

**RESCUE UNION SCHOOL DISTRICT
RESOLUTION NO. 08-07
REGARDING THE LEVY AND COLLECTION
OF LEVEL I SCHOOL FACILITIES FEES**

WHEREAS, the California Legislature has authorized individual School Districts to impose School Facility Fees which may be used to construct or reconstruct school facilities to provide adequate schools to serve new development projects; and

WHEREAS, the Governing Board of the Rescue Union School District ("Board") has determined that school facilities will be needed to serve the growing community as new development occurs; and

WHEREAS, the State Allocation Board has recently adjusted the maximum allowable fees per square foot on construction pursuant to Government Code Section 65995(b)(3) as follows:

Residential	\$2.97
Commercial/Industrial	\$0.47; and

WHEREAS, the Board has collected, examined, and analyzed written evidence; and has heard and considered evidence and testimony at a duly-noticed public hearing regarding the levy and collection of School Facilities Fees; and

WHEREAS, the Board has in all respects complied with legal requirements concerning establishing and imposing the fees; and

WHEREAS, the Board conducted a Developer Fee Justification Report dated February 2008, that determined that the Rescue Union School District could justify a levy of fees of at least \$4.33 per square foot for single family residential construction, \$6.01 per square foot for multi-family residential construction and between \$0.09 and \$6.77 per square foot for commercial and industrial construction; and

WHEREAS, there have been no significant changes in the District since the Developer Fee Justification Study of April 2006; and

WHEREAS, the District has determined that it is eligible under the provisions of SB50, pursuant to Government Code Section 65995.5, to establish Level II fees for new construction projects; and

WHEREAS, the District adopted Resolution No. 08-08 establishing Level II fees within the District April 8, 2008; and

WHEREAS, in certain limited situations the District collects fees that were imposed as a condition of development approvals, commonly referenced as "Mira Fees" herein; and

WHEREAS, the District seeks to impose the maximum rate allowable under Level I fees in those situations where the District will collect Level I fees.

NOW, THEREFORE, the Board finds and directs as follows:

1. Justification Report:

The Board has conducted a duly-noticed public hearing at which it has received and examined the written evidence listed and referred to as the Developer Fee Justification Report which is attached hereto as Exhibit "A" and thereby incorporated herein by reference. The Board has also considered any additional oral and written evidence and testimony presented at the hearing. The evidence and testimony support the findings herein.

2. School Facilities Fees are Necessary and Reasonable:

Based on any findings and evidence contained in the Board's earlier resolutions on this subject, as well as the evidence presented to this Board at the hearing and in Exhibit "A", this Board reaffirms its earlier resolutions, adopts the findings and conclusions set forth in Exhibit "A" as its own, and finds each of the following:

A. The purpose of levying such fees, charges, dedications or other requirements is to finance the construction and/or reconstruction of school facilities. The proceeds shall also be used for reimbursement of the administrative costs incurred in collecting and repaying fees, charges, dedications, and other requirements; and for the costs of performing any study and otherwise making the findings and determinations required by law; as well as any other use permitted by law. The public facilities to be financed hereby are identified in Exhibit "A", attached hereto and thereby incorporated herein.

B. These fees will be used to fund the construction or reconstruction of school facilities needed to reduce overcrowding which exists or will exist in the district and impairs or will impair the normal functioning of educational programs.

C. The overcrowding to be reduced by use of these fees exists or will exist because the enrollment projected to result from continuing residential, commercial, or industrial development exceeds the capacity of the district to provide adequate housing.

D. The amount of fees to be paid pursuant to this Resolution bears a reasonable relationship and is limited to the needs of the community for school facilities and is reasonably related and limited to the need for schools caused by residential, commercial, or industrial development.

E. The amount of fees to be paid pursuant to this Resolution does not exceed the estimated reasonable costs of providing for the construction or reconstruction of school facilities necessitated by the development projects from which the fees are to be collected.

