



SAN JACINTO UNIFIED SCHOOL DISTRICT

**SCHOOL FEE JUSTIFICATION STUDY**

MARCH 10, 2020

KOPPEL & GRUBER  
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256  
SAN MARCOS  
CALIFORNIA 92078

T. 760.510.0290  
F. 760.510.0288

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## **EXECUTIVE SUMMARY**

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Education Code Section 17620 authorizes the governing board of a school district to levy school fees to offset the impacts to school facilities from new residential and commercial/industrial construction and reconstruction. In order to levy Level I fees (statutory fees), a school district must prepare and adopt a school fee justification study pursuant to the provisions of Education Code Section 17620 and Sections 65995 and 66001 of the Government Code. The school fee justification study serves as the basis for justifying the levy of Level I fees and presents and documents the nexus findings required by State law.

This School Fee Justification Study (“Study”) was prepared for the San Jacinto Unified School District (“School District”) to demonstrate the relationship between new residential and commercial/industrial development and the School District’s need for the construction of school facilities, the cost of the school facilities, modernization of existing school facilities, and the per square foot amount of Level I fees (“School Fees”) that may be levied by the School District on residential and commercial/industrial development in accordance with applicable law.

The maximum School Fees authorized by Education Code Section 17620 are currently \$4.08 per square foot for residential construction/reconstruction and \$0.66 per square foot for commercial/industrial construction. The State Allocation Board (“SAB”) reviews and may adjust the maximum authorized School Fees every January in even-numbered years. Based on the findings presented in this Study, the School District is justified in collecting the amount equal to the maximum authorized Level I school fees or \$4.08 per square foot for residential construction/reconstruction and the maximum authorized or \$0.66 per square foot for categories of commercial/industrial development, except for new construction classified as Rental Self-Storage. The findings are summarized below:

### **RESIDENTIAL DEVELOPMENT**

New residential development in the School District is projected over the next ten (10) years. Based on historical student generation rates, residential development that is not currently subject to alternative mitigation, such as a community facilities district, could generate an estimated 1,363 new students over the next ten (10) years. Based on the School District’s existing facilities capacity and enrollment, the projected student enrollment supports the need for the construction of additional school facilities and/or expansion of facilities at existing sites.

The cost impact per square foot shown in Table E-1 exceeds the current maximum authorized residential School Fee of \$4.08, therefore, the School District is reasonably justified in levying the Level I school fees in an amount up to but not exceeding \$4.08 per square for residential development (“Applicable Residential School Fee”).

**TABLE E-1**  
**RESIDENTIAL SCHOOL FACILITIES COST IMPACTS/APPLICABLE SCHOOL FEE**

DESCRIPTION	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Residential Construction	\$13.35	\$4.08

### **COMMERCIAL/INDUSTRIAL DEVELOPMENT**

As commercial/industrial properties develop new jobs are created. Many of the employees working at the new jobs will move into the School District boundaries, thereby increasing the need for new residential development and further impacting the School District's facilities. School Fees may be imposed on commercial/industrial development if the school fees collected on residential development are insufficient to provide adequate school facilities for students generated as a result of new development and nexus findings are presented that justify the imposition of the commercial/industrial school fee.

Section 17621(e)(1)(B) of the Education Code requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. This code section further adds that employee generation estimates shall be based on the applicable employee generation estimates set forth in the January 1990 edition of "San Diego Traffic Generator Study" ("Traffic Study"), a report by San Diego Association of Governments ("SANDAG"). The school facilities cost impacts per commercial/industrial square foot as determined in this Study are shown in Table E-2 by commercial/industrial land use type. The cost impacts per square foot for each category of commercial/industrial development are equal to or exceed the maximum authorized School Fee of \$0.66 per square foot except for Rental Self-Storage. Therefore, the School District is justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the maximum authorized School Fee of \$0.66 per square foot ("Applicable Com/Ind. School Fees") for all categories except Rental Self-Storage. The Applicable Com/Ind. School Fees may be imposed on new commercial/industrial construction or reconstruction classified as Rental Self-Storage up to the respective net cost impact per square foot determined herein.

**TABLE E-2**  
**COMMERCIAL/INDUSTRIAL SCHOOL FACILITIES COST IMPACTS/APPLICABLE SCHOOL FEES**

COMMERCIAL/INDUSTRIAL CATEGORY	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Banks	\$15.79	\$0.66
Community Shopping Centers	\$8.58	\$0.66
Neighborhood Shopping Centers	\$15.64	\$0.66
Industrial Business Parks	\$19.65	\$0.66
Industrial Parks/ Warehousing/ Manufacturing	\$7.53	\$0.66
Rental Self-Storage	\$0.36	\$0.36
Research & Development	\$17.00	\$0.66
Hospitality (Lodging)	\$6.33	\$0.66
Commercial Offices (Standard)	\$26.77	\$0.66
Commercial Offices (Large High Rise)	\$25.40	\$0.66
Corporate Offices	\$15.00	\$0.66
Medical Offices	\$23.84	\$0.66

## **SECTION I. INTRODUCTION**

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### **A. PURPOSE OF THE STUDY**

The purpose of this Study is to determine if a reasonable relationship exists between new residential and commercial/industrial development and the School District's need for the construction and/or reconstruction of school facilities. The findings presented in this Study were made pursuant to and in compliance with Education Code Section 17620 and Government Code Section 66001 *et seq.* and serve as a basis for determining such a relationship.

### **B. GENERAL DESCRIPTION OF THE SCHOOL DISTRICT**

The School District serves areas within the Cities of San Jacinto, Hemet, Moreno Valley, Beaumont, and unincorporated areas within the County of Riverside ("County") and currently educates a total student population of approximately 10,590 kindergarten through twelfth grade students. The School District currently operates seven (7) elementary school sites, two (2) middle school sites, and two (2) high school sites. The School District also contains Mountain Heights Academy, a virtual academy offering education to grades six (6) through twelve (12). Additionally, in August 2011 the School District opened the San Jacinto Leadership Academy, a magnet school offering education to grades six (6) through eight (8) and open to students within or outside of the School District. This school is composed of portable classrooms taken from Record Elementary.

## SECTION II. LEGISLATION AND LEGAL REQUIREMENTS

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This section discusses the legislative history of the Level I Fee and current proposed legislation.

### A. LEGISLATIVE HISTORY

Assembly Bill (“AB”) 2926 enacted by the State in 1986, also known as the “1986 School Facilities Legislation” granted school districts the right to levy fees in order to offset the impacts to school facilities from new residential and commercial development. Originally set forth in Sections 53080 and 65995 of the Government Code, AB 2926 authorized statutory school fees to be levied, commencing January 1, 1987, in the amount of \$1.50 per square foot of new residential assessable space and \$0.25 per square foot of enclosed commercial or industrial assessable space. AB 2926 also provided for an annual increase of the statutory fees based on the Statewide cost index for Class B construction, as determined by the SAB. The provisions of AB 2926 have since been amended and expanded.

AB 1600 was enacted by the State legislature in 1987 and created Government Code Sections 66000 *et seq.* These sections require a public agency to satisfy the requirements as further discussed in Section VII herein when establishing, increasing or imposing a fee as a condition of approval for a development project.

AB 181, enacted in 1989, established new requirements for school districts levying school fees and also re-codified Government Code Section 53080 *et seq.* as Education Code Section 17620 *et seq.* The additional provisions established by AB 181 imposed more stringent nexus requirements which must be satisfied by school districts prior to levying school fees, especially with respect to commercial/industrial school fees. Additionally, AB 181 provided that the maximum school fees for residential and commercial/industrial development be subject to an increase every two (2) years rather than annually.

