



La Habra City School District

2024 Fee Justification Study

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KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz, Suite 256

San Marcos, California 92078

760-510-0290

info@kgpf.net

La Habra City School District
500 North Walnut Street
La Habra, CA 90631
562-690-2305

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EXECUTIVE SUMMARY

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 fee justification study pursuant to the provisions of Education Code Section 17620 and Sections 65995 and 66001 of the Government Code. The 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 Fee Justification Study (“Study”) has been prepared for the La Habra City 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, 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 State Allocation Board (“SAB”) reviews and may adjust the maximum authorized School Fees every January in even-numbered years. The SAB increased the Level I fee on January 24, 2024 and the maximum School Fees authorized by Education Code Section 17620 are currently \$5.17 per square foot for residential construction/reconstruction and \$0.84 per square foot for commercial/industrial construction for unified school districts.

The School District serves areas within the cities of Brea, Fullerton, and La Habra, and provides education for transitional kindergarten (TK) through eighth (8th) grade. Pursuant to Education Code Section 17623(a), the School District, as a nonunified school district sharing common jurisdiction with other nonunified school district(s), entered into a school facilities fee allocation agreement with the Fullerton Joint Union High School District. The agreement specifies the percentage of the maximum School Fees that may be levied and collected by each school district. According to the agreement, approximately 66.67% of the maximum School Fees may be charged and collected by the School District, or \$3.45 and \$0.56 for residential and commercial/industrial development, respectively. Based on the findings presented in this Study, the School District is justified in collecting its portion of the maximum residential and commercial/industrial School Fees¹. The findings are summarized as follows:

Residential Development

New residential development in the School District is projected over the next ten (10) years and beyond. Based on student generation rates determined for the School District, new residential development could generate an estimated 207 new students over the next ten (10) years. An analysis of the School District’s existing permanent facilities capacity and enrollment demonstrates the projected student enrollment does not support the need for the acquisition of new school sites or the construction of additional school campuses. However, the analysis does support expansion, reconstruction and/or modernization of existing school facilities. The school facilities cost impact

¹ Except for the new commercial/industrial development categorized as Rental Self-Storage facilities, as further described in this Study.

per residential square foot as determined in this Study are shown in Table E-1.

TABLE E-1
**Residential School Facilities Cost Impact/
 Applicable Residential School Fee Per Square Foot**

Impact Per Square Foot	Applicable Residential School Fee Per Square Foot
\$4.35	\$3.45

The cost impact per square foot of residential construction/reconstruction shown in Table E-1 is greater than the School District’s share of the current maximum authorized residential School Fee, which is \$3.45 per square foot; therefore, the School District is reasonably justified in levying statutory Level I school fees in an amount up to but not exceeding \$3.45 per square foot (the “Applicable Residential School Fee”).

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. Additionally, many employees living outside of but working at new jobs within the School District boundaries will enroll students on an inter-district basis. 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 (each commercial/industrial category is further described in Appendix “A”).

The cost impacts per square foot for each category of commercial/industrial construction are equal to or exceed \$0.56 per square foot, the School District’s maximum authorized School Fee per square foot applicable to new commercial/industrial development, except for Rental Self-Storage where a School Fee of \$0.04 per square foot is justified (“Applicable Commercial/Industrial School Fees”). Therefore, except for Rental Self-Storage development, the School District is fully justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the Applicable Commercial/Industrial School Fees. The Applicable Commercial/Industrial School Fees that may be charged by the School District are summarized in Table E-2.

**TABLE E-2
Commercial/Industrial School Facilities Cost Impacts/Applicable School Fees**

Commercial/Industrial Category	Impact Per Square Foot	Maximum Applicable School Fees
Banks	\$1.60	\$0.56
Community Shopping Center	\$0.87	\$0.56
Neighborhood Shopping Center	\$1.58	\$0.56
Industrial Business Parks	\$1.99	\$0.56
Industrial Parks/Warehousing/Manufacturing	\$0.76	\$0.56
Rental Self-Storage	\$0.04	\$0.04
Research & Development	\$1.72	\$0.56
Hospitality (Lodging)	\$0.64	\$0.56
Commercial Offices (Standard)	\$2.71	\$0.56
Commercial Offices (Large High Rise)	\$2.57	\$0.56
Corporate Offices	\$1.52	\$0.56
Medical Offices	\$2.41	\$0.56

SECTION I. LEGISLATION AND LEGAL REQUIREMENTS

This section discusses the legislative history of the Level I Fee.

