

Buckeye Union School District

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2012 Developer Fee Justification Study *for* Buckeye Union School District

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Superintendent

Prepared by:

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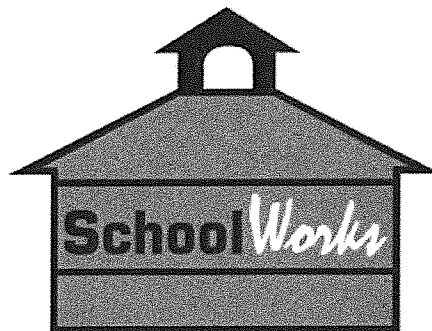
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Facility Problem Solvers

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I. Background

Education Code Section 17620 allows school districts to assess fees on new residential and commercial construction within their respective boundaries. These fees can be collected without special city or county approval, to fund the construction of new school facilities necessitated by the impact of residential and commercial development activity. In addition, these fees can also be used to fund the reconstruction of school facilities or reopening schools to accommodate development-related enrollment growth. Fees are collected immediately prior to the time of the issuance of a building permit by the City or the County.

As enrollment increases, additional school facilities will be needed to house the growth in the student population. Because of the high cost associated with constructing school facilities and the District's limited budget, outside funding sources are required for future school construction. State and local funding sources for the construction and/or reconstruction of school facilities are limited.

The authority cited in Education Code Section 17620 states in part "... the governing board of any school district is authorized to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities." The legislation originally established the maximum fee rates at \$1.50 per square foot for residential construction and \$0.25 per square foot for commercial/industrial construction. Government Code Section 65995 provides for an inflationary increase in the fees every two years based on the changes in the Class B construction index. As a result of these adjustments, the fees authorized by Education Code 17620 are currently \$3.20 per square foot of residential construction and \$0.51 per square foot of commercial or industrial construction.

This developer fee justification study demonstrates that the Buckeye Union School District requires the full statutory impact fee to accommodate growth from development activity. A fee of \$2.97 per square foot for residential construction and a fee of \$0.47 per square foot for commercial/industrial construction is currently assessed on applicable permits pulled in the District. This proposed increase represents \$0.23 per square foot and \$0.04 per square foot for residential and commercial/industrial construction, respectively. The District's share of the developer fees is 61%. The following table shows the impacts of the new fee amounts:

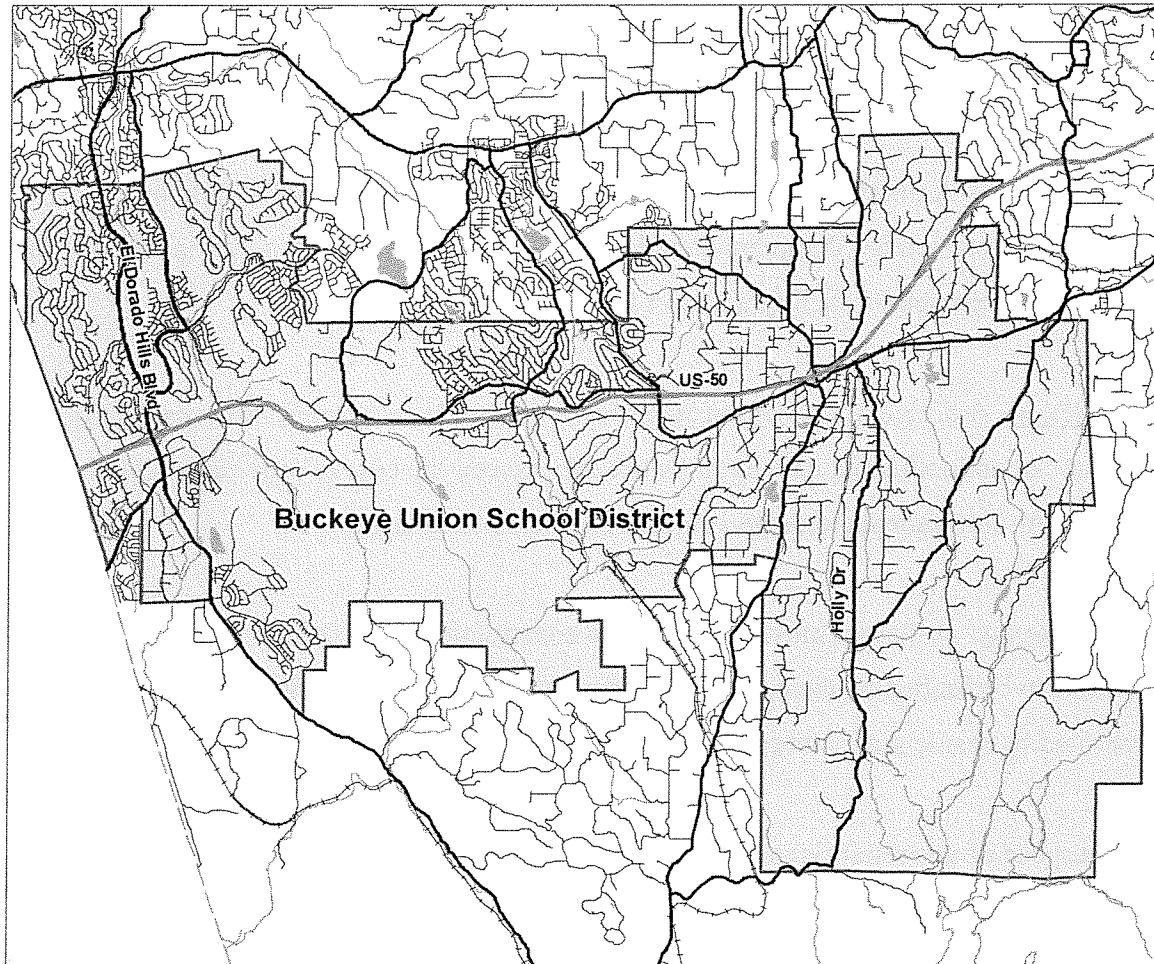
Table 1

BUCKEYE UNION SCHOOL DISTRICT
Developer Fee Collection Rates

Totals	Previous	New	Change
Residential	\$2.97	\$3.20	\$0.23
Commercial/Ind.	\$0.47	\$0.51	\$0.04
District Share:	61.00%		
Net Impact	<u>Previous</u>	<u>New</u>	<u>Change</u>
Residential	\$1.81	\$1.95	\$0.14
Commercial/Ind.	\$0.29	\$0.31	\$0.02

District Map

The following map shows the extent of the areas for which development fees are applicable to the Buckeye Union School District.



