



## **Properties and Facilities Report II (1983 - 2007)**

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Prepared by Tina Davidson for

San Luis Obispo County Office of Education  
Julian D. Crocker, County Superintendent of Schools  
3350 Education Drive  
San Luis Obispo, CA 93405

September 2007



September 5, 2007

To: Julian D. Crocker, County Superintendent of Schools

From: Mary Jarvis, Assistant Superintendent for Business Services

Subject: Properties and Facilities Report II (1983 - 2007)

This report provides a summary of the new construction projects that took place in the last six years, and serves as a much-needed addendum to the first Properties and Facilities Report which covered happenings between 1947 and 1983. A major accomplishment in the prior report was that the County Office of Education obtained a “place of its own” to carry out the functions of the County Superintendent of Schools and County Board of Education. “Since obtaining a ‘place of its own,’ the County Office of Education has also improved it. After relocating office staff and waiting patiently for the construction to be completed, the San Luis Obispo County Office of Education, located at 3350 Education Drive, was remodeled and landscaped in 2002.

Serving as County Superintendent of Schools during this period of time were:

Salvatore A. Canale	January 1983 through December 1990
Linda Shepherd	January 1991 through December 1994
Dr. Kenneth Palmer	January 1995 through December 1998
Dr. Julian D. Crocker	January 1999 through present

At the time of this report the San Luis Obispo County Board of Education members included:

Gaye L. Galvan	Trustee Area 5
Paul Madonna	Trustee Area 2
Floyd Moffatt	Trustee Area 4
Larry Peterson	Trustee Area 3
Diane A. Ward	Trustee Area 1

The following report will highlight factors influencing overall school facilities construction and give a brief description of the County Office of Education's (COE) new construction and modernization projects.

## **Recent Factors Influencing School Facilities**

### **California's Political Climate**

Sacramento has been buzzing with change ever since Arnold Schwarzenegger was elected governor of California in a recall election against former governor Gray Davis in October 2003. Despite its new governor, the California budget deficit continued to grow. In 2004, community colleges and state universities dealt with the budget cuts and increased student fees. School districts and county offices of education also dealt with budget cuts while they dealt with new legislation that required greater fiscal oversight from the County Superintendent of Schools (Williams Act and AB 2756). Much needed relief came when Proposition 55, Kindergarten-University Public Education Facilities Bond Act of 2004, passed in March 2004. This proposition made more funds available for new construction and modernization projects to help relieve overcrowding and to repair older schools. Although school districts may take out bonds or levy developer fees, county offices of education are never able to do this because they fall under the Office of Public School Construction's "financial hardship" category.

In the November 2006 General Election Ballot, Californians voted "yes" on Proposition 1D (Kindergarten-University Public Education Facilities Bond Act of 2006), to pass a \$10.4 billion school bond to help improve and renovate K-12 and higher education facilities.

### **Environmental Factors**

**Earthquakes** • A large earthquake of magnitude 6.5 occurred on the Central Coast of California on Monday, December 22, 2003. Despite this magnitude there was no damage to COE facilities, including those under construction. Although Paso Robles Joint Unified School District's Flamson Middle School suffered damage, no one was hurt. Thanks to the Field Act that was put in place in 1933, schools are being built more safely.

**Rain** • In January of 2005, the San Luis Obispo County saw record-breaking amounts of rain. Although the rain was much needed, it delayed construction of new facilities and created additional problems.

**Protected Snails** • Morro shoulderband snails were discovered or misidentified at several sites throughout the county, resulting in lengthy environmental reviews and the delay of projects. The misidentification of snails impacted the development of the COE's additional parking lot at the main office.

### **Special Education/Alternative Education**

Special education numbers, especially in autism, continue to grow in San Luis Obispo County. At one point, the COE had 43 Behavior Health Specialists employed

while positions were waiting to be filled. Special education numbers and court and community school enrollment numbers determine eligibility for new construction funding for the County Office of Education. Although special education numbers are rising, many districts are dealing with declining enrollment. The lack of affordable housing may be one contributor to the districts' declining enrollment.

SLOCOE saw many administrative changes in Student Services in 2004. Previously, one administrator, former Assistant Superintendent, Mary Jo DeSio, oversaw SELPA (Special Education Local Plan Area) and Student Services operations. Now these two programs have been separated. The SELPA, headed by Dr. Alan Hilton, has relocated its staff to a new building, Morro Road Education Center, in Atascadero. Student Services, headed by Assistant Superintendent, Jeanne Dukes, has moved to administrative offices adjacent to SLOCOE's main office.

### **Special Thanks**

The following individuals contributed in some aspect to the modernization, relocation, or construction of new facilities. A special thanks to any COE Facilities staff and COE employees who are not mentioned below.

Denise Cameron, Accounting Technician III, Facilities Invoices (1988 - present)

Tina Davidson, Executive Assistant (2003 – 2007)

Peggy Edwards, Purchasing Manager (2000 - present)

Milo Goodale, Maintenance Supervisor (1988 - present)

Kim Greer, Director of Internal Fiscal Services (2004 - 2006)

Dave Keil, Director of Maintenance & Operations (1993 - present)

Eric Smith, Deputy Superintendent, Business Services (1999 -2004) and  
Facilities Consultant 2005-06

Phil Trott, Director of Information Technology Services (1991 - present)

Kathy Walker, Accounting Technician III, Accounts Payable (1998 - present)

Cynthia Waltmire, Fiscal Specialist (2001 - 2006)



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## County Office of Education Remodel

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Address: 3350 Education Drive, San Luis Obispo

Square Footage: 4,600

Occupants: County Superintendent of Schools, Educational Services, Business Services, and Human Resources

Remodel/Addition: Business Services Conference Room, new offices for Business Systems Manager and Information Technology Services, Board Room, Training Room with twenty lap top computers, Educational Services Conference Room, Superintendents' Conference Room, staff lounge, and workroom.

Architect: Heiser and Associates, Inc. of San Rafael, CA

General Contractor: Wysong Construction, Inc. of Atascadero, CA

Contractor for Business Services Addition: RSH Construction  
of Atascadero, CA

Project Manager: Eric Smith

Notice to Proceed: August 16, 2000

Notice of Completion: April 5, 2002

Funding: QZAB (Qualified Zone Academy Bonds) and Deferred Maintenance



# Student Services Building

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Address: 3360 Education Drive, San Luis Obispo

Square Footage: 4,608

Occupants: Student Services Staff

Civil Engineer: Wallace Group of San Luis Obispo, CA

Contractor: RSH Construction of Atascadero, CA

Project Manager: Dave Keil

Notice to Proceed: February 14, 2006

Notice of Completion: September 7, 2006

Funding: General Fund \$196,249



## Parking Lot Addition at Main Office

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Address: 3350 Education Drive, San Luis Obispo

Square Footage: 1,500

Civil Engineer: Wallace Group of San Luis Obispo, CA

Contractor: RSH Construction of Atascadero, CA

Project Manager: Dave Keil

Notice to Proceed: February 3, 2006

Notice of Completion: August 3, 2006

Funding: \$206,613 General Fund



# Chalk Mountain Community School

---

Address: 10801 El Camino Real, Atascadero  
District: Atascadero Unified School District

Square Footage: 25,000

Occupants: Community School Students, Alternative Education

General Contractor: Specialty Construction Inc. of San Luis Obispo, CA

Architect: Heiser & Associates, Inc. of San Rafael, CA

DSA Inspector: Burt Lund

Assistant DSA Inspector: Jack Welch

Project Manager: Trevor Miller & Peggy Edwards

Notice to Proceed: March 27, 2003

Notice of Completion: August 5, 2004

Items of Note: Gymnasium and dome skylight

Funding: \$5.2 million from Proposition 47



# Mesa View Community School

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Address: 1065 Mesa View Drive, Arroyo Grande  
District: Lucia Mar Unified School District

Square Footage: 13,588

Occupants: Community School Students, Alternative Education

Architect: Phillips Metsch Sweeney Moore Architects of Santa Maria, CA

Project Liaison: Elena Condon

General Contractor: S.J. Deferville of Santa Maria, CA

DSA Inspector: Bruce Metzler

Notice to Proceed Date: July 1, 2004

Notice of Completion: June 22, 2006

Funding: \$5.3 million from Proposition 47



# Loma Vista Community School

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Address: 2494 Pennington Creek Road, San Luis Obispo  
District: San Luis Coastal Unified School District

Square Footage: 14,540

Occupants: Community School Students, Alternative Education

Architect: Heiser and Associates, Inc. of San Rafael, CA

General Contractor: Morrissey Construction of Oceanside, CA

Project Manager: Dave Keil

DSA Inspector: Doug Walters

Notice to Proceed Date: January 31, 2006

Notice of Completion: October, 2007

Funding: \$5.1 million from Proposition 47 and 55



# Oceano Education Center

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Address: 1510 19<sup>th</sup> St., Oceano  
District: Lucia Mar Unified School District

Square Footage: 8,150

Occupants: Special Day Class-Severely Handicapped (SDC-SH) Students,  
California Children's Services

Architect: Hall Hurley Deutsch Architects of Santa Maria, CA

DSA Inspector: Ralph Miner

Notice to Proceed: March 27, 2000

Notice of Completion: March 1, 2001

Funding: \$1.5 million from Proposition 1A



## Meadowlark Education Center

---

Address: 2503 Beechwood, Paso Robles  
District: Paso Robles Joint Unified School District

Square Footage: 12,462

Occupants: California Children's Services, SDC-SH Students

General Contractor: Dilbeck and Sons, Inc. of Salinas, CA

Architect: Heiser and Associates, Inc. of San Rafael, CA

DSA Inspector: Roland Shafer

Project Manager: Garry Robertson

Notice to Proceed Date: March 24, 2004

Notice of Completion Date: June 2, 2005

Funding: \$2.9 from Proposition 47 and HCOF (Health Care and Other Facilities) Grant with the assistance of Congresswoman Lois Capps.