In 1998, Governor Wilson signed into law Senate Bill 50 (“SB 50”), the Leroy F. Greene School Facilities Act of 1998, which reformed State’s School Building Program and developer school fee legislation. A significant provision of SB 50 provides school districts the option of adopting alternative school fees (also known as Level II and Level III fees) in excess of the Level I fee upon meeting certain requirements. SB 50 also placed a \$9.2 billion State Bond measure on the November 3, 1998 ballot (Proposition 1A). With the passage of Proposition 1A in November 1998, SB 50 became operative.

SB 50 also limited the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and suspended the court cases known as Mira-Hart-Murrieta. The Mira-Hart-Murrieta cases previously permitted school districts to collect mitigation fees in excess of school fees under certain circumstances.

On November 5, 2002, California voters passed Proposition 47, which authorized the issuance of \$13.05 billion in State bonds and also enacted AB 16, which provided for additional reformation of the School Building Program. AB 16, among other items, clarified that if the SAB is no longer approving apportionments for new construction due to the lack of funds available for new school facilities construction, a school district may increase its Level II Fee to the Level III Fee. With

the issuance of the State bonds authorized by the passage of Proposition 47, this section of AB 16 became inoperable.

Furthermore, Proposition 55 was approved on March 2, 2004, which authorized the sale of \$12.3 billion in State bonds. In addition, California voters approved Proposition 1D in the general election held on November 7, 2006. Proposition 1D authorized the issuance of \$10.4 billion in State bonds.

Most recently, California voters approved Proposition 51 (the California Public School Facility Bonds Initiative) in the general election held on November 8, 2016, authorizing the issuance of \$9 billion in bonds to fund the improvement and construction of school facilities for K-12 schools and community colleges.

## **B. CURRENT PROPOSED LEGISLATION**

California Proposition 13, the School and College Facilities bond, was proposed by Assembly Bill 48, and is on the March 3, 2020 ballot (“Proposition 13 (2020)”). Proposition 13 (2020) would authorize \$15 billion in bonds for school and college facilities, including \$9 billion for preschool and K-12 schools, \$4 billion for universities and \$2 billion for community colleges. In addition, this law proposes several amendments to the Leroy F. Greene School Facilities Act of 1998 and under chapters 4.95 and 4.97 of the bill, would also amend or add significant provisions to the Government Code governing the payment of fees against development projects. Most notably, if approved, the following provisions would become effective on March 3, 2020 and would be operative until January 1, 2026:

- Multi-family housing developments that are located within ½ mile of a “Major Transit Stop” ***shall not be subject*** to any school fees calculated pursuant to Sections 65995, 65995.5 or 65995.7 (including Level 1 Fees described herein) or other requirements for the construction or reconstruction of school facilities. “Major Transit Stop” means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
- School fees shall be ***reduced 20%*** from the amount calculated pursuant to Sections 65995, 65995.5 or 65995.7 (including Level 1 Fees described herein) for any multi-family housing development for which the preceding provision described above does not apply.

**If approved, Proposition 13 (2020) will not affect the findings and justification of the maximum authorized School Fees as presented in this Study.**



## **SECTION III. PROJECTED UNHOUSED STUDENTS AND FACILITY REQUIREMENTS**

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The objective of this Study is to determine if a nexus exists between future residential and commercial/industrial development and the need for school facilities. In addition, the Study aims to identify the costs of such required school facilities and determine the amount of School Fees that can be justifiably levied on residential and commercial/industrial development according to the estimated impacts caused by such development. This section evaluates whether existing school facilities can accommodate students generated from future residential development, projects student enrollment based on anticipated residential growth, and estimates the costs of school facilities required to accommodate new residential growth. The findings determined in this section are used in following sections to evaluate the cost impact per square foot for new residential and commercial/industrial property. Although many of the figures in this section are primarily derived from residential development projections and impacts, they are adjusted in Section V. to evaluate the impact of commercial/industrial development.

### **A. SCHOOL DISTRICT CAPACITY AND CURRENT STUDENT ENROLLMENT**

The School District's existing school facilities capacity and student enrollment were evaluated in order to determine if there is available capacity to house students generated by new residential and commercial/industrial development.

The School District currently operates seven (7) elementary schools, two (2) middle schools, two (2) high schools, academies, and one (1) adult school. Per Education Code Section 17071.10, these facilities have a capacity to accommodate 9,770 students, 4,840 seats of which are at the elementary school level, 1,526 seats at the middle school level and 3,404 seats are at the high school level. This capacity was reported on SAB Form 50-02 and was updated to reflect new school facility construction projects approved for funding by the State. Appendix "A" provides a calculation of the updated facility capacity using state loading factors.

Based on enrollment information as of October 2019, the total student enrollment of the School District is 10,590 students. Students enrolled in non-public teaching programs, preschool, and students greater than grade twelve (12) enrolled in the San Jacinto Unified Adult Education program, are subtracted from the total enrollment figures due to special requirements and capacity factors, resulting in a net enrollment of 10,086 students, 4,731 students of which are at the elementary school level (grades K through 5), 2,333 students of which are at the middle school level (grades 6 through 8) and 3,022 students are at the high school level (grades 9 through 12). In order to be consistent with the SAB 50-02 reporting requirements, the enrollment school level configuration was adjusted to represent grades Kindergarten through 6 at the elementary level and grades 7 through 8 at the middle school level. It should be noted that total student enrollment does not include students attending the San Jacinto Valley Academy ("SJVA"). Should the student enrollment in the SJVA that would otherwise attend schools fully operated by the School District return to a normal curriculum, evaluation of the School District's facilities capacities would require further adjustment. Available facilities capacity is calculated by subtracting the October 2019

student enrollment from existing school facilities capacity for each school level. This operation results in deficit capacity at all school levels. The capacity calculation is shown in Table 1.

**TABLE 1**  
**FACILITIES CAPACITY AND STUDENT ENROLLMENT**

SCHOOL LEVEL <sup>1</sup>	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2019) <sup>1</sup>	AVAILABLE/(DEFICIT) CAPACITY
Elementary School (K-6)	4,840	5,504	(664)
Middle School (7-8)	1,526	1,560	(34)
High School (9-12)	3,404	3,022	382
<b>TOTAL</b>	<b>9,770</b>	<b>10,086</b>	<b>(316)</b>

<sup>1</sup>The School District currently operates K-5 and 6-8 schools; the figures above have been adjusted by school level to be consistent with SAB 50-02 capacity requirements.

## **B. PROJECTED UNHOUSED STUDENTS**

### **1. Projected Residential Units**

To estimate the Projected Units, Koppel & Gruber Public Finance (“K&G Public Finance”) utilized information from the Planning Departments from the Cities of San Jacinto, Hemet, Moreno Valley, Beaumont, as well as the County of Riverside Planning Department (collectively the “Planning Agencies”), including but not limited to specific plans and tract and land entitlement information. Such information was used to project residential development for areas within each planning jurisdiction by housing type. Based on the information, it is estimated the School District could experience the development of an estimated 2,629 residential units over the next ten (10) years (“Total Projected Units”).

The School District has entered into mitigation agreements with certain property owners and/or developers, whereby the terms of the mitigation agreements require mitigation payments in lieu of paying School Fees. Such mitigation agreements may include provisions for the establishment of community facilities district(s). Many of the Total Projected Units are located within areas subject to mitigation agreement and/or community facilities districts. Those Total Projected Units subject to such agreements have been identified and/or estimated and excluded from the calculation of the School Fees. The estimated total Projected Units that are subject to mitigation agreements (which, for purposes of this Study are deemed “mitigated”) and unmitigated Projected Units in the entire School District are summarized by residential category in Table 2. SFD are those units with no common walls; SFA are those units sharing a common wall, with each unit being on an unique and separate assessor’s parcel (e.g. townhouses, condominiums, etc.); and MF are those units which share a single assessor’s parcel and share a common wall (e.g. apartments, duplexes, etc.).