II. Purpose and Intent

Prior to levying developer fees, a district must demonstrate and document that a reasonable relationship exists between the need for new or reconstructed school facilities and residential, commercial and industrial development. The justification for levying fees is required to address three basic links between the need for facilities and new development. These links or nexus are:

Burden Nexus: A district must identify the number of students anticipated to be generated by residential, commercial and industrial development. In addition, the district shall identify the school facility and cost impact of these students.

Cost Nexus: A district must demonstrate that the fees to be collected from residential, commercial and industrial development will not exceed the cost of providing school facilities for the students to be generated from the development.

Benefit Nexus: A district must show that the construction or reconstruction of school facilities to be funded by the collection of developer fees will benefit the students generated by residential, commercial and industrial development.

The purpose of this report is to document if a reasonable relationship exists between residential, commercial and industrial development and the need for additional facilities in the Buckeye Union School District.

Following in this report will be figures indicating the current enrollment and the projected growth occurring within the attendance boundaries of the Buckeye Union School District. This projected growth will then be loaded into existing facilities to the extent of available space. Thereafter, the needed facilities will be determined and an estimated cost will be assigned. The cost of the facilities will then be compared to the area of residential, commercial and industrial development to determine the amount of developer fees justified.

III. Enrollment Projections

In 2011/2012 the District's total enrollment (CBEDS) was 4,636 students. The enrollment by grade level is shown here in Table 2.

Table 2

**BUCKEYE UNION SCHOOL DISTRICT
CURRENT ENROLLMENT**

Grade	2011/2012
K	482
1	522
2	516
3	516
4	530
5	510
6	516
<hr/>	
K-6 Total	3,592
7	544
8	500
<hr/>	
7-8 Total	1,044
<hr/>	
K-8 Total	4,636

This data will be the basis for the enrollment projections which will be presented later after a review of the development projections and the student generation factors.

Student Generation Factor

In determining the impact of new development, the District is required to show how many students will be generated from the new developments. In order to ensure that new development is paying only for the impact of those students that are being generated by new homes and businesses, the student generation factor is applied to the number of new housing units to determine development-related growth. The District may either use the local student yield rate or the State-wide average student generation factor.

The student generation factor identifies the number of students per housing unit and provides a link between residential construction projects and projections of increased enrollment. The State-wide factor used by the Office of Public School Construction is 0.50 for grades K-8. For the purposes of this report we will use the State factors to determine the students generated from new housing developments. Table 3 shows the student generation factors for the various grade groupings.

Table 3

STUDENT GENERATION FACTORS

<u>Grades</u>	<u>Students per Household</u>
K-6	0.4
7-8	0.1
Total	0.5

New Residential Development Projections

The Buckeye Union School District has experienced an average new residential construction rate of approximately 60 units per year. Projecting the average rate forward, we would expect that 300 units of residential housing will be built within the District boundaries over the next five years.

To determine the impact of residential development, an enrollment projection is done. Applying the student generation factor of 0.5 to the projected 300 units of residential housing, we expect that 150 students will be generated from the new residential construction over the next five years. This includes 120 elementary school students and 30 middle school students.

The District is required to use the development-based enrollment projection for the purposes of this study. This is utilized as the cost basis for development impact throughout this study, unless otherwise noted.

Table 4

BUCKEYE UNION SCHOOL DISTRICT FIVE YEAR ENROLLMENT PROJECTIONS

<u>Grades</u>	<u>Current Enrollment</u>	<u>Development Projection</u>	<u>Projected Enrollment</u>
K to 6	3,592	120	3,712
7 to 8	1,044	30	1,074
Totals	4,636	150	4,786

IV. Existing Facility Capacity

To determine the need for additional school facilities, the capacity of the existing facilities must be identified and compared to current and anticipated enrollments. The District's existing building capacity will be calculated using the State classroom loading standards shown in Table 6. The following types of "support-spaces" necessary for the conduct of the District's comprehensive educational program, are not included as "teaching stations," commonly known as "classrooms" to the public:

Table 5

Buckeye Union School District
List of Core and Support Facilities

Library	Resource Specialist
Multipurpose Room	Gymnasium
Office Area	Lunch Room
Staff Workroom	P.E. Facilities

Because the District requires these types of support facilities as part of its existing facility and curriculum standards at its schools, new development's impact must not materially or adversely affect the continuance of these standards. Therefore, new development cannot require that the District house students in these integral support spaces.

Classroom Loading Standards

The following maximum classroom loading-factors are used to determine teaching-station "capacity," in accordance with the State legislation and the State School Building Program. These capacity calculations are also used in preparing and filing the baseline school capacity statement with the Office of Public School Construction.