## Morro Road Education Center

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Address: 8005 Morro Road, Atascadero  
District: Atascadero Unified School District



Square Footage: 5,448

Occupants: Independent Study Students, SDC-SH Students, SELPA staff

General Contractor: Wysong Construction of Atascadero, CA

Architect: Kirk Heiser & Associates Inc. of San Rafael, CA

DSA Inspector: Jack Welch

Project Manager: Dave Keil

Notice to Proceed Date: May 7, 2004

Notice of Completion: February 2, 2006

Funding: \$4 million from Proposition 47

# Chris Jespersen Modernization

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Address: 251 Grand Avenue, San Luis Obispo  
District: San Luis Coastal Unified School District



Square Footage: 8,195

Occupants: SDC-SH Students, Infant Program, State Preschool, South County Special Education staff

Notice to Proceed Date: September 28, 2004

Notice of Completion Date: August 4, 2005

Architect: Heiser and Associates, Inc. of San Rafael, CA

General Contractor: Wysong Construction, Inc. of Atascadero, CA

DSA Inspector: Ralph Miner

Project Manager: Dave Keil

Funding: \$600,000 of Modernization Funds from Proposition 47

# Rancho El Chorro Auditorium Modernization

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Address: 2450 Pennington Creek Road, San Luis Obispo

Square Footage: 1,250

Architect: Heiser and Associates, Inc. of San Rafael, CA

Contractors: RSH Construction of Atascadero, CA & Various Others

Project Manager: Dave Keil

Funding: \$511,699 from QZAB (Qualified Zone Academy Bonds) & sale of NARA property



# Nipomo High School Special Education Building

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Address: 525 N. Thompson Avenue, Nipomo  
District: Lucia Mar Unified School District

Square Footage: 8,206

Occupants: SDC-SH Students

Architect: Hall Hurley Deutsch Architect of Santa Maria, CA

Contractor: Dodd Yahnian Construction of Visalia, CA

DSA Inspector: Doug Walters

Project Manager: Dave Keil

Notice to Proceed: July 20, 2001

Notice of Completion: January 9, 2003

Funding: \$1.1 million from Proposition 1A



## Daniel Lewis Special Education Building

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Address: 900 Creston Road, Paso Robles  
District: Paso Robles Joint Unified School District

Square Footage: 4,310

Occupants: SDC-SH, SDC- Emotionally Disturbed Students

Architect: Heiser and Associates, Inc. of San Rafael, CA

General Contractor: Wysong Construction of Atascadero, CA

DSA Inspector/Project Manager: Trevor Miller

Notice to Proceed: February 11, 2003

Notice of Completion: March 11, 2004

Funding: \$1.3 million from Proposition 47



## **Paso Robles High School Special Education Building**

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Address: 801 Niblick Road, Paso Robles  
District: Paso Robles Joint Unified School District

Square Footage: 3,192

Occupants: SDC-SH Students

Architect: Heiser and Associates, Inc. of San Rafael, CA

General Contractor: Wysong Construction, Inc. of Atascadero, CA

DSA Inspector/Project Manager: Trevor Miller

Notice to Proceed: February 11, 2003

Notice of Completion: March 11, 2004

Funding: \$1 million from Proposition 47



# Atascadero High School Special Education Building

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Address: One High School Hill, Atascadero  
District: Atascadero Unified School District

Square Footage: 3,305

Occupants: SDC- SH, SDC- Emotionally Disturbed Students

General Contractor: Wysong Construction of Atascadero, CA

Architect: Heiser and Associates, Inc. of San Rafael, CA

DSA Inspector: Jack Welch

Project Manager: Dave Keil

Notice to Proceed: May 7, 2004

Notice of Completion: August 4, 2005

Funding: \$1.4 million from Proposition 47



**Chart of New Construction/Modernization Sites (updated 11/7/06)**

<b>Project/State Funding</b>	<b>Address</b>	<b>APN</b>	<b>Site Purchase Price</b>
Chalk Mountain Community School \$5.2 million	10801 El Camino Real, Atascadero	45-321-03	
Mesa View Community School \$5.3 million	1065 Mesa View Drive, Arroyo Grande	75-311-13	\$578,000
Loma Vista Community School Estimated \$5 million	2494 Pennington Creek Road, San Luis Obispo	(COE owned land)	----
Spring St. Community School \$5.4 million	4 <sup>th</sup> and Spring St., Paso Robles (No site address yet)	009-291-007	\$1,078,537.50
Oceano Education Center \$1.5 million	1510 19 <sup>th</sup> St., Oceano	(District Owned Land)	40-year lease with Lucia Mar Unified School District
Meadowlark Education Center \$2.9 million	2503 Beechwood, Paso Robles	(District Owned Land)	40-year lease with Paso Robles Joint Unified School District
Morro Road Education Center \$4 million	8005 Morro Road, Atascadero	031-242-013 & 031-242-016	\$250,000 (?)
Chris Jespersen School Modernization Project \$600,000	251 Grand Avenue, San Luis Obispo	(District Owned Land)	40-year lease with San Luis Coastal Unified School District
Rancho El Chorro Auditorium Modernization	2450 Pennington Creek Road, San Luis Obispo	(COE Owned Land)	---
Nipomo High School Special Education Building \$1.5 million	525 N. Thompson Avenue, Nipomo	(District Owned Land)	40-year lease with Lucia Mar Unified School District
Daniel Lewis Middle School Special Education Building \$1.3 million	900 Creston Road, Paso Robles	(District Owned Land)	40-year lease with Paso Robles Joint Unified School District
Paso Robles High School Special Education Building \$1 million	801 Niblick Road, Paso Robles	(District Owned Land)	40-year lease with Paso Robles Joint Unified School District
Atascadero High School Special Education Building \$1.4 million	One High School Hill, Atascadero	(District Owned Land)	40-year lease with Atascadero Unified School District
First 5- School Readiness	641 36 <sup>th</sup> St , Paso Robles	008-011-047	\$1,000,775.00

MyrtleBeachOnline.com

Posted on Tue, Dec. 23, 2003

## Earthquake's effects reach every region of SLO County

Tribune staff report  
The Tribune

While Paso Robles felt the brunt of the San Simeon earthquake, other communities throughout the county experienced damage as well.

### Atascadero

City Hall was hard hit by the quake -- holes could be seen in all sides of the rotunda of the historic building, which was built in 1918 by town founder E.G. Lewis. As a result, City Hall was evacuated while engineers and staff inspected the damages and later closed it.

City leaders were meeting Monday evening to plan the next steps. They announced City Hall will be closed through Dec. 29. The Building Department has been temporarily relocated to the Lake Park Pavilion.

City Manager Wade McKinney was on the fourth floor with department heads when the quake occurred. McKinney said windows crashed, and part of the glass ceiling fell in.

Homeowners in Atascadero with damage problems can reach the city's Community Development Department today by calling 461-5035.

### Templeton

At Wild Horse Winery, a worker in the barrel room suffered minor injuries after she was buried beneath falling barrels, according to Ken Volk, founder of the business.

Volk said Wild Horse employees rescued her by emptying the barrels and rolling them out of the way. No one else was injured, he said.

The winery lost at least 1,500 gallons of wine because of the quake, which turned the area leading into the barrel room into a purple sea that spilled into part of the vineyard.

Lew Rosenberg was milking his goats when Monday's earthquake struck. On his day off, the county's engineering geologist figured he'd better start checking bridges.

About a half-hour later, he was on the east side of the Templeton Road bridge, showing county Supervisor Mike Ryan where the asphalt road had sunk 2 to 3 inches in front of where it joins the cement span. He said another concern was a joint near the peak of the bridge, which appeared to be damaged.

"Those are the weak points," he said.

The span was one of four county bridges temporarily closed shortly after the quake.

Bob Bergman, a director with the Templeton Community Services District, said two of the district's four water tanks were inoperable. Officials asked that local residents use water sparingly.

### **Cambria**

Cambria suffered extensive property damage in some stores, and a part of a residence was destroyed by fire, but no injuries were reported in Monday's earthquake.

A fire was reported about 45 minutes after the earthquake at a house at 2536 Main St. It took about 15 minutes to extinguish the blaze, according to Capt. Kurt Hatton of the Cambria Fire Department. No one was in the home at the time.

Homeowner Larry Draper was at the Olallieberry Inn, a bed-and-breakfast establishment he owns just two doors north, and was cleaning up after the quake when he saw the smoke.

Traffic on Main Street was diverted for nearly three hours as firefighters made sure the flames were put out.

