



## **2022 SCHOOL FEE JUSTIFICATION STUDY**

**MAY 16, 2022**

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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”) has been prepared for the Fullerton Joint Union High 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 maximum School Fees authorized by Education Code Section 17620 are currently \$4.79 per square foot for residential construction/reconstruction and \$0.78 per square foot for commercial/industrial construction for unified school districts. The State Allocation Board (“SAB”) reviews and may adjust the maximum authorized School Fees every January in even-numbered years.

The School District provides education for grades 9 through 12. 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 Lowell Joint School District (“LJSD”), Buena Park School District (“BPSD”), La Habra City School District (“LHCSD”), and Fullerton School District (“FSD”) (collectively the “Elementary Districts”). The agreements specify the allocation of the maximum School Fees that may be levied and collected by each school district. According to the agreements, thirty-three and thirty-three hundredths percent (33.33%) of the maximum School Fees may be charged and collected by the School District for areas shared by LJSD, BPSD, LHCSD, and FSD, or \$1.60 and \$0.26 per square foot for residential and commercial/industrial development, respectively (“Applicable School Fees”). 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 Fees. 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, such development could generate an estimated 469 new students over the next ten (10) years. The school facilities cost impact per residential square foot as determined in this Study is shown in Table E-1.

The cost impact per square foot of residential construction/reconstruction shown in Table E-1 is equal to or greater than the School District’s share of the current maximum authorized residential School Fee, which is \$1.60 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 \$1.60 per square foot (the “Applicable Residential School Fee”).

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

IMPACT PER SQUARE FOOT	APPLICABLE RESIDENTIAL SCHOOL FEE PER SQUARE FOOT
\$1.79	<b>\$1.60</b>

**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 \$0.26 per square foot, the School District’s share of the maximum authorized School Fee per square foot applicable to new commercial/industrial development; except for Rental Self-Storage development, which may be charged at \$0.02 per square foot (“Applicable Com/Ind 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 Com/Ind School Fees. The Applicable Com/Ind 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 FEE PER SQUARE FOOT**

COMMERCIAL/INDUSTRIAL CATEGORY	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Banks	\$0.77	<b>\$0.26</b>
Community Shopping Center	\$0.42	<b>\$0.26</b>
Neighborhood Shopping Center	\$0.76	<b>\$0.26</b>
Industrial Business Parks	\$0.96	<b>\$0.26</b>
Industrial Parks/Warehousing/Manufacturing	\$0.37	<b>\$0.26</b>
Rental Self-Storage	\$0.02	<b>\$0.02</b>
Research & Development	\$0.83	<b>\$0.26</b>
Hospitality (Lodging)	\$0.31	<b>\$0.26</b>
Commercial Offices (Standard)	\$1.31	<b>\$0.26</b>
Commercial Offices (Large High Rise)	\$1.24	<b>\$0.26</b>
Corporate Offices	\$0.73	<b>\$0.26</b>
Medical Offices	\$1.16	<b>\$0.26</b>

## SECTION I. LEGISLATION AND LEGAL REQUIREMENTS

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

### 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.

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

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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 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 eight (8) high schools. Per Education Code Section 17071.10, these facilities have a capacity to accommodate 15,687 students. Pursuant to Education Code Section 17071.30 and SAB Regulation 1859.51, 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 October 2021 California Longitudinal Pupil Achievement Data System (CALPADS) data, the student enrollment of the School District is 13,431 students. Current available capacity is calculated by subtracting current student enrollment from existing school facilities capacity for each school level. This operation results in 2,256 available seats. The capacity calculation is shown in Table 1. It should be noted these capacities are driven by State loading standards and do not necessarily reflect the School District's program goals.