F. As determined in the written and oral evidence and testimony, there is a reasonable relationship between the use of the fees, charges, dedications, and other requirements and the impacts from the development project on which the fees are imposed; there is a reasonable relationship between the need for the above described school facilities and the impact arising from the type of development project on which the fees, charges, dedications, and other requirements are imposed; and there is a reasonable relationship between the amount of the fees, charges, dedications, and other requirements and the cost of the public facilities or portion of the public facilities attributable to the development.

G. The uses of the fees proposed in the Plan attached as Exhibit "A" and implemented pursuant to this Resolution are reasonably related to the types of development projects on which the fees are imposed;

H. The reference to fees herein refers to the fees collected under Government Code sections 65995 (Level I) and to fees collected as a condition of a development project involving legislative approvals by the County (Mira Fees) where such fees were adopted or required prior to the passage of SB 50 in November 1998.

3. Exemptions From Fees:

This Board recognizes that various categories of residential, commercial, or industrial development, as well as individual development projects, are or will be exempted from fees imposed under Education Code section 17620 by such statutory provisions as Education Code sections 17620, 17622, 17624, 17625, 17626, Government Code sections 65995, 65995.1, 65995.2, 66000, 66001, and judicial decisions.

4. Compliance With Law:

All terms in this Resolution shall be given the definition provided by applicable law. It is the Board's intent that this Resolution comply with Education Code sections 17620 - 17626 inclusive; Government Code sections 65995-66008, inclusive; Government Code section 66021 and other applicable law.

5. Adoption of Fees:

A. Based upon all of the findings contained in this Resolution and the evidence presented to the Board at the hearing and in "Exhibit "A", this Board increases the previously levied fee upon any development project within the boundaries of the District to the following amounts:

- (1) \$2.97 per square foot of "assessable space" of all new residential construction, except adults only housing as required by law; and
- (2) \$2.97 per square foot of "assessable space" of all other residential construction to the extent of any resulting increase in assessable space in excess of 500 square feet; and
- (3) \$.47 per square foot of all chargeable and enclosed space in the case of any new commercial and industrial construction.

B. This Board determines that the fees to be levied will be collected for public improvements or facilities for which an account has been established and funds appropriated, and for which this Board has adopted a proposed construction schedule or plan. Based on this determination, and pursuant to Section 66007(b) of the Government Code, this Board orders that payment of the fees specified above will be required prior to issuance of a building permit.

C. This Board will deposit, invest and account for the fees as required by law and shall periodically review the facilities fee account pursuant to Government Code Sections 66001 and 66006 and other applicable law and will either make the findings required by Government Code sections 66001 and 66006 or direct the refund of the fees.

D. With respect to commercial and industrial development, the Board finds as follows:

- (1) Based upon the Board's earlier resolutions, the findings and evidence contained in Exhibit "A", and the evidence presented to this Board at the hearing on this Resolution, the Board finds that, in general, the various categories of commercial and industrial development, set forth in Exhibit "A", should and shall be included within the assessment on commercial and industrial projects.
- (2) The study attached as Exhibit "A" has determined the impact of the increased number of employees anticipated to result from the commercial and industrial development pursuant to Education Code section 17621(e)(1)(B) and this Board has considered the results of such study in making its findings herein. This Board further adopts the appeal procedure attached as Exhibit "B." The appeal procedure adopted, as set

forth in the attached Exhibit "B" shall also apply to protests under Government Code section 66020 for other development projects, including, but not limited to, residential development.

E. With respect to space that is covered or enclosed for agricultural purposes, and based upon the Board's earlier resolutions, the findings and evidence contained in Exhibit "A", and the evidence presented to this Board at the hearing on this resolution, the Board finds that,

(1) In general, the fees for commercial and industrial projects as imposed on agricultural projects bear a reasonable relationship and are limited to the needs to the community for elementary or high school facilities caused by the development.

(2) The amount of the fees does not exceed the estimated reasonable cost of providing for the construction or reconstruction of the school facilities necessitated by the development projects from which the fees are to be collected.

6. Impact of Level II Fees and Mira Fees:

Nothing herein shall preclude the District from collecting Level II fees pursuant to Resolution #08-08 or from collecting fees pursuant to existing negotiated agreements or project conditions that were imposed under the County General Plan ("Mira Fees") prior to November 1998, in lieu of the Level I fees provided herein. The Level I fees shall only be levied in those instances where the District cannot or elects not to collect the Level II fees or the Mira fees. The Mira fees are adjusted annually. The Mira fees are currently \$11,052 per unit.

