

LAKESIDE UNION SCHOOL DISTRICT  
BOARD OF TRUSTEES  
REGULAR MEETING  
AGENDA

Lakeside School Auditorium  
14535 Old River Road  
Bakersfield, CA 93311

July 12, 2022  
6:30 P.M.

Any materials required by law to be made available to the public prior to a meeting of the Board of Trustees of the District can be inspected at the following address during normal business hours: Lakeside Union School District Office, 14535 Old River Road, Bakersfield, CA 93311.

1. CALL TO ORDER, ROLL CALL AND FLAG SALUTE

BOARD OF TRUSTEES:     \_\_\_ Mario Buoni(MB)             \_\_\_ Alan Banducci(AB)  
                              \_\_\_ Tamara Jones(TJ)           \_\_\_ Russell Robertson(RR)  
                              \_\_\_ Darin Buoni(DB)

2. HEARING OF STAFF AND/OR CITIZENS *This agenda item is included to allow members of the public opportunity to ask questions or discuss non-agenda items with the Board. There will be a three-minute time limit per person or twenty minutes total per item. (BB9323)*

3. DISCUSSION OR ACTION ITEMS

A. Budget and Finance

- (1) Adjourn to Public Hearing for Discussion of the Lakeside Union School Districts School 2022 School Fee Justification Study.

- (2) Close Public Hearing.

- (3) Approval of the Lakeside Union School Districts School 2022 School Fee Justification Study with Koppel and Grueber.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_ AB \_\_\_ TJ \_\_\_ RR \_\_\_ DB \_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

- (4) Approval of Resolution #07122022 – Statutory School Fees.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_ AB \_\_\_ TF \_\_\_ TJ \_\_\_ RR \_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

B. Personnel

- (1) Approval to Hire Alyssa Lorenzana, 3<sup>rd</sup> Grade Teacher at Suburu.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_ AB \_\_\_ TJ \_\_\_ RR \_\_\_ DB \_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

- (2) Approval to Hire Juana Luna Medina, 3<sup>rd</sup> Grade Teacher at Suburu School.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_\_\_ AB \_\_\_\_\_ TJ \_\_\_\_\_ RR \_\_\_\_\_ DB \_\_\_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

- (3) Approval to Hire Marisol Alvarez, Library Clerk at Suburu School.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_\_\_ AB \_\_\_\_\_ TJ \_\_\_\_\_ RR \_\_\_\_\_ DB \_\_\_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

- (4) Approval to Baylee Talbot, Intern Psychologist at Lakeside School.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_\_\_ AB \_\_\_\_\_ TJ \_\_\_\_\_ RR \_\_\_\_\_ DB \_\_\_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

- (5) Approval to Hire Christina Reyes, Instructional Aide at Suburu School.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_\_\_ AB \_\_\_\_\_ TJ \_\_\_\_\_ RR \_\_\_\_\_ DB \_\_\_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

- (6) Approval to Hire Marco Lopez, 6<sup>th</sup> Grade P.E. Teacher at Lakeside School.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_\_\_ AB \_\_\_\_\_ TJ \_\_\_\_\_ RR \_\_\_\_\_ DB \_\_\_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

- (7) Approval to Hire Tessa Frasch, 2<sup>nd</sup> Grade Teacher at Suburu School.

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_\_\_ AB \_\_\_\_\_ TJ \_\_\_\_\_ RR \_\_\_\_\_ DB \_\_\_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

4. REPORTS AND CORRESPONDENCE

A. Enrollment                      Lakeside 682                      Suburu 847                      Total 1529

B. Correspondence

C. CSEA

D. CTA

E. Board Members Reports *Each Board member may report about various matters involving the District. There will be no Board discussion except to ask questions and refer matters to staff and no action will be taken unless placed on an agenda for a subsequent meeting.*

F. Superintendent Report

5. ITEMS NOT ON THE AGENDA *Note: The Board is generally prohibited from discussing items, not on the agenda. Under limited circumstances, the Board may discuss and act on items not on the agenda if they involve an emergency affecting the safety of persons or property, or a work stoppage, or if the need to act came to the attention of the District too late to be included on the posted agenda.*

6. ADVANCE PLANNING

A. Future Meeting Dates

(1) Regular Board Meeting – August 9, 2022 in the Lakeside School Auditorium.

