Cost for New Facilities and Modernization Program

The total elementary school program facilities cost is estimated at \$81 million in 2000 dollars (see **Figure VI-5**). This total amount can be broken down into the cost of completing Twin Oaks (\$1.9 million), four new elementary schools through 2004/05 (\$40.9 million), 3 more schools through 2014/15 (\$33.0 million), the Parker-Whitney modernization/expansion (\$4.75 million), and implementation of class size reduction and other projects (including replacement of trailers.)(\$0.4 million).

MIDDLE SCHOOLS

7-8 New Facilities Requirements

The new grades 7-8 facilities requirements through the 2014/15 school year are estimated by comparing the 2014/15 fast growth enrollment projection and the existing capacity for grades 7-8. The total existing 7-8 capacity is based on the District's design capacity of 800 students per middle school. This comparison is summarized below.

**Figure VI-7
Rocklin Unified School District
7-8 Facilities Requirements**

2014/15 Projected Enrollment	2,000
1999/00 Existing Design Capacity <i>(2 schools* 800 students per school)</i>	1,600
New Capacity Needed by 2014/15	400
Number of New Schools Needed <i>(assumes 800 students per school)</i>	1

Based on this comparison, the District will need one additional middle school. The actual date the school will be needed will depend on when it makes economic sense to operate a new school. If the third middle school opens when the two existing schools have 1,000 students each then the three schools would have about 700 students each when the third school opens.

7-8 Modernization Requirements

Spring View Middle School, the original middle school, is undergoing expansion and modernization in various areas. When complete, the core campus will be designated for the 800 to 1,000 students expected through buildout of the general plan.

7-8 Cost for New Facilities and Modernization Program

The total middle school program new facilities cost is estimated at \$38 million in 2000 dollars (see **Figure VI-5**). This total amount can be broken down into the cost of one new middle school (\$20 million), completion of Spring View (\$11.7 million), and the completion of Granite Oaks (\$6.3 million).

HIGH SCHOOLS

9-12 New Facilities Requirements

The new grades 9-12 facilities requirements through the 2014/15 school year are estimated by comparing the 2014/15 high growth enrollment projection and the existing capacity for grades 9-12. The baseline enrollment projection of 3,600 high school students in 2014/15 can be broken into different programs as shown below.

**Figure VI-8
Rocklin Unified School District
2014/15 High School Fast Growth Enrollment Projections**

Comprehensive High School Program	3,150
Alternative Education High School Program	200
Independent Study Program	50
TOTAL Projected High School Enrollment	3,400

Enrollment and capacity comparisons will be made separately for the traditional and alternative education high school programs (the independent studies program does not require classroom space).

Comprehensive High School Program

The comprehensive high school facilities requirements through the 2014/15 school year are estimated by comparing the 2014/15 fast growth enrollment projection and the existing traditional high school capacity. This comparison is summarized below.

**Figure VI-9
Rocklin Unified School District
Comprehensive High School Program Facilities Requirements**

2014/15 Projected Enrollment	3,150
1999/00 Existing Design Capacity	2,000
New Capacity Needed by 2015-16	1,150

Based on this comparison, the District will need new capacity to house an additional 1,150 students by the 2014/15 school year.

During the process of selecting a site and planning for a new high school, the District should consider the different possible methods of delivering high school education. These different methods may affect the size and design of the new high school. There have been significant changes in the way high school education is delivered due to technology and education programs. Various models for high school education range from large high schools, which contain academies within schools to magnet high schools, which focus on specific emphases and are smaller than full-service high schools. Other models emphasize decentralizing learning either through the use of network technology or by utilizing business or university expertise and facilities for learning centers.

Alternative Education High School Program

The alternative education high school facilities requirements through the 2014/15 school year are estimated by comparing the 2014/15 baseline enrollment projection and the existing alternative education high school capacity. This comparison is summarized below.

**Figure VI-10
Rocklin Unified School District
Alternative Education High School Program Facilities Requirements**

2014/15 Projected Enrollment	200
Existing Design Capacity	200
New Capacity Needed by 2014/15	0

The District currently is in the process of completing the permanent facilities for the continuation school. This will house the 200 students projected through 2014/15.

9-12 Cost for New Facilities Program

The total high school program new facilities cost is estimated at \$63.4 million in 2000 dollars (see **Figure VI-5**). This total amount can be broken down into the cost of the remaining expansion to Rocklin High (\$0.8 million), the construction of the new Victory High School campus (\$2.58 million), and the cost for a new comprehensive high school (\$60 million). The cost for the new high school is very preliminary and will change as the scope of the new school is defined further by the District.

There are other methods available for accommodating high school growth. These include, but are not limited too, expansion of Rocklin High School, a satellite campus, and a specialized small high school. If any of these options are chosen instead of the comprehensive high school, then the total high school facility cost will be reduced. District Wide Facilities. The District support facilities will need to be expanded to enable the district to serve the buildout school population. The total district-wide facilities cost is estimated as \$5.1 million in **Figure VI-5**. This total amount can be broken down to the cost

of a new district office (\$2.0 million), a new central kitchen (\$1.8 million), expansion of the transportation facilities (\$0.6 million) and the purchase of busses to transport students generated by new development (\$0.8 million).