7. Transmittal of Resolution:

A copy of this Resolution shall be transmitted forthwith to the County of El Dorado, accompanied by all relevant supporting documentation and a map clearly indicating the boundaries of the area subject to the fees, charges, dedications and other requirements.

8. Prohibition Against Permit Issuance Absent Compliance With This Resolution:

Pursuant to Education Code section 17620(b), no city or county may issue a building permit for any residential, commercial or industrial construction, as defined by law, absent certification by the Superintendent or his/her designee of (1) compliance by that project with any fee, charge, dedication, or other requirement under this Resolution or (2) his/her determination that the fee, charge, dedication, or other requirement does not apply to the construction.

9. Superintendent Authorized to Take Necessary and Appropriate Action:

The Board further directs and authorizes the Superintendent to take on its behalf such further action as may be necessary and appropriate to effectuate this Resolution, including entering into an Agreement with the County or the County Office of Education for the collection of such fees.

10. Allocation of Fees:

Pursuant to Education Code section 17623 the actual amount of the fee collected herein shall be reduced by the amount allocated to the El Dorado Union High School District. Any challenge to the Districts' fees established herein shall acknowledge the impact and effect of the allocation of a portion of the fees to the El Dorado Union High School District. Further, in the event of a successful legal challenge to the fees levied by the El Dorado Union High School District, this District reserves its right to levy and collect the entire amount of the fees authorized herein.

11. Resolution Does Not Limit Board Authority:

Nothing herein shall preclude satisfaction of the requirement of payment of the amount set forth above by dedication of land on terms acceptable to the Board; or preclude acceptance by the Board of fees, charges, or land whose value exceeds that required by this Resolution. In the absence of any such agreement to accept a dedication of land, the above amounts shall be collected in the form of fees, charges, or other requirements. Nothing herein shall be interpreted to preclude the District from taking any other action, including but not limited to levying any other fee, charge or requirement of dedication of land, or from requesting the County from levying a fee, charge, mitigation measure or other requirement which the District determines is necessary to provide school facilities which meet the needs of the District, its students, and the community. Such additional requirement may also include participation in a Mello-Roos Community Facility District. The Superintendent or his/her designee is authorized to enter into negotiations with property owners regarding the substitution of charges, dedications, or other requirements in lieu of, or in addition to, the payment of fees as described herein; provided however, that the value of such charges, dedications, or other requirements shall be greater than or comparable to the amounts specified herein. In no event shall the District's share of such fees exceed the maximum amount that can be justified under Exhibit "A". The District expressly makes the findings set forth in Section 2 above for all additional fees, charges, mitigation measures or other requirements referenced herein.

12. Deposit in Fund:

All fees and charges, along with any interest income earned thereon, shall be deposited in a separate capital facilities fund in a manner to avoid any commingling of the fees and charges with other revenues and funds of the District, and shall be expended solely for the purposes for which the fees and charges are collected, which the Board hereby designates to be those purposes permitted by any applicable law.

13. Refunds:

In the event that a project qualifies for refund of the fee, charge, dedication, or other requirement under Education Code section 17624, repayment shall be made, less the amount of the administrative costs incurred in collecting and repaying the fee, charge, dedication, or other requirement.

14. Effective Date:

Pursuant to Education Code section 17621(a) the adoption of, or increase in, the fee, charge, dedication, or other requirement shall be effective sixty (60) days following the adoption of this Resolution.

15. Severability:

If any clause, phrase, sentence, or section in this resolution is held invalid, the remaining clauses, phrases, and sections of the resolution shall remain valid and shall be interpreted in the manner most consistent with deleting the invalid provision.