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 following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project:

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.

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.

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.

SECTION II. PROJECTED UNHOUSED STUDENTS AND ESTIMATED FACILITY AND PER STUDENT COSTS

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 IV. to evaluate the impact of commercial/industrial development.

A. SCHOOL DISTRICT CAPACITY AND 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 six (6) elementary schools serving grades transitional kindergarten (TK) through six (6), one (1) elementary school serving grades transitional kindergarten (TK) through five (5), one (1) middle school serving grades five (5) through eight (8), and one (1) middle school serving grades seven (7) through eight (8). Per Education Code Section 17071.10, these facilities have a capacity to accommodate 5,401 students. Pursuant to Education Code Section 17071.30, portable classrooms were not included in the calculation to the extent they are (i) leased through the State Relocatable Classroom Program, (ii) leased for a period of less than five (5) years, (iii) leased when needed as interim housing (project basis), or (iv) represent the number of portables that exceed 25% of the School District's permanent classrooms. Appendix "B" provides a calculation of the updated facility capacity. It should be noted these capacities are driven by State loading standards and do not necessarily reflect the School District's program goals or the condition of such facilities.

Based on Student Enrollment Data as of October 2023, the student enrollment of the School District is 4,295 students. A summary of the student enrollment data is included in Appendix "C". Current available capacity is calculated by subtracting current student enrollment from existing school facilities capacity for each school level. This operation results in a surplus of available seats at all school levels. The available capacity calculation is shown in Table 1.

TABLE 1
Facilities Capacity and Student Enrollment

School Level	Existing Facilities Capacity	Student Enrollment (October 2023)	Available/ (Deficit) Capacity
Elementary School	3,511	3,395	116
Middle School	1,890	900	990
Total	5,401	4,295	1,106

B. PROJECTED UNHOUSED STUDENTS

1. Projected Residential Units

To estimate projected residential unit growth over the next ten (10) years, Koppel & Gruber Public Finance (“K&G Public Finance”) obtained and compiled a list of residential projects planned, approved and under construction, from the cities of Brea, Fullerton, and La Habra (collectively, the “Planning Agencies”). 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 772 residential units over the next ten (10) years (“Projected Units”).

The types of residential units considered include:

- (i) **Single family detached (“SFD”)** – dwelling units with no common walls and assigned an individual and separate assessor’s parcel;
- (ii) **Multi-family attached (“MFA”)** – dwelling units which share a common wall (e.g. townhouses, condominiums, apartments, duplexes, triplexes, etc.).

It should be noted that Mobile homes are not included in this analysis.² The estimated total Projected Units in the School District are summarized by residential category in Table 2.

TABLE 2
Projected Units by Residential Category

Residential Category	Projected Units
Single-Family Detached (SFD)	534
Multi-Family Attached (MFA)	238
Total	772

2. Student Generation Rates

In order to calculate student generation rates (“SGRs”), K&G Public Finance first obtained property characteristic/GIS data from the County of Orange (“County”) Assessor’s Office. The data contained all residential parcels within the School District

² Education Code Section 17625 sets forth the prerequisites that must be met before school districts may levy school fees on mobile homes. Since it is often difficult to determine and make projections relating to mobile homes that meet those requirements, the mobile home category is omitted from this Study.

and was classified by unit type (SFD and MFA).

Since the property data information obtained from the County was missing unit counts for many of the residential parcels contained therein, K&G Public Finance relied on housing information from the U.S. Census Bureau³ to estimate the total number of residential units located within the School District by residential category.

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 2023. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic database. The number of students matched was then queried by school level and residential category. Table 3 provides a summary of the SGRs by school level and residential category. A more detailed analysis of the SGR determinations is contained within Appendix “D”.

**TABLE 3
Student Generation Rates**

School Level	SFD Units	MFA Units
Elementary School	0.2335	0.1687
Middle School	0.0565	0.0513
Total	0.2900	0.2200

3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 3 by the number of Projected Units as shown in Table 2. A total of 207 students are estimated to be generated from Projected Units. The projected student enrollment is summarized by school level in Table 4.