Across the street, the structure thought to be the oldest wooden-framed residence in the county was missing several layers of bricks off its chimney. Homeowner Charles Duncan said he believes it's the original chimney built in 1865.

In Cambria's East Village, hundreds of colorful fine art glass pieces littered the floor at Seekers Glass Gallery on Burton Drive. Window shelves usually lined with crafts were barren and doors were shut.

At Soto's Market, more than 250 bottles of wine were broken, a clerk said, and thousands of items made aisles impassable after the structure, built in 1938, suffered a severe shaking.

Santa Rosa Chapel, built on 1871 on a hill overlooking East Village, appeared to come through unscathed. Statues, a crucifix, seasonal wreaths and even a Bible perched on a small wooden stand on the altar appeared untouched by the repeated aftershocks.

The town's water and sewer lines seemed to withstand the shocks as well, according to Bryan Bode, utilities manager for the Cambria Community Services District.

"We checked bridges, pipes, water tanks," Bode said. "The sewer plant's OK. Everything's great."

### **Morro Bay**

The City Council declared a local emergency during a special meeting Monday night.

Mayor Bill Yates said the city's small business owners suffered losses of \$350,000 to \$500,000 in quake damage and the total could rise to \$1 million or more.

The declaration will help the city tap federal and state emergency aid, the mayor said.

Fire officials responded to several small structure fires after the quake and some 50 emergency calls, including dozens from older residents who complained of a host of medical ailments aggravated by the temblor.

Three water mains were damaged -- two on the Embarcadero and a third on Morro Bay Boulevard. At 5

p.m., city officials urged residents to boil any tap water they would consume.

Elsewhere, nearly a dozen mobile homes were damaged throughout the city. These included eight at Blue Heron Terrace Mobile Home Park, some of which suffered severe structural damage after being knocked off their stands and crashing to the ground. As a result, the Red Cross set up an evacuation center for 100 people at Del Mar Elementary School.

On the city's southern border, the approach on the South Bay Boulevard roadway to Chorro Creek Bridge sank several inches but posed no immediate threat to motorists, officials said. The bridge apparently was undamaged.

### **San Simeon**

The community closest to the quake epicenter, San Simeon and its landmark Hearst Castle, emerged relatively unscathed.

Tours of Hearst Castle were abruptly stopped when the earthquake struck. Staff evacuated 350 people from the hilltop, ushering them to waiting tour buses. No one was injured, and no structural damage had been found as of Monday afternoon, spokesman Dan Eller said.

However, the state Department of Parks and Recreation decided to shut Hearst Castle's doors for the rest of the day. It is to reopen today.

Elsewhere on the North Coast, business owners and tourists tried to make the best of a peaceful day marred by the earth's violent rumbling and shaking. Along Highway 1, lights were out at dozens of businesses, restaurants and hotels in San Simeon, but travelers seemed to take it in stride.

It was a similar scene at the Ragged Point Inn. The inn's restaurant and minimarket were powered with a generator, but the gallery, gift shop and hotel sat empty and dark. No items in the gallery and gift shop were damaged, and only one party cancelled a lunch reservation, said manager Doug Kean.

### **Heritage Ranch**

Only one home was damaged by a fire in Heritage Ranch, a small community less than 10 miles from the epicenter. According to CDF/County Fire, there were no reports of injuries related to the blaze.

Resident Cheryl Mott said the ranch "was calm. It was almost like nothing had happened out here. I was surprised."

### **San Luis Obispo**

Though several buildings were evacuated in the immediate aftermath of the quake, the city came away almost completely unscathed.

City fire investigators John Madden said inspectors were out all day looking at the downtown's many seismically unreinforced buildings.

"They're redoing the buildings downtown," Madden said. "Fortunately, a lot of those buildings have survived this earthquake."

The historic Ah Louis building was closed but later cleared to reopen. The Kinko's building remained closed

Monday afternoon.

Inside Mervyn's, one of the oldest buildings in Madonna Plaza, approximately 10 to 15 light fixtures and ceiling tiles fell to the floor, as did merchandise. Telephone and wires for the public-address system poked out of the walls. There was no broken glass and no reported injuries in the building, according to human resources manager Mellissa Torres.

"It's more of a mess than major damage," said Torres of San Luis Obispo.

## South County

The Oceano Airport was closed because of cracks in the runway.

The power remained off in the early evening in several spots throughout the South County.

In Oceano, residents of Juanita Street were evacuated while crews fixed gas leaks. Some had been allowed to return to their homes shortly before 5 p.m.

Waterline problems prompted the Oceano Community Services District to issue a bulletin telling residents to boil their water or use bottled water. The majority of the water leaks were on the beach side of the railroad tracks.

Two traffic signals still weren't working by evening in Arroyo Grande, and about six residents were without water after a water- line break.

The South County Sanitation District reported some minor problems at its sewer treatment plant. They had been fixed by evening.

*Contributing to this report were Tribune Staff Writers Jay Thompson, Bert Etling, Carol Roberts, Silas Lyons, Julie Lynem, Jeff Ballinger, Adam Jarman and Richard Jackoway.*

**FOR IMMEDIATE RELEASE:**

Oct. 17, 2002

**M.I.N.D. INSTITUTE STUDY CONFIRMS AUTISM INCREASE**

(SACRAMENTO, Calif.) — The unprecedented increase in autism in California is real and cannot be explained away by artificial factors, such as misclassification and criteria changes, according to the results of a large statewide epidemiological study.

"Speculation about the increase in autism in California has led some to try to explain it away as a statistical issue or with other factors that artificially inflated the numbers," said UC Davis pediatric epidemiologist Robert S. Byrd, who is the principal investigator on the study. "Instead, we found that autism is on the rise in the state and we still do not know why. The results of this study are, without a doubt, sobering."

Key findings of the study are that:

- The observed increase in autism cases cannot be explained by a loosening in the criteria used to make the diagnosis.
- Some children reported with mental retardation and not autism did meet criteria for autism, but this misclassification does not appear to have changed over time.
- Because more than 90 percent of the children in the survey are native born, major migration of children into California does not contribute to the increase.
- A diagnosis of mental retardation associated with autism had declined significantly between the two age groups.
- The percentage of parent-reported regression (loss of developmental milestones) does not differ between two age groups.
- Gastrointestinal symptoms, including constipation and vomiting, in the first 15 months are more commonly reported by parents in the younger group.

"While this study does not identify the cause of autism, it does verify that autism has not been over-reported in the California Regional Center System and that some children diagnosed with mental retardation are, in fact, autistic," Byrd said.

Byrd and his research team earlier this year enrolled 684 California children who received services from one of the California Regional Centers to participate in the study. They systematically gathered information for children in two age groups — 7 to 9 years of age and 17 to 19 years of age — from families of 375 children with a diagnosis of full syndrome autism and 309 children with a diagnosis of mental retardation without full syndrome autism.

Byrd, a pediatrician with UC Davis Children's Hospital, and his colleagues, conducted the study for the M.I.N.D. Institute at UC Davis to help explain reasons behind significant increases in the number of autistic children entering the state's 21 regional centers. A 1999 report by the California Department of Developmental Services (DDS), which operates the centers, found a 273 percent increase in autism cases between 1987 and 1998. The report was the catalyst for the state Legislature and Gov. Gray Davis to direct DDS and the M.I.N.D. Institute to identify factors responsible for the increase, funding the effort with a \$1 million appropriation.

Autism is a complex and severe developmental disorder that affects a person's ability to communicate, form relationships with others, and respond appropriately to the environment. Those affected may avoid making eye contact and lack the ability to read faces for signs of emotion or other cues. Children typically do not engage in social play or games with their peers. Unusual behaviors such as rocking, hand-flapping or even self-injurious behavior may be present in some cases.

Copies of all news releases from UC Davis Health System are available on the Web at <http://news.ucdmc.ucdavis.edu>

**Editor's Note:** Additional information available on these Web sites:

Report to the Legislature at <http://www.mindinstitute.org/news/report.htm>

Statistics of children entering the state Regional Center system at [http://news.ucdmc.ucdavis.edu/DDS\\_stats.html](http://news.ucdmc.ucdavis.edu/DDS_stats.html)

1999 autism report at [http://www.dds.ca.gov/Autism/pdf/Autism\\_Report\\_1999.PDF](http://www.dds.ca.gov/Autism/pdf/Autism_Report_1999.PDF)

Robert Byrd's biography at [http://news.ucdmc.ucdavis.edu/byrd\\_bio.html](http://news.ucdmc.ucdavis.edu/byrd_bio.html)

#### MEDIA CONTACT:

Martha Alcott Medical News Office: (916) 734-9027

[Health System](#) | [School of Medicine](#) | [Medical Center](#) | [Medical Group](#)

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SanLuisObispo.com

Posted on Fri, Feb. 03, 2006

## Nipomo Mesa school opens doors to troubled high schoolers

The site is serving 75 high school students who can no longer attend neighborhood schools

By AnnMarie Cornejo  
The Tribune

**NIPOMO** - A new community school on the Nipomo Mesa has opened its doors to 75 troubled high school students from the Lucia Mar Unified School District.

