

## **INTRODUCTION**

*Public education in the area is provided by the Rio School District and the Oxnard Union High School District. The Rio School District (“RSD”) provides educational services for kindergarten through eighth grade students, while the Oxnard Union High School District (“OUHSD”) provides educational services for ninth through twelfth grade students. This section addresses the potential impact on RSD and OUHSD of additional students that could be generated by the proposed residential development in the RiverPark Specific Plan.*

## **ENVIRONMENTAL SETTING**

### **District Enrollment**

The Specific Plan Area is located within the boundaries of the Rio School District and Oxnard Union High School District, as show in **Figures 4.10-1** and **4.10-2**. The attendance boundaries of individual schools are adjusted by the school districts periodically as needed. For this reason, enrollments at any school within the Districts potentially could be affected by students generated from homes developed in the Specific Plan Area. As such, it is unknown which specific schools could be impacted. For this reason, the analysis focuses on overall school district capacities. For each school, the design capacity (under State Funding Program guidelines and including interim portable classrooms) and enrollment for the current school year (2001/02) are listed in **Table 4.10.1-1**. As shown, RSD is operating at 108 percent of its capacity (85 percent including capacity of portables) and OUHSD is operating at 113 percent of its capacity (97 percent including capacity of portables). However, neither school district is currently operating on a multi-track, year round calendar at this time. A year-round calendar can increase capacity by 25-30 percent.

**Table 4.10.1-1** identifies the capacity of each site under State Guidelines<sup>1</sup> (Column C) and including “non-chargeable” portable classrooms (Column D). Although portable classrooms provide classroom space, they may not include additional restroom, multi-purpose, cafeteria, science, industrial education, or physical education facilities. Portable facilities also might take up space that would otherwise be used for play and/or open space area. The OUHSD considers student population in excess

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<sup>1</sup> “State Guidelines” under the State Funding Program exclude the greater of (i) portable classrooms leased under five years or (ii) owned/leased portable classrooms in excess of 25 percent of the number of permanent classrooms.

of the design capacity of the permanent classrooms to be an overcrowded situation, because adding students in portable classrooms typically causes over-utilization of existing core facilities such as libraries, restrooms, and playfields.<sup>2</sup> The need for classrooms has increased with the signing of legislation that provides incentives to school districts to reduce classroom size to a 20:1 ratio in certain programs and grade levels.

**Table 4.10.1-1**  
**Design Capacities and Current Enrollments of Local School Districts**

(A)	(B)	(C)	(D)	(E)	(F)
District and Schools	Fall 2001 Enrollment	Capacity Under State Guidelines	Capacity with Non-Chargeable Portables	Percent of Capacity Under State Guidelines	Percent of Capacity with Portables
<b>RIO SCHOOL DISTRICT</b>					
El Rio Elementary	419	575	700	73%	60%
Rio Del Norte Elementary	650	650	750	100%	87%
Rio Lindo Elementary	568	525	600	108%	95%
Rio Plaza Elementary	531	500	625	106%	85%
Rio Real Elementary	538	600	650	90%	83%
Rio Rosales	328	0	400	N/A	82%
Rio Del Valle Junior	733	648	729	113%	101%
<b>SUB-TOTAL</b>	<b>3,767</b>	<b>3,498</b>	<b>4,454</b>	<b>108%</b>	<b>85%</b>
<b>OXNARD UNION HIGH SCHOOL DISTRICT</b>					
Adolfo Camarillo High School	2,539	2,216	2,737	115%	93%
Channel Islands High School	2,819	2,240	2,705	126%	104%
Hueneme High School	2,666	1,966	2,325	136%	115%
Oxnard High School	2,979	2,211	2,603	135%	114%
Pacifica High School	1,307	2,250	2,250	58%	58%
Rio Mesa High School	2,227	2,007	2,433	111%	92%
<b>SUB-TOTAL</b>	<b>14,537</b>	<b>12,890</b>	<b>15,053</b>	<b>113%</b>	<b>97%</b>