**TABLE 1  
FACILITIES CAPACITY AND STUDENT ENROLLMENT**

SCHOOL LEVEL	EXISTING PERMANENT FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2021)	AVAILABLE/ (DEFICIT) CAPACITY
High School (9-12)	15,687	13,431	2,256
<b>TOTAL</b>	<b>15,687</b>	<b>13,431</b>	<b>2,256</b>

**B. PROJECTED UNHOUSED STUDENTS**

**1. Projected Residential Units**

A projection of the number of new residential construction within the School District boundaries was derived from information obtained from the Planning Departments of the cities of Brea, Buena Park, Fullerton, La Habra, La Habra Heights, La Mirada, La Palma and Whittier (collectively the “Planning Agencies”). Based on the information, it is estimated the School District could experience the development of 3,541 residential units over the next ten (10) years. The projected residential units (“Projected Units”) are summarized by residential category in Table 2 below. Single-Family Detached units (“SFD”) are those units with no common walls; Multi-family attached units (“MFA”) are those units sharing a common wall and include townhouses, condominiums, apartments, triplexes, duplexes, etc. Currently, none of the Projected Units have mitigated their impact to the School District through participation in a Community Facilities District.

**TABLE 2  
PROJECTED UNITS BY RESIDENTIAL CATEGORY**

RESIDENTIAL CATEGORY	PROJECTED UNITS
Single-Family Detached (SFD)	675
Multi-Family Attached (MFA)	2,866
<b>TOTAL</b>	<b>3,541</b>

**2. Student Generation Rates**

In order to calculate student generation rates (“SGRs”), Koppel & Gruber Public Finance (“K&G Public Finance”) first obtained County of Orange and County of Los Angeles Assessor’s roll data from a third-party vendor. The data contained all residential parcels within the School District and provided land use class designations (i.e. condominiums, single family dwellings, etc.), physical address (situs), and number of units for many but not all parcels. Parcels in the database were classified by unit type (SFD and MFA).

Since the County of Orange and County of Los Angeles property data information 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 Bureau<sup>1</sup> 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 student identification, 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 2021. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic databases. The number of students matched was then queried by residential category. Table 3 below summarizes the SGRs by residential type. The calculation of the SGRs is shown in Appendix “C” of this Study.

**TABLE 3  
STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	MFA UNITS
High School (9-12)	0.1620	0.1257
<b>TOTAL</b>	<b>0.1620</b>	<b>0.1257</b>

### 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 469 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 STUDENT ENROLLMENT
High School (9-12)	469
<b>TOTAL</b>	<b>469</b>

### 4. Projected Unhoused Students

As shown in Table 1, there are 2,256 available seats at the School District based on current student enrollment and existing capacity. While the capacity analysis confirms the acquisition and development of new school campuses is not required, the capacity determined in accordance with Education Code Section 17071.10 is driven by State classroom loading standards and does not consider the educational program goals and priorities of the School District, nor do the results of the capacity analysis reveal the condition and adequacy of the existing facilities to house student enrollment. As further described in this Study, capital improvements are necessary for the long-term use to adequately house the existing student population and future enrollment growth at all

<sup>1</sup> 2020 American Community Survey 5-Year Estimates; DP04 – Selected Housing; S0801-Commuting Characteristics (workers 16 years and over).

school levels. 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 modernized or replaced for their continued useful life (“Projected Unhoused Students”) is equal to Projected Student Enrollment. Table 5 shows the number of Projected Unhoused Students at each school level. The School District’s facilities needs and the adequacy of existing facilities to provide for Projected Unhoused Students is further discussed in Section II.C.1 of this Study.

**TABLE 5  
PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEAT ADJUSTMENT	PROJECTED UNHOUSED STUDENTS
High School (9-12)	469	0	469
<b>TOTAL</b>	<b>469</b>	<b>0</b>	<b>469</b>

**C. FACILITY NEEDS AND ESTIMATED PER-STUDENT COST**

**1. Facilities Needs**

In 2016, the School District formalized a Long-Range Facilities Master Plan dated June 6, 2017 (“2016 Plan”). The 2016 Plan identifies both the short-range and long-range facility needs of the School District and focuses on repairs, major maintenance, upgrades, modernization and construction of new facilities that are necessary for the continued use of the School District’s existing facilities and to meet educational program needs. The 2016 Plan does not address strategies to mitigate facilities impacts as a result of student growth generated from new development.