The \$4.8 million Mesa View Community School, run by the county Office of Education, has been planned for more than seven years. In 1992, voters passed Proposition 47 and state school bonds from it were used fund Mesa View and three other schools like it in San Luis Obispo County.

The first of the four, Chalk Mountain, opened last year in Atascadero. Mesa View is the second.

The district will break ground on another community school behind the county Office of Education near Cuesta College's main campus, at the end of the month.

Community schools are designed for students who can no longer attend neighborhood schools because of expulsions, chronic trancies or other problems. The 13,000-square-foot site includes classrooms, a library, administration offices and a gym. It can accommodate 100 students.

"Community schools are a safety net in the county for students who haven't been successful in any other schools," said Jeanne Dukes, assistant superintendent for student services.

Two probation officers are stationed at the site to maintain student safety and security, Dukes said.

The school's goal is to give such students a chance to get their high school diploma.

But "each year between 80 and 90 percent of students at community schools transition back to normal schools," said Dukes, also noting that about 60 students graduate each year from community schools.

The county Office of Education paid \$650,000 last year to buy the site from the Brush Poppers Riding Club, which had used the 5 acres for a horse-riding arena.

The county Office of Education began negotiating with the riding club in 1999. In 2004 it took the land by eminent domain. The selling price was mediated by a judge.

Construction began last fall, but rain delayed the work, and the school didn't open until last month.

Loma Vista Community School, to be built across from Cuesta College's main campus, is next on the list. The \$4.1 million project will be similar to Mesa View and will accommodate the same number of students.

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**Sharon Gallagher**

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## **Tribune, The (San Luis Obispo, CA)**

**Tribune, The (San Luis Obispo, CA)**

October 16, 2005

Column: Times Past

### **ONE SENATOR'S LEGACY: A UNIQUE LOCAL SCHOOL**

Author: Dan Krieger

Edition: Tribune  
Section: Local History  
Page: B4

Estimated printed pages: 3

Article Text:

Pearl Thoma of San Luis Obispo has a prized memento of her father, state Sen. Chris Jespersen, drawn in the 1940s. It's a framed editorial page cartoon from the Sacramento Bee. The description under Jespersen's image reads, "Christopher Jespersen, Philosopher, Atascadero. The state would be in good hands if we had 120 more like him."

The 120 refers to the 40 state senators and 80 assembly members.

Jespersen died in 1951, but he left at least three significant legacies: helping Cal Poly through the most difficult times of the Great Depression through his influence in Sacramento, a 1939 history of our county that I use regularly, and a unique school.

A rededication ceremony for the newly remodeled Chris Jespersen School operated by the San Luis Obispo County Office of Education was held Oct. 6. The school is located at 251 Grand Ave. in San Luis Obispo.

The star attraction for the school's original dedication in 1950 was Gov. ! Earl Warren.

Warren was arguably the most popular governor in California history. His name would later be associated with the controversial "Warren Court" era of American legal history and the much-debated Report of the Warren

Commission dealing with the assassination of John F. Kennedy. But in 1950, Warren was nearly everybody's favorite son in the Golden State.

The governor visited San Luis Obispo with some frequency. On May 8, 1950, he came for a special purpose: To dedicate Chris Jespersen School, the nation's first school completely designed for children with cerebral palsy.

Warren paid tribute to Jespersen, saying: "If it had not been for Sen. Jespersen's deep concern for the state's handicapped children and his tireless work on their behalf, schools such as this and other similar ones now being built would not have progressed to their present stage."

Warren singled out local school officials for their work in establishing the first classes for children with cerebral palsy. The governor had special praise for Alv E. Rhodes, the first-term county superintendent of schools who put the project together with Jespersen.

Jespersen had a real estate partner, Earl Henderson, whose son had cerebral palsy. Jespersen knew firsthand the agony of a family with a child with the disease. Rhodes sought Jespersen's support in permitting the use of California's County Schools Service Fund to build Jespersen School.

The school was first started at what is now the County Office of Education-Rancho El Chorro facility.

A site for a permanent home for the school was picked on Grand Avenue in San Luis Obispo. But there were many additional problems. The County Office's monthly newsletter, Schooltalk, reported:

"Two years ago, plans for a school to accommodate cerebral palsied children were begun in this county. Precedents had to be set by architects and educators. Why? Because no record could be found of a building designed especially for educating children victimized by the nerve-damaging disease."

Rhodes and Special Education Director Avis Goodwin had to learn architectural design and terminology while carrying on their myriad of other duties.

The structure included physiotherapy and occupational therapy rooms, a sleeping room and a combination kitchen. They were built on a single level with extra-wide doors to accommodate wheel chairs. The floor was bare concrete until rubber or asbestos tiles could be purchased. Folding doors between classrooms and special lighting, bookshelves, built-in cabinets and wall easels as well as some drinking fountains and toilets were omitted.

The school, scheduled to open in February, did indeed open in May 1950.

Caption:

(1) - Former state Sen. Chris Jespersen, shown at left with his wife, Jennie, in 1950, was instrumental in founding the nation's first school for children with cerebral palsy. Above, former Gov. Earl Warren dedicates Chris Jespersen School, May 8, 1950.

(2) by COURTESY PHOTO - From left, Sen. Chris Jespersen, Gov. Earl Warren and Gary Mitchell, president of the Crippled Children's Foundation.

(3) by COURTESY PHOTOS

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## **Proposition 1D**

### **Kindergarten-University Public Education Facilities Bond Act of 2006**

#### **Background**

Public education in California consists of two systems. One system includes about 1,000 local school districts that provide education from kindergarten through grade 12 ("K-12") to about 6.3 million students. The other system (commonly referred to as "higher education") includes the California Community Colleges (CCC), the California State University (CSU), and the University of California (UC). These three higher education segments provide education beyond grade 12 to a total of about 2.1 million students.

#### **K-12 School Facilities**

Through the School Facility Program (SFP), K-12 school districts apply for funding to buy land, construct new buildings, and modernize (that is, renovate) existing buildings. A school district's allocation is based on a formula. The formula considers the number of students a district expects to enroll that cannot be served in existing facility space. The SFP requires the state and school districts to share the cost of facilities. For new construction projects, the cost is shared equally by the state and school districts. For modernization projects, the state pays 60 percent and school districts pay 40 percent of the cost. If a school district faces unusual circumstances, however, it may apply for "hardship" funding from the state to offset its local share of costs.

*Major Funding Sources.* As described below, funding for school facilities comes mostly from state and local general obligation bonds. (See "An Overview of State Bond Debt" for more information on these bonds.)

- **State General Obligation Bonds.** The state has funded the SFP by issuing general obligation bonds. Over the past decade, voters have approved a total of \$28.1 billion in state bonds for K-12 school facilities. Approximately \$3 billion of these funds remain available for new construction projects.
- **Local General Obligation Bonds.** At the local level, school districts typically meet most of their matching requirement and other construction needs by issuing local general obligation bonds. These local bonds can be authorized with the approval of 55 percent of the voters in the district. The bonds are repaid using local property tax revenue. Over the past ten years, school districts have received voter approval to issue more than \$41 billion in local facility bonds.

Although school facilities currently are funded mostly from state and local general obligation bonds, school districts also receive funds from:

- **Developer Fees.** State law allows school districts to impose developer fees on new construction. These fees are levied on new residential, commercial, and industrial developments. Although they contribute a moderate amount statewide compared to general obligation bond proceeds, developer fees vary significantly by community depending on the amount of local development. In fast-growing areas, they can make notable contributions to K-12 school construction.
- **Special Local Bonds (Known as "Mello-Roos" Bonds).** School districts also may form special districts to sell bonds for school construction projects. (A special district generally does not encompass the entire school district.) The bonds, which require two-thirds voter approval, are paid off by property owners located within the special district. Over the past decade, Mello-Roos bonds have provided school districts with a total of \$3.7 billion in facility funding.

### Higher Education Facilities

California's system of public higher education includes 142 campuses in the three segments listed below:

- The CCCs provide instruction to about 1.5 million students at 109 campuses operated by 72 locally governed districts throughout the state. The community colleges grant associate degrees, offer a variety of technical career courses, and provide general education coursework that is transferable to four-year universities.
- The CSU has 23 campuses, with an enrollment of about 420,000 students. The system grants bachelor degrees, master degrees, and a small number of specified doctoral degrees.
- The UC has nine general campuses, one health sciences campus, and various affiliated institutions, with total enrollment of about 210,000 students. This system offers bachelor, master, and doctoral degrees, and is the primary state-supported agency for conducting research.

Over the past decade, the voters have approved \$6.5 billion in state general obligation bonds for capital improvements at public higher education campuses. Virtually all of these funds have been committed to specific projects. The state also has provided about \$1.6 billion in lease revenue bonds (authorized by the Legislature) for this same purpose.

In addition to these state bonds, the higher education segments have three other sources of funding for capital projects.

- **Local General Obligation Bonds.** Like K-12 school districts, community college districts are authorized to sell general obligation bonds to finance

construction projects with the approval of 55 percent of the voters in the district. Over the past decade, community college districts have received voter approval to issue more than \$15 billion in local facility bonds.

- **Gifts and Grants.** In recent years, CSU and UC together have received more than \$100 million annually in gifts and grants for construction of facilities.
- **UC Research Revenue.** The UC finances the construction of some new research facilities by selling bonds and pledging future research revenue for their repayment. Currently, UC uses about \$130 million a year of research revenue to pay off these bonds.