**TABLE 4
Projected Student Enrollment by School Level**

School Level	Total Projected Students
Elementary School	165
Middle School	42
TOTAL	207

4. Projected Unhoused Students

As shown in Table 1, facilities capacity exceeds enrollment at both the elementary and middle school levels. While these findings indicate the School District’s collective capacity is available at the elementary school and middle school levels to accommodate projected students from new development over the course of the planning period, the

³ 2022 American Community Survey 5-Year Estimates; DP04 – Selected Housing; S0801 – Commuting Characteristics (workers 16 years and over).

analysis doesn't consider (i) the condition and adequacy of existing capacity, (ii) the availability of capacity within areas of the School District where a greater and disproportionate amount of new development is expected; and/or (iii) the service and educational goals of the School District.

As further described in this Study, capacity improvements are necessary for the long-term use to adequately house the existing student population and future enrollment from new housing at all school levels. The School District's facility needs are discussed in more detail in Section II.C.1. The facilities needs exist regardless of the availability of capacity to house student enrollment, inclusive of student enrollment generated from new development. Therefore, for the purpose of this analysis, Projected Student Enrollment is not adjusted by available capacity and student enrollment attributable to new housing that requires a seat (facilities), including new facilities and/or facilities to be replaced for their continued useful life ("Projected Unhoused Students") is equal to Projected Student Enrollment. Table 5 shows the determination of Projected Unhoused Students by school level.

TABLE 5
Projected Unhoused Students

School Level	Total Projected Students	Available Seat Adjustment	Projected Unhoused Students
Elementary School	165	0	165
Middle School	42	0	42
Total	207	0	207

C. FACILITY NEEDS AND ESTIMATED PER SEAT/STUDENT COST

1. Facilities Needs

The School District has prepared a Facilities Needs Assessment and Implementation Plan ("Plan"), which identifies and describes the School District's facilities and certain facilities improvement needs and the preliminary cost estimates for the identified projects. The Plan, dated February 2012, estimates the costs of the facilities and technological improvement projects described therein to be approximately \$31,000,000 in 2012 dollars.

The Plan was designed around the concept of issuing general obligation debt as a primary source of funding to pay for needed facilities improvement projects. School districts can, with the required approval of its voters, issue general obligation bonds that are secured by an annual levy on taxable parcels within the boundaries of a school district. The levy is based on the assessed value of a parcel as determined by the County, pursuant to Proposition 13.

Facilities improvement needs were included and described in the Plan only to the extent the estimated costs and phasing of such projects could be funded primarily and feasibly through the anticipated issuance of general obligation bonds, as determined at the time the Plan was prepared. Therefore, the full scope of the School District's facilities

improvement needs was not included in the Plan.

Based on discussions with the School District’s architect and facilities consultant in 2017, a reasonable cost estimate for the total and full scope of the School District’s facility improvement needs were approximately \$106,967,800 (2017 USD). These cost estimates have been adjusted for inflation to 2024 dollars⁴. The total costs, currently estimated to be \$166,570,360, include estimates for modernization needs at each of the school sites, the construction of permanent and expanded library/media facilities, administrative and support facilities, and general facilities improvements and upgrades.

The facilities improvement needs described in the Plan and the additional facilities described in the preceding paragraph demonstrate capital improvement projects are necessary for the long-term use and adequate housing of student enrollment at the School District’s existing facilities and to meet the educational goals of the School District. The proposed capital improvements will benefit student enrollment as a result of new development. Therefore, without implementation of the capital improvement projects, adequate facilities do not exist within the School District to house student enrollment as a result of new development.

In November 2012, Measure “O” was approved by the voters, which authorized the issuance of \$31,000,000 in general obligation bond indebtedness to fund many of the capital improvement projects identified in the Plan. Revenues from the imposition of the Applicable School Fees are intended to help bridge the funding gap between the full scope of the School District’s facility improvement needs and monies available from general obligation bond proceeds or other sources.

Table 6 shows the Estimated Facilities Costs per school level.

**Table 6
Estimated Facilities Costs Per School Level**

School Level	Total Estimated Facilities Costs
Elementary School	\$122,902,780
Middle School	\$43,667,580

2. Estimated Cost Per Seat/Student

The estimated costs of the School District’s facilities needs were used to determine a per seat/student cost. This calculation is shown in Appendix “E” of this Study. Table 7 shows the estimated Cost per Student by school level.