An update to the 2016 Plan was prepared by the School District in January 2022 (the “2022 Plan Update”). The 2022 Plan Update continues to emphasize the goals of the 2016 Plan while providing updates and additional analysis with respect to enrollment projections, capacity utilization, as well as new projects. At the time the 2022 Plan Update was prepared, certain projects outlined in the 2016 Plan had been completed. The updated provides more current cost estimates for the remaining projects and applies an escalation factor to such estimated costs beyond 2016. The total estimated cost for the remaining projects identified in the 2022 Plan Update total \$373,743,539 in 2022 dollars.

The availability capacity evaluation of projected unhoused students shown in Table 5 confirms seats are available to accommodate Projected Student Enrollment from new residential development. However, the 2016 Plan and the 2022 Plan Update demonstrate capital improvement projects are necessary for the long-term use and adequate housing of student enrollment at the School District’s existing facilities. The facilities needs exist regardless of the availability of capacity to house student enrollment, inclusive of student enrollment generated from new development; therefore facilities capacity available for Projected Student Enrollment is deemed inadequate. Revenues from the imposition of

the Applicable School Fees are intended to help bridge the funding gap between (i) monies available from general obligation bond proceeds, including funding from the Measure I Authorization, or other sources, and (ii) the estimated costs of the capital improvement projects outlined in the 2016 Plan and the 2022 Plan Update.

## 2. Estimated Cost per Student

The estimated cost per student to provide adequate school facilities to house Projected Student Enrollment was derived from the estimated costs of eligible projects at specific school sites as outlined in the 2022 Plan Update. This determination is shown in Appendix “D” of this Report. Table 6 lists the estimated Facilities Cost Impact per Seat/Student.

**TABLE 6  
FACILITIES COST IMPACT PER SEAT/STUDENT**

SCHOOL LEVEL	FACILITIES COST IMPACT PER SEAT/STUDENT
High School (9-12)	\$19,006

## SECTION III. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

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

Government Code Section 66001 (g) allows School Fees to include the costs attributable to the increased demand for public facilities reasonably related to the development project(s) in which the fee is imposed in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan. The proposed capital improvement projects outlined in the 2016 Plan and the 2022 Plan Update are recommended because the existing facilities require upgrade or replacement for their continued long-term use, and such upgrades will benefit both existing student enrollment and student enrollment generated as a result of new residential construction; thus it is deemed reasonable and appropriate to include estimated costs as described in Section II.B when evaluating the impact per square foot as a result of Projected Unhoused Students. To determine the school facilities cost impact per square foot of residential development, first the Facilities Cost Impact per Seat/Student determined in Table 6 is multiplied by the Projected Unhoused Students as shown in Table 5. The result of this computation is shown in Table 7 and reflects the estimated school facilities cost impact to house Projected Unhoused Students.

**TABLE 7  
TOTAL FACILITIES COST IMPACT**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	FACILITIES COST IMPACT PER SEAT/STUDENT	TOTAL FACILITIES COST IMPACT
High School (9-12)	469	\$19,006	\$8,913,814
<b>TOTAL</b>			<b>\$8,913,814</b>

The total school facilities impact shown in Table 7 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 8.

**TABLE 8  
SCHOOL FACILITIES COST PER RESIDENTIAL UNIT**

TOTAL FACILITIES COST IMPACT	PROJECTED UNITS	FACILITIES COST IMPACT PER RESIDENTIAL UNIT
\$8,913,814	3,541	<b>\$2,517</b>

The school facilities cost impact per residential square foot is calculated by dividing the school facilities cost per residential unit determined in Table 8 by the weighted average square footage of each residential unit type. This calculation is shown in Table 9 below. The weighted average square footage of the Projected Units is estimated based on information obtained from the Planning Agencies and project plan information found from other sources.

**TABLE 9**  
**SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT**

FACILITIES COST IMPACT PER RESIDENTIAL UNIT	WEIGHTED AVERAGE SQUARE FOOTAGE	FACILITIES COST PER RESIDENTIAL SQUARE FOOT
\$2,517	1,410	<b>\$1.79</b>

The school facilities impact per residential square foot determined in Table 9 is greater than the School District’s share of the current maximum authorized residential School Fees of \$1.60 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 10. 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 10**  
**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 10 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>1</sup>, there are approximately 1.52 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 10 by 1.52 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 data<sup>2</sup>, it is estimated that approximately 18.2 percent (18.2%) of employees both live and work within the School District. Multiplying the Total Household Impact by 18.2% 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 11.