Table 6

State Classroom Loading Standards

Kindergarten	25 Students/Classroom
1 st -3 rd Grades	25 Students/Classroom
4 th -6 th Grades	25 Students/Classroom
7 th -8 th Grades	27 Students/Classroom
Special Education	13 Students/Classroom

Existing Facility Capacity

The State determines the baseline capacity by either loading all permanent teaching stations plus a maximum number of portables equal to 25% of the number of permanent classrooms or by loading all permanent classrooms and only portables that are owned or have been leased for over 5 years. As allowed by law and required by the State, facility capacities are calculated by identifying the number of teaching stations at each campus. All qualified teaching stations were included in the calculation of the capacities. To account for activity and changes since the baseline was established, the student grants for new construction projects funded by OPSC have been added. Using these guidelines the District's current State calculated capacity is shown in Table 7.

Table 7

BUCKEYE UNION SCHOOL DISTRICT							
Summary of Existing Facility Capacity							
School Facility	Permanent Classrooms	Portable Classrooms	Chargable Portables	Total Chargable Classrooms	State Loading Factor	State Funded Projects	Total State Capacity
Grades K-6	65	55	15	80	25	1,700	3,700
Grades 7-8	15	17	5	20	27	513	1,053
Special Ed	3	3	1	4	13	44	96
Totals	83	75	21	104		2,257	4,849

OPSC Funded Projects

Project #	K-6 Grants	7-8 Grants	Special Ed
1	0	351	0
2	800	0	0
3	0	54	0
4	100	0	0
5	650	0	26
6	50	0	0
7	25	0	0
District	75	0	0
22/08	0	108	18
Totals	1700	513	44

As Table 7 shows, the total State capacity of the District facilities is 4,849 students.

Unhoused Students by State Housing Standards

This next chart compares the capacity with the space needed to determine if there is available space for new students from the projected developments. The space needed was determined by reviewing the historic enrollments over the past four years along with the projected enrollment in five years to determine the maximum seats needed to house the students within the existing homes. The seats needed were determined individually for each grade grouping. The projected enrollment in this analysis did not include the impact of any new housing units.

Table 8

BUCKEYE UNION SCHOOL DISTRICT
Summary of Available District Capacity

School Facility	State Capacity	Space Needed	Available Capacity
Grades K-6	3,700	3,653	47
Grades 7-8	1,053	1,149	(96)
Special Ed	96	0	96
Totals	4,849	4,802	47

The District capacity of 4,849 is more than the space needed of 4,802. The difference is 47 students.

V. Calculation of Development's Fiscal Impact on Schools

This section of the study will demonstrate that a reasonable relationship exists between residential, commercial/industrial development and the need for additional school facilities in the Buckeye Union School District. To the extent this relationship exists, the District is justified in levying developer fees as authorized by Education Code Section 17620.

School Facility Construction Costs

For the purposes of estimating the cost of building schools we have used the State School Building Program funding allowances. These amounts are shown in Table 9. In addition to the basic construction costs, there are site acquisition costs of \$200,000 per acre and approximately \$291,159 per acre for allowable service-site, utilities, off-site and general site development costs.

Table 9

New Construction Costs

<u>Grade Level</u>	<u>Construction Cost Per Student</u>
Elementary	\$19,250
Middle	\$20,408
Average	\$19,507

Impact of Residential Development

This next table compares the development-related enrollment projection to the available district capacity for each grade level and then multiplies the unhoused students by the new school construction costs to determine the total school facility costs related to the impact of new residential housing developments.

In addition, the State provides that each District shall be reimbursed for site acquisition costs, including appraisals, surveys and title reports. The District needs to acquire 1.97 acres to meet the needs of the students projected from the new developments.

Table 10

BUCKEYE UNION SCHOOL DISTRICT
Summary of Residential Impact

<u>School Facility</u>	<u>Development Projection</u>	<u>Available Space</u>	<u>Net Unhoused</u>	<u>Construction Cost Per Student</u>	<u>Total Facility Costs</u>
Elementary	120	47	73	\$19,250	\$1,405,250
Middle	30	0	30	\$20,408	\$612,240
Site Purchase: 1.97 acres					\$393,333
Site Development:					\$572,613
New Construction Needs:					\$2,983,436
TOTAL NEEDS:					\$2,983,436
Average cost per student:					\$28,965

The total need for school facilities based on the impact of the 300 new housing units projected over the next five years totals \$2,983,436. To determine the impact per square foot of residential development, this amount is divided by the total square feet of the projected developments. As calculated from the historic Developer Fee Permits, the average size home built has averaged 3,100 square feet. The total area for 300 new homes would therefore be 930,000 square feet. The total residential fee needed to be able to collect \$2,983,436 would be **\$3.21** per square foot. Since the District's share of the State Maximum Fee is currently \$1.95 (61% of \$3.20) for residential construction, the District is justified in collecting the maximum fee.

Impact of Commercial/Industrial Development

There is a correlation between the growth of commercial/industrial firms/facilities within a community and the generation of school students within most business service areas. Fees

for commercial/industrial can only be imposed if the residential fees will not fully mitigate the cost of providing school facilities to students from new development.

The approach utilized in this section is to apply statutory standards, U.S. Census employment statistics, and local statistics to determine the impact of future commercial/industrial development projects on the District. Many of the factors used in this analysis were taken from the U.S. Census, which remains the most complete and authoritative source of information on the community in addition to the “1990 SanDAG Traffic Generators Report”.

Employees per Square Foot of Commercial Development

Results from a survey published by the San Diego Association of Governments “1990 San DAG Traffic Generators” are used to establish numbers of employees per square foot of building area to be anticipated in new commercial or industrial development projects. The average number of workers per 1,000 square feet of area ranges from 0.06 for Rental Self Storage to 4.79 for Standard Commercial Offices. The generation factors from that report are shown in the following table.