Sources: Fall 2001 Enrollment from OUHSD (as of October 3, 2001) and RSD (as of September 27, 2001). School Capacity of Rio Elementary School District from Office of Public School Construction records and phone conversation with District on July 26, 2001. School Capacity of Oxnard Union High School District from Eric Ortega, Communication with Impact Sciences, July 27, 2001 Please note that neither enrollment or capacity are included for **El Rio High (Com. Day), Frontier High (Cont.), Pacific View High (Com. Day), and Puente High (OUHSD)**.

<sup>2</sup> Eric Ortega, Assistant Superintendent-Business Services, Oxnard Union High School District. Communication with Impact Sciences, July 23, 2001.

**Figure 4.10-1**

**Rio School District School Attendance Boundary**

**Figure 4.10-2**

**Oxnard Union High School District School Attendance Boundary**

## Bus Service

Both school districts potentially affected by the proposed project provide bus service. The Oxnard Union High School District provides bus service to students who live greater than three miles from the schools where a safe walking path to school is not available. The Rio School District also provides bus service for students within the District. Most funding for bus service comes from the Districts' general funds and the State.

## Facilities Planning and Construction

RSD recently completed the construction of the Rio del Norte School which opened in August 2001 for the 2001/02 school year. The new elementary school provides educational facilities for grades Kindergarten through 6. The school has 26 permanent classrooms (capacity of 650 students) and the District is placing four leased portable classrooms on the site for additional capacity of 100 students. This school is intended to serve existing student populations and is not intended to serve additional students generated by future growth.

The Rio Rosales School is an interim facility consisting of 16 leased portable classrooms. There are currently no permanent buildings at Rio Rosales School but permanent buildings are being planned to replace the interim portable classrooms. The 16 leased portable classrooms can serve up to 400 students (25 students per classroom).<sup>3</sup>

OUHSD recently completed the construction of Pacifica High School, which opened in August 2001 with a capacity to house 2,250 students. The Pacifica High School will relieve overcrowding at all five existing OUHSD comprehensive high schools. Another new high school is planned for construction in the City of Camarillo. Currently pesticide testing is being conducted on the potential site for this new school, which is projected to be constructed in six to eight years. This new high school in Camarillo is also designed to relieve overcrowding as a result of new housing developments in the Cities of Camarillo and Oxnard, including new housing in the RiverPark Specific Plan Area, and to provide capacity sufficient for the removal of portable classrooms.<sup>4</sup>

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<sup>3</sup> John Sinutko, Rio School District, Oxnard California: personal communication with Impact Sciences, Inc., July 23, 2001.

<sup>4</sup> Ortega, Eric, Assistant Superintendent-Business Services, Oxnard Union High School District: letter to Impact Sciences, January 16, 2001.

### ***Projected Enrollment Growth***

Neither school district currently has an updated Long Range Facility Master Plan. OUHSD is projecting development of 5,656 new homes (including RiverPark and other projects in Oxnard, Hueneme, and Camarillo) generating 568 new high school students within the school district by the year 2006.<sup>5</sup>

The latest Facilities Master Plan for RSD was prepared in 1997. The Plan identified proposed developments, not including the RiverPark Specific Plan, that would result in 1,730 new dwellings and 943 students between 1997 and 2009. Of these, 990 dwelling units would be occupied between 2001 and 2009, generating 537 students. The Superintendent's Report on the Impact of Residential Development and the Need to Impose Developer Fees, completed in April, 1998, included a forecasted increase of 657 students between 1997-1998 and 2002-2003 based on proposed development projects excluding the RiverPark Specific Plan. The Development Report of the RSD, completed in January 1999, identified proposed developments within the District that would result in a total of 1,682 new dwelling units. However, the RiverPark Specific Plan was not included among the list of potential projects. While the population forecasts vary somewhat, all indicate that RSD's student population will grow even without students from the RiverPark project.