7. ADJOURNMENT

Time: \_\_\_\_\_

Moved \_\_\_\_\_ Seconded \_\_\_\_\_ Roll Call Vote: MB \_\_\_\_\_ AB \_\_\_\_\_ TJ \_\_\_\_\_ RR \_\_\_\_\_ DB \_\_\_\_\_  
Vote: Yes(Y) \_\_\_\_\_ No(N) \_\_\_\_\_ Abstained(A) \_\_\_\_\_ Absent(AB) \_\_\_\_\_

For information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation to participate in the public meeting, please contact Ty Bryson, District Superintendent.



## 2022 SCHOOL FEE JUSTIFICATION STUDY

July 1, 2022

KOPPEL & GRUBER  
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256  
SAN MARCOS  
CALIFORNIA 92078

T. 760.510.0290  
F. 760.510.0288

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## **EXECUTIVE SUMMARY**

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

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

The State Allocation Board (“SAB”) reviews and may adjust the maximum authorized School Fees every January in even-numbered years. The SAB increased the Level I fees on February 23, 2022 and the maximum School Fees authorized by Education Code Section 17620 for unified school districts are currently \$4.79 per square foot for residential construction/reconstruction and \$0.78 per square foot for commercial/industrial construction.

The School District provides education for grades Transitional Kindergarten (TK) through 8. 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 Kern High School District. The agreement specifies the percentage of the maximum School Fees that may be levied and collected by each school district. According to the agreement, sixty five percent (65%) of the maximum School Fees may be charged and collected by the School District, or \$3.11 and \$0.51 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 historical student generation rates, such development could generate an estimated 2,814 new students. The projected student enrollment supports construction of additional school facilities and/or expansion of existing school facilities. The school facilities cost impact per residential square foot as determined in this Study are shown in Table E-1.

The cost impacts per square foot of residential construction/reconstruction shown in Table E-1 are greater than the School District’s share of the current maximum authorized residential School Fee, which is \$3.11 per square foot; therefore, the School District is reasonably justified in levying Applicable School Fees on new residential development.

**Table E-1**  
**RESIDENTIAL SCHOOL FACILITIES COST IMPACT/APPLICABLE SCHOOL FEE**

DESCRIPTION	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Residential Construction	\$11.60	<b>\$3.11</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. 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 explained in Appendix "A"). The cost impacts per square foot of commercial/industrial development are greater than the Applicable School Fees for commercial/industrial development of \$0.51 per square foot. Therefore, the School District is reasonably justified in levying the Applicable School Fees on new commercial/industrial development.

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

COMMERCIAL/INDUSTRIAL CATEGORY	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Banks	\$24.12	<b>\$0.51</b>
Community Shopping Center	\$13.10	<b>\$0.51</b>
Neighborhood Shopping Center	\$23.89	<b>\$0.51</b>
Industrial Business Parks	\$30.01	<b>\$0.51</b>
Industrial Parks/ Warehousing/Manufacturing	\$11.50	<b>\$0.51</b>
Rental Self-Storage	\$0.55	<b>\$0.51</b>
Research & Development	\$25.96	<b>\$0.51</b>
Hospitality (Lodging)	\$9.67	<b>\$0.51</b>
Commercial Offices (Standard)	\$40.89	<b>\$0.51</b>
Commercial Offices (Large High Rise)	\$38.79	<b>\$0.51</b>
Corporate Offices	\$22.92	<b>\$0.51</b>
Medical Offices	\$36.41	<b>\$0.51</b>



## SECTION I. LEGISLATION AND LEGAL REQUIREMENTS

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

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

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

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

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

In 1998, Governor Wilson signed into law Senate Bill 50 (“SB 50”), the Leroy F. Greene School Facilities Act of 1998, which reformed State’s School Building Program and developer school fee legislation. A significant provision of SB 50 provides school districts the option of adopting alternative school fees (also known as Level II and Level III fees) in excess of the Level I fee

upon meeting certain requirements. SB 50 also placed a \$9.2 billion State Bond measure on the November 3, 1998 ballot (Proposition 1A). With the passage of Proposition 1A in November 1998, SB 50 became operative.