Table 11

Commercial/Industrial Category	Average Square Foot Per Employee	Employees Per Average Square Foot
Banks	354	0.00283
Community Shopping Centers	652	0.00153
Neighborhood Shopping Centers	369	0.00271
Industrial Business Parks	284	0.00352
Industrial Parks	742	0.00135
Rental Self Storage	15541	0.00006
Scientific Research & Development	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	209	0.00479
Large High Rise Commercial Office	232	0.00431
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

Source: 1990 SanDAG Traffic Generators report

Students per Employee

The number of students per employee is determined by using the 2000 U.S. Census data for El Dorado County. According to the Census, there were 72,119 employees in the County and a total of 13,965 within the district's boundary. There were 4,715 school age children in the District in 2010. This is a ratio of 0.3376 students per employee. This ratio, however, must be reduced by including only the percentage of employees that worked in their community of residence (28.9%), because only those employees living in the District will impact the District's school facilities with their children. The actual ratio of students per employee in the district is 0.0976.

School Facilities Cost per Student

State costs for housing commercially generated students are the same as those used for residential construction. The cost factors used to assess the impact from commercial development projects are contained in Table 10.

Residential Offset

When additional employees are generated in the District as a result of new commercial/industrial development, fees will also be charged on the residential units necessary to provide housing for the employees living in the District. To prevent a commercial or industrial development from paying for the portion of the impact that will be covered by the residential fee, this amount has been calculated and deducted from each category. The residential offset amount is calculated by multiplying the following factors together and dividing by 1,000 (to convert from cost per 1,000 square feet to cost per square foot).

- Employees per 1,000 square feet (varies from a low of 0.06 for rental self storage to a high of 4.79 for office building).
- Percentage of employees that worked in their community of residence (28.9 percent). This was derived from 2000 Census data for the District.
- Housing units per employee (0.9583). This was derived from the 2000 Census data for the District, which indicates there were 71,278 housing units and 72,119 employees.

- Average square feet per dwelling unit (3,100).
- District's Share of the Residential fee rate (\$1.95 (61% of \$3.20) per square foot).

The following table shows the calculation of the school facility costs generated by a square foot of new commercial/industrial development for each category of development.

Table 12

BUCKEYE UNION SCHOOL DISTRICT Summary of Commercial and Industrial Uses							
<u>Type</u>	Employees per 1,000 Sq. Ft.	Students per Employee	Students per 1,000 Sq. Ft.	Average Cost per Student	Cost per Sq. Ft.	Residential offset per Sq. Ft.	Net Cost per Sq. Ft.
Banks	2.83	0.0976	0.276	\$28,965	\$8.00	\$4.89	\$3.11
Community Shopping Centers	1.53	0.0976	0.149	\$28,965	\$4.32	\$2.64	\$1.68
Neighborhood Shopping Centers	2.71	0.0976	0.264	\$28,965	\$7.66	\$4.68	\$2.98
Industrial Business Parks	3.52	0.0976	0.343	\$28,965	\$9.95	\$6.08	\$3.87
Industrial Parks	1.35	0.0976	0.132	\$28,965	\$3.82	\$2.33	\$1.48
Rental Self Storage	0.06	0.0976	0.006	\$28,965	\$0.17	\$0.10	\$0.07
Scientific Research & Development	3.04	0.0976	0.297	\$28,965	\$8.59	\$5.25	\$3.34
Lodging	1.13	0.0976	0.110	\$28,965	\$3.19	\$1.95	\$1.24
Standard Commercial Office	4.79	0.0976	0.467	\$28,965	\$13.54	\$8.27	\$5.27
Large High Rise Commercial Office	4.31	0.0976	0.421	\$28,965	\$12.18	\$7.44	\$4.74
Corporate Offices	2.69	0.0976	0.262	\$28,965	\$7.60	\$4.64	\$2.96
Medical Offices	4.27	0.0976	0.417	\$28,965	\$12.07	\$7.37	\$4.70

*Based on 1990 SanDAG Traffic Generator Report

Net Cost per Square Foot

Since the District's share of the State Maximum Fee is now \$0.31 (61% of \$0.51) for commercial/industrial construction, the District is justified in collecting the maximum fee for all categories with the exception of Rental Self Storage. The District will only be allowed to collect \$0.07 per square foot of Rental Self Storage construction.

Verifying the Sufficiency of the Development Impact

Education Code Section 17620 requires districts to find that fee revenues will not exceed the cost of providing school facilities to the students generated by the development paying the fees. This section shows that the fee revenues do not exceed the impact of the new development.

The total need for school facilities totals \$2,983,436. The amount the District would collect over the five year period at the maximum rate of \$1.95 (61% of \$3.20) for residential and \$0.31 (61% of \$0.51) for commercial/industrial development would be as follows:

$\$3.20 \times 300 \text{ homes} \times 3,100 \text{ sq ft per home} = \$2,976,000$ for Residential

District's Residential share: \$1,813,500

$\$0.51 \times 3,000 \text{ sq ft per year} \times 5 \text{ years} = \$7,650$ for Commercial/Industrial

District's Commercial/Industrial share: \$4,650

Total projected 5 year income: \$2,983,650

District's total share: \$1,818,150

The estimated income is less than the projected needs.

VI. Conclusion

Based on the data contained in this study, it is found that a reasonable relationship exists between residential, commercial/industrial development and the need for additional school facilities in the Buckeye Union School District. The following three nexus tests required to show justification for levying fees have been met:

Burden Nexus: New residential development will generate an average of 0.5 K-8 grade students per unit. Because the District has exceeded its capacity, all students generated by new development will require additional school facilities.

Cost Nexus: The cost to provide new and reconstructed facilities is an average of \$3.21 per square foot of residential development. Each square foot of residential development will generate \$1.95 (61% of \$3.20) in developer fees resulting in a shortfall of \$1.26 per square foot.