16. Certification of Resolution:

I, Ellen Driscoll of the Governing Board of the Rescue Union School District of El Dorado County, State of California, do hereby certify that the foregoing Resolution proposed by Trustee Posner, seconded by Trustee George, was duly passed and adopted by said Board, at an official and public meeting thereof, this 8th day of April 2008, by the following vote, to wit:

AYES: 3
NOES: 0
ABSENT: 2

RESCUE UNION SCHOOL DISTRICT

By: Ellen Driscoll
President, Governing Board
Rescue Union School District

ATTEST:

Carol [Signature]
Secretary, Governing Board
Rescue Union School District

Level 1

Rescue Union School District

Developer Fee Justification Report

Prepared for

Rescue Union School District
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Prepared by

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February 2008

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SECTION A

INTRODUCTION AND SUMMARY OF FINDINGS

1. INTRODUCTION

Pursuant to Education Code Section 17620 and Government Code Section 65995, the Board of Trustees of the Rescue Union School District is authorized to levy school facilities fees against new residential and commercial/industrial development within the boundaries of the District. Prior to levying such fees, the District makes the necessary findings as set forth in Education Code Section 17620, et. seq., Government Code Section 65995 and Government Code Section 66001, et. seq. The levied fees within the District must be shared with El Dorado Union High School District, so that the combined fee does not exceed the maximum statutory school fees. For its share, the District currently collects \$1.60 per square foot for residential development and \$0.26 per square foot for commercial/industrial development.

On January 30, 2008, the State Allocation Board increased the amount of the maximum statutory school fees from \$2.63 to \$2.97 per square foot of residential construction and from \$0.42 to \$0.47 per square foot of commercial/industrial construction. As explained in further detail herein, the District is fully justified in collecting the maximum statutory school fees.

This Developer Fee Justification Report for New Residential, Commercial and Industrial Development ("Report") presents the information and analysis necessary to demonstrate that the Rescue Union School District ("District") is justified in collecting school facilities fees for new residential and commercial/industrial development in accordance with Education Code Sections 17620, et. seq., Government Code Section 65995 and Government Code Section 66001, et. seq.

This Report is organized into six sections:

- Section A provides an introduction and summary of findings;
- Section B discusses development activity and potential growth within the District;
- Section C presents the District's enrollment projections and student yield factors and projects the number of students generated by new development;
- Section D discusses the District's existing facilities capacity, the District's plans for new facilities, and the cost of new facilities needed to accommodate students from new development;
- Section E analyzes the impact of new residential development and calculates the residential fees for single family and multiple family development; and
- Section F analyzes the impact of new commercial/industrial development and calculates the commercial/industrial fees by category of development.

2. SUMMARY OF FINDINGS

As required by the Mitigation Fee Act, specifically, Government Code Section 66001, the District must address the following items:

- (1) Identify purpose of the fee;
- (2) Identify the use of the fee;
- (3) Determine a reasonable relationship between the fee's use and type of development;
- (4) Determine a reasonable relationship between need for school facilities and type of development.

The findings in this Report support that the District is justified in collecting statutory school fees for both residential and commercial/industrial development as set forth in Education Code Section 17620, et. seq., and Government Code Section 65995 (b)(1) and (2).

a. New residential and commercial/industrial development relates directly to the need for school facilities in the District.

- Based upon past development activity, an additional 4,210 single family units, 440 multiple family units, and an anticipated minimum of 508,150 square feet of commercial/industrial development will be constructed in the District by the year 2017 (see Section B).
- Students will be generated by new residential and commercial/industrial development. Single family residential development generates an average of 0.550 grades K-8 students per unit (see Section C). An average of 0.223 grades K-8 students are generated by each multiple family unit. Commercial and industrial development generates between 0.0060 and 0.4511 students per 1,000 square feet, depending on the category of development (see Section F).
- New development will generate approximately 241 grades K-8 students per year, based on enrollment projections (see Section C). By the year 2017 new development will have generated 2,414 grades K-8 students.

b. The District needs additional school facilities to accommodate students from new development.

- The District currently has facilities capacity to house existing grades K-8 students, (see Section D).
- Each year, new development will generate approximately 182 grades K-5 students and approximately 59 grades 6-8 students. By the year 2017, the District will need additional facilities for approximately 1,209 grades K-5 students, 156 grades 6-8 students (see Sections C and D).