## Proposal

This measure allows the state to sell \$10.4 billion of general obligation bonds for K-12 school facilities (\$7.3 billion) and higher education facilities (\$3.1 billion).

<b>Figure 1</b> <b>Proposition 1D</b> <b>Uses of Bond Funds</b>	
<b>K-12</b>	<b>Amount (In Millions)</b>
Modernization projects	\$3,300 <sup>a</sup>
New construction projects	1,900 <sup>a,b</sup>
Severely overcrowded schools	1,000
Charter schools facilities	500
Career technical facilities	500
Environment-friendly projects	100
Joint-use projects	29
Subtotal, K-12	(\$7,329)
<b>Higher Education</b>	
Community Colleges	\$1,507
University of California	890 <sup>c</sup>
California State University	690
Subtotal, Higher Education	(\$3,087)
<b>Total</b>	<b>\$10,416</b>
<sup>a</sup> A total of up to \$200 million is available from these two amounts combined as incentive funding to promote the creation of small high schools. <sup>b</sup> Up to \$200 million is available for earthquake-related retrofitting. <sup>c</sup> \$200 million is available for medical education programs.	

## K-12 School Facilities

As shown in Figure 1, the \$7.3 billion for K-12 school facilities is designated for seven types of projects. The underlying requirements and funding formulas for four of these project types (modernization, new construction, charter school facilities, and joint-

use projects) would be based on the existing SFP. The other three types of projects (overcrowded schools, career technical facilities, and environment-friendly projects) would be new components of the SFP.

**Modernization (\$3.3 Billion).** These monies would be for the modernization of existing school facilities. School districts would be required to pay 40 percent of project costs (unless they qualify for state hardship funding).

**New Construction (\$1.9 Billion).** These monies would cover various costs associated with building new facilities, including site acquisition, project design, engineering, construction, and inspection. Up to \$200 million of the \$1.9 billion would be available to retrofit facilities likely to be unsafe during an earthquake. Districts would be required to pay 50 percent of new construction and earthquake-safety projects (unless they qualify for state hardship funding).

**Relief Grants for Overcrowded Schools (\$1 Billion).** As a condition of receiving one of these grants, school districts would be required to replace portable classrooms with newly constructed permanent classrooms, remove portable classrooms from overcrowded school sites, and reduce the total number of portable classrooms within the district. As with other new construction projects, districts would be required to pay 50 percent of project costs. Under the program definition of overcrowded, roughly 1,800 schools (or 20 percent of all schools) would be eligible for funding.

**Career Technical Education Facilities (\$500 Million).** The measure also funds a new facility program designed to enhance educational opportunities for students interested in technical careers. Grants would be provided to high schools and local agencies that have career technical programs. The grants would be allocated on a per square foot basis, with a maximum of \$3 million for each new construction project and \$1.5 million for each modernization project. For both types of grants, the required local contribution would be 50 percent of project costs. Given the program's requirements, approximately 500 school districts (or one-half of all districts) would be eligible for new construction and modernization grants. In addition, about 25 local agencies would be eligible for modernization grants.

**Charter School Facilities (\$500 Million).** These monies would be for new construction and modernization of charter school facilities. (Charter schools are public schools that are exempt from certain state requirements in exchange for adhering to a local- or state-approved charter.) A 50 percent local contribution would be required.

**Environment-Friendly Projects (\$100 Million).** These monies would be provided as special incentive grants to promote certain types of environment-friendly facilities. For example, districts could receive grant funding if their facilities included designs and materials that promoted the efficient use of energy and water, the maximum use of natural lighting, the use of recycled materials, or the use of acoustics conducive to teaching and learning. The same local contributions would be required as for other new construction and modernization projects.

***Joint-Use Projects (\$29 Million).*** These monies would be available for both constructing new facilities and reconfiguring existing facilities for a joint-use purpose. Joint-use projects include gymnasiums, libraries, child care facilities, and teacher preparation facilities that are located at a school but used for joint school/community or K-12/higher education purposes. Under such arrangements, the school district and joint-use partner share the 50 percent local matching requirement.

### **Higher Education Facilities**

The measure includes \$3.1 billion to construct new buildings and related infrastructure, alter existing buildings, and purchase equipment for use in these buildings for the state higher education segments. As Figure 1 shows, the measure allocates \$1.5 billion to CCC, \$890 million to UC, and \$690 million to CSU. The Governor and Legislature would select the specific projects to be funded by the bond monies.

### **Fiscal Effects**

The costs of these bonds would depend on interest rates in effect at the time they are sold and the time period over which they are repaid. The state would likely make principal and interest payments from the state's General Fund over a period of about 30 years. If the bonds were sold at an average interest rate of 5 percent, the cost would be about \$20.3 billion to pay off both principal (\$10.4 billion) and interest (\$9.9 billion). The average payment would be about \$680 million per year.



## legislative analyst's office

November, 2003

### Proposition 55

### Kindergarten-University Public Education Facilities Bond Act of 2004

#### Background

Public education in California consists of two distinct systems. One system includes local school districts that provide elementary and secondary (kindergarten through 12<sup>th</sup> grade, or "K-12") education to about 6.2 million pupils. The other system (commonly referred to as "higher education") includes the California Community Colleges (CCCs), the California State University (CSU), and the University of California (UC). The three segments of higher education provide education programs beyond the 12<sup>th</sup> grade to the equivalent of about 1.6 million full-time students.

#### K-12 Schools

**School Facilities Funding.** The K-12 schools receive funding for construction and modernization (that is, renovation) of facilities from two main sources—state general obligation bonds and local general obligation bonds. General obligation bonds are backed by the state and school districts, meaning that they are obligated to pay the principal and interest costs on these bonds.

- **State General Obligation Bonds.** The state, through the School Facility Program (SFP), provides money for school districts to buy land and to construct and renovate K-12 school buildings. Districts receive funding for construction and renovation based on the number of pupils who meet the eligibility criteria of the program. The cost of school construction projects is shared between the state and local school districts. The state pays 50 percent of the cost of new construction projects and 60 percent of the cost for approved modernization projects. (Local matches are not necessary in "hardship" cases.) The state has funded the SFP by issuing general obligation bonds. General Fund revenues would be used to pay these costs. These revenues come primarily from state income and sales taxes. Over the past decade, voters have approved a total of \$20.1 billion in state bonds for K-12 school construction. About \$1.9 billion of these funds remain available for expenditure.
- **Local General Obligation Bonds.** School districts are authorized to sell general obligation bonds to finance school construction projects with the approval of 55 percent of the voters in the district. These bonds are paid off by taxes on real property located

within the district. Over the last ten years, school districts have received voter approval to issue more than \$37 billion of general obligation bonds. Although school facilities have been funded primarily from state and local general obligation bonds, school districts also receive significant funds from:

- **Developer Fees.** State law authorizes school districts to impose developer fees on new construction. These fees are levied on new residential, commercial, and industrial developments. Statewide, school districts report having received an average of over \$400 million a year in developer fees over the last decade.
- **Special Local Bonds (Known as "Mello-Roos" Bonds).** School districts may form special districts in order to sell bonds for school construction projects. (These special districts generally do not encompass the entire school district.) The bonds, which require two-thirds voter approval, are paid off by charges assessed to property owners in the special district. Statewide, school districts have received on average about \$270 million a year in special local bond proceeds over the past ten years.

**K-12 School Building Needs.** Under the SFP, K-12 school districts must demonstrate the need for new or modernized facilities. Through September 2004, the districts have identified a need to construct new schools to house nearly 1 million pupils and modernize schools for an additional 1.1 million pupils. The state cost to address these needs is estimated to be roughly \$16 billion.

## Higher Education

California's system of public higher education includes 141 campuses in the three segments listed below, serving about 1.6 million students:

- The CCCs provide instruction to 1.1 million students at 108 campuses operated by 72 locally governed districts throughout the state. The community colleges grant associate degrees and also offer a variety of vocational skill courses.
- The CSU has 23 campuses, with an enrollment of about 331,000 students. The system grants bachelor and master degrees, and a small number of joint doctoral degrees with UC.
- The UC has nine general campuses, one health sciences campus, and various affiliated institutions, with a total enrollment of about 201,000 students. This system offers bachelor, master, and doctoral degrees, and is the primary state-supported agency for conducting research.

Over the past decade, the voters have approved \$5.1 billion in general obligation bonds for capital improvements at public higher education campuses. Virtually all of these funds have been committed to specific projects. The state also has provided almost \$1.6 billion in lease revenue bonds (authorized by the Legislature) for this same purpose.

In addition to these state bonds, the higher education segments have other sources of funding for capital projects.

- **Local General Obligation Bonds.** Community college districts are authorized to sell general obligation bonds to finance school construction projects with the approval of 55 percent of the voters in the district. These bonds are paid off by taxes on real property located within the district. Over the last decade, community college districts have received local voter approval to issue over \$7 billion of bonds for construction and

renovation of facilities.