**TABLE 11**  
**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	0.3383
Community Shopping Center	0.1838
Neighborhood Shopping Center	0.3351
Industrial Business Parks	0.4210
Industrial Parks/Warehousing/Manufacturing	0.1613
Rental Self-Storage	0.0077
Research & Development	0.3641
Hospitality(Lodging)	0.1356
Commercial Offices (Standard)	0.5735
Commercial Offices (Large High Rise)	0.5441
Corporate Offices	0.3215
Medical Offices	0.5107

<sup>1</sup> 2020 American Community Survey 5-Year Estimates; DP04 – Selected Housing; S0801-Commuting Characteristics (workers 16 years and over).

<sup>2</sup> 2020 American Community Survey 5-Year Estimates; S0801 – Commuting Characteristics (commuting times).

## 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 11 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 12. The blended student generation rates are based on the SGRs summarized in Table 3 and were combined into a single rate per school level based on the proportionate number of each type of residential unit anticipated to be constructed in the School District as shown in Table 2. The determination of the blended student generation rates is shown and described in Appendix “C” of this Study.

**TABLE 12**  
**STUDENT GENERATION PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	TOTAL STUDENT GENERATION
Banks	0.0449
Community Shopping Center	0.0244
Neighborhood Shopping Center	0.0444
Industrial Business Parks	0.0558
Industrial Parks/Warehousing/Manufacturing	0.0214
Rental Self-Storage	0.0010
Research & Development	0.0483
Hospitality (Lodging)	0.0180
Commercial Offices (Standard)	0.0760
Commercial Offices (Large High Rise)	0.0721
Corporate Offices	0.0426
Medical Offices	0.0677

## 3. Inter-District Student Impact

Based on information provided by the School District, 1,624 students were enrolled at the School District on an inter-district basis as of October 2021. 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 was first divided by the estimated number of employees within the School District’s area. Employment was estimated at 127,526 based on information obtained from the U.S. Census Bureau. The ratio of inter-district students to estimated employment was then multiplied by the employee generation factors for each of the commercial/industrial categories as shown in Table 10. The calculation results in the Inter-District Student Impacts shown in Table 13.

**TABLE 13  
INTER-DISTRICT COST IMPACT PER 1,000 SQUARE FEET OF  
COMMERCIAL/INDUSTRIAL DEVELOPMENT**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>TOTAL INTER-DISTRICT COST IMPACT</b>
Banks	0.0359
Community Shopping Center	0.0195
Neighborhood Shopping Center	0.0355
Industrial Business Parks	0.0446
Industrial Parks/Warehousing/Manufacturing	0.0171
Rental Self-Storage	0.0008
Research & Development	0.0386
Hospitality (Lodging)	0.0144
Commercial Offices (Standard)	0.0608
Commercial Offices (Large High Rise)	0.0577
Corporate Offices	0.0341
Medical Offices	0.0542

**4. Total Student Generation Impact**

The Total Student Generation Impact is determined by adding the Student Generation Impacts shown in Table 12 to the Inter-District Impacts determined in Table 13. The Total Student Generation Impacts are listed in Table 14.

**TABLE 14  
TOTAL STUDENT GENERATION IMPACT PER 1,000 SQUARE FEET OF  
COMMERCIAL/INDUSTRIAL DEVELOPMENT**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>TOTAL COST IMPACT</b>
Banks	0.0808
Community Shopping Center	0.0439
Neighborhood Shopping Center	0.0799
Industrial Business Parks	0.1004
Industrial Parks/Warehousing/Manufacturing	0.0385
Rental Self-Storage	0.0018
Research & Development	0.0869
Hospitality (Lodging)	0.0324
Commercial Offices (Standard)	0.1368
Commercial Offices (Large High Rise)	0.1298
Corporate Offices	0.0767
Medical Offices	0.1219

## 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 Residential Seat/Student determined in Table 6 (\$19,006) is multiplied by the student generation impacts calculated in Table 14, 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 15 by commercial/industrial development category.