- The construction of a new elementary school, additions to existing elementary schools, additions to existing middle schools will be required to accommodate projected students from new development (see Section D).

c. The amount of fees charged is not only reasonably related to the amount of need attributable to new development projects, but the fees fall substantially short of funding the cost of new school facilities needed for students from new development.

- The residential fees per square foot justified by this Report to fully fund the cost of providing school facilities to students from new residential development are as follows (see Section E):

Single Family Residential Units	\$4.33
Multiple Family Residential Units	\$6.01

- The levied fee with the District must be shared with El Dorado Union High School District, so that the combined fee does not exceed the maximum statutory school fee. For it's share, the residential fees justified by this report exceed the maximum statutory amount of \$1.81 per square foot authorized under Government Code Section 65995 (b)(1). The statutory school fee permitted under Government Code Section 65995, therefore, falls substantially short of funding the full cost of providing school facilities to students from new residential development within the District.
- A fee on commercial and industrial development may be charged as a supplement to the residential fee if the residential fee does not cover the cost of providing school facilities to students from new development (see Section F). The justifiable fees for commercial/industrial development by category are presented in Section F. The levied fee within the District must be shared with El Dorado Union High School District, so that the combined fee does not exceed the maximum statutory school fee. For it's share, the justifiable fee in all categories of development, with the exception of self storage (\$0.09), exceeds the statutory maximum of \$0.29 per square foot, as authorized by Government Code Section 65995 (b)(2).

SECTION B

DEVELOPMENT ACTIVITY

1. INTRODUCTION

Residential development is a primary cause of increased enrollment within a school district. Commercial/industrial development can also cause increased enrollment by bringing employees to the district who have children that need to be housed in the district's schools. In order to justify the imposition of school facility fees on new residential and commercial/industrial development in the district, one must demonstrate historical residential and commercial/industrial development activity in the district and continued development in the future.

2. LOCATION AND GENERAL DESCRIPTION OF THE DISTRICT

The Rescue Union School District educates students in grades kindergarten through eight residing in northern portions of El Dorado Hills, Cameron Park, and Shingle Springs, the community of Rescue, and unincorporated areas in north-west El Dorado County. The District is located approximately twenty miles east of Sacramento and ten miles west of Placerville, north of the rapidly growing Highway 50 corridor. The District is bordered by the Sacramento County line to the west, Black Oak Mine Unified School District to the north, Gold Trail Union School District to the north east, Mother Lode Union School District to the east, and Buckeye Union School District to the south.

The District has a K-8 enrollment of 4,111 students (2007 CBEDS) and operates five elementary schools and two middle schools. High school aged students attend schools operated by the El Dorado Union High School District.

3. DEVELOPMENT ACTIVITY AND POTENTIAL GROWTH

a. Residential Development

Residential development activity in the District between January 1, 2002 and December 31, 2006 is shown on Table B-1. Table B-1 indicates that developer fees were paid for 2,106 single family residential units and 220 multiple family units. This is an average of 421 single family units and 44 multiple family units per year. The District appears to have had consistently steady single family residential development during the past five years.

Within the District boundaries land is available for future development. As of March 19, 2007, El Dorado County has approved 1,688 future new single family units through tentative maps and specific plans.

TABLE B-1

**Rescue Union School District
Residential Development 2002-2006**

Year	Single Family Units	Multiple Family Units
2002	450	0
2003	378	14
2004	604	2
2005	456	180
2006	218	24
Total	2,106	220
5-year Average	421	44

Source: Rescue Union School District, 2008; El Dorado County Surveyor/GIS, Building Permit Records, 2002-2006

b. Commercial/Industrial Development

Commercial/industrial development has occurred in the District over the past five years. Table B-2 shows that between January 1, 2002 and December 31, 2006, developer fees were paid for 254,076 square feet of commercial/industrial development. The average yearly amount of commercial/industrial development during the five-year period was 50,815 square feet. Since future growth and planned communities are within the District's boundaries, commercial and industrial development can be expected in the future.