**TABLE 7
Estimated Facilities Costs Per Seat/Student**

School Level	Facilities Cost Impact per Seat/Student
Elementary School	\$35,005
Middle School	\$23,105

⁴ State of California SAB Approved Construction Cost Index

SECTION III. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

The following sections present the school facility impact analysis for new residential development and provide step-by-step calculations of the estimated per residential square foot cost impact.

To determine the school facilities cost impact per square foot of residential development, first the Facilities Cost Impact per Seat/Student determined in Table 7 is multiplied by the Projected Unhoused Students as shown in Table 5 for each school level. The result of this computation is shown in Table 8 and reflects the estimated school facilities cost impact to house Projected Unhoused Students.

**TABLE 8
Total Facilities Cost Impact**

School Level	Facilities Cost Impact Per Seat/Student	Projected Unhoused Students	Facilities Cost Impact Attributable to Projected Units
Elementary School	\$35,005	165	\$5,775,825
Middle School	\$23,105	42	\$970,410
Total			\$6,746,235

The total school facilities impact shown in Table 8 above was then divided by the number of Projected Units shown in Table 2 to determine the school facilities cost per residential unit. The cost per residential unit is shown in Table 9.

**TABLE 9
School Facilities Cost per Residential Unit**

Total Facilities Cost Impact	Projected Units	Facilities Cost Impact Per Residential Unit
\$6,746,235	772	\$8,739

The school facilities cost impact per residential square foot is calculated by dividing the school facilities cost per residential unit determined in Table 9 by the weighted average square footage of a residential unit. This calculation is shown in Table 10. The weighted average square footage of the Projected Units is estimated based on square footage information from planned residential developments within the Planning Agencies.

**TABLE 10
School Facilities Cost per Residential Square Foot**

Facilities Cost Impact Per Residential Unit	Weighted Average Square Footage	Facilities Cost Per Residential Square Foot
\$8,739	2,009	\$4.35

The school facilities impact per residential square foot determined in Table 10 is greater than the School District's share of the current maximum authorized residential School Fees of \$3.45 per square foot; therefore, the School District is justified in levying up to but not exceeding the maximum authorized amount for residential construction and reconstruction.

SECTION IV. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

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 impacts.

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 11. The land use categories listed are based on those categories described in the Traffic Study and include all land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

TABLE 11
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 Center	652	1.5348
Neighborhood Shopping Center	357	2.7985
Industrial Business Parks	284	3.5156
Industrial Parks/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 11 were first used to determine the impact of commercial/industrial development on a per household basis. Based on information derived from U.S. Census Bureau data⁵, there are approximately 1.57 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 11 by 1.57 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 will therefore 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 Bureau data⁶, it is estimated that approximately twenty-three percent (23.0%) of employees both live and work within the School District. Multiplying the Total Household Impact by twenty-three percent (23.0%) 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 12.

TABLE 12
Impact of Commercial/Industrial Development on
Households within the School District

Commercial/Industrial Category	School District Households per 1,000 Square Feet Com./Ind.
Banks	0.4139
Community Shopping Center	0.2248
Neighborhood Shopping Center	0.4100
Industrial Business Parks	0.5150
Industrial Parks/Warehousing/Manufacturing	0.1974
Rental Self-Storage	0.0094
Research & Development	0.4455
Hospitality(Lodging)	0.1659
Commercial Offices (Standard)	0.7017
Commercial Offices (Large High Rise)	0.6657
Corporate Offices	0.3933
Medical Offices	0.6249

⁵ 2022 American Community Survey 5-Year Estimates; DP04-Selected Housing; DP03-Economic Characteristics (Civilian Employed).

⁶ 2022 American Community Survey 5-Year Estimates; S0801-Commuting Characteristics (Work in place of residence).

2. New 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 12 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 13. The determination of student generation rates are shown and described in Appendix “D” of this Study.