Benefit Nexus: The developer fees to be collected by the Buckeye Union School District will be used for the provision of additional and reconstructed school facilities. This will benefit the students to be generated by new development by providing them with adequate educational facilities. The allowable use of the development fee funds is outlined in the appendix. The District facility projects may include the following components in addition to classroom space: parking, playfields, hard-court and physical education play areas, assembly space and administrative & support services facilities.

The reasonable relationship identified by these findings provides the required justification for the Buckeye Union School District to levy the maximum fees of \$1.95 (61% of \$3.20) per square foot for residential construction and \$0.31 (61% of \$0.51) per square foot for commercial/industrial construction, except for Rental Self Storage facilities in which a fee of \$0.07 per square foot is justified as authorized by Education Code Section 17620.



Buckeye Union School District 2012 Developer Fee Justification Study

- ✓ SAB 50-01 - Enrollment
certification/Projection
- ✓ SAB 50-02 – Existing Building Capacity
- ✓ Census Data
- ✓ Use of Developer Fees
- ✓ Site Development Costs
- ✓ Index Adjustment on the Assessment for
Development – State Allocation Board
Meeting of January 25, 2012
- ✓ Annual Adjustment to School Facility
Program Grants

March 2012

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ENROLLMENT CERTIFICATION/PROJECTION

SAB 50-01 (REV 05/09)

SCHOOL DISTRICT Buckeye Union	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 61838
COUNTY El Dorado	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Check one: ☒ Fifth-Year Enrollment Projection ☐ Tenth-Year Enrollment ProjectionHSAA Districts Only - Check one: ☐ Attendance ☐ Residency☐ Residency - COS Districts Only - (Fifth Year Projection Only)☐ Modified Weighting (Fifth-Year Projection Only)☐ Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part G. Number of New Dwelling Units

(Fifth-Year Projection Only)

Part H. District Student Yield Factor

(Fifth-Year Projection Only)

Part I. Projected Enrollment**1. Fifth-Year Projection****Enrollment/Residency** - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
3170	1050	0	4220

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	0	0	0
Severe	0	0	0
TOTAL	0	0	

2. Tenth-Year Projection**Enrollment/Residency** - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- I am designated as an authorized district representative by the governing board of the district.
- If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

TELEPHONE NUMBER

E-MAIL ADDRESS

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	/	/	/	/	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012
K					514	493	540	482
1					528	520	511	522
2					486	541	519	516
3					523	488	514	516
4					540	524	503	530
5					504	548	518	510
6					558	498	542	516
7					578	564	502	544
8					571	567	566	500
9					0	0	0	0
10					0	0	0	0
11					0	0	0	0
12					0	0	0	0
TOTAL					4802	4743	4715	4636

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
				0	0	0	0

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9					0	0	0	0
10					0	0	0	0
11					0	0	0	0
12					0	0	0	0
TOTAL					0	0	0	0

Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)

	Elementary	Secondary	TOTAL
Non-Severe	0	0	0
Severe	0	0	0
TOTAL	0	0	

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
/	/	/	/	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012

Part F. Birth Data - (Fifth-Year Projection Only)☐ County Birth Data ☐ Birth Data by District ZIP Codes ☐ Estimate ☐ Estimate ☐ Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

STATE OF CALIFORNIA
EXISTING BUILDING CAPACITY

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 PAGE 1 OF 1

SAB 50-02 (NEW 12/3/98)

SCHOOL DISTRICT

BUCKEYE UNION ELEMENTARY

COUNTY

EL DORADO

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

61838

HIGH SCHOOL ATTENDANCE AREA (if applicable)

PART I.- Classroom Inventory

1. Leased State Relocatable Classrooms (Chapter 14)

2. Portable Classrooms Leased Less Than 5 Years

3. Interim Housing Portables Leased Less Than 5 Years

4. Interim Housing Portables Leased At Least 5 Years

5. Portable Classrooms Leased At Least 5 Years

6. Portable Classrooms Owned By the District

7. Permanent Classrooms

8. Total

K-6	7-8	9-12	TOTAL
46	29		75
58	25		83
104	54		158

PART II.- Available Classrooms

Option A.

	K-6	7-8	9-12	TOTAL
a. Part 1, Line 4				
b.) Part 1, Line 5				
c. Part 1, Line 6	46	29		75
d. Part 1, Line 7	58	25		83
e. Total a b c & d	104	54		158

Option B.

	K-6	7-8	9-12	TOTAL
a. Part 1, Line 8	104	54		158
b. Part 1 Lines 1, 2, 5 & 6 Total				75
c. 25% of Part 1, Line 7				21
d. Subtract c from b (enter 0 if negative)	25	29		54
e. total, a minus d	79	25		104

PART III.- Determination of Existing School Building Capacity

	K-6 @ 25	7-8 @ 27	9-12 @ 27	
Line 1. Classroom Capacity	1,975	675		
Line 2. SER adjustment				
Line 3. Operational Grants				
Line 4. Greater of line 2 or 3				
Line 5. Total lines 1 & 4	1,975	675		Total 2,650

DISTRICT REPRESENTATIVE CERTIFICATION

I certify that this form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC Form will prevail. It is understood that Government Code Section 12650 et seq. Provides for penalties including the imposition of treble damages, for making false claims against the State.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