PHASING OF FACILITIES PROGRAM

SUMMARY

This section estimates the phasing of the different components of the proposed facilities program outlined in the previous sections. The timing of new facilities construction is estimated by comparing annual enrollment projections to annual capacity needs. **Figures VI-12, VI-13** and **VI-14** show estimated timelines for the proposed facilities program detailed in the previous section. **Figure VI-11** is a 5-year timeline detailing annual improvements for the next five years from 1999/00 through 2004/05, while **Figures VI-13** and **V-14** summarize annual improvements for the entire planning period of 1999/00 through 2015/16 for elementary and secondary schools respectively. The timelines will be modified based on actual enrollment trends, which may be faster or slower than projected.

ELEMENTARY SCHOOLS

The timelines show the planned site acquisition, design and construction of six new elementary schools scheduled to open in the following school years: two in 2001/02, and one each in 2002/03, 2004/05, 2006/07, 2009/10, and 2012/13. The District should continually monitor enrollment to determine whether or not additional elementary schools will be needed in 2014/15. In addition to the four new schools, the timelines include the Parker-Whitney multi-purpose room expansion. The Parker-Whitney multi-purpose room expansion is scheduled for the 2000/01 school year.

MIDDLE SCHOOLS

The expansion at Spring View is underway and the school will reopen in 2000/01. At that time Granite Oaks will have a surplus of portables which will be moved to other sites as needed. It may be prudent to purchase the third middle school site well before the actual need and therefore it has been shown in 2001/02.

HIGH SCHOOLS

As discussed earlier, the manner in which the District proposes to deliver high school education (e.g., magnet schools, academies within a school, decentralized education) will affect significantly the future facilities requirements. To address these issues, the timelines indicate that the planning process for a new high school will begin this year. A committee has been formed to discuss the high school issues. Potential sites and funding options will be identified in 1999/00. Site acquisition and the beginning of the design process and a funding determination should occur in 2000/01.

Figure VI-11
 Rocklin Unified School District
 5 - Year Facilities Master Plan Timeline (1999-2004)
 Fast Growth Scenario [1]

School Year	Elementary Schools (K-6)					Middle Schools (7-8)			High Schools (9-12)		
	Whitney Oaks	Highlands	Sunset	Sunset West #2	Modernization and Class Size Reduction	Spring View	Granite Oaks	New Middle School	Rocklin High School.	Victory Continuation High School	New High School
1999-2000	Design	Design	Site Acquisition & Design			Modernization & Expansion	Open for 1199 Students			School Opens	Begin planning Process, Site Identification & Funding Options
2000-2001	Construction	Construction	Site Acquisition & Design		Parker Whitney MPR Expansion	Reopen to 600 Students	Reduce to 600 Students				Identify Site Determine Funding
2001-2002	School Opens	School Opens	Construction	Site Acquisition & Design				Site Acquisition	Expansion		Site Acquisition Design
2002-2003			Construction	Design				Pre-design			Design
2003-2004			School Opens	Construction							

Note: Timeline assumes 1000 dwelling units built per year. Actual development and enrollment will be closely monitored and timeline adjusted accordingly.

5yr

Figure VI-12
Rocklin Unified School District
15 - Year Facilities Master Plan Timeline (1999-2015)
Fast Growth Scenario [1]

School Year	Elementary Schools (K-6)						
	Whitney Oaks	Highlands	Sunset West #1	Sunset West #2	New School (11)	New School (12)	New School (13)
1999-2000	Design	Design	Site Acquisition & Design				[2]
2000-01	Construction	Construction	Site Acquisition & Design				
2001-02	School Opens	School Opens	Construction	Site Acquisition & Design			
2002-03			Construction	Design			
2003-04			School Opens	Construction			
2004-05				Construction			
2005-06				School Opens	Site Acquisition & Design		
2006-07					Design		
2007-08					Construction		
2008-09					Construction		
2009-10					School Opens		
2010-11						Site Acquisition & Design	
2011-12						Site Acquisition & Design	
2012-13						Construction	
2013-14						Construction	
2014-15						School Opens	

15yrelem

Notes:

- [1] Timeline assumes 1000 dwelling units built per year for the first five years. Actual development and enrollment will be closely monitored and timeline adjusted accordingly.
- [2] Elementary sites 13 and 14 have been identified in Sunset West. Although not needed under current capacity standards, they may be needed based on the location of new students in the district.

Figure VI-13
Rocklin Unified School District
15 - Year Facilities Master Plan Timeline (1999-2015)
Fast Growth Scenario [1]

School Year	Middle Schools (7-8)			High Schools (9-12)		
	Spring View	Granite Oaks	New School	Rocklin High School	Victory Continuation High School	New High School
1999-2000	Modernization & Expansion	School Opens			School Opens	Begin planning Process, Site Identification & Funding Options
2000-01	School Reopens					Identify Site Determine Funding
2001-02			Site Acquisition	Expansion		Site Acquisition Design
2002-03			Pre-design			Design
2003-04						Construction Schedule To Be Determined
2004-05						
2005-06						
2006-07			Design			
2007-08			Design			
2008-09			Construction			
2009-10			Construction			
2010-11			School Opens based on Fast Residential Growth			
2011-12						
2012-13						
2013-14						
2014-15						

15yrsec

Notes:

[1] Timeline assumes 1000 dwelling units built per year for the first five years. Actual development and enrollment will be closely monitored and timeline adjusted accordingly.