TABLE B-2

**Rescue Union School District
Commercial/Industrial Development 2002-2006**

Year	Square Footage
2002	0
2003	3,330
2004	109,518
2005	84,302
2006	56,926
Total	254,076
5-year Average	50,815

Source: Rescue Union School District, 2008

c. Projected New Development Growth

Projections for residential development from 2008-2017 are presented in Table B-3. The projections are cumulative in that they include the units projected in previous years. Table B-3 projects that a total of 4,210 single family units and 440 multi-family units will be constructed during the next ten years.

The single family units in Table B-3 are based on a yearly total of 421 single family units and 44 multiple family units, which was the annual average during the past five years. These projections are considered to be reasonable due to the development potential in the District and the ongoing residential development activity.

TABLE B-3
Rescue Union School District
Cumulative Projected Residential Development*

Year	Single Family	Multiple Family
2008	421	44
2009	842	88
2010	1,263	132
2011	1,684	176
2012	2,105	220
2013	2,526	264
2014	2,947	308
2015	3,368	352
2016	3,789	396
2017	4,210	440

*The number of units shown each year are cumulative and include units projected for all previous years.
Source: Williams & Associates, 2008

Based upon the District's developer fee collection records, commercial/industrial development within the District was 254,076 square feet during the past five years. With this history of development activity and projected new housing units, the District can anticipate future commercial/industrial development over the next ten years similar to the past five years, or approximately 508,150 square feet of commercial/industrial development.

SECTION C

ENROLLMENT PROJECTIONS AND STUDENT YIELD FACTORS

1. INTRODUCTION

This section will present enrollment projections for the District, student yield factors by grade level and housing type, and an estimate of the number of students generated by new development.

2. ENROLLMENT PROJECTIONS

Table C-1 shows the District's enrollment projections through the year 2013/2014, as projected in the *Rescue Union School District Demographics Report 2007-2008*, February 2008. As indicated by the table, the District's enrollment is projected to increase from the current 2007 CBEDS of 4,111 to 4,951 by the year 2013/2014, an increase of 840 students.

TABLE C-1

Rescue Union School District Enrollment Projections

Year	Grades K-5	Grades 6-8	Total
2008/09	2,802	1,405	4,207
2009/10	2,919	1,441	4,360
2010/11	3,003	1,493	4,496
2011/12	3,097	1,529	4,626
2012/13	3,196	1,597	4,793
2013/14	3,295	1,656	4,951

Source: Rescue Union School District, Demographic Report, 2007-2008, February 2008

3. STUDENT YIELD FACTORS

Student yield factors indicate the average number of students (or fraction of a student) that are generated by a housing unit. The student generation rates for new single family residential units were determined using an address-match methodology in which address lists for all single family residential dwelling units constructed in the District between 2002 and 2006 were matched with the addresses of all enrolled students.

The unit addresses were compared to the addresses of all enrolled students within the District to determine the number of students in each grade residing in the units included in the lists. The number of matched students was divided by the number of single family units, less the vacant lots, to determine the student generation rates.

The single family residential unit lists for each year (2002-2006) were compiled using the El Dorado County listing of new residential building permits issued for the Rescue Union School District. A total of 2,106 single family dwelling units were identified less 148 unfinished new units for a total of 1,958 units. The District matched the residential database to the District's student enrollment database to identify address matches. Upon comparison of the two databases, 1,077 matches were found resulting in 0.550 student generation rate for single family residential units.

To identify the number of students anticipated to be generated by new multiple family residential units, a student yield factor of 0.223 is being utilized for this report. This yield factor is based on a student yield factor identified in a study conducted by the El Dorado County Superintendent of Schools in October 1991. This is the most readily available data at this time. Table C-2 presents a breakdown of student yield factors by grade level.

TABLE C-2

**Rescue Union School District
Student Yield Factors**

School Level	Single Family Residential Units	Multiple Family Residential Units
K-5	0.418	0.141
6-8	0.132	0.082
Total	0.550	0.223

Source: Rescue Union School District, 2008; El Dorado County Superintendent of Schools, 1991

4. STUDENTS GENERATED BY NEW DEVELOPMENT

The number of students generated by new development can be estimated by multiplying the student yield factors by the estimated number of new dwelling units to be constructed within the District. Table C-3 estimates the number of students generated by new development by grade level based on the number of projected future residential units to be developed, as outlined in Section B.