- **Gifts and Grants.** The CSU and UC in recent years together have received on average over \$100 million annually in gifts and grants for construction of facilities.
- **UC Research Revenue.** The UC finances the construction of new research facilities by selling bonds and pledging future research revenue for their repayment. Currently, UC uses about \$130 million a year of research revenue to pay off these bonds.

**Higher Education Building Plans.** Each year the institutions of higher education prepare capital outlay plans in which they identify project priorities over the next few years. Higher education capital outlay projects in the most recent plans total \$5.3 billion for the period 2003-04 through 2007-08.

## Proposal

This measure allows the state to issue \$12.3 billion of general obligation bonds for construction and renovation of K-12 school facilities (\$10 billion) and higher education facilities (\$2.3 billion). Figure 1 shows how these bond funds would be allocated to K-12 and higher education.

Figure 1 Proposition 55 Uses of Bond Funds	
	Amount (In Millions)
<b>K-12</b>	
New construction projects	\$5,260 <sup>a</sup>
Modernization projects	2,250
Critically overcrowded schools	2,440
Joint use	50
Subtotal, K-12	(\$10,000) <sup>b</sup>
<b>Higher Education</b>	
Community Colleges	\$920
California State University	690
University of California	690
Subtotal, Higher Education	(\$2,300)
<b>Total</b>	<b>\$12,300</b>
<sup>a</sup> Up to \$300 million available for charter schools.	
<sup>b</sup> Up to \$20 million available for energy conservation projects.	

**Future Education Bond Act.** If the voters do not approve this measure, state law requires the same bond issue to be placed on the November 2004 ballot.

## K-12 School Facilities

Figure 1 describes generally how the \$10 billion for K-12 school projects would be allocated. However, the measure would permit changes in this allocation with the approval of the Legislature and Governor.

**New Construction.** A total of \$5.26 billion would be available to buy land and construct *new* school buildings. A district would be required to pay for 50 percent of costs with local resources unless it qualifies for state hardship funding. The measure also provides that up to \$300 million of these new construction funds is available for charter school facilities. (Charter schools are public schools that operate independently of many of the requirements of regular public schools.)

**Modernization.** The proposition makes \$2.25 billion available for the reconstruction or modernization of *existing* school facilities. Districts would be required to pay 40 percent of project costs from local resources.

**Critically Overcrowded Schools.** This proposition directs a total of \$2.44 billion to districts with schools which are considered critically overcrowded. These funds would go to schools that have a large number of pupils relative to the size of the school site.

**Joint-Use Projects.** The measure makes a total of \$50 million available to fund joint-use projects. (An example of a joint-use project is a facility constructed for use by both a K-12 school district and a local library district.)

### Higher Education Facilities

The measure includes \$2.3 billion to construct new buildings and related infrastructure, alter existing buildings, and purchase equipment for use in these buildings for California's public higher education systems. As Figure 1 shows, the measure allocates \$690 million each to UC and CSU and \$920 million to CCCs. The Governor and the Legislature would select the specific projects to be funded by the bond monies.

### Fiscal Effect

The cost of these bonds would depend on their interest rates and the time period over which they are repaid. If the \$12.3 billion in bonds authorized by this proposition is sold at an interest rate of 5.25 percent (the current rate for this type of bond) and repaid over 30 years, the cost over the period would be about \$24.7 billion to pay off both the principal (\$12.3 billion) and interest (\$12.4 billion). The average payment for principal and interest would be about \$823 million per year.

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## Schools and Earthquakes

It was 1933 in Long Beach. The ground rolled as a 6.3 magnitude earthquake swept through the area. Schools were empty, but 70 of the 190 school buildings in the area were destroyed; 120 were damaged and 41 of the damaged schools never opened again.

It was December 22, 2003, in San Luis Obispo County. The ground rolled as a 6.5 magnitude earthquake swept through the area. Schools were empty and of the 90 school buildings in the county, only one was damaged enough to be closed.

It is fortunate that the 36,000 students in our county were already on Winter Break when the San Simeon Earthquake happened. Although there was little structural damage to local schools, books did fall from shelves. There could have been injuries, but not because of falling light fixtures; not because of falling ceilings; not because of collapsing buildings. All those possible sources of major injuries did not occur.

Students are usually safer in their schools than in other buildings, including their homes, thanks to the Long Beach Earthquake of 1933. In just four weeks following that quake the state legislature and the governor put in place a new law governing how schools are built. That law is the Field Act and through its many revisions, it has ensured that students in school would be as safe as possible from earthquakes. It doesn't mean there will be no damage to buildings, but it does ensure there will not be a major structural collapse.

The County Office of Education currently has several construction projects underway. At one site, the contractor had said that he thought the amount of structural steel required was excessive. The day of the San Simeon Quake, he and a crew were working in the still unfinished building. He called our office after the quake to tell us he no longer thought the construction technique was unnecessary. He relayed that while the quake was strong enough to topple heavy equipment, the building was unscathed.

The rationale for high construction standards for public schools is that public school buildings are unique in that they have a high occupancy density and house children required by law to attend school. In addition, school buildings are often required to provide shelter to the homeless after an earthquake. Finally, the high standards act to protect the taxpayer's investment since schools usually do not have to be re-built at a high cost after an earthquake.

The purpose of these tough building requirements is to provide a building that is expected to resist the forces generated by a major earthquake with limited architectural or structural damage. The Field Act specifies a seismic force resistance 15 percent greater than specified in the Uniform Building Code. Some other Field Act provisions include:

- \* Construction plans are to be prepared by a qualified architect or structural engineer.
- \* Construction plans are to be checked by an independent state agency (Division of the State Architect) using qualified reviewers.
- \* Construction is to be continuously inspected by an independent inspector employed by the school district and qualified by the Division of the State Architect.
- \* The architect, engineer, inspector, and contractor are to file verified reports with the Division of the State Architect certifying that the construction complies with the approved plans and specifications.

There are also drastic structural design differences between the Field Act and the Uniform Building Code such as mandatory geological reports, larger wall anchors, and larger framing members in shear walls. Also, inspection requirements are stressed. Field Act buildings need a full-time general inspector and special inspectors, depending on the material used.

The high standards for school construction serve to provide for the safety of students and staff. An additional benefit to building schools to such rigorous building requirements is that last month, when school was back in session, there were classrooms for students to be in. In 1933 in Long Beach, most of the schools were useless or destroyed. Students had no schools to which they could return. Today, through the Field Act, nearly 100 percent of our schools were open and ready for learning to begin. The fact is that not only does the Field Act provide safety for students and staff, but it also protects the investment of taxpayer's money.

## Self-Insured Schools of California

Page Number: 1

System Date 10/06/2006

Time of Day 08:00 AM

As Of Date:

\*ALL FACILITIES INCLUDED\*

## Detail Property Appraisal by Location and Building

Selections: DistrictID=10405; Print Leased Amts

Co. Dist.	Loc Bldg No	Name/Description	Alarmed	Ownership	Cert#	YrBlt	BldgSqFt	OHSqFt	Dist	Cat	Type	Class	Cond	Curr Val	Date Added
<b>40 SAN LUIS OBISPO</b>															
10405	San Luis Obispo Co	Office of Education													
9990164	ARROYO GRANDE HIGH (LUCIA MAR U.S.D.)	1 SLO COE S.H. Classroom	Y	District		1988	2,124	244	45	HIGH	PERM	D	G	\$361,440	7/1/1980
9990164	ARROYO GRANDE HIGH (LUCIA MAR U.S.D.)						2,124							\$361,440	
9990177	ATASCADERO HIGH SCHOOL	1 Relocatable Classroom	Y	District	3367	1996	1,440	0	0	HIGH	M1	D	A	\$60,480	3/12/1997
		2 Special Education Building (COC Coverage)	U	District		2005	3,250	0	0	HIGH	PERM	D	E	\$637,000	10/26/2004
9990177	ATASCADERO HIGH SCHOOL						4,690							\$697,480	
9990578	BAUER/SPECK ELEMENTARY	1 Special Ed, Room 30	Y	Leased		1998	1,920	0	0	ELEM	M1	D	E	\$80,640	4/10/1999
9990578	BAUER/SPECK ELEMENTARY						1,920							\$80,640	
9990567	C.L. SMITH ELEMENTARY	1 OCSS Special Ed #1	U	District			2,560	0	0	ELEM	M1	D	G	\$107,520	6/3/2005
9990567	C.L. SMITH ELEMENTARY						2,560							\$107,520	
9990519	CHALK MOUNTAIN COMMUNITY SCHOOL	1 Community School	Y	District		2003	25,000	0	0	HIGH	PERM	D	G	\$4,125,000	3/3/2004
9990519	CHALK MOUNTAIN COMMUNITY SCHOOL						25,000							\$4,125,000	
9990159	CHRIS JESPERSON SCHOOL	1 Main	Y	District		1953	7,850	1,264	90	ELEM	PERM	D	A	\$1,066,004	7/1/1980
		2 Storage	U	District		1994	80	0	26	ELEM	M8	D	A	\$3,362	7/1/1980
		3 Storage	U	District		1966	265	0	0	ELEM	M8	D	A	\$11,135	7/1/1980
9990159	CHRIS JESPERSON SCHOOL						8,195							\$1,080,501	
9990160	DANIEL LEWIS MIDDLE	1 SLO COE - S.H. Classroom #1	Y	District		1967	960	96	7	ELEM	M1	D	A	\$42,144	7/1/1980
		2 Special Education Building	Y	District		2003	9,000	0	0	ELEM	PERM	D	G	\$1,485,000	3/3/2004
9990160	DANIEL LEWIS MIDDLE						9,960							\$1,527,144	
9990169	GROVER CITY ELEMENTARY (LUCIA MAR U.S.D.)	2 SLO COE Storage	U	District		1994	120	0	0	ELEM	M8	D	A	\$5,042	7/1/1980
		3 SLO COE Storage	U	District		1994	48	0	0	ELEM	M8	D	A	\$2,017	7/1/1980