VII. FINANCING STRATEGY

OVERVIEW

The previous chapter detailed a proposed new facilities program, including the estimated cost of the program, to serve the projected enrollment through the year 2014/15. This chapter addresses funding for the required new facilities. The District can utilize a variety of funding sources, including the State School Facilities Program, Mello-Roos Community Facilities District financing, existing development agreement fees, development impact fees, and general obligation bonds. **Figure VII-1** outlines the estimated cost and possible funding sources for the proposed elementary, middle school, and high school facilities programs. The various funding sources and recommended financing strategy are detailed in the remainder of this chapter.

**Figure VII-1
Rocklin Unified School District
Summary of Facilities Cost and Funding Sources**

Facilities	Estimated Cost 1999/00 – 2014/15 (Millions of 2000\$)	Funding Source
Elementary Schools	\$80.99M	Mello-Roos CFDs, Development Fee Agreements Development Impact Fees State School Facilities Program
Middle Schools	\$37.97M	Development Impact Fees 1997 General Obligation Bond State School Facilities Program
High Schools	\$63.40M	Additional GO Bonds Development Impact Fees State School Facilities Program
Support Facilities	\$5.08	Development Impact Fees Other District Funding
TOTAL	\$187.44M	

FUNDING SOURCES

MELLO-ROOS COMMUNITY FACILITIES DISTRICT BONDS

The 1982 Mello-Roos Community Facilities District Act permits a school district to issue bonds and collect special taxes to build and renovate school facilities. A two-thirds vote is required, by either a registered voter election, if there are twelve or more registered voters, or a land owner vote if there are fewer than twelve registered voters. The District has formed two CFDs for the funding of elementary schools facilities. CFD No. 1 was formed in 1988 and CFD No. 2 was formed in 1990. CFD No. 1 and No. 2 have a total bond authorization of \$120 million.

DEVELOPMENT FEE AGREEMENTS

The District has entered into several fee agreements with developments for the funding of elementary and high school facilities within the District. The developments chose to participate in the fee agreements as an alternative to inclusion in a CFD. The general form of these agreements includes a building permit fee of \$4,000 per single-family unit or \$2,000 per multi-family unit for elementary impacts, plus \$0.59 per square foot for high school impacts. Fee agreements have been entered into with the following developments:

- Southfork Partnership (Sunset Heights 2)
- Kimmel Development (Secret Ravine Project)
- Klagge Development
- Metropolitan Investment Group #37 & Quarry Lakes Development

SB 50 (1998) changed the nature of fee agreements. Cities and counties can no longer require a fee agreement (or Mello-Roos CFD) before approval of a project. Fee agreements can still be entered into voluntarily.

DEVELOPMENT IMPACT FEES

The original Stirling Act in 1987 has been modified significantly, most recently by SB 50 in 1998. Education Code Section 170620 authorizes school districts to levy fees on new development and Government Code Section 65995 et. seq. sets limits on the fees and prohibits cities and counties from denying development projects based on the lack of school facilities. The fee limits described in GC 65995 et. seq. are commonly referred to as Level I, Level II and Level III fees. Figure VII-2 describes the fees.

**Figure VII-2
Rocklin Unified School District
Description of Fees**

Fee	Authority	Description	Limit (As of February 1, 2000)
Level I	GC 65995	Statutory Fee or Stirling Fee. Updated by the SAB every even year.	\$2.05 per sq ft for residential \$0.33 per sq ft for non-residential Justification based on local facility and cost standards.
Level II	GC 65995.5	Alternative Fee when State has money. Must conduct a School Facility Needs Analysis. Fee rate valid for no more than one year.	One half of need based on State standards (State grant plus half of site costs) less any available resources.
Level III	GC 65995.7	Alternative Fee when State is out of money.	Double the need calculated for Level II fees (excludes available resources).

In October 1999, the District adopted Level I development impact fees for new housing units either within one of the CFDs or with a development agreement. These adopted fees are currently \$0.87 per square foot for single family units and \$0.82 per square foot for multi-family units¹. These fees were adopted for the purposes of mitigating middle school impacts and the need for support facilities to serve the entire district. The **1999 Update to the Development Impact Fee Nexus Study** prepared for the District provides more detail on these fees.

Infill projects that are not covered by a mitigation agreement or Mello-Roos District would be assessed the maximum Level I fee.

Funding for the new high school included in this master plan could be provided through development impact fees. The next update of the Nexus Study could implement a fee for the proposed new high school.

¹ These fees have automatic reductions as State funding is received for middle school projects. Contact the District Facilities Office for the current fees.

GENERAL OBLIGATION BONDS

General obligation bonds (GO bonds) may be issued to fund school facilities. Authorization of the bonds requires a two-thirds voter approval. The District used GO bonds to fund construction of the high school and the new middle school. Additional GO bond authorizations may be necessary for future middle school facilities and additional high school facilities.

STATE SCHOOL FACILITIES PROGRAM

The State School Facilities Program is funded by State-wide school bond issues. Funding from this program is available to Districts which meet eligibility requirements. Proposition 1A was approved in November 1998 and provided \$6.7 billion for K-12 education. The District has been actively pursuing State funding and this funding is taken into account when calculating development impact fees. Changes to the State program occur frequently and the District needs to constantly be aware of its eligibility for State funding programs.