Joyce Alanson

3/19/99



QT-H1

General Housing Characteristics: 2000

Census 2000 Summary File 1 (SF 1) 100-Percent Data

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	El Dorado County, California	
	Number	Percent
OCCUPANCY STATUS		
Total housing units	71,278	100.0
Occupied housing units	58,939	82.7
Vacant housing units	12,339	17.3
TENURE		
Occupied housing units	58,939	100.0
Owner-occupied housing units	44,019	74.7
Renter-occupied housing units	14,920	25.3
VACANCY STATUS		
Vacant housing units	12,339	100.0
For rent	919	7.4
For sale only	535	4.3
Rented or sold, not occupied	364	2.9
For seasonal, recreational, or occasional use	9,614	77.9
For migratory workers	11	0.1
Other vacant	896	7.3
RACE OF HOUSEHOLDER		
Occupied housing units	58,939	100.0
One race	57,719	97.9
White	54,338	92.2
Black or African American	246	0.4
American Indian and Alaska Native	587	1.0
Asian	1,046	1.8
Native Hawaiian and Other Pacific Islander	60	0.1
Some other race	1,442	2.4
Two or more races	1,220	2.1
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER		
Occupied housing units	58,939	100.0
Hispanic or Latino (of any race)	3,808	6.5
Not Hispanic or Latino	55,131	93.5
White alone	52,300	88.7
AGE OF HOUSEHOLDER		
Occupied housing units	58,939	100.0
15 to 24 years	1,924	3.3
25 to 34 years	6,857	11.6
35 to 44 years	14,385	24.4
45 to 54 years	14,909	25.3
55 to 64 years	8,797	14.9
65 years and over	12,067	20.5
65 to 74 years	6,750	11.5
75 to 84 years	4,293	7.3
85 years and over	1,024	1.7

* (X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.



QT-P23

Journey to Work: 2000

Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	El Dorado County, California	
	Number	Percent
MEANS OF TRANSPORTATION AND CARPOOLING		
Workers 16 and over	72,119	100.0
Car, truck, or van	64,255	89.1
Drove alone	54,656	75.8
Carpooled	9,599	13.3
In 2-person carpool	7,762	10.8
In 3-person carpool	1,179	1.6
In 4-person carpool	335	0.5
In 5- or 6-person carpool	119	0.2
In 7-or-more-person carpool	204	0.3
Workers per car, truck, or van	1.09	(X)
Public transportation	1,294	1.8
Bus or trolley bus	1,147	1.6
Streetcar or trolley car (público in Puerto Rico)	13	0.0
Subway or elevated	24	0.0
Railroad	5	0.0
Ferryboat	8	0.0
Taxicab	97	0.1
Motorcycle	123	0.2
Bicycle	244	0.3
Walked	1,570	2.2
Other means	418	0.6
Worked at home	4,215	5.8
TRAVEL TIME TO WORK		
Workers who did not work at home	67,904	100.0
Less than 10 minutes	9,407	13.9
10 to 14 minutes	10,191	15.0
15 to 19 minutes	9,428	13.9
20 to 24 minutes	8,084	11.9
25 to 29 minutes	2,920	4.3
30 to 34 minutes	6,796	10.0
35 to 44 minutes	5,095	7.5
45 to 59 minutes	7,258	10.7
60 to 89 minutes	5,894	8.7
90 or more minutes	2,831	4.2
Mean travel time to work (minutes)	29.7	(X)
TIME LEAVING HOME TO GO TO WORK		
Workers who did not work at home	67,904	100.0
5:00 to 5:59 a.m.	5,937	8.7
6:00 to 6:29 a.m.	6,438	9.5
6:30 to 6:59 a.m.	6,813	10.0
7:00 to 7:29 a.m.	9,970	14.7
7:30 to 7:59 a.m.	10,395	15.3
8:00 to 8:29 a.m.	7,108	10.5

Subject	El Dorado County, California	
	Number	Percent
8:30 to 8:59 a.m.	3,738	5.5
9:00 to 11:59 a.m.	7,183	10.6
12:00 to 3:59 p.m.	3,590	5.3
All other times	6,732	9.9

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P31, P33, P34, and P35.



Use of Developer Fees:

A School District can use the revenue collected on residential and commercial/industrial construction for the purposes listed below:

- Purchase or lease of interim school facilities to house students generated by new development pending the construction of permanent facilities.
- Purchase or lease of land for school facilities for such students.
- Acquisition of school facilities for such students, including:
 - Construction
 - Modernization/reconstruction
 - Architectural and engineering costs
 - Permits and plan checking
 - Testing and inspection
 - Furniture, Equipment and Technology for use in school facilities
- Legal and other administrative costs related to the provision of such new facilities
- Administration of the collection of, and justification for, such fees, and
- Any other purpose arising from the process of providing facilities for students generated by new development.

Following is an excerpt from the Education Code that states the valid uses of the Level 1 developer fees. It refers to construction and reconstruction. The term reconstruction was originally used in the Leroy Greene program. The term modernization is currently used in the 1998 State Building Program and represents the same scope of work used in the original reconstruction projects.

Ed Code Section 17620. (a) (1) 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. This fee, charge, dedication, or other requirement may be applied to construction only as follows: ...

The limitations referred to in this text describe the maximum amounts that can be charged for residential and commercial/industrial projects and any projects that qualify for exemptions. They do not limit the use of the funds received.