TABLE 13
Student Generation per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Elementary School Student Generation	Middle School Student Generation	Total Student Generation
Banks	0.0884	0.0227	0.1111
Community Shopping Center	0.0480	0.0123	0.0603
Neighborhood Shopping Center	0.0875	0.0225	0.1100
Industrial Business Parks	0.1100	0.0283	0.1383
Industrial Parks/Warehousing/Manufacturing	0.0421	0.0108	0.0529
Rental Self-Storage	0.0020	0.0005	0.0025
Research & Development	0.0951	0.0245	0.1196
Hospitality (Lodging)	0.0354	0.0091	0.0445
Commercial Offices (Standard)	0.1498	0.0385	0.1883
Commercial Offices (Large High Rise)	0.1421	0.0365	0.1786
Corporate Offices	0.0840	0.0216	0.1056
Medical Offices	0.1334	0.0343	0.1677

3. Inter-District Student Impact

Based on information provided by the School District, 237 students were enrolled at the School District on an inter-district basis as of October 2023, including 213 students at the elementary school level and 24 students at the middle 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 26,592 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 11. The calculation results in the Inter-District Student Impacts shown in Table 14.

TABLE 14
Inter-District Cost Impact per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Elementary School Student Generation	Middle School Student Generation	Total Student Generation
Banks	0.0226	0.0025	0.0251
Community Shopping Center	0.0123	0.0014	0.0137
Neighborhood Shopping Center	0.0224	0.0025	0.0249
Industrial Business Parks	0.0281	0.0032	0.0313
Industrial Parks/Warehousing/Manufacturing	0.0108	0.0012	0.0120
Rental Self-Storage	0.0005	0.0001	0.0006
Research & Development	0.0243	0.0027	0.0270
Hospitality (Lodging)	0.0091	0.0010	0.0101
Commercial Offices (Standard)	0.0383	0.0043	0.0426
Commercial Offices (Large High Rise)	0.0364	0.0041	0.0405
Corporate Offices	0.0215	0.0024	0.0239
Medical Offices	0.0341	0.0038	0.0379

4. Total Student Generation Impact

The Total Student Generation Impact is determined by adding the Student Generation Impacts shown in Table 13 to the Inter-District Impacts determined in Table 14. The Total Student Generation Impacts are listed in Table 15.

TABLE 15
Total Student Generation Impact per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Elementary School Student Generation	Middle School Student Generation	Total Student Generation
Banks	0.1110	0.0252	0.1362
Community Shopping Center	0.0603	0.0137	0.0740
Neighborhood Shopping Center	0.1099	0.0250	0.1349
Industrial Business Parks	0.1381	0.0315	0.1696
Industrial Parks/Warehousing/Manufacturing	0.0529	0.0120	0.0649
Rental Self-Storage	0.0025	0.0006	0.0031
Research & Development	0.1194	0.0272	0.1466
Hospitality (Lodging)	0.0445	0.0101	0.0546
Commercial Offices (Standard)	0.1881	0.0428	0.2309
Commercial Offices (Large High Rise)	0.1785	0.0406	0.2191
Corporate Offices	0.1055	0.0240	0.1295
Medical Offices	0.1675	0.0381	0.2056

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 Facilities Cost Impact per Seat/Student determined in Table 7 is multiplied by the household impacts calculated in Table 15, resulting in the total school facilities cost impact per 1,000 square feet of commercial/industrial development. The total school facilities cost impacts are shown in Table 16 by commercial/industrial development category.

TABLE 16
School Facilities Costs per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Elementary School Impact	Middle School Impact	Total Cost Impact
Banks	\$3,886	\$582	\$4,468
Community Shopping Center	\$2,111	\$317	\$2,428
Neighborhood Shopping Center	\$3,847	\$578	\$4,425
Industrial Business Parks	\$4,834	\$728	\$5,562
Industrial Parks/Warehousing/Manufacturing	\$1,852	\$277	\$2,129
Rental Self-Storage	\$88	\$14	\$102
Research & Development	\$4,180	\$628	\$4,808
Hospitality (Lodging)	\$1,558	\$233	\$1,791
Commercial Offices (Standard)	\$6,584	\$989	\$7,573
Commercial Offices (Large High Rise)	\$6,248	\$938	\$7,186
Corporate Offices	\$3,693	\$555	\$4,248
Medical Offices	\$5,863	\$880	\$6,743

2. Residential Fee Offsets

The total cost impacts determined in Table 16 represent the amounts required to fully mitigate the impact on school facilities, as a result of new commercial/industrial development within the School District. Many employees as a result of new commercial/industrial development will commute from areas outside of the School District boundaries or will reside in existing homes, from which no mitigation will be received from the housing in which they reside. However, new commercial/industrial development, and thereby new employee generation, will also increase 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 has been calculated and deducted from the school facilities impact costs calculated in Table 16.