FINANCING STRATEGY

ELEMENTARY SCHOOL FACILITIES

As discussed earlier, it is estimated that seven new elementary schools, completion of Twin Oaks, expansion and modernization of Parker Whitney and Class-Size Reduction and other projects will be needed through 2014/15 at a cost of \$83.25 million (in 2000 dollars). The District currently has available several funding sources to fund new elementary facilities, including Mello-Roos CFDs, development agreements for new developments which chose not to participate in the CFDs, and development impact fees for infill development. The District is applying for State funding for the elementary schools, but final State funding amounts are not known.

The CFDs currently provide the majority of the funds available for elementary facilities. The District plans to issue additional CFD special tax bonds in 2000. These bonds and the CFD special tax revenue above the amount necessary to pay the bond debt and other CFD expenses should be sufficient to pay for the next schools scheduled to open in 2001.

MIDDLE SCHOOL FACILITIES

As discussed earlier, it is estimated that work at the two existing middle schools and a third middle school will be needed through 2014/15 at a cost of \$37.37 million (in 2000 dollars). The District currently has State funds, development impact fees and general obligation bond funds available to fund new middle school facilities.

HIGH SCHOOL FACILITIES

Rocklin High School

It is estimated that the planned expansion to Rocklin High School will provide enough capacity to house students through 2002/03. The high school construction and expansion has been financed by a GO bond, development fee agreements and State Funding.

Victory Continuation High School

The construction of Victory High has been funded by State funds and the High School GO Bond.

New High School

The cost of the new high school has been roughly estimated at \$60 million. As mentioned earlier, the District has a committee evaluating the characteristics of a new high school. Funding for this new high school will most likely come from State funding, new development impact fees, a new general obligation bond authorization and funds remaining from existing State grants.

CASH FLOW ANALYSIS

In order to evaluate the funding needs of the Facilities Master Plan, cash flow must be considered. The estimates on the following figures are consistent with the building schedules shown elsewhere in this document. The Facilities Master Plan is designed to give general guidance to the annual programming of facilities. The cash flow analysis provides a general understanding of the District's financing picture, but actual expenditure and funding decisions will be made by the Board each year based on actual enrollment, updated costs and available funding. The summary of facility expenditures and cash flow are based on the high growth scenario. If actual growth is slower, then facility expenditures can be delayed until funding is available.

Figure VII-3 shows the estimated time of facilities expenditures through 2004/05. The 5-year program totals almost \$85 million in 2000 dollars. The construction costs generally precede the opening of a school by one year. Some site costs are shown earlier since it may be prudent to lock up a site well before the need occurs.

Figure VII-4 shows the estimated cash flow through 2004/05. This five year cash flow includes two Mello-Roos bond issues of \$15.5 million and \$8.0 million. These bond issues are being evaluated and based on actual need the issues may be less. Although the cash flow shows a significant balance each year, there are many restricted funding sources. For example, the Mello-Roos bonds are restricted to elementary use, State funding is associated with individual projects, and the middle school development impact fee is restricted to middle school uses and support facilities.

Figures VII-3 and VII-4 are based on schedules of expenditures and cash flow schedules developed by Rocklin Unified School District that can be found in **Appendix A**. These schedules provide a detailed cash flow analysis for each grade level and deal with restricted funding sources. The cash flow analysis shown in **Appendix A** is a picture of the District's financing plan at this point in time. The financing plan will be adjusted frequently to account for faster or slower growth and changes to the proposed funding sources.

While shortfalls are not shown in the short term, the new high school will not be able to be financed within the existing funded sources. As part of the planning process, the District will explore potential funding sources, which include development impact fees, State funding, and general obligation bonds.

Fig 3

Fig 4

FINANCING AND FACILITY OPTIONS

YEAR ROUND EDUCATION

Multi-track year round education (YRE) may be implemented at the elementary and middle school levels to provide additional capacity and thus reduce facilities costs. The middle school task force (discussed in Chapter VI) considered YRE as a facilities option. It has not been included as part of the proposed facilities program, but should be kept as a future option if some of the funding sources pursued are not available. Advantages and disadvantages of YRE are given below.

**Figure VII-5
Rocklin Unified School District
Advantages and Disadvantages of YRE**

<p>Advantages</p> <ul style="list-style-type: none">• Improves students' knowledge retention (shorter breaks)• Reduces need for new facilities• More efficient use of existing campuses <p>Disadvantages</p> <ul style="list-style-type: none">• Difficulty with scheduling / community resistance to schedule changes• Can result in students in the same family on different schedules• Requires additional storage space• Increased school operating costs• No time for maintenance, rehabilitation, and repair when students are not present
--

DESIGN/BUILD

Some districts have begun to use the design/build process for new facilities to reduce facility construction costs and provide financing. The District will consider this option as it begins to construct new schools. There are three alternative methods employed in the design/build process:

- (1) Lease of School Site / Agreement to Construct and Lease-back without Bids
- (2) Lease of Site / Agreement to Construct with Bid and Lease-Back
- (3) Lease / Agreement with Nonprofit Corporation

APPENDIX A:

EXPENDITURE AND CASH FLOW SCHEDULES

- Figure A-1 Schedule of Elementary School Facilities Expenditures & Projected Cash Flow for Elementary School Funds (2 pages)
- Figure A-2 Schedule of Elementary School's Modernization & Expansion Expenditures & Projected Cash Flow for Modernization and Expansion Projects (2 pages)
- Figure A-3 Schedule of Middle School Facility Expenditures & Projected Cash Flow for Middle School Funds (2 pages)
- Figure A-4 Schedule of High School Facilities Expenditures & Projected Cash Flow for High School Funds
- Figure A-5 Schedule of Builders' Fees/Growth Projects & Projected Cash Flow for Builders' Fees/Growth Funds (2 pages)
- Figure A-6 Schedule of 'Other' District Projects & Projected Cash Flow for 'Other' District Projects

Figure A-1

Schedule of Elementary School Facilities Expenditures

(Mello-Roos Funds)

	Total	Expenses		Projected					
		1 1999-00	1999-00 to End of Year	2 2000-01	3 2001-02	4 2002-03	5 2003-04	6 2004-05	
Twin Oaks Elementary School Construction									
Land Acquisition	\$ -								
Planning and Architecture	\$ -								
Phase 1 Construction	\$ -	1,571,170	309,783						
Phase 2 Construction	\$ -								
Subtotal Twin Oaks School Const.	\$ -	1,571,170	309,783	-	-	-	-	-	-
Elementary School Projects/Portables									
Planning and Architecture	\$ -								
Antelope Creek School	\$ -	7,724							
Breen Elementary School	\$ -	3,071							
Cobblestone School	\$ 7,724	92							
Highlands Area School	\$ 3,071	118,049	2,000,000	5,000,000	1,910,064				
Parker Whitney School	\$ 92	103,877	507,400	1,145,920					
Rocklin Elementary School	\$ 9,028,113	6,349							
Whitney Oaks Area School	\$ 1,757,197	35,997	2,000,000	7,000,000	853,319				
Sunset West (1)	\$ 6,349				(1) 2,000,000	9,000,000			
Sunset West (2)	\$ 9,889,316						(1) 2,000,000	9,000,000	
Subtotal Other Schools' Projects	\$ 20,691,862	275,159	4,507,400	13,145,920	4,763,383	9,000,000	2,000,000	9,000,000	
Other Facility Expenditures									
Class Size Reduction Portables	\$ -	71,165							
Portables Leases	\$ -	7,324	9,676	17,600	18,200	18,800	18,800	18,800	18,800
Salaries & Benefits Facilities Dept.	\$ 71,165		77,897	84,474	87,008	89,619	92,308	95,077	
Classroom Set-up	\$ 109,200	21,231	17,240						
Total Other Facility Expenditures	\$ 180,365	99,720	104,813	102,074	105,208	108,419	111,108	113,877	
TOTAL FACILITY COST	\$ 20,872,227	\$ 1,946,049	\$ 4,921,996	\$ 13,247,994	\$ 4,868,591	\$ 9,108,419	\$ 2,111,108	\$ 9,113,877	

(1) Land costs are preliminary estimates.

as of 11/9/99 as of 6/30/00

Figure A-1

Projected Cash Flow - Elementary School Funds

(Mello Roos Funds)

	Total	Totals to Date		Projected to End of Year					
		1 1999-00	1999-00	2 2000-01	3 2001-02	4 2002-03	5 2003-04	6 2004-05	
Beginning Balance		\$ 7,313,595	\$ 3,926,539	\$ 3,676,297	\$ 12,548,092	\$ 9,241,608	\$ 9,949,672	\$ 10,060,108	
(e) State Apportionment	\$ -		2,500,000	(1) 6,006,000					
Portables Capitalized Lease	\$ -								
Special Tax Proceeds	\$ 56,715,912	3,491	2,382,287	3,663,050	4,360,360	5,066,002	5,809,995	6,529,853	
Proceeds from C.O.P.s	\$ -								
Interest	\$ 8,506,000	23,842	56,194	183,815	627,405	462,080	497,484	503,005	
All Other Income	\$ -		600,000						
(a) CFD #1-Series 2000-Bond Proceeds	\$ 27,815,038			(2) 15,500,000		8,500,000			
Total Revenue	\$ 2,353,825	27,333	5,538,481	25,352,865	4,987,765	14,028,082	6,307,479	7,032,858	
Expenditures									
Facilities Expenditures (Page 1)	\$ 63,274,863	1,946,049	4,921,996	13,247,994	4,868,591	9,108,419	2,111,108	9,113,877	
(b) CFD Administrative Costs	\$ -	11,733	24,634	38,000	39,700	40,000	40,000	42,000	
(d) Debt Service Interest & Principal	\$ -	1,456,607	842,093	3,195,076	3,278,329	3,933,724	4,045,934	4,167,759	
Interest Expense	\$ -	-	-	-	107,628.00	237,876.00	-	-	
Total Expenditures	\$ 20,919,522	3,414,389	5,788,723	16,481,070	8,294,248	13,320,019	6,197,042	13,323,636	
Ending Balance	\$(11,252,102)	\$ 3,926,539	\$ 3,676,297	\$ 12,548,092	\$ 9,241,608	\$ 9,949,672	\$ 10,060,108	\$ 3,769,331	

as of 11/9/99 as of 6/30/00

- (a) Net Bond Proceeds at Closing with no interest earnings.
- (b) Does not include administrative fees or costs associated with bond sale.
- (d) Debt Service Increases with each issuance.
- (e) Only includes known funding for Highlands and Whitney Oaks proposed facilities. Does not include unknown amounts of apportionment for future projects.
- (1) State apportionment numbers are best guess assumptions.
- (2) Amount shown is maximum issuance-may be reduced to actual amount needed.