**TABLE 15**  
**SCHOOL FACILITIES COSTS PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>TOTAL STUDENT GENERATION IMPACT PER 1,000 SQUARE FEET COM./IND.</b>	<b>TOTAL COST IMPACT</b>
Banks	0.0808	\$1,536
Community Shopping Center	0.0439	\$834
Neighborhood Shopping Center	0.0799	\$1,519
Industrial Business Parks	0.1004	\$1,908
Industrial Parks/Warehousing/Manufacturing	0.0385	\$732
Rental Self-Storage	0.0018	\$34
Research & Development	0.0869	\$1,652
Hospitality(Lodging)	0.0324	\$616
Commercial Offices (Standard)	0.1368	\$2,600
Commercial Offices (Large High Rise)	0.1298	\$2,467
Corporate Offices	0.0767	\$1,458
Medical Offices	0.1219	\$2,317

### 2. Residential Fee Offsets

The total cost impacts determined in Table 15 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 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 15.

The residential fee offsets are first calculated by using the Applicable Residential School Fee of \$1.60 per square foot and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 1,410 square feet. This calculation provides the average residential revenues from a residential unit of \$2,256 (\$1.60 x 1,410). 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 11, 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 16.

**TABLE 16  
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	0.3383	\$763
Community Shopping Center	0.1838	\$415
Neighborhood Shopping Center	0.3351	\$756
Industrial Business Parks	0.4210	\$950
Industrial Parks/Warehousing/Manufacturing	0.1613	\$364
Rental Self-Storage	0.0077	\$17
Research & Development	0.3641	\$821
Hospitality (Lodging)	0.1356	\$306
Commercial Offices (Standard)	0.5735	\$1,294
Commercial Offices (Large High Rise)	0.5441	\$1,227
Corporate Offices	0.3215	\$725
Medical Offices	0.5107	\$1,152

### 3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 16 from the total school facilities costs listed in Table 15 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 17.

**TABLE 17  
NET SCHOOL FACILITIES COSTS  
PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>TOTAL SCHOOL FACILITIES COSTS</b>	<b>RESIDENTIAL FEE OFFSET</b>	<b>NET SCHOOL FACILITIES COSTS</b>
Banks	\$1,536	\$763	\$773
Community Shopping Center	\$834	\$415	\$419
Neighborhood Shopping Center	\$1,519	\$756	\$763
Industrial Business Parks	\$1,908	\$950	\$958
Industrial Parks/Warehousing/Manufacturing	\$732	\$364	\$368
Rental Self-Storage	\$34	\$17	\$17
Research & Development	\$1,652	\$821	\$831
Hospitality (Lodging)	\$616	\$306	\$310
Commercial Offices (Standard)	\$2,600	\$1,294	\$1,306
Commercial Offices (Large High Rise)	\$2,467	\$1,227	\$1,240
Corporate Offices	\$1,458	\$725	\$733
Medical Offices	\$2,317	\$1,152	\$1,165

The Net School Facilities Costs determined in Table 17 were then divided by 1,000<sup>1</sup> to provide the cost impact on a square foot basis. These cost impacts are listed in Table 18.

**TABLE 18  
NET COST IMPACTS  
PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>NET IMPACTS</b>
Banks	<b>\$0.77</b>
Community Shopping Center	<b>\$0.42</b>
Neighborhood Shopping Center	<b>\$0.76</b>
Industrial Business Parks	<b>\$0.96</b>
Industrial Parks/Warehousing/Manufacturing	<b>\$0.37</b>
Rental Self-Storage	<b>\$0.02</b>
Research & Development	<b>\$0.83</b>
Hospitality(Lodging)	<b>\$0.31</b>
Commercial Offices (Standard)	<b>\$1.31</b>
Commercial Offices (Large High Rise)	<b>\$1.24</b>
Corporate Offices	<b>\$0.73</b>
Medical Offices	<b>\$1.16</b>

The net cost impacts shown in Table 18 are greater than the School District's share of the current maximum authorized commercial/industrial School Fees of \$0.26 per square foot, except for the category of Rental Self-Storage. Therefore, the School District is justified in levying commercial/industrial school fees in amount up to but not exceeding

<sup>1</sup> The Employee Generation rates derived from the SANDAG study are estimated per 1,000 square feet of development.

the School District's share of the maximum authorized statutory fee. For the Rental Self-Storage Commercial/Industrial category, the School District is justified in collecting an amount equal to \$0.02 per square foot.