The residential fee offsets are first calculated by using the Applicable Residential School Fee of \$3.45 per square foot and multiplying that amount by the weighted average

square footage of a residential unit in the School District, which is 2,009 square feet. This calculation provides the average residential revenues from a residential unit of \$6,931 ($\$3.45 \times 2,009$). The average residential revenues from a residential unit multiplied by the Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 12, 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 17.

**TABLE 17
Residential Fee Offsets**

Commercial/Industrial Category	School District Households per 1,000 Square Feet Com./Ind.	Residential Fee Offset per 1,000 Square Feet Com./Ind.
Banks	0.4139	\$2,869
Community Shopping Center	0.2248	\$1,558
Neighborhood Shopping Center	0.4100	\$2,842
Industrial Business Parks	0.5150	\$3,569
Industrial Parks/Warehousing/Manufacturing	0.1974	\$1,368
Rental Self-Storage	0.0094	\$65
Research & Development	0.4455	\$3,088
Hospitality (Lodging)	0.1659	\$1,150
Commercial Offices (Standard)	0.7017	\$4,863
Commercial Offices (Large High Rise)	0.6657	\$4,614
Corporate Offices	0.3933	\$2,726
Medical Offices	0.6249	\$4,331

3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 17 from the total school facilities costs listed in Table 16 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 18.

TABLE 18
Net School Facilities Costs Per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Total School Facilities Costs	Residential Fee Offset	Net School Facilities Costs
Banks	\$4,468	\$2,869	\$1,599
Community Shopping Center	\$2,428	\$1,558	\$870
Neighborhood Shopping Center	\$4,425	\$2,842	\$1,583
Industrial Business Parks	\$5,562	\$3,569	\$1,993
Industrial Parks/Warehousing/Manufacturing	\$2,129	\$1,368	\$761
Rental Self-Storage	\$102	\$65	\$37
Research & Development	\$4,808	\$3,088	\$1,720
Hospitality (Lodging)	\$1,791	\$1,150	\$641
Commercial Offices (Standard)	\$7,573	\$4,863	\$2,710
Commercial Offices (Large High Rise)	\$7,186	\$4,614	\$2,572
Corporate Offices	\$4,248	\$2,726	\$1,522
Medical Offices	\$6,743	\$4,331	\$2,412

The Net School Facilities Costs determined in Table 18 were then divided by 1,000⁷ to provide the cost impact on a square foot basis. These cost impacts are listed in Table 19.

TABLE 19
Net School Facilities Cost Impacts Per Square Foot of
Commercial/Industrial Development

Commercial/Industrial Category	Net School Facilities Cost Impacts per Square Foot
Banks	\$1.60
Community Shopping Center	\$0.87
Neighborhood Shopping Center	\$1.58
Industrial Business Parks	\$1.99
Industrial Parks/ Warehousing/Manufacturing	\$0.76
Rental Self-Storage	\$0.04
Research & Development	\$1.72
Hospitality (Lodging)	\$0.64
Commercial Offices (Standard)	\$2.71
Commercial Offices (Large High Rise)	\$2.57
Corporate Offices	\$1.52
Medical Offices	\$2.41

⁷ The Employee Generation Rates derived from the SANDAG Traffic Study are estimated per 1,000 square feet of development.

The net school facilities cost impacts per commercial/industrial square foot of assessable space shown in Table 19 are equal to or exceed the School District's share of the maximum authorized statutory school fee for commercial/industrial development of \$0.56 per square foot, except for the category of Rental Self-Storage. 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 category Rental Self-Storage.