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

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

Proposition 55 was approved on March 2, 2004, which authorized the sale of \$12.3 billion in State bonds. 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, Proposition 51 was approved on November 8, 2016 which authorized the sale of \$9 billion in State bonds for K-14 school facilities.

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.

Effective January 1, 2022, AB 602 amended certain standards and procedures relevant to “impact fee nexus studies” prepared by local agencies. As of the current date, school impact fee justification studies are included within the requirements of AB 602. AB 602 added Government Code section 66016.5 to the code to require, among other items, that “when applicable, the nexus study “shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.”

“Level of service” is not a commonly applied measure of the suitability or condition of school programs and buildings in California. Like all school districts, the School District follows California state standards related to public education and is mandated to serve all children that live within their boundaries and choose to attend, regardless of age or circumstance. The School District is charged with ensuring that sound and safe facilities are ready and available to accommodate all children when needed and often without advance notice.

State-imposed minimum requirements for school facilities are contained in Title 5 of the California Code of Regulations. The information contained in this Study is based upon all of the foregoing concepts and standards, as further informed by local school board policy, preferences, and educational specifications for school design, which evolve over time. The information contained in this Study is based on the School District’s assessment of existing facility capacity (i.e., its existing levels of service) and the degree to which residential and commercial

development increases need and demand for new, expanded or refurbished school facilities (i.e., new or improved levels of service) that meet state and local educational specifications. Thus, the analysis provided in this study addresses the “level of service” analysis required by AB 602.

## **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's existing facilities have a capacity to accommodate 1,286 students. The capacity is determined based on capacity reported in the School District's SAB 50-02 application and adjustments reported on subsequent SAB 50-04 applications for new construction funding. Appendix "B" provides a calculation of the updated facilities capacity.

Based on enrollment information as of October 2021<sup>1</sup>, the total student enrollment of the School District is 1,540 students. Available facilities capacity is calculated by subtracting the October 2021 student enrollment from existing school facilities capacity for each school level. This operation results in deficit capacity at the elementary school and middle school levels. The capacity calculation is shown in Table 1.

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<sup>1</sup> California Department of Education; DataQuest Enrollment by Grade

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

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2021) <sup>1</sup>	AVAILABLE/ (DEFICIT) CAPACITY
Elementary School (TK-6)	1,124	1,183	(59)
Middle School (7-8)	162	357	(195)
<b>TOTAL</b>	<b>1,286</b>	<b>1,540</b>	<b>(254)</b>

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

## **B. PROJECTED UNHOUSED STUDENTS**

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

Based on information provided by the City of Bakersfield (“City”) Planning Department and the County of Kern (“County”), including approved and tentative tract information, areas within the School District have potential for the development of 5,674 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)	5,579
Multi-Family Attached (MFA)	95
<b>TOTAL</b>	<b>5,674</b>

### **2. Student Generation Rates**

In order to calculate SGRs, Koppel & Gruber Public Finance (“K&G Public Finance”) first obtained parcel data from the Assessor’s Office of the County and building permit data from the City. The combined property data set 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 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>2</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 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 property data set. The number of students matched was then queried by school level and residential category. Table 3 below summarizes the SGRs by school level and residential type. The calculation of the SGRs is shown in Appendix “D” of this Study.

**TABLE 3**  
**SCHOOL DISTRICT-WIDE**  
**STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	MFA UNITS
Elementary School	0.3349	0.1420
Middle School	0.1664	0.0556
<b>TOTAL</b>	<b>0.5013</b>	<b>0.1976</b>

### **3. Projected Student Enrollment**

Projected student enrollment was determined by multiplying the SGRs in Table 3 by the Projected Units as shown in Table 2. A total of 2,814 students are estimated to be generated from Projected Units. The projected student enrollment is summarized by school level in Table 4.