TABLE C-3

**Rescue Union School District
Students Generated by New Residential Development**

Year	Grades K-5	Grades 6-8	Total
2008	182	59	241
2009	364	118	482
2010	547	178	725
2011	729	237	966
2012	911	296	1,207
2013	1,093	355	1,448
2014	1,275	414	1,689
2015	1,457	473	1,930
2016	1,640	533	2,173
2017	1,822	592	2,414

Source: Williams & Associates, 2008

Table C-3 indicates that 1,822 grades K-5 students, and 592 grades 6-8 students, for a total of 2,414 K-8 students will be generated by new residential development from 2008 to 2017.

SECTION D

SCHOOL FACILITIES CAPACITY AND COST

1. INTRODUCTION

This section will discuss the capacity of the District's existing facilities to accommodate students generated from new development and the District's plans for new facilities. It also determines the cost of new facilities necessary to accommodate students from new development.

2. EXISTING FACILITIES CAPACITY

Table D-1 shows the capacity of the District's existing facilities by grade level, the District's 2007 CBEDS enrollment and whether any capacity exists to serve students from new development. The capacity figures prepared by the District show the school building capacity to be 3,350 for grades K-5 and 1,810 for grades 6-8. Based upon Table D-1, the District currently has capacity for 613 elementary students and 436 middle school students from new development.

TABLE D-1

**Rescue Union School District
Enrollment versus Capacity**

Grade	Enrollment	Capacity	Difference
K-5	2,737	3,350	613
6-8	1,374	1,810	436
Total	4,111	5,160	1,049

Note: Includes Special Day Class enrollment

Source: Rescue Union School District, 2008; Rescue Union School District, Demographic Report 2007-2008, February 2008

3. FACILITIES NEEDED FOR FUTURE DEVELOPMENT

The enrollment projected by 2017 from planned development as identified in Section C, Table C-3, and summarized in Table D-2, shows a shortfall in student housing capacity of 1,209 (K-5), and 156 (6-8) from new development. Therefore, there is a total of 1,365 unhoused students generated from new development.

TABLE D-2

**Rescue Union School District
Students from Future Development versus Available Capacity**

Grade	Students from Future Development	Available Capacity	Unhoused Students
K-5	1,822	613	1,209
6-8	592	436	156
Total	2,414	1,049	1,365

Source: Rescue Union School District, 2008; Williams & Associates, 2008

4. PLANNED FACILITIES

To accommodate the projected enrollment, the District plans to construct a new elementary school, additions to elementary schools, additions to middle schools along with providing interim housing, parking areas, pick-up and drop-off areas, playfields, hardcourt play areas, student assembly areas and administrative support facilities as needed. Table D-3 presents a list of planned facilities including capacity, proposed construction completion dates, and estimated costs.

TABLE D-3

**Rescue Union School District
Planned School Facilities**

School	Additional Capacity	Anticipated Completion Date	Estimated Cost	Existing Funding
New Elementary School <i>Valley View</i>	700	2017	\$32,769,222	\$0
Additions to Elementary Schools	509	2017	\$ 2,100,000	\$0
Additions to Middle Schools	156	2017	\$ 600,000	\$0
Interim housing, parking areas, playfields, hardcourt play areas, student assembly areas, administrative support facilities		on-going		\$0
Total	1,365		\$35,469,222	\$0

Source: Rescue Union School District, 2008

The interim housing cost per unit is approximately \$100,000

The parking area cost is approximately \$60,000 per 10 cars

The playfield cost is approximately \$100,000 per acre

The hardcourt play areas cost is approximately \$400,000 per acre

5. COST OF FACILITIES TO SERVE STUDENTS FROM NEW DEVELOPMENT

a. General

Tables D-4 and D-5 show the cost of school facilities necessary to serve new development students in grades K-5 and 6-8. Each of the tables indicates: (1) the number of students generated by new development by the year 2017 (based upon the estimates in Table C-3); (2) whether there is any available capacity in existing facilities to serve new development students (from Table D-1); (3) the number of unhoused students from new development (students generated minus available capacity); (4) a list of the facilities that would be necessary to accommodate projected students from new development, including the capacity and cost of the facilities.