### **Overview of New School Financing**

The State has traditionally been responsible for funding the construction of local public schools. To assist in providing facilities to serve students generated by new development projects, the State passed Assembly Bill 2926 (AB 2926) in 1986. This bill allowed school districts to collect impact fees from developers of new residential and commercial/industrial building space. Development impact fees were also referenced in the 1987 Leroy Greene Lease-Purchase Act, which required school districts to contribute a matching share of project costs for construction, modernization, or reconstruction of schools.

Senate Bill (SB) 50 and Proposition 1A (1998) provided a comprehensive school facilities financing and reform program by, among other methods, authorizing a \$9.2 billion school facilities bond issue,<sup>6</sup> school construction cost containment provisions, and an eight-year suspension of the Mira, Hart, and Murrieta court cases. Specifically, the bond funds included \$2.9 billion for new school construction and \$2.1 billion for school reconstruction/modernization. The provisions of SB 50 prohibit local agencies from

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<sup>5</sup> Cunningham, Lewis, Director of Facilities, Oxnard Union High School District: personal communication with New Schools, October 16, 2001.

<sup>6</sup> \$9.2 billion Statewide bond issue included \$6.7 billion for K-12 educational facilities, including new construction, modernization, hardship, and class size reduction funding.

denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate and reinstate the school facility fee cap for legislative actions (e.g., general plan amendments, specific plan adoption, zoning plan amendments). These provisions are in effect until 2006 and will remain in place thereafter as long as subsequent State school facilities bonds are approved and available.

SB 50 establishes three levels of Developer Fees which may be imposed upon new development by the governing board of a school district depending upon certain conditions within a District. These three levels include:

- **Level 1:** Level 1 fees are the base statutory fees. As of January 25, 2000, Level 1 fees are \$2.05 per square foot for new residential development and \$0.33 per square foot for new commercial/industrial development. These amounts represent the maximum that can currently be legally imposed upon new development projects by a school district unless the district qualifies for a higher level of funding. Where there is an elementary and high school district, this amount of fees is divided between the two districts.
- **Level 2:** Level 2 fees allow the school district to impose developer fees above the base statutory levels, up to 50 percent of certain costs under designated circumstances. The State would match the 50 percent funding if State funds are available.
- **Level 3:** Level 3 fees apply if the State runs out of bond funds at any time, allowing the school district to impose 100 percent of the cost of the school facility or mitigation minus any local dedicated school moneys.

Under Level 2, the governing board of a school district may impose developer fees to fund up to 50 percent of new school construction costs. However, in order to qualify for Level 2 funding the district must satisfy at least two of the following four requirements:

1. Impose a Multi Track Year Round Education (MTYRE) with:
  - For unified or elementary school districts at least 30 percent of K-6 enrollment in the district (or high school attendance area) must be on MTYRE schedule;
  - For high school districts (i) at least 30 percent of high school district enrollment on MTYRE or (ii) at least 40 percent of K-12 enrollment on MTYRE (within the district or high school attendance area for which the district is applying for funding)
2. Place a local bond measure on the ballot in the last four years which received at least 50 percent plus 1 of the votes.
3. District has issued debt or incurred obligations for capital outlay equal to a specified percentage of its local bonding capacity (under Government Code 65995.5(b)(3)(C)).
4. At least 20 percent of teaching stations within the district are relocatable classrooms.

RSD has been levying and continues to be justified in levying Level 1 Fees, and is currently in the process of meeting the requirements to impose Level 2 or Level 3 fees.<sup>7</sup> OUHSD met the required elements and was imposing Level 2 fees from May 10, 2000 through May 10, 2001 but its Level 2 fee analysis expired on May 10, 2001 and it is in the process of meeting the requirements to once again impose Level 2 or Level 3 fees. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.”

### **Existing Student Generation at the Project Site**

The site currently contains one occupied home, and no known students are generated by uses on the Specific Plan site.