**TABLE 2**  
**PROJECTED RESIDENTIAL UNITS**

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	PROJECTED MITIGATED UNITS	PROJECTED UNMITIGATED UNITS
SFD	2,354	561	1,793
SFA	241	0	241
MF	34	0	34
<b>TOTAL</b>	<b>2,629</b>	<b>561</b>	<b>2,068</b>

## 2. Student Generation Rates

In order to calculate student generation rates (“SGRs”), K&G Public Finance, first obtained property characteristic data from the Assessor’s Office of the County of Riverside (“County”) as of September 2019, along with housing unit counts from the U.S. Census Bureau. The databases contained all residential parcel unit counts within the School District and provides the land use class information (e.g. single-family dwellings). Housing unit counts in the databases were classified by unit type (SFD, SFA or MF). Based on the County data and information from the U.S. Census Bureau<sup>1</sup>, a total of 10,489 SFDs, 646 SFAs and 1,505 MFs exist within the School District.

K&G Public Finance then obtained a student database from the School District, which contained the school attended, grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2019. The student enrollment address information was matched to the address (situs address) information of parcels in the County secured roll database. The number of students matched was then queried by school level and residential category. Tables 3, 4, and 5 below summarize the calculation of the SGRs by residential category.

**TABLE 3**  
**SINGLE FAMILY DETACHED (SFD)**  
**SCHOOL DISTRICT-WIDE STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-5)	3,516	10,489	0.3352
Middle School (6-8)	1,733	10,489	0.1652
High School (9-12)	2,271	10,489	0.2165
<b>TOTAL</b>	<b>7,520</b>	<b>NA</b>	<b>0.7169</b>

<sup>1</sup> County property characteristic data provided a unit count for Single-Family Detached housing, but was insufficient for unit counts for Single-Family Attached and Multi-Family residencies. Thus, data reported on the 2018 U.S. Census Bureau form DP04 for San Jacinto Unified School District was used for Single-Family Attached and Multi-Family housing unit estimates.

**TABLE 4**  
**SINGLE FAMILY ATTACHED (SFA)**  
**SCHOOL DISTRICT-WIDE STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-5)	79	646	0.1223
Middle School (6-8)	25	646	0.0387
High School (9-12)	48	646	0.0743
<b>TOTAL</b>	<b>152</b>	<b>NA</b>	<b>0.2353</b>

**TABLE 5**  
**MULTI-FAMILY (MF)**  
**SCHOOL DISTRICT-WIDE STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-5)	506	1,505	0.3362
Middle School (6-8)	242	1,505	0.1608
High School (9-12)	261	1,505	0.1734
<b>TOTAL</b>	<b>1,009</b>	<b>NA</b>	<b>0.6704</b>

**TABLE 6**  
**COMBINED STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	SFA UNITS <sup>1</sup>	MF UNITS
Elementary School (K-5)	0.3352	0.1223	0.3362
Middle School (6-8)	0.1652	0.0387	0.1608
High School (9-12)	0.2165	0.0743	0.1734
<b>TOTAL</b>	<b>0.7169</b>	<b>0.2353</b>	<b>0.6704</b>

### 3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 6 by the number of Projected Unmitigated Units shown in Table 2. A total of 1,363 students are estimated to be generated from Projected Unmitigated Units. The projected student enrollment is summarized by school level in Table 7.

**TABLE 7**  
**PROJECTED STUDENT ENROLLMENT BY SCHOOL LEVEL**

SCHOOL LEVEL	PROJECTED STUDENTS
Elementary School (K-5)	641
Middle School (6-8)	310
High School (9-12)	412
<b>TOTAL</b>	<b>1,363</b>

#### 4. Projected Unhoused Students

As shown in Table 1, there is available capacity at the high school level, and deficit capacity at the elementary and middle school levels. It should be noted however, the School District's capacity identified in Table 1 includes facilities constructed, at least in part, using funding from the School District's CFD program. Therefore, 402 available seats (188 elementary school seats, 93 middle school seats, and 121 high school sets) shall first be reserved for students generated from mitigated Projected Units. In order to determine the projected unhoused students generated by Projected Unmitigated Units ("Projected Unhoused Students") the Projected Student Enrollment is adjusted by the available seats at the respective levels, net of any seats first reserved for students generated from mitigated Projected Units. Table 8 shows that the existing available capacity at the elementary school, middle school, and high school level will not fully accommodate the projected student enrollment.

**TABLE 8**  
**PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEATS	PROJECTED UNHOUSED STUDENTS
Elementary School (K-5)	641	0	641
Middle School (6-8)	310	0	310
High School (9-12)	412	261	151
<b>TOTAL</b>	<b>1,363</b>	<b>261</b>	<b>1,102</b>

### C. FACILITY NEEDS AND ESTIMATED PER STUDENT COST

#### 1. Facility Needs

For purposes of this Study, facilities costs are included and estimated based on the construction of new school facilities, as these facilities most closely correlate with facilities necessary to house existing unhoused students and Projected Unhoused Students. Table 9 below summarizes the estimated cost to the School District of providing new school facilities per school level. The calculations used to estimate the school facilities costs are also provided in Appendix "B" of this Study.

**TABLE 9**  
**ESTIMATED FACILITIES COSTS PER SCHOOL**

SCHOOL LEVEL	ESTIMATED SITE COSTS	ESTIMATED FACILITIES CONSTRUCTION & SOFT COSTS	TOTAL ESTIMATED SCHOOL FACILITIES COSTS
Elementary School <sup>1</sup> (K-5)	\$0	\$34,516,738	\$34,516,738
Middle School <sup>1</sup> (6-8)	\$0	\$61,516,413	\$61,516,413
High School (9-12)	\$3,857,386	\$130,596,325	\$134,453,711

<sup>1</sup> The School District owns three (3) sites for the potential development of future elementary and middle schools.

## 2. Estimated Cost Per Student

The School District has estimated for planning purposes the design capacities for future school facilities of 750 students at the elementary school level, 1,200 students at the middle school level, and 2,400 students at the high school level. The estimated Cost per Student for each school level is determined by dividing the Total Estimated School Facilities Costs shown in Table 9 by the student capacity. The cost per student calculation is shown in Table 10.

**TABLE 10**  
**FACILITIES COSTS PER STUDENT**

SCHOOL LEVEL	TOTAL ESTIMATED SCHOOL FACILITIES COST	STUDENT CAPACITY	ESTIMATED FACILITIES COST PER STUDENT
Elementary School (K-5)	\$34,516,738	750	\$46,022
Middle School (6-8)	\$61,516,413	1,200	\$51,264
High School (9-12)	\$134,453,711	2,400	\$56,022

## SECTION IV. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

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The following section presents the school facility impact analysis for new residential development and provides a step-by-step calculation of the estimated per residential square foot cost impact.

To determine the school facilities cost impact per square foot of residential development, first the Projected Unhoused Students determined in Table 8 were multiplied by the Estimated Facilities Cost per Student determined in Table 10 for each school level. The result of this computation is shown Table 11 and reflects the estimated school facilities cost impact to house Projected Unhoused Students.

**TABLE 11**  
**FACILITIES COST IMPACT**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	ESTIMATED FACILITIES COST PER STUDENT	FACILITIES COST IMPACT
Elementary School (K-5)	641	\$46,022	\$29,500,102
Middle School (6-8)	310	\$51,264	\$15,891,840
High School (9-12)	151	\$56,022	\$8,459,322
<b>TOTAL</b>	<b>1,102</b>	<b>NA</b>	<b>\$53,851,264</b>

The Total Estimated School Facilities Cost shown in Table 11 above was then divided by the number of Projected Unmitigated Units shown in Table 2 to determine the school facilities cost per residential unit. The cost per residential unit is shown in Table 12.