## **SECTION V. OTHER CONSIDERATIONS**

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

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 10, 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.

### **B. 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 \$0.26 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 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 units 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 construction 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.

The School District may levy school fees, authorized under applicable law, on new construction resulting from Redevelopment projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraph, 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 Commercial/Industrial 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:

1. Regular maintenance or routine repair of school buildings and facilities;
2. 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,
3. 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:

1. 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 existing school facilities are needed;
2. Construction or reconstruction of administrative and operations facilities required in response to new student growth from new development;
3. Acquisition or lease of property for unhoused students generated from new development;
4. Purchase or lease of interim and/or temporary school facilities in order to accommodate student capacity demands;
5. Furniture for use in new school facilities;
6. Costs associated with the administration, collection, and justification for the Applicable School Fees;
7. Provide local funding that may be required if the School District applies for State funding through SB 50.

The 2016 Plan and 2022 Plan Update outlined the proposed capital improvement projects to a number of existing school facilities. As previously noted and described herein, the Alternative Fees will be used to provide adequate facilities for student enrollment generated Projected Units to the extent described in this Study and permitted by applicable law. Such Applicable School Fees may be used to fund, in part, the facilities needs identified in the 2016 Plan and the 2022 Plan Update and as allowable by applicable law, inclusive of those school facilities described in this Study.

## **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, existing school facilities are in need of upgrade or replacement for their continued long-term use and to provide adequate and safe housing for existing student enrollment and students generated from new residential and commercial/industrial development. The fees imposed on such new development will be used, in part, to finance a portion of 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 \$1.60 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 Commercial/Industrial School Fees of \$0.26 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 development.

### **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**

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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) <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.

**APPENDIX B**  
**FACILITIES CAPACITY UPDATE**

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**FULLERTON JOINT UNION HIGH SCHOOL DISTRICT  
FACILITIES CAPACITY UPDATE  
APPENDIX B**

**CLASSROOM INVENTORY<sup>1</sup>**

<b>School Site</b>	<b>Permanent Classrooms</b>	<b>Portable Classrooms</b>	<b>Total Classrooms</b>
Buena Park High School	95	0	95
Fullerton Union High School	99	0	99
La Habra High School	87	0	87
La Vista and La Sierra High Schools	35	0	35
Sonoro High School	102	0	102
Sunny Hills High School	72	3	75
Troy High School	84	4	88
<b>Total</b>	<b>574</b>	<b>7</b>	<b>581</b>

**STUDENT CAPACITY (In accordance with California Code of Regulation, Title II, Section 1859.35)**

<b>Description</b>	<b>Total</b>
I. Total Classroom Inventory	581
II. Permanent Classrooms	574
III. Portable Classrooms	7
IV. 25% of Permanent Classrooms	144
V. Adjustment (III. Minus IV.) <sup>2</sup>	-
IV. Total (I. minus V.)	581
<b>Student Capacity<sup>3</sup></b>	<b>15,687</b>

<sup>1</sup> Facilities Master Plan dated June 7, 2016 and January 2022 update; includes science and computer labs.

<sup>2</sup> A negative value results in zero.

<sup>3</sup> School capacities are determined based on loading factors of 27 pupils per classroom as set forth in the California Code of Regulation, Title II, Section 1859.35.

## APPENDIX C

### STUDENT GENERATION RATES

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Student Generation Rates (SGRs) used in this Study are based on information from the Los Angeles County and Orange County Assessor’s Offices (the “Counties”), U.S. Census Bureau data and student enrollment data from the School District. As discussed in Section II.B.2 of this Study, the number of residential units built within the School District was data-mined from property characteristic data obtained from the Counties. The residential units were identified by property type (SFD and MFA).