b. Funding Sources for New School Facilities

The District currently does not have full funding for new school facilities other than developer fees, the El Dorado Schools Financing Authority Community Facility District #1 (CFD) and local General Obligation Bond funds. The District, in the past, has been successful in obtaining partial funding for new facilities through state bond measures, developer fees, community facilities district and local general obligation bond funds. The District hopes to fund new facilities through a combination of developer fees, state funding, local community facilities district and general obligation bond funding.

c. Grades K-5 Facilities Needs and Cost

As indicated in Table D-3, the new elementary school and the additions to existing elementary schools would be available to accommodate unhoused students from new development.

As shown by Table D-4, the total cost to house elementary students needed by the year 2017 is \$34,869,222 (not adjusted for inflation). The average cost per elementary school student is \$28,841 (\$34,869,222/1,209).

TABLE D-4

**Rescue Union School District
Cost of School Facilities for Projected K-5 Students from New Development**

Projected K-5 Students	1,822	
Available Capacity	613	
Unhoused Students	1,209	
Schools Needed	Capacity	Cost
New Elementary School	700	\$32,769,222
Additions to Elementary Schools	509	\$ 2,100,000
Total	1,209	\$34,869,222
Cost per Student		\$28,841

Source: Rescue Union School District, 2008; Williams & Associates, 2008

d. Grades 6-8 Facilities Needs and Cost

As shown by Table D-5, the total cost of additions to existing middle schools needed by the year 2017 is \$600,000 (not adjusted for inflation). The average cost per middle school student is \$3,846 (\$600,000/156).

TABLE D-5

**Rescue Union School District
Cost of School Facilities for Projected 6-8 Students from New Development**

Projected 6-8 Students	592	
Available Capacity	436	
Unhoused Students	156	
Schools Needed	Capacity	Cost
Additions to Middle Schools	156	\$600,000
Total	156	\$600,000
Cost per Student		\$3,846

Source: Rescue Union School District, 2008; Williams & Associates, 2008

c. Student Yield Per 1,000 Square Feet of Commercial/Industrial Development

The student yield per 1,000 square feet of commercial/industrial development is produced by multiplying the number of employees per 1,000 square feet by the number of students per employee. (The numbers are presented per 1,000 square feet rather than per square foot for ease of presentation and data manipulation).

d. School Facilities Cost Per Student

The average school facilities cost per student of \$26,091 was determined in Section E, Table E-1, by calculating the weighted average of grades K-5 and 6-8 school facility costs.

e. Cost Per Square Foot

The cost per square foot for each commercial/industrial category is determined by multiplying the student yield per 1,000 square feet by the average school facilities cost per student, and then dividing the product by 1,000.

f. 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 0.064 for self-storage to a high of 4.789 for office building).
- Percentage of employees that worked in their community of residence (27.2 percent). This was derived from 2000 census data for the District.
- Housing units per employee (0.6854). This was derived from 2000 census data for the District, which indicates there were 8,715 housing units in the District and 12,715 employees.
- Average square feet per dwelling unit (3,092). This is a weighted average of single and multiple family units assuming that 90.54 percent of future units will be single family at 3,314 square feet per unit and that 9.46 percent of future units will be multiple family at 968 square feet per unit.
- Residential fee charged by the District (\$1.81 per square foot).

g. Net Cost Per Square Foot

After subtracting the residential offset, the net justifiable fee for each category of commercial/industrial development on Table F-1 exceeds the statutory maximum of \$0.29 per square foot with the exception of self storage space which only justifies a fee of \$0.09 per square foot.

3. APPEAL PROCEDURE REQUIREMENT

Education Code Section 17621 (d) provides any party on whom a fee, charge, dedication, or other requirement has been directly imposed pursuant to Section 17620 may protest the establishment or imposition of that fee, charge, dedication, or other requirement in accordance with Section 66020 of the Government Code, except that the procedures set forth in Section 66021 of the Government Code are deemed to apply, for this purpose, to commercial and industrial development, as well as to residential development.