**TABLE 12**  
**SCHOOL FACILITIES COST PER RESIDENTIAL UNIT**

FACILITIES IMPACT	PROJECTED UNMITIGATED UNITS	FACILITIES COST IMPACT PER RESIDENTIAL UNIT
\$53,851,264	2,068	\$26,040

The school facilities cost impact per residential square foot was calculated by dividing the school facilities cost per residential unit determined in Table 12 by the average square footage of each residential unit type. This calculation is shown in Table 13. K&G Public Finance used an average square footage determined by applying a weighted average on projected square footage by housing type.

**TABLE 13**  
**SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT**

<b>FACILITIES COST PER RESIDENTIAL UNIT</b>	<b>WEIGHTED AVERAGE SQUARE FOOTAGE</b>	<b>FACILITIES COST PER RESIDENTIAL SQUARE FOOT</b>
\$26,040	1,950	<b>\$13.35</b>

The total school facilities impact per residential square foot determined in Table 13 is greater than the current maximum residential School Fees of \$4.08 per square foot; therefore, the School District is justified in levying an amount up to the maximum authorized amount for all unmitigated residential development.



## SECTION V. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

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The following section presents the school facilities impact analysis for new commercial/industrial development and provides a step-by-step calculation of the estimated per commercial/industrial square foot cost impact.

### A. EMPLOYEE GENERATION

In the course of making the nexus findings to justify School Fees levied on commercial/industrial development, Education Code Section 17621(e)(1)(B) requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. As mentioned in the Executive Summary, for purposes of making such determination this code section further sets out that the employee generation estimates be based on the applicable estimates set forth in the Traffic Study published by SANDAG.

The employee generation estimates per 1,000 square feet of development derived from the Traffic Study are listed by commercial/industrial land use category in Table 14 below. The land use categories listed are based on those categories described in the Traffic Study and include land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

**TABLE 14**  
**EMPLOYEE GENERATION PER 1,000 SQUARE FEET**  
**OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	AVERAGE SQUARE FOOTAGE PER EMPLOYEE	EMPLOYEES PER 1,000 SQUARE FEET
Banks	354	2.8253
Community Shopping Centers	652	1.5348
Neighborhood Shopping Center	357	2.7985
Industrial Business Parks	284	3.5156
Industrial/Warehousing/Manufacturing	742	1.3473
Rental Self-Storage	15,541	0.0643
Research & Development	329	3.0408
Hospitality (Lodging)	883	1.1325
Commercial Offices (Standard)	209	4.7897
Commercial Offices (Large High Rise)	220	4.5442
Corporate Offices	372	2.6848
Medical Offices	234	4.2654

Source: San Diego Traffic Generator Study, January 1990 Edition; SANDAG.

## **B. RESIDENTIAL IMPACT**

### **1. Households**

To evaluate the impact of commercial/industrial development on School District facilities, the employee generation estimates listed in Table 14 were first used to determine the impact of commercial/industrial development on a per household basis. Based on information obtained from the U.S. Census Bureau<sup>2,3</sup>, there are approximately 1.19 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 14 by 1.19 results in the estimated number of households per 1,000 square feet of commercial/industrial development (“Total Household Impact”).

The Total Household Impact determined in the preceding paragraph takes into consideration all employees generated from commercial/industrial development. Since some of those employees will live outside the School District and therefore will have no impact on the School District, the figures are adjusted to reflect only those households within the School District occupied by employees generated from commercial/industrial development built within the School District. Based on information derived from U.S. Census data<sup>4</sup>, it is estimated that approximately 19.5% of employees both live and work within the School District. Multiplying the Total Household Impact by 19.5% results in the households within the School District impacted per 1,000 square feet commercial/industrial development. The results of these computations are shown in Table 15.

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<sup>2</sup> US Census Bureau: ACS 2018 Selected Economic Characteristics (DP03)

<sup>3</sup> US Census Bureau: ACS 2018 Selected Housing Characteristics (DP04)

<sup>4</sup> US Census Bureau: ACS 2018 Commuting Characteristics by Sex (S0801)

**TABLE 15**  
**IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT ON**  
**HOUSEHOLDS WITHIN THE SCHOOL DISTRICT**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.</b>
Banks	0.4630
Community Shopping Centers	0.2515
Neighborhood Shopping Centers	0.4586
Industrial Business Parks	0.5761
Industrial/Warehousing/Manufacturing	0.2208
Rental Self-Storage	0.0105
Research & Development	0.4983
Hospitality (Lodging)	0.1856
Commercial Offices (Standard)	0.7849
Commercial Offices (Large High Rise)	0.7446
Corporate Offices	0.4399
Medical Offices	0.6990

## **2. Household Student Generation**

The student generation impacts per 1,000 square feet of commercial/industrial development were calculated by multiplying the household impacts shown in Table 15 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 16. The determination of the blended student generation rates is shown and described in Appendix “C” of this Study.

**TABLE 16**  
**STUDENT GENERATION PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL STUDENT GENERATION	MIDDLE SCHOOL STUDENT GENERATION	HIGH SCHOOL STUDENT GENERATION	TOTAL STUDENT GENERATION
Banks	0.1437	0.0696	0.0922	0.3056
Community Shopping Centers	0.0781	0.0378	0.0501	0.1660
Neighborhood Shopping Centers	0.1423	0.0690	0.0914	0.3027
Industrial Business Parks	0.1788	0.0866	0.1148	0.3802
Industrial/Warehousing/ Manufacturing	0.0685	0.0332	0.0440	0.1457
Rental Self-Storage	0.0033	0.0016	0.0021	0.0069
Research & Development	0.1547	0.0749	0.0993	0.3289
Hospitality (Lodging)	0.0576	0.0279	0.0370	0.1225
Commercial Offices (Standard)	0.2436	0.1180	0.1564	0.5180
Commercial Offices (Large High Rise)	0.2311	0.1120	0.1483	0.4914
Corporate Offices	0.1365	0.0662	0.0876	0.2903
Medical Offices	0.2170	0.1051	0.1392	0.4613

### 3. Inter-District Student Impact

Based on information provided by the School District, 543 students were enrolled at the School District on an inter-district basis as of October 2019, including 255 students at the elementary school level, 114 students at the middle school level and 174 students at the high school level. Many of those inter-district students attend the School District as a result of their parents or guardians being employed at businesses located within the School District boundaries. To determine the inter-district impact of new commercial/industrial development, the number of inter-district students at each school level was first divided by the estimated number of employees within the School District's area. Employment was estimated at 18,800<sup>5</sup> based on data obtained from the U.S. Census Bureau. The ratio of inter-district students to estimated employment for each school level was then multiplied by the employee generation factors for each of the commercial/industrial categories as shown in Table 14. The calculation results in the Inter-District Student Impacts shown in Table 17.

<sup>5</sup> US Census Bureau: ACS 2018 Selected Economic Characteristics (DP03).

**TABLE 17**  
**INTER-DISTRICT COST IMPACT PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL COST IMPACT	MIDDLE SCHOOL COST IMPACT	HIGH SCHOOL COST IMPACT	TOTAL INTER-DISTRICT COST IMPACT
Banks	0.0384	0.0172	0.0263	0.0819
Community Shopping Center	0.0209	0.0094	0.0143	0.0445
Neighborhood Shopping Center	0.0381	0.0171	0.0260	0.0812
Industrial Business Parks	0.0478	0.0214	0.0327	0.1020
Industrial/Warehousing/Manufacturing	0.0183	0.0082	0.0125	0.0391
Rental Self-Storage	0.0009	0.0004	0.0006	0.0019
Research & Development	0.0414	0.0185	0.0283	0.0882
Hospitality (Lodging)	0.0154	0.0069	0.0105	0.0328
Commercial Offices (Standard)	0.0651	0.0292	0.0445	0.1389
Commercial Offices (Large High Rise)	0.0618	0.0277	0.0423	0.1318
Corporate Offices	0.0365	0.0164	0.0250	0.0779
Medical Offices	0.0580	0.0260	0.0397	0.1237

#### 4. Total Student Generation Impact

The Total Student Generation Impact is determined by adding the Student Generation Impacts shown in Table 16 to the Inter-District Impacts determined in Table 17. The Total Student Generation Impacts are listed in Table 18.