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 11, 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

The School District must exercise discretion in determining whether a particular project qualifies as "senior citizen housing" for the purpose of imposing developer fees. (See *California Ranch Homes Development Co. v. San Jacinto Unified School Dist.* (1993) 17 Cal.App.4th 573, 580–581.) The School District acknowledges Section 65995.1 and will levy its share of School Fees on qualifying senior citizen housing projects at the current commercial/industrial rate of \$0.56 per square foot as justified herein. The School District will require proof that such senior units are indeed restricted to seniors (i.e. a copy of the recorded CC&Rs or deed(s)) and reserves the right to revoke a Certificate of Compliance and/or require payment of difference of the amount per square foot paid to the then current amount of School Fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students to reside in such the housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond initial approval, the School District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial School Fee rate. Such cooperation could take the form of an agreement by the developer to include a restriction in the recorded CC&Rs conditioning subsequent changes in residency requirements on the owner's payment of applicable developer fees, and to notify the School District of changes in residency requirements and/or to provide current residency data upon School District's request.

SECTION V. REDEVELOPMENT

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 has been 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 3 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 VI. GOVERNMENT CODE 66000

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 School Fees described herein, 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. Costs associated with the administration, collection, and justification for the Applicable School Fees;
- vi. 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 \$3.45 per square foot of residential development is justified as the fee is equal to or below the per square foot cost impacts 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 \$0.56 per square foot of commercial/industrial development is justified as the fee is 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 where a School Fee of \$0.04 per square foot is justified.

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

COMMERCIAL/INDUSTRIAL DEVELOPMENT 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/Manufacturing	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) ¹	Include general office space occupying less than 100,000 square feet with multiple tenants.
Commercial Offices (Large High Rise) ¹	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.

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

APPENDIX B FACILITIES CAPACITY UPDATE

TOTAL ESTIMATED CAPACITY

School Site	Total Classrooms	Traditional Classrooms	Classrooms in Non-classroom Use	SDC	Total Student Capacity ¹
Arbolita Elementary	20	18	1	1	488
El Cerrito Elementary	30	21	6	3	714
Ladera Palma Elementary	21	21	0	0	525
Los Lomas Elementary	30	19	3	8	654
Las Positas Elementary	30	25	1	4	702
Sierra Vista Elementary	31	18	10	3	739
Walnut Elementary	30	25	2	3	714
Imperial Middle	42	31	8	3	1,076
Washington Middle	42	35	4	3	1,084
Total	276	213	35	28	6,696

CAPACITY IN PORTABLES

School Site	No. of Portables	Portables Capacity ¹
Arbolita Elementary	6	150
El Cerrito Elementary	5	125
Ladera Palma Elementary	11	275
Los Lomas Elementary	6	150
Las Positas Elementary	3	75
Sierra Vista Elementary	2	50
Walnut Elementary	8	200
Imperial Middle	5	135
Washington Middle	5	135
Total	51	1,295

ADJUSTED CAPACITY²

School Site	Total Student Capacity	Portables Capacity	Adjusted Capacity
Arbolita Elementary	488	(150)	338
El Cerrito Elementary	714	(125)	589
Ladera Palma Elementary	525	(275)	250
Los Lomas Elementary	654	(150)	504
Las Positas Elementary	702	(75)	627
Sierra Vista Elementary	739	(50)	689
Walnut Elementary	714	(200)	514
Imperial Middle	1,076	(135)	941
Washington Middle	1,084	(135)	949
Total	6,696	(1,295)	5,401

CAPACITY SUMMARY BY SCHOOL LEVEL

School Level	Student Capacity
Elementary School (TK-6)	3,511
Middle School (7-8)	1,890
Total	5,401

¹Per Education Code Section 17071.10, school capacities are determined based on loading factors of 25 students per classroom for elementary grades and 27 students per classroom for middle school grades. Also per OPSC, capacity is loaded at 13 students per classroom for special day classes and 25 students per classroom for non-instructional classrooms.

²Since the general intent of levying the Level I Fee is to replace the portable classrooms with permanent facilities, the portable classrooms are not considered in the capacity analysis.