Determination of Average State allowed amounts for Site Development Costs

Elementary Schools

<u>District</u>	<u>Project #</u>	<u>Acres</u>	<u>Original OPSC Site Development</u>	<u>Inflation Factor</u>	<u>2009 Adjusted Site Development</u>	<u>Project Year</u>	<u>2009 Cost/Acre</u>	
Davis Jt Unified	3	9.05	\$532,282	38.4%	\$1,473,469	2004	\$162,814	
Dry Creek Jt Elem	2	8.5	\$516,347	46.2%	\$1,509,322	2002	\$177,567	
Dry Creek Jt Elem	5	11.06	\$993,868	20.1%	\$2,387,568	2006	\$215,874	
Elk Grove Unified	5	12.17	\$556,011	48.2%	\$1,648,316	2001	\$135,441	
Elk Grove Unified	10	11	\$690,120	48.2%	\$2,045,888	2001	\$185,990	
Elk Grove Unified	11	10	\$702,127	48.2%	\$2,081,483	2001	\$208,148	
Elk Grove Unified	14	10	\$732,837	46.2%	\$2,142,139	2002	\$214,214	
Elk Grove Unified	16	9.86	\$570,198	46.2%	\$1,666,733	2002	\$169,040	
Elk Grove Unified	17	10	\$542,662	46.2%	\$1,586,243	2002	\$158,624	
Elk Grove Unified	20	10	\$710,730	43.2%	\$2,034,830	2003	\$203,483	
Elk Grove Unified	25	10	\$645,923	38.4%	\$1,788,052	2004	\$178,805	
Elk Grove Unified	28	10.03	\$856,468	24.4%	\$2,130,974	2005	\$212,460	
Elk Grove Unified	39	9.91	\$1,007,695	20.1%	\$2,420,785	2006	\$244,277	
Folsom-Cordova Unified	1	9.79	\$816,196	20.1%	\$1,960,747	2006	\$200,281	
Folsom-Cordova Unified	4	7.5	\$455,908	46.2%	\$1,332,654	2002	\$177,687	
Folsom-Cordova Unified	5	8	\$544,213	46.2%	\$1,590,776	2002	\$198,847	
Folsom-Cordova Unified	8	8.97	\$928,197	11.2%	\$2,063,757	2007	\$230,073	
Galt Jt Union Elem	2	10.1	\$1,033,044	38.4%	\$2,859,685	2004	\$283,137	
Lincoln Unified	1	9.39	\$433,498	46.2%	\$1,267,148	2002	\$134,947	
Lodi Unified	3	11.2	\$555,999	46.2%	\$1,625,228	2002	\$145,110	
Lodi Unified	10	11.42	\$1,245,492	46.2%	\$3,640,669	2002	\$318,798	
Lodi Unified	19	9.93	\$999,164	11.2%	\$2,221,545	2007	\$223,721	
Lodi Unified	22	10	\$1,416,212	7.7%	\$3,051,426	2008	\$305,143	
Natomas Unified	6	8.53	\$685,284	46.2%	\$2,003,138	2002	\$234,834	
Natomas Unified	10	9.83	\$618,251	43.2%	\$1,770,061	2003	\$180,067	
Natomas Unified	12	9.61	\$735,211	24.4%	\$1,829,275	2005	\$190,351	
Rocklin Unified	8	10.91	\$593,056	46.2%	\$1,733,548	2002	\$158,895	
Stockton Unified	1	12.66	\$1,462,232	7.7%	\$3,150,582	2008	\$248,861	
Stockton Unified	2	10.5	\$781,675	43.2%	\$2,237,946	2003	\$213,138	
Stockton Unified	6	12.48	\$1,136,704	20.1%	\$2,730,703	2006	\$218,806	
Tracy Jt Unified	4	10	\$618,254	46.2%	\$1,807,204	2002	\$180,720	
Tracy Jt Unified	10	10	\$573,006	38.4%	\$1,586,202	2004	\$158,620	
Washington Unified	1	8	\$446,161	46.2%	\$1,304,163	2002	\$163,020	
Washington Unified	4	10.76	\$979,085	7.7%	\$2,109,575	2008	\$196,057	
Totals		341.16			\$68,791,833	Average	\$201,641	2012 Adjustment \$203,472

Middle and High Schools

<u>District</u>	<u>Project #</u>	<u>Acres</u>	<u>Original OPSC Site Development</u>	<u>Inflation Factor</u>	<u>2009 Adjusted Site Development</u>	<u>Project Year</u>	<u>2009 Cost/Acre</u>	
Western Placer Unified	4	19.3	\$5,973,312	24.4%	\$7,431,085	2005	\$385,030	
Roseville City Elem	2	21.6	\$1,780,588	48.2%	\$2,639,311	2000	\$122,190	
Elk Grove Unified	4	66.2	\$8,659,494	48.2%	\$12,835,704	2000	\$193,893	
Elk Grove Unified	13	76.4	\$9,791,732	48.2%	\$14,513,986	2001	\$189,974	
Elk Grove Unified	18	84.3	\$13,274,562	43.2%	\$19,002,626	2003	\$225,417	
Grant Jt Union High	2	24	\$2,183,840	48.2%	\$3,237,039	2000	\$134,877	
Center Unified	1	21.2	\$1,944,310	46.2%	\$2,841,684	2002	\$134,042	
Lodi Unified	2	13.4	\$1,076,844	46.2%	\$1,573,849	2002	\$117,451	
Lodi Unified	6	13.4	\$2,002,164	46.2%	\$2,926,240	2002	\$218,376	
Galt Jt Union Elem	1	24.9	\$2,711,360	46.2%	\$3,962,757	2002	\$159,147	
Tahoe Truckee Unified	2	24	\$2,752,632	43.2%	\$3,940,412	2003	\$164,184	
Davis Unified	5	23.3	\$3,814,302	43.2%	\$5,460,199	2003	\$234,343	
Woodland Unified	3	50.2	\$8,664,700	46.2%	\$12,663,792	2002	\$252,267	
Sacramento City Unified	1	35.2	\$4,813,386	46.2%	\$7,034,949	2002	\$199,856	
Lodi Unified	4	47	\$7,652,176	46.2%	\$11,183,950	2002	\$237,956	
Stockton Unified	3	49.1	\$8,959,088	43.2%	\$12,824,996	2003	\$261,202	
Natomas Unified	11	38.7	\$3,017,002	38.4%	\$4,175,850	2004	\$107,903	
Rocklin Unified	11	47.1	\$11,101,088	24.4%	\$13,810,282	2005	\$293,212	
Totals		679.3			\$142,058,711	Average	\$209,125	2012 Adjustment \$191,427
Middle Schools:		260.7			\$49,447,897	Middle	\$189,704	\$191,427
High Schools:		418.6			\$92,610,814	High	\$221,217	\$223,226

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, January 25, 2012

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) at its January meeting. This item requests that the Board make the adjustment it considers appropriate.