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<sup>2</sup> 2020 American Community Survey 5-Year Estimates; DP04 – Selected Housing.

**TABLE 4**  
**PROJECTED STUDENT ENROLLMENT**

SCHOOL LEVEL	TOTAL PROJECTED STUDENTS
Elementary School	1,881
Middle School	933
<b>TOTAL</b>	<b>2,814</b>

#### 4. Projected Unhoused Students

In order to determine the projected unhoused students generated by Projected Units (“Projected Unhoused Students”) the Projected Student Enrollment is adjusted by any seats available at the School District’s facilities. Table 5 shows the number of Projected Unhoused Students for each school level.

**TABLE 5**  
**PROJECTED STUDENT ENROLLMENT**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEATS ADJUSTMENT	PROJECTED UNHOUSED STUDENTS
Elementary School	1,881	0	1,881
Middle School	933	0	933
<b>TOTAL</b>	<b>2,814</b>	<b>0</b>	<b>2,814</b>

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

#### 1. Facilities Needs

Table 6 below summarizes the estimated cost to the School District of providing new school facilities per school level. The calculations used to estimate the school facilities costs are shown in Appendix “E” of this Study.

**TABLE 6**  
**ESTIMATED FACILITIES COSTS PER SCHOOL LEVEL**

SCHOOL LEVEL	ESTIMATED SITE COSTS	ESTIMATED FACILITIES CONSTRUCTION & SOFT COSTS	TOTAL ESTIMATED SCHOOL FACILITIES COSTS
Elementary School	\$440,967	\$34,242,552	\$34,683,519
Middle School	\$825,011	\$57,214,273	\$58,039,284

## 2. Estimated Cost Per Student

The School District has determined that future school facilities could be designed to accommodate a capacity of 750 students at the elementary school level and 950 at the middle school level. The estimated Facilities Cost per Seat/Student for each school level is determined by dividing the Total Estimated School Facilities Costs shown in Table 6 by the student capacity. The cost per student calculation is shown in Table 7.

**TABLE 7**  
**FACILITIES COSTS PER STUDENT**

SCHOOL LEVEL	TOTAL ESTIMATED SCHOOL FACILITIES COST	SCHOOL DESIGN FACILITY CAPACITY	FACILITIES COST PER SEAT/ STUDENT
Elementary School	\$34,683,519	750	\$46,245
Middle School	\$58,039,284	950	\$61,094



### SECTION III. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

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

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

**TABLE 8**  
**FACILITIES COST IMPACT**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	FACILITIES COST PER SEAT/STUDENT	FACILITIES COST IMPACT
Elementary School	1,881	\$46,245	\$86,986,845
Middle School	933	\$61,094	\$57,000,702
<b>TOTAL</b>	<b>2,814</b>	<b>NA</b>	<b>\$143,987,547</b>

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

**TABLE 9**  
**SCHOOL FACILITIES COST PER RESIDENTIAL UNIT**

FACILITIES COST IMPACT	PROJECTED UNITS	FACILITIES COST PER RESIDENTIAL UNIT
\$143,987,547	5,674	\$25,377

The school facilities cost impact per residential square foot was calculated by dividing the school facilities cost per residential unit determined in Table 9 by the weighted average square footage of a residential unit. This calculation is shown in Table 10. K&G Public Finance used square footage information for recently constructed residential units obtained from the City's Planning Department to estimate the average square footage of the Projected Units.

**TABLE 10**  
**SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT**

FACILITIES COST PER RESIDENTIAL UNIT	AVERAGE SQUARE FOOTAGE	FACILITIES COST PER RESIDENTIAL SQUARE FOOT
\$25,377	2,187	<b>\$11.60</b>

The school facilities impact per residential square foot determined in Table 10 is greater than the School District's share of the current maximum authorized residential School Fees of \$3.11 per square foot; therefore, the School District is justified in levying up to but not exceeding the maximum authorized amount for residential construction and reconstruction.