## Self-Insured Schools of California

Page Number: 2

System Date 10/06/2006

Time of Day 08:00 AM

As Of Date:

## Detail Property Appraisal by Location and Building

\*ALL FACILITIES INCLUDED\*

Selections: DistrictID=10405; Print Leased Amts

Co. Dist.	Loc BldgNo Name/Description	Alarmed	Ownership	Cert#	YrBlt	BldgSqFt	OHSqFt	Dist	Cat	Type	Class	Cond	Curr Val	DateAdded
<b>40 SAN LUIS OBISPO</b>														
<b>10405 San Luis Obispo Co Office of Education</b>														
9990169	GROVER CITY ELEMENTARY (LUCIA MAR U.S.D.)													
9990169	GROVER CITY ELEMENTARY (LUCIA MAR U.S.D.)												\$7,059	
<b>9990165 LILLIAN LARSEN ELEMENTARY (S.L. COASTAL U.S.D.)</b>														
1	SLO COE Preschool Class	Y	District		1985	960	0	12	ELEM	M1	D	A	\$40,320	7/1/1980
2	SLO COE-Storage	U	District		1995	80	0	0	ELEM	M8	D	A	\$3,362	7/1/1980
9990165	LILLIAN LARSEN ELEMENTARY (S.L. COASTAL U.S.D.)												\$43,682	
<b>9990613 LOMA VISTA COMMUNITY SCHOOL</b>														
1	Classroom Building	Y	District		2006	14,540	0	0	ELEM	PERM	D	G	\$2,399,100	6/14/2006
9990613	LOMA VISTA COMMUNITY SCHOOL												\$2,399,100	
<b>9990547 MEADOWLARK EDUCATION CENTER</b>														
1	Education Center (COC Coverage)	Y	District		2005	12,400	0	0	HIGH	PERM	D	G	\$2,046,000	10/25/2004
9990547	MEADOWLARK EDUCATION CENTER												\$2,046,000	
<b>9990174 MESA MIDDLE SCHOOL (LUCIA MAR U.S.D.)</b>														
1	SLO COE Classroom	Y	District		1995	1,440	180	42	MIDD	M1	D	A	\$63,900	7/1/1980
2	Classroom #2 Serial #01-599-001 AB&C	N	District		2001	1,440	0	0	ELEM	M1	D	A	\$60,480	1/15/2002
9990174	MESA MIDDLE SCHOOL (LUCIA MAR U.S.D.)												\$124,380	
<b>9990548 MESA VIEW COMMUNITY SCHOOL</b>														
1	Community School (COC Coverage)	Y	District		2005	13,588	0	0	COMM	PERM	D	G	\$2,242,020	10/25/2004
9990548	MESA VIEW COMMUNITY SCHOOL												\$2,242,020	
<b>9990549 MORRO ROAD EDUCATION CENTER</b>														
1	Education Center (COC Coverage)	Y	District		2005	5,448	0	0	HIGH	PERM	D	G	\$898,920	10/25/2004
9990549	MORRO ROAD EDUCATION CENTER												\$898,920	
<b>9990167 NIPOMO ELEMENTARY</b>														
2	Classroom	U	Leased		1996	1,440	0	0	ELEM	M1	D	G	\$60,480	12/13/2001
9990167	NIPOMO ELEMENTARY												\$60,480	
<b>9990467 NIPOMO HIGH SCHOOL</b>														
1	Nipomo High School Special Education	Y	District		2002	8,206	0	0	HIGH	PERM	D	A	\$1,066,780	11/18/2002

## Self-Insured Schools of California

\*ALL FACILITIES INCLUDED\*

## Detail Property Appraisal by Location and Building

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Selections: DistrictID=10405; Print Leased Amts

Co. Dist.	Loc BldgNo Name/Description	Alarmed	Ownership Cert#	YrBlt	BldgSqFt	OHSqFt	Dist	Cat	Type	Class	Cond	Curr Val	DateAdded
<b>40 SAN LUIS OBISPO</b>													
10405	San Luis Obispo Co Office of Education												
9990467	NIPOMO HIGH SCHOOL				8,206							\$1,066,780	
9990467	NIPOMO HIGH SCHOOL												
9990579	OAK PARK CHILD DEVELOPMENT CENTER												
1	Test- will remove after first building is added												
9990579	OAK PARK CHILD DEVELOPMENT CENTER												
9990178	OCEANO EDUCATION CENTER												
1	Oceano Education Center	Y	District	2000	8,150	160		50	COMM	PERM	D	\$1,606,040	2/14/2001
9990178	OCEANO EDUCATION CENTER				8,150							\$1,606,040	
9990158	OCEANO ELEMENTARY (LUCIA MAR)												
1	S.H. Classroom #008	Y	District	1965	2,560	320		0	ELEM	M1	D	\$119,040	7/1/1980
2	Oceano Special Ed	Y	Leased	1998	960	0		12	ELEM	M1	D	\$40,320	4/10/1999
3	First Five	U	Leased		1,920	240		0	ELEM	M1	D	\$91,440	9/9/2005
9990158	OCEANO ELEMENTARY (LUCIA MAR)				5,440							\$250,800	
9990611	PASO ROBLES CHILD DEVELOPMENT CENTER												
1	Classroom Building	U	District	1974	3,960	792		0	ELEM	PERM	D	\$543,312	5/9/2006
2	Classroom Building #2	U	District	1988	1,440	180		0	ELEM	M1	D	\$66,960	5/9/2006
9990611	PASO ROBLES CHILD DEVELOPMENT CENTER				5,400							\$610,272	
9990518	PASO ROBLES HIGH												
1	Special Education Building	Y	District	2003	5,500	0		0	HIGH	PERM	D	\$907,500	3/3/2004
9990518	PASO ROBLES HIGH				5,500							\$907,500	
9990170	PASO ROBLES HIGH SCHOOL (P.R. JT. U.S.D.)												
1	SLO COE Classroom	Y	District	1991	1,104	96		6	HIGH	M1	D	\$48,192	7/1/1980
2	SLO COE Storage	U	District	1992	96	0		6	HIGH	M8	D	\$4,034	7/1/1980
9990170	PASO ROBLES HIGH SCHOOL (P.R. JT. U.S.D.)				1,200							\$52,226	
9990173	RANCHO EL CHORRO												
1	Mobile Home	U	District	1971	1,152	480		60	ELEM	M1	D	\$57,504	7/1/1980
4	Auditorium	Y	District	1935	5,420	3,300		0	ELEM	PERM	D	\$767,300	7/1/1980
5	Cabin Cluster E	U	District	1935	768	0		8	ELEM	M8	D	\$32,271	7/1/1980