Property information databases reflective of the County of Orange 2021/22 Assessor’s roll and the County of Los Angeles 2021/22 Assessor’s roll were obtained via a third-party vendor. The property databases contain property information for parcels within the School District, including land use class designations (i.e. condominiums, single family dwellings, etc.). Parcels in the database were classified by unit type (SFD, MFA) based on each County’s land use class designations. Since the County of Orange property data information was missing unit counts for many of the residential parcels contained therein, K&G Public Finance relied on housing information derived from U.S. Census Bureau data<sup>1</sup> to estimate the total number of residential units located within the School District, which are also located within Orange County. The residential units identified in the U.S. Census Bureau data were also classified by property type (SFD and MFA).

A student enrollment database was obtained from the School District and was reflective of student enrollment information as of October 2021. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic databases. Students could not be matched if they were inter-district or 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, including the students matched to the mobile home land use, and therefore have been omitted<sup>2</sup>. The number of students matched to units built was then queried by school level and residential category. The determination of the SGRs is summarized in Tables C-1 and C-2.

**Table C-1**  
**Single Family Detached (SFD)**  
**Student Generation Rates**

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
High School (9-12)	7,586	46,838	0.1620
<b>TOTAL</b>	<b>7,586</b>	<b>NA</b>	<b>0.1620</b>

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<sup>1</sup> 2020 American Community Survey 5-Year Estimates; DP04 – Selected Housing; S0801-Commuting Characteristics (workers 16 years and over).

<sup>2</sup> 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 analysis.

**Table C-2  
Multi-Family (MFA)  
Student Generation Rates**

SCHOOL LEVEL	STUDENTS MATCHED	MFA UNITS	SGR BY SCHOOL LEVEL
High School (9-12)	4,360	34,674	0.1257
<b>TOTAL</b>	<b>4,360</b>	<b>NA</b>	<b>0.1257</b>

In order to evaluate students generated from future households by school level, the student generation rates determined in Table C-1 and C-2 above (also summarized in Table 3 of this Study) were used. These student generation rates are listed by residential category and by school level.

**Table C-3  
Student Generation Rates**

SCHOOL LEVEL	SFD UNITS	MFA UNITS
High School (9-12)	0.1620	0.1257
<b>TOTAL</b>	<b>0.1620</b>	<b>0.1257</b>

The student generation rates for each residential category listed in Table C-3 were blended into a single student generation rate based on the percentage allocation of unmitigated Projected Units. The percentage allocations are shown in Table C-4.

**Table C-4  
Allocation of Projected Units by Residential Category**

RESIDENTIAL CATEGORY	PROJECTED UNITS	PERCENTAGE ALLOCATION
SFD	675	19.0%
MFA	2,866	81.0%
<b>TOTAL</b>	<b>3,541</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-5.

**Table C-5  
Blended Student Generation Rates**

SCHOOL LEVEL	BLENDED STUDENT GENERATION RATE <sup>1</sup>
High School (9-12)	0.1326
<b>TOTAL</b>	<b>0.1326</b>

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

**APPENDIX D**  
**ESTIMATED FACILITIES COSTS**

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**FULLERTON JOINT UNION HIGH SCHOOL DISTRICT  
ESTIMATED FACILITIES COSTS  
APPENDIX D**

School Site	Estimated Facilities Costs <sup>1</sup>
Buena Park High School	\$34,904,873
Fullerton Union High School	\$51,674,375
La Habra High School	\$44,240,406
La Vista & La Sierra High Schools	\$10,887,412
Sonora High School	\$40,516,544
Sunny Hills High School	\$62,881,100
Troy High School	\$52,071,849
District Office	\$967,012
<b>Total</b>	<b>\$298,143,571</b>

Description	Amount
Total Estimated Facilities Costs	\$298,143,571
District Facilities Capacity	15,687
<b>Cost per Seat/Student<sup>2</sup></b>	<b>\$19,006</b>

<sup>1</sup> Per Facilities Master Plan January 2022 Update. Excludes deferred maintenance costs.

<sup>2</sup> Totals may not compute due to rounding.