## **PROJECT IMPACTS**

### **Thresholds of Significance**

The City of Oxnard considers the impact of a project on school facilities and services to be significant if:

- School facilities will not have sufficient capacity to accommodate the new students generated by the project or the ability to construct the facilities necessary to serve the additional students generated in a timely manner.

### **School Facilities Planned as Part of Specific Plan Project**

The proposed RiverPark Specific Plan includes two sites designed for new RSD schools. Planning District G includes one site with 9 net acres. Planning Districts J and K includes one site with 27 net acres. The 9-acre site within Planning District J is adequate for a single elementary school serving 530 students in grades K-6 (680 students if two-story buildings are used). The 27.0-acre site is adequate for a 9.0-acre elementary school serving 530 students in grades K-6 (680 students in two-story buildings), a 10.7-acre middle school serving 600 students in grades 7-8 (750 students in two-story buildings), and 7.0 acres of playfields (full track/field facilities at a 600-student middle school). Planning for these school sites included consultations with RSD regarding the size and location of the proposed school sites and joint use playfields. The District advised the City of Oxnard in a response letter to the Notice of Preparation for this EIR that 30 acres of land for the development of new elementary and middle schools by the District should be designated in the specific Plan Area. The planned 36.0 net acres of

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<sup>7</sup> Rio School District. *Development Report*, January 12, 1999.



school/playfields is sufficient for schools with a capacity of 1,660 students plus space for full track/field facilities at the middle school. 2,110 students can be accommodated on these sites if two-story buildings are built.

RSD has not prepared or proposed specific school facilities for either school site at this time. If the parcels are to be developed into a school, further environmental analysis based on a formal development plan may be needed.

### **Student Generation and Impact on School Facilities**

The Specific Plan would allow a number of housing types. For the purpose of this analysis, the low medium density residential category in the Specific Plan is considered to be single family detached dwelling units; the medium density category are considered to be single family attached dwelling units; and the high density category are considered to be multi-family dwelling units. Based on these assumptions, the proposed RiverPark Specific Plan would permit the development of up to 2,805 dwelling units, including 463 single-family detached residential units, 1014 single-family attached residential units, and 1,328 multi-family residential units.

RSD and OUHSD provided student generation rates which vary according to grade level and dwelling unit type, representing an estimate on the average number of students generated per residential dwelling unit. The generation rates represent an estimate on the average number of students generated per residential dwelling unit during the course of a project's lifespan. Based upon these student generation rates, an estimate of the student population expected to be generated by build-out of the maximum number of residential units permitted by the Specific Plan has been calculated. As shown below in **Table 4.10.1-2**, based on these student generation rates, approximately 1,990 K-12 students would be generated by the build-out of the allowed residential uses in the Specific Plan, including 1,654 K-8 students and 337 high school students.

Based on the student generation identified above, a comparison between current district capacity and projected enrollment is provided below in **Table 4.10.1-3**. Please note that column (D), Projected Enrollment, assumes current enrollment levels (Column B) with the addition of all projected students generated by the residential uses in the RiverPark project (Column C) as identified above in **Table 4.10.1-2**.

**Table 4.10.1-2**  
**Student Generation –Allowed Residential Units**

<b>Dwelling Type</b>	<b>No. of Units</b>	<b>Generation Factor</b>	<b>Total Students</b>
<b>Rio School District</b>			
Multi Family	1,328	0.590 students/unit	783
Single Family Attached	1014	0.590 students/unit	598
Single Family Detached	463	0.590 students/unit	273
<b>Subtotal</b>	<b>2,805</b>		<b>1,654</b>
<b>Oxnard Union H.S.</b>			
Multi Family	1,328	0.106 students/unit	141
Single Family Attached	1014	0.106 students/unit	108
Single Family Detached	463	0.190 students/unit	88
<b>Subtotal</b>	<b>2,805</b>		<b>337</b>
<b>TOTAL</b>			<b>1,991</b>

Sources: Oxnard Union High School District Office, Developer Fee Justification Document for Oxnard Union High School District, January 2000; and Rio School District, communication at meeting between RiverPark and Rio School District, October 2001.