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.

In 2010, the Board did not adjust the fee since it decreased, which kept it at the 2008 rate of \$2.97 per square foot for Residential and \$.47 per square foot for Commercial/Industrial.

(Continued on Page Two)

STAFF ANALYSIS/STATEMENTS

The assessment for development fees for 2006, 2008, 2010, and 2012 are shown below for information. According to the Marshall & Swift (M&S) Eight California Cities Index and Ten Western States Index and the Lee Saylor Index, the cost index for Class B construction adjusted by 8.21, 6.70 and 5.49 percent respectively during the period of January 2010 through January 2012, requiring the assessment for development fees to be adjusted as follows:

Eight California Cities Index Maximum Level I Assessment Per Square Foot

	<u>2006</u>	<u>2008</u>	<u>2010</u>	<u>2012</u>
Residential	\$2.63	\$2.97	\$2.96	3.20
Commercial/Industrial	.42	.47	.47	.51

Ten Western States Index Maximum Level I Assessment Per Square Foot

	<u>2006</u>	<u>2008</u>	<u>2010</u>	<u>2012</u>
Residential	\$2.63	\$2.97	\$3.00	3.20
Commercial/Industrial	.42	.47	.47	.50

Lee Saylor Index Maximum Level I Assessment Per Square Foot

	<u>2006</u>	<u>2008</u>	<u>2010</u>	<u>2012</u>
Residential	\$2.62	\$2.86	\$2.98	3.14
Commercial/Industrial	.42	.46	.48	.51

The M&S Eight California Cities Index fits most appropriately for the construction projects in California. Additionally, it will provide more assessment collection to school districts than the alternate indices.

RECOMMENDATION

Adjust the 2012 maximum Level I assessment for development using the M&S Eight California Cities Index to be effective immediately.

ATTACHMENT A

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 25, 2012

Grant Amount Adjustments

		Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-11	Current Grant Per Pupil Effective 1-1-12
New Construction	Elementary	1859.71	\$9,112	\$9,455
	Middle	1859.71	\$9,637	\$9,999
	High	1859.71	\$12,260	\$12,721
	Special Day Class – Severe	1859.71.1	\$25,601	\$26,564
	Special Day Class – Non-Severe	1859.71.1	\$17,121	\$17,765
	Automatic Fire Detection/Alarm System – Elementary	1859.71.2	\$11	\$11
	Automatic Fire Detection/Alarm System – Middle	1859.71.2	\$15	\$16
	Automatic Fire Detection/Alarm System – High	1859.71.2	\$24	\$25
	Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	\$47	\$49
	Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	\$32	\$33
	Automatic Sprinkler System – Elementary	1859.71.2	\$153	\$159
	Automatic Sprinkler System – Middle	1859.71.2	\$182	\$189
	Automatic Sprinkler System – High	1859.71.2	\$189	\$196
	Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	\$484	\$502
	Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	\$324	\$336
Modernization	Elementary	1859.78	\$3,470	\$3,600
	Middle	1859.78	\$3,671	\$3,809
	High	1859.78	\$4,804	\$4,985
	Special Day Class - Severe	1859.78.3	\$11,054	\$11,470
	Special Day Class – Non-Severe	1859.78.3	\$7,396	\$7,674
	State Special School – Severe	1859.78	\$18,429	\$19,122
	Automatic Fire Detection/Alarm System – Elementary	1859.78.4	\$111	\$115
	Automatic Fire Detection/Alarm System – Middle	1859.78.4	\$111	\$115
	Automatic Fire Detection/Alarm System – High	1859.78.4	\$111	\$115
	Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	\$310	\$322
	Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.78.4	\$208	\$216
	Over 50 Years Old – Elementary	1859.78.6	\$4,819	\$5,000
	Over 50 Years Old – Middle	1859.78.6	\$5,098	\$5,290
	Over 50 Years Old – High	1859.78.6	\$6,674	\$6,925
	Over 50 Years Old – Special Day Class – Severe	1859.78.6	\$15,360	\$15,938
	Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	\$10,272	\$10,658
	Over 50 Years Old – State Special School – Severe	1859.78.6	\$25,601	\$26,564

(Continued on Page Two)

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

Grant Amount Adjustments

New Construction / Modernization / Joint-Use	Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-11	Current Grant Per Pupil Effective 1-1-12
Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.82 1859.125 1859.125.1	\$148	\$154
Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82 1859.125 1859.125.1	\$268	\$278
New Construction Only			
Parking Spaces	1859.76	\$11,586	\$12,022
General Site Grant (per acre for additional acreage being acquired)	1859.76	\$14,808	\$15,365
Project Assistance (for school district with less than 2,500 pupils)	1859.73.1	\$5,498	\$5,705
Modernization Only			
Two-stop Elevator	1859.83	\$92,675	\$96,160
Additional Stop	1859.83	\$16,680	\$17,307
Project Assistance (for school district with less than 2,500 pupils)	1859.78.2	\$2,930	\$3,040
Facility Hardship / Rehabilitation			
Current Replacement Cost - Other (per square foot)	1859.2	\$296	\$307
Current Replacement Cost - Toilets (per square foot)	1859.2	\$535	\$555
Interim Housing – Financial Hardship (per classroom)	1859.81	\$30,539	\$31,687
Charter School Facilities Program - Preliminary Apportionment Amounts			
Charter School Elementary	1859.163.1	\$8,638	\$8,963
Charter School Middle	1859.163.1	\$9,145	\$9,489
Charter School High	1859.163.1	\$11,944	\$12,393
Charter School Special Day Class - Severe	1859.163.1	\$27,524	\$28,559
Charter School Special Day Class - Non-Severe	1859.163.1	\$18,406	\$19,098

(Continued on Page Three)