Figure A-2

Schedule of Elementary School's Modernization & Expansion Expenditures

(Parker Whitney Elementary School)

	Total	Expenses		Projected					
		to Date	to End of Year	2	3	4	5	6	
		1		2000-01	2001-02	2002-03	2003-04	2004-05	
		1999-00		1999-00					
Parker Whitney Modernization & Expansion									
Land Acquisition	\$ -								
Planning and Architecture	\$ -	65,304		70,338					
Phase 1 Construction	\$ -	1,134,560		261,063					
Phase 2 Construction	\$ 135,642								
Subtotal Parker Whitney School	\$ 135,642	1,199,864		331,401	1,200,000	-	-	-	
Parker Whitney School Kindergarten CSR									
Planning and Architecture	\$ -	3,635							
Portables and Site Improvements	\$ -	170,757		3,413					
Subtotal Parker Whitney CSR Kindergarten	\$ -	174,392		3,413	-	-	-	-	
Other Facility Expenditures									
Planning, Consulting, Inspections	\$ -								
DOH Retrofit Portables	\$ -								
Salaries and Benefits allocated to Building	\$ -	9,142							
Classroom Set-up	\$ -	27,386		55,206					
Total Other Facility Expenditures	\$ -	36,528		55,206	-	-	-	-	
TOTAL FACILITY COST	\$ 135,642	\$ 1,410,784		\$ 390,020	\$ 1,200,000	\$ -	\$ -	\$ -	
		as of 11/29/99		as of 6/30/00					

Figure A-2

Projected Cash Flow for Elementary School's Modernization and Expansion Projects

(Parker Whitney Elementary School)

	Total	Totals		2	3	4	5	6
		to Date	Projected to End of Year					
		1						
		1999-00		2000-01	2001-02	2002-03	2003-04	2004-05
Beginning Balance	\$ -	\$ 110,470	\$ (155,900)	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
State Apportionment Funds	\$ 1,154,570		(1) 1,200,000					
Mello-Roos Bonds Fund	\$ -	607,515	1,145,920					
Secured Tax Rolls	\$ 1,199,999							
Developer Mitigation Fees	\$ 1,753,435	36,899						
State CSR Facilities Funding	\$ -							
G. O. BONDS - Series 1998	\$ 36,899	500,000						
Total Revenue	\$ 500,000	1,144,414	2,345,920	-	-	-	-	-
Expenditures								
Facilities Costs	\$ -	1,410,784	390,020	1,200,000	-	-	-	-
Reimbursement of Developer Fees	\$ -							
Reimbursement of Mello-Roos Funds	\$ 3,000,804		600,000					
	\$ -							
Total Expenditures	\$ -	1,410,784	990,020	1,200,000	-	-	-	-
Ending Balance	\$ 500,000	\$ (155,900)	\$ 1,200,000	\$ -	-	-	-	-

as of 11/29/99

as of 6/30/00

(1) State apportionment numbers are preliminary estimates.

Figure A-3

Schedule of Middle School Facility Expenditures

	Total	Expenses to Date		Projected to End of Year					
		1 1999-00		1999-00	2 2000-01	3 2001-02	4 2002-03	5 2003-04	6 2004-05
Granite Oaks Middle School									
Land Acquisition	\$ -								
Planning and Architecture	\$ -	51,993							
Phase 1 Construction	\$ -	4,695,429		1,560,101					
Phase 2 Construction	\$ 51,993								
Subtotal Granite Oaks Middle School	\$ 51,993	4,747,422		1,560,101	-	-	-	-	-
Springview Middle School Modernization									
Planning and Architecture	\$ -	64,623							
Portables and Site Improvements	\$ -	1,654,047		9,345,953					
Springview Hard Court Expansion	\$ 64,623								
New Counseling Trailer with Restrooms	\$ 11,000,000								
New Bus Loop and Parking	\$ -								
Playground Expansion	\$ -			600,000					
Subtotal Springview M. S. Modernization	\$ 11,064,623	1,718,670		9,945,953	-	-	-	-	-
New Middle School #3									
Planning and Architecture	\$ -					500,000	500,000		
Land Acquisition	\$ -					2,500,000			
Subtotal New Middle School	\$ -				-	3,000,000	500,000	-	-
Other Facility Expenditures									
Planning, Consulting, Inspections	\$ -	100,212							
DOH Retrofit Portables	\$ -								
Salaries/Benefits allocated to Building	\$ 100,212	36,863		37,000					
Classroom Set-up	\$ -	37,550							
Total Other Facility Expenditures	\$ 100,212	174,625		37,000	-	-	-	-	-
TOTAL FACILITY COST	\$ 21,683,771	\$ 6,640,717		\$ 11,543,054	\$ -	\$ 3,000,000	\$ 500,000	\$ -	\$ -
		as of 11/9/99		as of 6/30/00					