**TABLE 18**  
**TOTAL STUDENT GENERATION IMPACT PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL COST IMPACT	MIDDLE SCHOOL COST IMPACT	HIGH SCHOOL COST IMPACT	TOTAL STUDENT GENERATION COST IMPACT
Banks	0.1821	0.0869	0.1185	0.3875
Community Shopping Center	0.0989	0.0472	0.0644	0.2105
Neighborhood Shopping Center	0.1804	0.0860	0.1174	0.3838
Industrial Business Parks	0.2266	0.1081	0.1475	0.4822
Industrial/Warehousing/Manufacturing	0.0869	0.0414	0.0565	0.1848
Rental Self-Storage	0.0041	0.0020	0.0027	0.0088
Research & Development	0.1960	0.0935	0.1275	0.4171
Hospitality (Lodging)	0.0730	0.0348	0.0475	0.1553
Commercial Offices (Standard)	0.3088	0.1473	0.2009	0.6569
Commercial Offices (Large High Rise)	0.2929	0.1397	0.1906	0.6232
Corporate Offices	0.1731	0.0825	0.1126	0.3682
Medical Offices	0.2750	0.1311	0.1789	0.5850

## C. NET IMPACT PER COMMERCIAL/INDUSTRIAL SQUARE FOOT

### 1. Cost Impact

To estimate the school facilities costs required to house new students as a result of additional commercial/industrial development, the total school facilities cost per student was determined by multiplying the facilities costs per student summarized in Table 10 by the total student generation impacts calculated in Table 18. The school facilities cost impacts are shown in Table 19 by commercial/industrial development category and school level.

**TABLE 19**  
**SCHOOL FACILITIES COSTS PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL IMPACT	MIDDLE SCHOOL IMPACT	HIGH SCHOOL IMPACT	TOTAL COST IMPACT
Banks	\$8,382	\$4,453	\$6,639	\$19,475
Community Shopping Centers	\$4,553	\$2,419	\$3,606	\$10,579
Neighborhood Shopping Centers	\$8,303	\$4,411	\$6,576	\$19,290
Industrial Business Parks	\$10,430	\$5,541	\$8,261	\$24,232
Industrial/Warehousing/Manufacturing	\$3,997	\$2,124	\$3,166	\$9,287
Rental Self-Storage	\$190	\$101	\$151	\$442
Research & Development	\$9,022	\$4,793	\$7,145	\$20,960
Hospitality (Lodging)	\$3,360	\$1,785	\$2,661	\$7,807
Commercial Offices (Standard)	\$14,210	\$7,549	\$11,255	\$33,014
Commercial Offices (Large High Rise)	\$13,481	\$7,162	\$10,677	\$31,320
Corporate Offices	\$7,965	\$4,231	\$6,308	\$18,504
Medical Offices	\$12,655	\$6,723	\$10,023	\$29,401

### 2. Residential Fee Offsets

New commercial/industrial development within the School District will generate new employees, thereby increasing the need for new residential development to house those employees living in the School District. Applicable residential school fees adopted by the School District under applicable law will also be imposed by the School District on such new residential development. To prevent new commercial/industrial development from paying the portion of impact that is mitigated by the applicable residential school fees, this amount was calculated and deducted from the school facilities impact costs calculated in Table 19 above.

The residential fee offsets are first calculated by using the School District's proposed Level I Fee of \$4.08 as determined and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 1,950 square feet. This calculation provides the average residential revenues from a residential unit of \$7,956 (\$4.08 x 1,950). The proposed Level I Fee is utilized for purposes of this analysis as a conservative approach to calculating the Net Cost Impacts. Note that the

maximum School Fee for Commercial/Industrial Development, \$0.66, would also be justified utilizing the current maximum Level I School Fee for Residential Development of \$3.79, in calculating the Residential Fee Offset for all commercial categories other than Rental Self-Storage. The average residential revenues from a residential unit multiplied by New Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 15, results in the residential school fee revenues per 1,000 square feet of commercial/industrial development (“Residential Fee Offset”). This computation is shown in Table 20.

**TABLE 20**  
**RESIDENTIAL FEE OFFSET**

COMMERCIAL/INDUSTRIAL CATEGORY	HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.	RESIDENTIAL FEE OFFSET PER 1,000 SQUARE FEET COM./IND.
Banks	0.4630	\$3,684
Community Shopping Centers	0.2515	\$2,001
Neighborhood Shopping Centers	0.4586	\$3,649
Industrial Business Parks	0.5761	\$4,583
Industrial/Warehousing/Manufacturing	0.2208	\$1,757
Rental Self-Storage	0.0105	\$84
Research & Development	0.4983	\$3,964
Hospitality (Lodging)	0.1856	\$1,477
Commercial Offices (Standard)	0.7849	\$6,245
Commercial Offices (Large High Rise)	0.7446	\$5,924
Corporate Offices	0.4399	\$3,500
Medical Offices	0.6990	\$5,561

### 3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 20 from the total school facilities costs listed in Table 19 results in the net school facilities costs per 1,000 square feet of commercial/industrial development (“Net School Facilities Costs”). The Net School Facilities Costs are listed in Table 21.

**TABLE 21**  
**NET SCHOOL FACILITIES COSTS**  
**PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	TOTAL SCHOOL FACILITIES COSTS	RESIDENTIAL FEE OFFSET	NET SCHOOL FACILITIES COSTS
Banks	\$19,475	\$3,684	\$15,791
Community Shopping Centers	\$10,579	\$2,001	\$8,578
Neighborhood Shopping Centers	\$19,290	\$3,649	\$15,641
Industrial Business Parks	\$24,232	\$4,583	\$19,649
Industrial/Warehousing/Manufacturing	\$9,287	\$1,757	\$7,530
Rental Self-Storage	\$442	\$84	\$359
Research & Development	\$20,960	\$3,964	\$16,995
Hospitality (Lodging)	\$7,807	\$1,477	\$6,330
Commercial Offices (Standard)	\$33,014	\$6,245	\$26,770
Commercial Offices (Large High Rise)	\$31,320	\$5,924	\$25,396
Corporate Offices	\$18,504	\$3,500	\$15,004
Medical Offices	\$29,401	\$5,561	\$23,840

The Net School Facilities Costs determined in Table 21 were then divided by 1,000 square feet<sup>6</sup> to provide the cost impact on a square foot basis. These cost impacts are listed in Table 22.

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<sup>6</sup> The Employee Generation Rates derived from the SANDAG Traffic Study are estimated per 1,000 square feet of development.



**TABLE 22**  
**NET COST IMPACTS**  
**PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	NET COST IMPACTS
Banks	<b>\$15.79</b>
Community Shopping Centers	<b>\$8.58</b>
Neighborhood Shopping Centers	<b>\$15.64</b>
Industrial Business Parks	<b>\$19.65</b>
Industrial/Warehousing/Manufacturing	<b>\$7.53</b>
Rental Self-Storage	<b>\$0.36</b>
Research & Development	<b>\$17.00</b>
Hospitality (Lodging)	<b>\$6.33</b>
Commercial Offices (Standard)	<b>\$26.77</b>
Commercial Offices (Large High Rise)	<b>\$25.40</b>
Corporate Offices	<b>\$15.00</b>
Medical Offices	<b>\$23.84</b>

The net cost impacts shown in Table 22 are equal to or exceed the maximum authorized statutory school fee for commercial/industrial development of \$0.66 per square foot, except for the Rental Self-Storage category. Therefore, the School District is justified in levying school fees on commercial/industrial in amount up to but not exceeding the maximum authorized statutory fee, or the net cost impacts determined for the Rental Self-Storage category.