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\*ALL FACILITIES INCLUDED\*

## Detail Property Appraisal by Location and Building

Selections: DistrictID=10405; Print Leased Amts

Co. Dist.	Loc BldgNo Name/Description	Alarmed	Ownership Cert#	YrBlt	BldgSqFt	OHSqFt	Dist	Cat	Type	Class	Cond	Curr Val	DateAdded
<b>40 SAN LUIS OBISPO</b>													
<b>10405 San Luis Obispo Co Office of Education</b>													
9990173	RANCHO EL CHORRO												
7	Banning School	U	District	1935	888	168	148	ELEM	PERM	D	A	\$118,632	7/1/1980
9	Cabin Cluster B	U	District	1935	768	0	10	ELEM	M8	D	A	\$32,271	7/1/1980
10	Restroom/Shower	U	District	0	1,288	336	28	ELEM	PERM	D	A	\$173,824	7/1/1980
11	Cook Shelter	U	District	0	0	780	76	ELEM	M4	S	A	\$14,820	7/1/1980
12	Mobile Unit	U	District	0	380	0	12	ELEM	M1	D	A	\$15,960	7/1/1980
13	Storage Shed	U	District	1980	100	0	240	ELEM	M8	S	A	\$2,101	7/1/1980
14	Cabin Cluster A	U	District	1935	768	0	10	ELEM	M8	D	A	\$32,271	7/1/1980
15	Cabin Cluster F	U	District	1935	768	0	8	ELEM	M8	D	A	\$32,271	7/1/1980
16	Cabin #1	U	District	1935	256	0	12	ELEM	M8	D	A	\$10,757	7/1/1980
17	Cabin Cluster D	U	District	1935	768	0	8	ELEM	M8	D	A	\$32,271	7/1/1980
20	Cabin #3	U	District	1935	256	0	10	ELEM	M8	D	A	\$10,757	7/1/1980
21	Cabin #2	U	District	1935	256	0	12	ELEM	M8	D	A	\$10,757	7/1/1980
22	Maintenance Shop	U	District	0	576	0	44	ELEM	M8	D	A	\$24,204	7/1/1980
23	Cafeteria	U	District	1935	2,651	0	0	ELEM	PERM	D	A	\$344,630	7/1/1980
24	Classroom	U	District	1935	2,340	900	10	ELEM	PERM	D	A	\$321,300	7/1/1980
25	Cabin Cluster C	U	District	1935	768	0	8	ELEM	M8	D	A	\$32,271	7/1/1980
26	Cabin Cluster G	N	District	1955	768	0	100	ELEM	PERM	D	G	\$126,720	5/17/2000
27	District Office	Y	District	1980	20,054	2,616	0	ELEM	PERM	D	E	\$4,071,848	5/17/2000
28	GSE Building	N	District	1998	1,500	0	0	ELEM	M1	D	E	\$63,000	5/17/2000
29	IMC/M&T Building	Y	District	1982	11,400	0	0	ELEM	PERM	D	A	\$1,482,000	5/17/2000
30	Judo Building	U	District	1935	2,160	40	0	ELEM	PERM	D	A	\$281,560	5/17/2000
32	SELPA/Loma Vista Annex-Office Bldg	N	District	1999	960	0	15	ELEM	M1	D	E	\$40,320	5/17/2000
33	SELPA/Loma Vista Storage A,B,&C	N	District	1999	288	0	0	ELEM	M8	D	E	\$12,102	5/17/2000
34	Relocatable Classroom	N	District		960	120	0	ELEM	M1	D	G	\$45,720	11/26/2003
9990173	RANCHO EL CHORRO				58,261							\$8,189,442	
<b>9990162 SAN GABRIEL ELEMENTARY (ATASCADERO UNIFIED S.D.)</b>													
8500 San Gabriel Road, Atascadero CA													
1	SLO COE - S.H. Class Bldg 12	Y	District	1987	6,760	764	80	ELEM	PERM	D	A	\$906,304	7/1/1980
2	State Pre-School	Y	Leased	1998	960	0	0	ELEM	M1	D	E	\$40,320	4/10/1999
9990162	SAN GABRIEL ELEMENTARY (ATASCADERO UNIFIED S.D.)				7,720							\$946,624	
<b>9990163 SAN LUIS OBISPO HIGH (S.L. COASTAL U.S.D.)</b>													
1499 San Luis Drive, San Luis Obispo CA													
1	SLO COE - S.H. Classroom	Y	District	1983	7,330	0	6	HIGH	PERM	D	G	\$1,209,450	7/1/1980

## Detail Property Appraisal by Location and Building

Co. Dist.	Loc BldgNo	Name/Description	Alarmed	Ownership	Cert#	YrBlt	BldgSqFt	OHSqFt	Dist	Cat	Type	Class	Cond	Curr Val	DateAdded
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9990416 W. PIFER ELEM PASO ROBLES JT. U.S.D.)

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\*ALL FACILITIES INCLUDED\*

## Detail Property Appraisal by Location and Building

Selections: DistrictID=10405; Print Leased Amts

Co. Dist.	Loc BldgNo Name/Description	Alarmed	Ownership Cert#	YrBlt	BldgSqFt	OHSqFt	Dist Cat	Type Class	Cond	Curr Val	DateAdded
40	SAN LUIS OBISPO										
10405	San Luis Obispo Co Office of Education				224,948	14,276				\$31,168,838	
10405	San Luis Obispo Co Office of Education										

District Representative's Signature \_\_\_\_\_ Date \_\_\_\_\_

\* Current Value is an Override not a calculation by the program

# calculation may not be correct, information is either missing, incorrect, or questionable

\*\* Double asterisks indicate columns not applicable to Leased facilities

# SLOCOE Facilities Area Percent Increase from 1993 - 2006

Facilities area verses staffing comparison

\* = leased from district

2006		1993	
Site	Area	Site	Area
Special Education			
San Gabriel West	7750	San Gabriel West	7750
Atascadero High School	3250	* Atascadero High School	700
* Atascadero Junior High School	960	Arroyo Grande High School	2150
Pat Butler Elementary	960	* Bauer/Speck	1900
Independent Skills	5448	* C. L. Smith	3366
Daniel Lewis Middle School	9000	Chris Jespersen	7850
* Monterey Road Elementary	960	* Grover City Elementary	1927
Paso Robles High School	5500	* Lewis Avenue	1940
Meadowlark	12400	* North Oceano Elementary	1965
Winifred Pifer Elementary	960	* Oceano Elementary	4432
* Santa Margrita Elementary	960	* Paso Robles CDU	600
Shandon High School	960	Paso Robles High School	960
Chris Jespersen	7850	SLO High School	7330
Arroyo Grande High School	2150	Winifred Pifer	2160
* Grover Beach Elementary	1920		
* Grover Heights Elementary	960		
* C. L. Smith	1920		
* Los Osos Middle School	960		
Mesa Middle School	1920		
Nipomo High School	8260		
* North Oceano Elementary	960		
Oceano Education Center	8150		
* Oceano Elementary School	960		
Oceano Preschool	960		
San Luis Obispo High School	7330		
Vicente School	2880		
* Tiny Oaks	960		
Alternative Education			
SLO Community	4550	SLO Community	4550
* Arroyo Grande Community	1360	* North County Community	1800
Chalk Mountain Community	14500		
Loma Vista Community	14540		
Mesa View Community	13588		
State Preschool			
Oak Park	3000	* Del Mar	960
* Georgia Brown	960	Nipomo	1537
San Gabriel	960	San Miguel	960
* Marie Bauer	900	* Oceano	1184
* Grover Beach 3B	960	* Arroyo Grande	1360
* Grover Beach 3D	960		
* Grover Beach 3A	960		
* Sunny Side	960		
Del Mar	960		
Nipomo High	1440		
Oceano Elementary	960		
* Winifred Pifer	960		
San Miguel	960		
* Shandon	900		
Administration			
Main Administration	20054	Main Administration	15132
Student Services	4608	Student Services	2400
M&O ETC	11400	M&O ETC	11400
Total	197688	Total	86313
Percent Increase		129.04%	

(Information compiled by Dave Keil)

**SanLuisObispo.com**

Posted on Thu, Jan. 26, 2006

## **SLO County median home price drops**

**Single-family house prices fell nearly 12 percent in December****By Ermina Karim  
The Tribune**

The median home price for a single-family house in San Luis Obispo County fell nearly 12 percent in December, or more than \$70,000, but local real estate professionals warn that it is too early to determine if the market is headed downward.

The \$534,930 median home price -- the statistical point where half of the homes sell for more and half for less -- declined 11.6 percent from the November price of about \$605,160, according to the California Association of Realtors.

Nonetheless, it still represents a 12.5 percent increase from December 2004 when the median-priced home sold for nearly \$475,610. The December 2005 figure was the lowest monthly median price registered since May 2005.

Home sales were flat for the county on a month-over-month basis, and up 6.4 percent from December 2004.

Statewide, California home sales were slower in December. Sales in December for single-family homes were down 17.6 percent compared to the previous December. The median home price for the state was essentially flat between November and December, when it registered \$548,430. That represents a 15.6 percent gain in value compared to December 2004.

County real estate professionals were quick to point out that the monthly median home price figure is subject to short-term aberrations caused by the addition or lack of a few expensive homes.

"A one-month adjustment does not justify fear that the bubble is bursting. The figures can be skewed by a few million-dollar homes selling one month and then not the next," said Lenny Jones, the vice chairman for region 31 (representing San Luis Obispo County) for the state association of Realtors. "It's too early to tell if this was a blip in the market or the start of a trend."

Jones anticipates that the housing market for the county will "return to normal in 2006." He predicts homes to appreciate about 10 percent this year.

"The last several years," Jones said, "we've seen 20 percent appreciation in the county no matter where you were. The average marketing time was 30 to 35 days. Now we are seeing homes take longer to sell, around 60 days. The key is to price the house properly."

Ken Taylor, a real estate agent with Century 21 Hometown Realty, said that sales appear to be slowing this month, compared to last January, but he's waiting for several months of data before he gets too worried.

"I never trust the month-to-month numbers. I am expecting a modification in home prices. The high-flying prices are a thing of the past," said Taylor. "However, anybody who buys a home and holds it for 10 years is better off than the person who didn't buy."

Housing affordability in the county had slipped to a record low in November, with just 7 percent of residents able to afford the median-priced home. C.A.R. estimated that the minimum household income required to buy that \$605,160 home, was \$147,200 annually, assuming an average effective mortgage interest rate of 6.26 percent and a 20 percent down payment.

### **Drop in housing permits**

In another measure of the local housing market, permits for new homes were down 14.4 percent in 2005 for the county, with 1,937 permits. The steepest decline in the county was for the city of San Luis Obispo, which saw permit activity fall 69.6 percent to 35 from 115 permits in 2004.

Jerry Bunin, governmental affairs director for the Home Builders Association, said the slowdown stems from a lack of available land zoned for housing, public policy against higher levels of density and cumbersome development reviews.

"Countywide permit activity is down significantly at a time when just about anything we build, we can sell," said Bunin. "Housing is more expensive because there is simply a supply-and-demand imbalance."

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