**Table 4.10.1-3**  
**Student Generation Impacts of Permitted Uses on School Districts**

<b>(A)</b>	<b>(B)</b>	<b>(C)</b>	<b>(D)</b>	<b>(E)</b>	<b>(F)</b>	<b>(G)</b>	<b>(H)</b>
<b>School District</b>	<b>Current Enrollment</b>	<b>Projected RiverPark Students</b>	<b>Total Projected Enrollment</b>	<b>Capacity Under State Guidelines</b>	<b>% of Capacity</b>	<b>Capacity with Portables</b>	<b>% of Capacity</b>
Rio	3,767	1,654	5,421	3,498	155%	4,454	122%
Oxnard Union	14,537	337	14,874	12,890	115%	15,053	99%
<b>TOTAL</b>	<b>18,304</b>	<b>1,991</b>	<b>20,295</b>	<b>16,388</b>	<b>124%</b>	<b>19,507</b>	<b>104%</b>

Sources: See Table 4.10.1-1 for Current Enrollment and Existing Capacity. See Table 4.10.1-2 for projected students from RiverPark.

As shown in **Table 4.10.1-3**, the addition of students generated by the permitted residential uses would significantly impact both school districts.

### **Rio School District**

As discussed above, RSD is presently operating at 108 percent of its capacity under State guidelines. The addition of approximately 1,650 new K-8 students at build-out of the Specific Plan could not be

accommodated without additional facilities and staffing, or some combination of continued use of portable classrooms and utilizing a multi-track year-round school calendar. The District advised the City of Oxnard in a response letter to the Notice of Preparation for this EIR that 30 acres of land for the development of new elementary and middle schools by the District should be designated in the Specific Plan Area.

As discussed above, the Specific Plan identifies sites with a combined total of 36.0 net acres of school/playfields with a capacity for schools serving 1,660 students plus space for full track/field facilities at the middle school (or 2,110 students if two-story buildings are used). The planned sites are sufficient for facilities that would be needed to accommodate the projected growth in K-8 student population generated by residential development in RiverPark.

### ***Oxnard Union High School District***

As discussed above, the Oxnard Union High School District is presently operating at 113 percent of its capacity under State guidelines (including the new Pacifica High School). OUHSD indicates that the addition of approximately 340 new students at build-out of the Specific Plan could not be accommodated without additional facilities and staffing. As such, unless mitigated the project has a significant impact.

## **CUMULATIVE IMPACTS**

OUHSD has projected enrollment growth over the next five years based on known and anticipated residential development throughout the District. This growth will result in cumulative impact on OUHSD's facilities. Based on these projections, OUHSD is proposing to construct a new high school in Camarillo to accommodate the projected growth in students. Additional residential development within the RSD would also result in a cumulative impact on facilities in RSD. State law currently provides the mechanism for school districts to obtain funding for new school facilities to mitigate cumulative impacts.

## **MITIGATION MEASURES**

- 4.10.1-1 Prior to the issuance of building permits for individual residential development projects in the Specific Plan Area all legally allowable developer impact fees shall be paid to the Rio School District and the Oxnard Union High School District.

- 4.10.1-2 School facilities may be constructed and dedicated to the Rio School District or Oxnard Union High School District in-lieu of cash fee payments, so long as all State requirements are satisfied and the facilities are approved by the applicable District. The District receiving facilities shall give credit in the form of waiving or reducing developer fees based on the amount of facilities dedicated to the Districts. For example, if forty percent of the required capacity is provided, the first forty percent of fees shall be waived.

## **UNAVOIDABLE SIGNIFICANT IMPACTS**

No unavoidable significant impacts to school facilities will result from the RiverPark Project.