#### **D. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES**

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 22, the School District shall evaluate such development on a case-by-case basis to determine if the imposition of the School Fees on the development meets the nexus requirements set forth under Government Code Section 66000 et seq. The School District may levy School Fees on such development in an amount up to but not exceeding the cost per square foot impact determined through such evaluation.

#### **E. AGE-RESTRICTED (SENIOR) HOUSING**

Government Code Sections 65995.1 and 65995.2 provides school districts may only charge the fees applicable for commercial/industrial development for qualified age-restricted (senior citizen) housing. Qualified age-restricted housing generates employees resulting in school facility impacts similar to those impacts from other commercial/industrial categories specified herein.

## **F. ACCESSORY DWELLING UNITS (ADU)**

Government Code Section 65852.2 provides that local agencies may, by ordinance, provide for the creation of Accessory Dwelling Units (“ADU”). An ADU is generally defined as an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel zoned for single-family or multi-family dwelling residential use. Government Code Section 65852.2 further provides certain regulations governing ADUs, including but not limited to the following:

- the ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence;
- the floor area shall not exceed 1,200 square feet;
- if there is an existing primary dwelling, the total floor area of an ADU shall not exceed 50 percent of the existing primary dwelling.
- 

Government Code Section 65852.2 (f) further provides the following to local agencies as it relates to the imposition of impact fees on ADUs. These provisions have been interpreted to apply to school districts when imposing School Fees:

- School Fees shall not be charged upon the development of ADUs less than 750 square feet;
- Any School Fees charged for an ADU of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

## **SECTION VI. REDEVELOPMENT**

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Government Code Section 66001, subdivision (a)(3) and (4) requires that a school district, in imposing school-impact fees, establish a reasonable relationship between the fee's use, the need for the public facility and the type of development project on which the fee is imposed. This section addresses and sets forth general policy when considering the levy of school fees on new construction resulting from redevelopment projects within the School District.

Redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new construction (“Redevelopment”). The School District is aware of Redevelopment projects completed within the School District boundaries and anticipates similar Redevelopment projects may be completed in the next ten (10) years and beyond. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. shall be levied by the School District on new construction resulting from Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new construction on school facilities, after the impact of pre-existing development was taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new development by comparing the projected square footage, student generation and cost impacts of the proposed new units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Table 5 of this Study, as applicable.

Redevelopment projects featuring a transition in commercial/industrial categorical classification (e.g. a project redeveloping a Hospitality (lodging) into Commercial office (standard) space) should be assessed based on the Applicable School Fee for the new commercial/industrial category multiplied by the total assessable space of the new commercial/industrial project in the case of a complete site redevelopment. In the case where there is a partial redevelopment, or an addition to an existing development, the Applicable School Fee should be calculated on a basis of the marginal assessable space increase multiplied by the maximum Applicable School Fee for the for the assessable space.

The School District may levy school fees, authorized under applicable law, on new units resulting from construction projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraphs, but not exceeding the applicable school fees.

## **SECTION VII. GOVERNMENT CODE SECTION 66000**

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Government Code Sections 66000 *et seq.* were enacted by State Legislature in 1987. In any action establishing, increasing, or imposing a fee as a condition of approval of a development project, such as the Applicable Residential School Fee and Applicable Com/Ind. School Fees described herein (collectively referred to as the “Applicable School Fees”), these Government Code sections require the public agency to satisfy the following requirements:

1. Determine the purpose of the fee;
2. Identify the use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed;
4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;
5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and
6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

The information set forth herein, including the information contained in the Appendices attached hereto, provide factual evidence establishing a nexus between the type of development projected to be built within the School District and the amount of Applicable School Fees levied upon such development based on the need for such Applicable School Fees. The determinations made in this Study meet the requirements of Government Code Section 66000. The findings are summarized as follows:

### **PURPOSE OF THE SCHOOL FEE**

The Board of the School District will levy and collect school fees on new residential and commercial/industrial development to obtain funds for the construction and/or reconstruction of school facilities to accommodate students generated as a result of such development. In accordance with Education Code Section 17620, “construction or reconstruction of school facilities” ***does not*** include any item of expenditure for any of the following:

- (i). Regular maintenance or routine repair of school buildings and facilities;
- (ii). Inspection, sampling, analysis, encapsulation or removal of asbestos-containing material, except where incidental to school facilities construction or reconstruction for which the expenditure of fees or other consideration collected pursuant to Education Code Section 17620 is not prohibited; and,
- (iii). Deferred maintenance as described in Education Code Section 17582.

## **IDENTIFY THE USE OF THE SCHOOL FEE**

The School District has determined that revenues collected from Applicable School Fees imposed on residential and commercial/industrial developments will be used for the following purposes:

- (i). Construction or reconstruction of school facilities required to accommodate students generated by new residential and commercial/industrial development in areas of the School District where school facilities are needed;
- (ii). Construction or reconstruction of administrative and operations facilities required in response to new student growth from new development;
- (iii). Acquisition or lease of property for unhoused students generated from new development;
- (iv). Purchase or lease of interim and/or temporary school facilities in order to accommodate student capacity demands;
- (v). Furniture for use in new school facilities;
- (vi). Costs associated with the administration, collection, and justification for the Applicable School Fees;
- (vii). Provide local funding that may be required if the School District applies for State funding through SB 50.

## **RELATIONSHIP BETWEEN THE USE OF THE FEE, THE NEED FOR SCHOOL FACILITIES AND THE TYPE OF DEVELOPMENT ON WHICH THE FEE IS IMPOSED**

As determined in the preceding sections, adequate school facilities do not exist to accommodate students generated from new residential and commercial/industrial development in the areas of the School District where new development is anticipated. The fees imposed on such new development will be used to finance the acquisition of property and the construction and/or reconstruction of school facilities required to accommodate student enrollment growth generated by new residential and commercial/industrial development.

## **DETERMINATION OF THE RELATIONSHIP BETWEEN THE FEE AMOUNT AND THE SCHOOL FACILITIES COSTS ATTRIBUTABLE TO TYPE OF DEVELOPMENT ON WHICH THE FEE IS IMPOSED**

The imposition of the Applicable Residential School Fee of \$4.08 per square foot of residential development is justified, as this fee is below the per square foot cost impact to provide adequate school facilities required as a result of such new residential development.

Similarly, the imposition of the Applicable Com/Ind. School Fees of \$0.66 per square foot of commercial/industrial development are justified as the fees are equal to or below the estimated per square foot net cost impact to provide adequate school facilities required as a result of such new commercial/industrial development, except for Rental Self-Storage. For the listed commercial/industrial categories, the net cost impacts determined herein are below the applicable maximum outlined fee of \$0.66 per square foot. Therefore, the applicable commercial/industrial School Fees imposed on new commercial/industrial development classified under these categories shall not exceed the Net Cost Impacts.

### **ACCOUNTING PROCEDURES FOR THE FEES**

The School District will deposit, invest, and expend the school fees imposed and collected on residential and commercial/industrial development in accordance with the provision of Government Code Section 66006.

## **APPENDIX A - FACILITIES CAPACITY UPDATE**

**SAN JACINTO UNIFIED SCHOOL DISTRICT  
FACILITIES CAPACITY UPDATE  
APPENDIX A**

Item	School	Elementary School Seats	Middle School Seats	High School Seats
SAB Form 50-02 (as of 2001)	NA	1,825	1,242	999
Non-Severe/Severe	NA	49	14	28
*002	Monte Vista Elementary	125	0	0
*003	San Jacinto Senior High	0	0	513
*004	New Elementary #2	930	0	0
*005	New Elementary #3	911	0	0
*006	San Jacinto Senior High	0	0	297
*008	San Jacinto Senior High	0	0	109
*009	Cawston (Ellen Ochoa) Elementary***	925	0	0
*011	North Mountain Middle	0	270	0
*012	Mountain View High	0	0	297
*013	San Jacinto Senior High	0	0	1,161
*016	San Jacinto Elementary	75	0	0
*017	New Middle****	0	0	0
<b>Total</b>		<b>4,840</b>	<b>1,526</b>	<b>3,404</b>

\*Based on information provided on SAB 50-04 Applications for New Construction Funding.