Figure A-3

Projected Cash Flow - Middle Schools' Funds

	Total	Totals		Projected					
		to Date	1	to End of Year	2	3	4	5	6
		1999-00		1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Beginning Balance	\$ -	\$ 3,887,539		\$ 3,220,051	\$ 1,105,906	\$ 1,105,906	\$ 1,105,906	\$ 1,105,906	\$ 1,105,906
State-Matching Funds	\$ 12,637,120		(1)	11,570,655					
High School G. O. Bonds - Transfer	\$ -	2,000,000		1,000,000					
Building Fund	\$ 11,570,654								
Developer Mitigation Fees	\$ 3,000,000	276,746		623,254		3,000,000	500,000		
Lease/Certificates of Participation	\$ -								
General Obligation Bond - Approved 1998	\$ 4,400,000	4,272,303							
Total Revenue	\$ 4,272,303	6,549,049		13,193,909	-	3,000,000	500,000	-	-
Expenditures									
Facilities Costs	\$ -	6,640,717		11,543,054	-	3,000,000	500,000	-	-
Possible Reimbursement of Developer Fees	\$ -								
Repayment of Lease/COPS	\$ 21,683,771			2,015,000					
Interest on Lease/COPS	\$ -	75,820							
Retirement of G.O. Bonds	\$ 2,015,000								
Transfer to Parker Whitney Remodel Project	\$ 75,820	500,000							
Transfer to Growth/Builders' Fee Fund - D. O.	\$ -			1,750,000					
Total Expenditures	\$ 1,750,000	7,216,537		15,308,054	-	3,000,000	500,000	-	-
Ending Balance	\$ 6,409,842	\$ 3,220,051		\$ 1,105,906	\$ 1,105,906	\$ 1,105,906	\$ 1,105,906	\$ 1,105,906	\$ 1,105,906

as of 11/9/99

as of 6/30/00

(1) State apportionment numbers are preliminary estimates.

Figure A-4

Schedule of High School Facilities Expenditures

	Total	Expenses		2	3	4	5	6
		to Date	Projected to End of Year					
		1	1999-00					
Rocklin High School								
Land Acquisition	\$ -							
Planning and Architecture	\$ -							
Phase C Construction	\$ -	210,496	610,610					
Phase C-Athletic Fields Construction	\$ -							
Subtotal Rocklin High School	\$ -	210,496	610,610	-				
Alternative Education Center Project								
Planning and Architecture	\$ -	16,781	27,941					
Site Improvement & Construction	\$ -	1,433,180	1,102,638					
Subtotal Victory High School Project	\$ -	1,449,961	1,130,579	-	-	-	-	-
New High School #2								
Planning and Architecture	\$ -			50,000	50,000			
Site Acquisition & Construction	\$ -					(1) 7,500,000		
Subtotal New High School	\$ -	-	-	50,000	50,000	7,500,000	-	-
Other Facility Expenditures								
Planning, Consulting, Inspections	\$ -							
Capitalized Lease for Portables	\$ -	68,444		68,444				
Salaries/Benefits allocated to Building	\$ -	47,860	54,257					
Total Other Facility Expenditures	\$ -	116,304	54,257	68,444	-	-	-	-
TOTAL FACILITY COST	\$ -	\$ 1,776,761	\$ 1,795,446	\$ 118,444	\$ 50,000	\$ 7,500,000	\$ -	\$ -

as of 11/29/99 as of 6/30/00

(1) Land acquisition costs are preliminary estimates.

Figure A-4

Projected Cash Flow High School Funds

	Total	Totals		2	3	4	5	6
		to Date	Projected to End of Year					
		1	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Beginning Balance		\$ 5,006,552	\$ 1,229,791	\$ 1,534,345	\$ 1,415,901	\$ 1,365,901	\$(3,134,099)	\$(3,134,099)
State Apportionment-High School	\$ 4,284,292		1,300,000			(1) 3,000,000		
State Apportionment-Alt. Ed. Ctr.	\$ -		1,800,000					
Building Fund	\$ 4,299,999							
Developer Mitigation Fees	\$ 1,800,000							
Portable Building Lease Proceeds	\$ -							
Interest	\$ -							
Total Revenue	\$ -	-	3,100,000	-	-	3,000,000	-	-
Expenditures								
Facilities Costs	\$ -	1,776,761	1,795,446	118,444	50,000	7,500,000	-	-
Administration Costs	\$ -							
Repayment of Lease/COPS	\$ 11,240,651							
Interest on Lease/COPS	\$ -							
Transfer State Apportionment to GOMS	\$ -	2,000,000	1,000,000					
Other Account Adjustments	\$ -							
Total Expenditures	\$ -	3,776,761	2,795,446	118,444	50,000	7,500,000	-	-
Ending Balance	\$ 5,006,552	\$ 1,229,791	\$ 1,534,345	\$ 1,415,901	\$ 1,365,901	\$(3,134,099)	\$(3,134,099)	\$(3,134,099)

as of 11/29/99 as of 6/30/00

(1) State apportionment numbers are preliminary estimates.