APPENDIX C ENROLLMENT SUMMARY

School Name	Elementary						Middle		Total	
	TK/K	1	2	3	4	5	6	7		8
Arborita Elementary School	65	43	55	53	60	39	59	-	-	374
El Cerrito Elementary School	74	56	58	55	57	56	65	-	-	421
Ladera Palma Elementary School	138	76	96	75	88	60	68	-	-	601
Las Lomas Elementary School	118	57	43	39	57	61	41	-	-	416
Las Positas Elementary School	125	85	90	93	94	95	-	-	-	582
Sierra Vista Elementary School	70	55	42	58	78	69	82	-	-	454
Walnut Elementary School	72	56	72	76	64	53	61	-	-	454
Imperial Middle School	-	-	-	-	-	-	93	174	178	445
Washington Middle School	-	-	-	-	-	-	-	267	281	548
Grand Total	662	428	456	449	498	433	469	441	459	4,295
Total By School Level							3,395	900		4,295

Source: School District

APPENDIX D

DISTRICT-WIDE STUDENT GENERATION RATES

Student Generation Rates (“SGRs”) used in this Study are based on student enrollment address information from the School District, as of October 2023.

The student enrollment address information was matched to the address (situs) information from the property characteristic/GIS data. The number of students matched was then queried by school level and residential category. Students could not be matched if they were inter-district or if they did not have a valid physical address (e.g. only P.O. Box was listed). Mobile homes are not considered in the SGR determination, and therefore have been omitted. The determination of the SGRs is summarized in Tables D-1 through D-4.

TABLE D-1
Student Generation Rates

School Level	SFD Units	MFA Units
Elementary School	0.2335	0.1687
Middle School	0.0565	0.0513
Total	0.2900	0.2200

TABLE D-2
Single Family Detached (SFD) Student Generation Rates

School Level	Students Matched	SFD Units	SGR by School Level
Elementary School	2,018	8,643	0.2335
Middle School	488	8,643	0.0565
Total	2,506	NA	0.2900

TABLE D-3
Multi-Family Attached (MFA) Student Generation Rates

School Level	Students Matched	MFA Units	SGR by School Level
Elementary School	1,257	7,449	0.1687
Middle School	382	7,449	0.0513
Total	1,639	NA	0.2200

The student generation rates for each residential category listed in Table D-1 were blended into a single student generation rate for each school level based on the percentage allocation of Projected Units. The percentage allocations are shown in Table D-4.

TABLE D-4
Allocation of Projected Units by Residential Category

Residential Category	Projected Units	Percentage Allocation
SFD	534	69.2%
MFA	238	30.8%
Total	772	100.0%

The Blended Student Generation Rates were determined by applying the percentage allocations in Table D-4 by the Student Generation Rates shown in Table D-1, the results of which are shown in Table D-5.

TABLE D-5
Blended Student Generation Rates

School Level	Blended Student Generation Rate
Elementary School	0.2135
Middle School	0.0549
Total	0.2684

APPENDIX E ESTIMATED SCHOOL FACILITIES COSTS

SITE SQUARE FOOTAGE AND MODERNIZATION/NEW CONSTRUCTION COST ESTIMATES

School Site	Total Square Footage ¹	Cost Estimate ²
Arbolita Elementary	26,000	\$9,294,200
El Cerrito Elementary	34,000	\$11,054,200
Ladera Palma Elementary	34,000	\$11,054,200
Los Lomas Elementary	43,000	\$13,034,200
Las Positas Elementary	36,000	\$11,494,200
Sierra Vista Elementary	40,000	\$12,374,200
Walnut Elementary	32,000	\$10,614,200
Imperial Middle	50,000	\$14,574,200
Washington Middle	45,000	\$13,474,200
Total	340,000	\$106,967,800

¹ Facilities Assessment and Implementation Plan, 2012.

² Per discussion with School District Architect, total modernization costs were estimated at \$220 (2017 USD) per square foot and total new construction costs were estimated at \$3,577,000 (2017 USD) per school site.

ADJUSTED MODERNIZATION/NEW CONSTRUCTION COST ESTIMATES

Description	Elementary School	Middle School	Total School District
Total 2017 Estimated Costs	\$78,919,400	\$28,048,400	\$106,967,800
Estimated Costs (2024 Dollars)¹	\$111,729,800	\$39,697,800	\$151,427,600
Estimated Soft Costs	110%	110%	110%
Total Costs per School Level	\$122,902,780	\$43,667,580	\$166,570,360
School Capacity	3,511	1,890	5,401
Total Cost per Student	\$35,005	\$23,105	\$58,110

¹ The total modernization/new construction costs have been adjusted based on the State of California SAB Approved Construction Cost Index, which results in modernization costs of \$311 per square-foot and new construction costs of \$686 per square-foot in 2024 dollars.