\*\*This school site represents the Monte Vista Middle School. At the time of the SAB 50-04 Application, it operated as an elementary school but is now being utilized as a middle school.

\*\*\*This school site represents the Megan Cope Elementary; the name listed on the SAB 50-04 Application was incorrect.

\*\*\*\*SAB 50-04 Form No. 50/67249-00-017 for New Middle includes capacity for 837 elementary pupils and 675 middle school pupils; however, they have been excluded from this list since the school is not currently open for enrollment.

Note: The San Jacinto Leadership Academy was opened in August 2011 as a magnet school, serving grades 6 thru 8.

This school site is composed of portables taken from Record Elementary. As further described in Section II.B of this Report, no further adjustments have been made to capacity.



## **APPENDIX B – ESTIMATED SCHOOL FACILITIES COSTS**

**SAN JACINTO UNIFIED SCHOOL DISTRICT  
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION  
SUMMARY OF ESTIMATED COSTS  
APPENDIX B**

**ELEMENTARY SCHOOL**

<b>I. Site Costs*</b>		<b>\$0</b>
Land Acquisition Cost	\$0	
Acres	10.60	
Cost per Acre	\$86,488	
Appraisals	0	
Surveys	0	
Escrow/Title	0	
<b>II. Planning Costs</b>		<b>1,782,488</b>
Architect/Engineering Fees <sup>1</sup>	\$1,593,750	
DSA Fees <sup>1</sup>	147,738	
Energy Analysis	6,000	
Preliminary Tests	25,000	
Other Costs	10,000	
<b>III. Construction Costs</b>		<b>31,012,500</b>
Construction <sup>2</sup>	\$28,125,000	
Construction Management <sup>1</sup>	2,887,500	
<b>IV. Tests</b>		<b>120,000</b>
<b>V. Inspection</b>		<b>135,000</b>
<b>VI. Furniture &amp; Equipment<sup>3</sup></b>		<b>1,125,000</b>
<b>VII. Contingency<sup>4</sup></b>		<b>341,750</b>
<b>TOTAL ESTIMATED COST</b>		<b>\$34,516,738</b>

\* The School District currently owns a site which may be used for future school construction.

1 See Cost Detail Worksheet

2 Estimated at \$500 per square foot and assumes 75 square foot per student.

3 Estimated at \$20 per square foot and assumes 75 square foot per student.

4 Sum of I. thru VI. multiplied by 1%

5 Per acre cost determined from San Jacinto Unified School District appraisal of Ellen Ochoa and Warren Cove sites , escalated by 4%

SAN JACINTO UNIFIED SCHOOL DISTRICT ESTIMATED COST DETAIL FOR ELEMENTARY SCHOOL		
<b><u>SOFT COSTS</u></b>		
Architect's Fee		
<b>ARCHITECT'S DESIGN FEE</b>		
<b>CONSTRUCTION COSTS</b>	<b>\$28,125,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$906,250
<b>TOTAL FEE</b>	<b>5.67%</b>	<b>\$1,593,750</b>
DSA Access Compliance Fee		
<b>DSA ACCESS COMPLIANCE FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$28,125,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$2,613
<b>TOTAL FEE</b>	<b>0.02%</b>	<b>\$5,113</b>
DSA Structural Safety Fee		
<b>DSA STRUCTURAL SAFETY FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$28,125,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$135,625
<b>TOTAL FEE</b>	<b>0.51%</b>	<b>\$142,625</b>
<b><u>CONSTRUCTION MANAGER'S FEE</u></b>		
<b>CONSTRUCTION MANAGER'S FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$30,000,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$800,000
GENERAL CONDITIONS	5.00%	\$1,500,000
<b>TOTAL FEE</b>	<b>9.63%</b>	<b>\$2,887,500</b>

## **MIDDLE SCHOOL**

<b>I. Site Costs*</b>		<b>\$0</b>
Land Acquisition Cost	\$0	
Acres	22.50	
Cost per Acre	\$86,488	
Appraisals	0	
Surveys	0	
Escrow/Title	0	
<b>II. Planning Costs</b>		<b>3,033,840</b>
Architect/Engineering Fees <sup>1</sup>	\$2,707,500	
DSA Fees <sup>1</sup>	261,340	
Energy Analysis	15,000	
Preliminary Tests	35,000	
Other Costs	15,000	
<b>III. Construction Costs</b>		<b>55,123,500</b>
Construction <sup>2</sup>	\$50,400,000	
Construction Management <sup>1</sup>	4,723,500	
<b>IV. Tests</b>		<b>150,000</b>
<b>V. Inspection</b>		<b>200,000</b>
<b>VI. Furniture &amp; Equipment<sup>3</sup></b>		<b>2,400,000</b>
<b>VII. Contingency<sup>4</sup></b>		<b>609,073</b>
<b>TOTAL ESTIMATED COST</b>		<b>\$61,516,413</b>

\* The School District currently owns a site which may be used for future school construction.

<sup>1</sup> See Cost Detail Worksheet

<sup>2</sup> Estimated at \$420 per square foot and assumes 100 square foot per student.

<sup>3</sup> Estimated at \$20 per square foot and assumes 100 square foot per student.

<sup>4</sup> Sum of I. thru VI. multiplied by 1%

<sup>5</sup> Per acre cost determined from San Jacinto Unified School District appraisal of Ellen Ochoa and Warren Cove sites , escalated by 4%

**SAN JACINTO UNIFIED SCHOOL DISTRICT  
ESTIMATED COST DETAIL FOR MIDDLE SCHOOL**

**SOFT COSTS**

**Architect's Fee**

<b>ARCHITECT'S DESIGN FEE</b>		
<b>CONSTRUCTION COSTS</b>	<b>\$50,400,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$2,020,000
<b>TOTAL FEE</b>	<b>5.37%</b>	<b>\$2,707,500</b>

**DSA Access Compliance Fee**

<b>DSA ACCESS COMPLIANCE FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$50,400,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$4,840
<b>TOTAL FEE</b>	<b>0.01%</b>	<b>\$7,340</b>

**DSA Structural Safety Fee**

<b>DSA STRUCTURAL SAFETY FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$50,400,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$247,000
<b>TOTAL FEE</b>	<b>0.50%</b>	<b>\$254,000</b>

**CONSTRUCTION MANAGER'S FEE**

<b>CONSTRUCTION MANAGER'S FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$50,400,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$1,616,000
GENERAL CONDITIONS	5.00%	\$2,520,000
<b>TOTAL FEE</b>	<b>9.37%</b>	<b>\$4,723,500</b>

## **HIGH SCHOOL**

<b>I. Site Costs</b>		<b>\$3,857,386</b>
Land Acquisition Cost	\$3,857,386	
Acres	44.60	
Cost per Acre	\$86,488	
Appraisals	0	
Surveys	0	
Escrow/Title	0	
<b>II. Planning Costs</b>		<b>6,207,600</b>
Architect/Engineering Fees <sup>1</sup>	\$5,587,500	
DSA Fees <sup>1</sup>	555,100	
Energy Analysis	15,000	
Preliminary Tests	35,000	
Other Costs	15,000	
<b>III. Construction Costs</b>		<b>117,907,500</b>
Construction <sup>2</sup>	\$108,000,000	
Construction Management <sup>1</sup>	9,907,500	
<b>IV. Tests</b>		<b>150,000</b>
<b>V. Inspection</b>		<b>200,000</b>
<b>VI. Furniture &amp; Equipment<sup>3</sup></b>		<b>4,800,000</b>
<b>VII. Contingency<sup>4</sup></b>		<b>1,331,225</b>
<b>TOTAL ESTIMATED COST</b>		<b>\$134,453,711</b>