Figure A-5

Schedule of Builders' Fees/Growth Projects

	Total	Expenses		2	3	4	5	6
		to Date	Projected to End of Year					
		1	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Elementary Schools Construction								
Planning and Architecture	\$ -							
Antelope Creek School	\$ -							
Breen Elementary School	\$ 11,859	3,859	8,000					
Cobblestone School	\$ 10,000			10,000				
Highlands Area School	\$ -							
Parker Whitney School	\$ 52,383	42,684	9,699					
Rocklin Elementary School	\$ 10,000			10,000				
Twin Oaks Elementary School	\$ 5,474	5,474						
Whitney Oaks Area School	\$ -							
Subtotal Elementary Schools Const.	\$ 89,716	52,017	17,699	20,000	-	-	-	-
Other Facility Expenditures								
Admin/Contracted Services	\$ 181,408	38,459	17,949	25,000	25,000	25,000	25,000	25,000
Class Size Reduction Portables	\$ -							
Portables Leases	\$ 67,800	5,496	5,304	11,000	11,200	11,400	11,600	11,800
+ Salaries & Benefits Facilities Dept.	\$ 1,061,027	82,804	81,223	168,948	174,016	179,237	184,614	190,185
District Office	\$ 107,530	42,020	9,631	10,113	10,619	11,150	11,707	12,290
Total Other Facility Expenditures	\$ 1,417,765	168,779	114,107	215,061	220,835	226,787	232,921	239,275
TOTAL FACILITY COST	\$ 1,507,481	\$ 220,796	\$ 131,806	\$ 235,061	\$ 220,835	\$ 226,787	\$ 232,921	\$ 239,275

as of 12/31/99 as of 6/30/00

Figure A-5

Projected Cash Flow - Builders' Fees/Growth Funds

		Totals		Projected					
		to Date	to End of Year						
		1	1999-00	2	3	4	5	6	
		Total	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	
Beginning Balance			\$ 1,077,826	\$ 1,319,867	\$ 1,575,273	\$ 2,388,170	\$ 1,586,827	\$ 79,659	\$ 1,019,045
Class-Size Reduction Revenue	\$ -								
Proceeds Capitalized Lease	\$ -								
Mitigation/Developer Fees [1]	\$ 9,850,000	729,172	970,828	1,540,000	1,580,000	1,630,000	1,680,000	1,720,000	
Interest	\$ 48,668	48,668							
All Other Income	\$ -								
Transf-In State Sch. Bldg. Fund	\$ -								
Transfers-In Other Funds	\$ 526,381		77,897	84,474	87,008	89,619	92,307	95,076	
Total Revenue	\$ 10,425,049	777,840	1,048,725	1,624,474	1,667,008	1,719,619	1,772,307	1,815,076	
Expenditures									
Facilities Expenditures (Page 1)	\$ 1,507,481	220,796	131,806	235,061	220,835	226,787	232,921	239,275	
Transfer to Middle School Projects	\$ 4,400,000	276,746	623,254			3,000,000	500,000		
Capitalized Lease - Portables	\$ 229,548	38,257	38,259	76,516	76,516				
Transfer to Other District Projects	\$ 2,771,000			500,000	2,171,000	-	100,000		
Total Expenditures	\$ 2,771,000	535,799	793,319	811,577	2,468,351	3,226,787	832,921	239,275	
Ending Balance	\$ 8,731,875	\$ 1,319,867	\$ 1,575,273	\$ 2,388,170	\$ 1,586,827	\$ 79,659	\$ 1,019,045	\$ 2,594,846	

as of 12/31/99 to 6/30/00

[1] Based on High Growth scenario - see Figure IV-9.

[2] 50% Salary & Benefit Reimbursement from Mello-Roos Fund.

Figure A-6

Schedule of 'Other' District Projects

	Total	Expenses		2	3	4	5	6
		to Date	Projected					
		1999-00	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Construction Projects								
District Office - Land Acquisition	\$ -		350,000					
District Office Construction	\$ -			1,650,000				
Central Kitchen - Land Acquisition	\$ 1,650,000							
Central Kitchen Construction	\$ -				1,775,000			
Transportation Project Construction	\$ 1,775,000				546,000			
Planning and Architecture	\$ 546,000							
Subtotal Other Construction Projects	\$ 3,971,000	-	350,000	1,650,000	2,321,000	-	-	-
Other Facility Expenditures								
Admin/Contracted Services	\$ -							
Salaries & Benefits Facilities Dept.	\$ -							
Transportation Dept. - Buses	\$ -				100,000		100,000	
Total Other Facility Expenditures	\$ -	-	-	-	100,000	-	100,000	-
TOTAL FACILITY COST	\$ 3,971,000	\$ -	\$ 350,000	\$ 1,650,000	\$ 2,421,000	\$ -	\$ 100,000	\$ -
		as of 12/31/99	as of 6/30/00					

Figure A-6

Projected Cash Flow - 'Other' District Projects

	Total	Totals		2	3	4	5	6
		to Date	Projected to End of Year					
		1	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Beginning Balance		\$ -	\$ -	\$ 1,400,000	\$ 250,000	\$ -	\$ -	\$ -
Mitigation/Developer Fees	\$ 1,650,000			500,000	2,171,000		100,000	
Interest	\$ -							
All Other Income	\$ 2,771,000							
Transf-In State Sch. Bldg. Fund	\$ -		1,750,000					
Transfers-In Other Funds	\$ -							
Total Revenue	\$ -	-	1,750,000	500,000	2,171,000	-	100,000	-
Expenditures								
Facilities Expenditures (Page 1)	\$ -	-	350,000	1,650,000	2,421,000	-	100,000	-
Total Expenditures	\$ 4,521,000	-	350,000	1,650,000	2,421,000	-	100,000	-
Ending Balance	\$ (4,521,000)	\$ -	\$ 1,400,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -

as of 12/31/99 to 6/30/00