**APPENDIX E**  
**NOTICE OF PUBLIC HEARING**

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**FULLERTON JOINT UNION HIGH SCHOOL DISTRICT**

**NOTICE OF PUBLIC HEARING**

**NOTICE OF CONSIDERATION OF APPROVING AN INCREASE  
IN STATUTORY (LEVEL 1) SCHOOL FEES IMPOSED ON NEW  
RESIDENTIAL AND COMMERCIAL/INDUSTRIAL  
CONSTRUCTION PURSUANT TO GOVERNMENT CODE  
SECTION 65995 AND EDUCATION CODE SECTION 17620**

**NOTICE IS HEREBY GIVEN** that the Board of Trustees (“Board”) of the Fullerton Joint Union High School District (“School District”) at its regular board meeting to be held in the Board Room at the Education Center, 1051 West Bastanchury Road, Fullerton, California, on Tuesday, May 10, 2022 at approximately 6:00 p.m. or soon thereafter, will consider approving an increase in statutory school fees (“Level I School Fees”) that may be imposed on new residential and commercial/industrial construction located within the boundaries of the School District pursuant to Government Code Section 65995 and Education Code Section 17620.

A report entitled “School Fee Justification Study” was prepared pursuant to and in accordance with applicable law, which includes information and analysis demonstrating the relationship between new residential and commercial/industrial development and the School District’s need for the construction of school facilities, the estimated cost of the school facilities, and justification for the levy of Level I School Fees on new residential and commercial/industrial development.

The School Fee Justification Study and any related documents regarding the proposed adoption of the Level I School Fees are available for public review during normal business hours at the School District’s administrative office, located at 1051 West Bastanchury Road, Fullerton, California 92833.

Questions and/or comments should be directed to Ruben Hernandez, Assistant Superintendent of Business Services at (714) 870-2810.

**APPENDIX F**  
**EXCERPT FROM STATE ALLOCATION BOARD AGENDA –**  
**2022 LEVEL I FEES**

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REPORT OF THE EXECUTIVE OFFICER  
State Allocation Board Meeting, February 23, 2022

INDEX ADJUSTMENT ON THE ASSESSMENT FOR DEVELOPMENT

PURPOSE OF REPORT

To report the index adjustment on the assessment for development, which may be levied pursuant to Education Code Section 17620.

DESCRIPTION

The law requires the maximum assessment for development be adjusted every two years by the change in the Class B construction cost index, as determined by the State Allocation Board (Board) in each calendar year. This item requests that the Board make the adjustment based on the change reflected using the RS Means index.

AUTHORITY

Education Code Section 17620(a)(1) states the following: "The governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities, subject to any limitations set forth in Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code."

Government Code Section 65995(b)(3) states the following: "The amount of the limits set forth in paragraphs (1) and (2) shall be increased in 2000, and every two years thereafter, according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting, which increase shall be effective as of the date of that meeting."

BACKGROUND

There are three levels that may be levied for developer's fees. The fees are levied on a per-square foot basis. The lowest fee, Level I, is assessed if the district conducts a Justification Study that establishes the connection between the development coming into the district and the assessment of fees to pay for the cost of the facilities needed to house future students. The Level II fee is assessed if a district makes a timely application to the Board for new construction funding, conducts a School Facility Needs Analysis pursuant to Government Code Section 65995.6, and satisfies at least two of the requirements listed in Government Code Section 65995.5(b)(3). The Level III fee is assessed when State bond funds are exhausted; the district may impose a developer's fee up to 100 percent of the School Facility Program new construction project cost.

STAFF ANALYSIS/STATEMENTS

A historical comparison of the assessment rates for development fees for 2018 and 2020 are shown below for information. According to the RS Means, the cost index for Class B construction increased by 17.45% percent, during the two-year period from January 2020 to January 2022, requiring the assessment for development fees to be adjusted as follows beginning January 2022:

	<u>2018</u>	<u>2020</u>	<u>2022</u>
Residential	\$3.79	\$4.08	\$4.79
Commercial/Industrial	\$0.61	\$0.66	\$0.78

RECOMMENDATION

Increase the 2022 maximum Level I assessment for development in the amount of 17.45 percent using the RS Means Index to be effective immediately.