1 See Cost Detail Worksheet

2 Estimated at \$450 per square foot and assumes 100 square foot per student.

3 Estimated at \$20 per square foot and assumes 100 square foot per student.

4 Sum of I. thru VI. multiplied by 1%

5 Per acre cost determined from San Jacinto Unified School District appraisal of Ellen Ochoa and Warren Cove sites , escalated by 4%

**SAN JACINTO UNIFIED SCHOOL DISTRICT  
ESTIMATED COST DETAIL FOR HIGH SCHOOL**

**SOFT COSTS**

**Architect's Fee**

<b>ARCHITECT'S DESIGN FEE</b>		
<b>CONSTRUCTION COSTS</b>	<b>\$108,000,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$4,900,000
<b>TOTAL FEE</b>	<b>5.17%</b>	<b>\$5,587,500</b>

**DSA Access Compliance Fee**

<b>DSA ACCESS COMPLIANCE FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$108,000,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$10,600
<b>TOTAL FEE</b>	<b>0.01%</b>	<b>\$13,100</b>

**DSA Structural Safety Fee**

<b>DSA STRUCTURAL SAFETY FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$108,000,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$535,000
<b>TOTAL FEE</b>	<b>0.50%</b>	<b>\$542,000</b>

**CONSTRUCTION MANAGER'S FEE**

<b>CONSTRUCTION MANAGER'S FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$108,000,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$3,920,000
GENERAL CONDITIONS	5.00%	\$5,400,000
<b>TOTAL FEE</b>	<b>9.17%</b>	<b>\$9,907,500</b>

## **APPENDIX C – BLENDED STUDENT GENERATION RATES**

In order to evaluate students generated from future households by school level, the student generation rates determined in Table 6 of this Study were used. These student generation rates are listed by residential category and by school level.

**TABLE C-1  
STUDENT GENERATION RATES**

<b>SCHOOL LEVEL</b>	<b>SFD UNITS</b>	<b>SFA UNITS<sup>1</sup></b>	<b>MF UNITS</b>
Elementary School (K-5)	0.3352	0.1223	0.3362
Middle School (6-8)	0.1652	0.0387	0.1608
High School (9-12)	0.2165	0.0743	0.1734
<b>TOTAL</b>	<b>0.7169</b>	<b>0.2353</b>	<b>0.6704</b>

The student generation rates for each residential category listed in Table C-1 were blended into a single student generation rate for each school level based on the percentage allocation residential categories of unmitigated Projected Units. The percentage allocations are shown in Table C-2.

**TABLE C-2  
ALLOCATION OF UNMITIGATED PROJECTED UNITS BY RESIDENTIAL CATEGORY**

<b>RESIDENTIAL CATEGORY</b>	<b>UNMITIGATED PROJECTED UNITS</b>	<b>PERCENTAGE ALLOCATION</b>
SFD	1,793	86.7%
SFA	241	11.7%
MF	34	1.6%
<b>TOTAL</b>	<b>2,068</b>	<b>100.0%</b>

The Blended Student Generation Rates were determined by applying the percentage allocations, the results of which are shown in Table C-3.

**TABLE C-3  
BLENDED STUDENT GENERATION RATES**

<b>SCHOOL LEVEL</b>	<b>BLENDED STUDENT GENERATION RATE<sup>1</sup></b>
Elementary School (K-5)	0.3104
Middle School (6-8)	0.1504
High School (9-12)	0.1992
<b>TOTAL</b>	<b>0.6600</b>

<sup>1</sup> Numbers may not compute due to rounding



## **APPENDIX D—ENROLLMENT SUMMARY**

## 2019/2020 ENROLLMENT SUMMARY

### APPENDIX D

School Name/Program	Elementary School						Middle School			High School				Total	
	K	1	2	3	4	5	6	7	8	9	10	11	12		
CLAYTON A RECORD JR ELEMENTARY	147	93	85	94	87	76	0	0	0	0	0	0	0	582	
DE ANZA ELEMENTARY	97	108	130	139	114	119	0	0	0	0	0	0	0	707	
EDWARD HYATT ELEMENTARY	84	81	76	68	57	51	0	0	0	0	0	0	0	417	
JOSE ANTONIO ESTUDILLO ELEMENTARY	110	122	141	161	141	141	0	0	0	0	0	0	0	816	
MEGAN COPE ELEMENTARY	90	104	93	98	106	131	0	0	0	0	0	0	0	622	
PARK HILL ELEMENTARY	187	136	166	161	131	150	0	0	0	0	0	0	0	931	
SAN JACINTO ELEMENTARY	104	107	98	124	113	104	0	0	0	0	0	0	0	650	
LEADERSHIP ACADEMY	0	0	0	0	0	0	125	122	122	0	0	0	0	369	
MONTE VISTA MIDDLE SCHOOL	0	0	0	0	0	0	295	299	319	0	0	0	0	913	
NORTH MOUNTAIN MIDDLE SCHOOL	0	0	0	0	0	0	351	335	344	0	0	0	0	1,030	
MT. HEIGHTS ACADEMY <sup>(1)</sup>	0	1	1	1	2	1	2	6	12	12	35	36	52	161	
MT. VIEW HIGH SCHOOL <sup>(2)</sup>	0	0	0	0	0	0	0	0	0	0	5	98	112	215	
SAN JACINTO HIGH SCHOOL	0	0	0	0	0	0	0	0	1	773	707	622	570	2,673	
Total by Grade	819	790	790	846	751	773	773	762	798	785	747	756	734	10,086	
Total by School Level	4,731						2,333			3,022					
Adjusted for Capacity Analysis <sup>(3)</sup>							5,504	1,560			3,022				

<sup>(1)</sup> Mountain Heights Academy is located on the Mountain View High School campus. Represents student enrollment in a home study program.

<sup>(2)</sup> San Jacinto Unified Adult Education is located on the Mountain View High School campus. Count includes eleven 12th grade students enrolled in San Jacinto Unified Adult Education.

<sup>(3)</sup> Capacity is determined based on K-6, 7-8, and 9-12 school level configurations pursuant to Education Code Section 17071.10

## **APPENDIX E—COMMERCIAL/INDUSTRIAL CATEGORY**

### **DESCRIPTIONS**

Banks	Include small branch offices to regional offices used for banking. Properties under this category allow customers to conduct banking on-site.
Shopping Center	Broadly include regional, community and neighborhood shopping centers which sell merchandise and services to consumers. Include grocery stores, restaurants, retail centers, automotive sales.
Industrial Business Parks	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with 15% or more of the total area designated for commercial use.
Industrial Parks/Warehousing	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with limited or no commercial use (less than 15% of the total area designated for commercial use).
Rental Self-Storage	Include warehouse developments which rent small storage vaults and often termed “mini-storage”.
Research & Development	Include scientific research and development laboratories, office and/or their supporting facilities.
Hospitality (Lodging)	Include establishments which provide lodging to the general public. Lodging types include hotels, motels, resort hotels and inns. The maximum term of occupancy for establishment within this category shall not exceed 30 days.
Commercial Offices (Standard) <sup>1</sup>	Include general office space occupying less than 100,000 square feet with multiple tenants.
Commercial Offices (Large High Rise) <sup>1</sup>	Include general office space occupying 100,000 square feet and greater with multiple tenants.
Corporate Offices	An office or office building with a single tenant.
Medical Offices	Include medical offices that serve a wide range of medical needs and may include a pharmacy. Medical offices are generally operated by one or more physicians.

<sup>1</sup> Office space used for activities described under banks, research and development, or medical offices should be classified under those categories.