## SECTION IV. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

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

### A. EMPLOYEE GENERATION

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

The employee generation estimates per 1,000 square feet of development derived from the Traffic Study are listed by commercial/industrial land use category in Table 11. The land use categories listed are based on those categories described in the Traffic Study and include all land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

**TABLE 11**  
**EMPLOYEE GENERATION PER 1,000 SQUARE FEET**  
**OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

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

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

## **B. RESIDENTIAL IMPACT**

### **1. Households**

To evaluate the impact of commercial/industrial development on School District facilities, the employee generation estimates listed in Table 11 above 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>3</sup>, there are approximately 1.5 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 11 above by 1.5 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>4</sup>, it is estimated that approximately 68.9 percent (68.9%) of employees both live and work within the School District. Multiplying the Total Household Impact by 68.9 percent (68.9%) results in the households within the School District impacted per 1,000 square feet commercial/industrial development. The results of these computations are shown in Table 12.

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<sup>3</sup> 2020 American Community Survey 5-Year Estimates; DP04 – Selected Housing; S0801-Commuting Characteristics (workers 16 years and over).

<sup>4</sup> 2020 American Community Survey 5-Year Estimates; S0801-Commuting Characteristics (work in place of residence).

**TABLE 12**  
**IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT ON**  
**HOUSEHOLDS WITHIN THE SCHOOL DISTRICT**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.</b>
Banks	1.2978
Community Shopping Center	0.7050
Neighborhood Shopping Center	1.2855
Industrial Business Parks	1.6148
Industrial Parks/Warehousing/Manufacturing	0.6189
Rental Self-Storage	0.0296
Research & Development	1.3967
Hospitality (Lodging)	0.5202
Commercial Offices (Standard)	2.2001
Commercial Offices (Large High Rise)	2.0873
Corporate Offices	1.2332
Medical Offices	1.9592

## **2. New Household Student Generation**

The student generation impacts per 1,000 square feet of commercial/industrial development were calculated by multiplying the household impacts shown in Table 12 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 13. The 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 “D” of this Study.

**TABLE 13**  
**STUDENT GENERATION PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL STUDENT GENERATION	MIDDLE SCHOOL STUDENT GENERATION	TOTAL STUDENT GENERATION
Banks	0.4304	0.2135	0.6439
Community Shopping Center	0.2338	0.116	0.3498
Neighborhood Shopping Center	0.4263	0.2115	0.6378
Industrial Business Parks	0.5355	0.2656	0.8011
Industrial Parks/Warehousing	0.2052	0.1018	0.3070
Rental Self-Storage	0.0098	0.0049	0.0147
Research & Development	0.4631	0.2298	0.6929
Hospitality(Lodging)	0.1725	0.0856	0.2581
Commercial Offices (Standard)	0.7296	0.3619	1.0915
Commercial Offices (Large High Rise)	0.6921	0.3434	1.0355
Corporate Offices	0.4089	0.2029	0.6118
Medical Offices	0.6497	0.3223	0.9720

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

### **1. Cost Impact**

To estimate the school facilities costs required to house new students as a result of additional commercial/industrial development, the total school facilities cost per student was determined by multiplying the school facilities costs per student determined in Table 7 by the student generation impacts for the elementary and middle school levels shown in Table 13. The school facilities cost impacts are shown in Table 14 by commercial/industrial development category and school level.

**TABLE 14**  
**SCHOOL FACILITIES COSTS PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL IMPACT	MIDDLE SCHOOL IMPACT	TOTAL COST IMPACT
Banks	\$19,904	\$13,044	\$32,948
Community Shopping Center	\$10,812	\$7,087	\$17,899
Neighborhood Shopping Center	\$19,714	\$12,921	\$32,635
Industrial Business Parks	\$24,764	\$16,227	\$40,991
Industrial Parks/Warehousing/Manufacturing	\$9,489	\$6,219	\$15,708
Rental Self-Storage	\$453	\$299	\$752
Research & Development	\$21,416	\$14,039	\$35,455
Hospitality (Lodging)	\$7,977	\$5,230	\$13,207
Commercial Offices (Standard)	\$33,740	\$22,110	\$55,850
Commercial Offices (Large High Rise)	\$32,006	\$20,980	\$52,986
Corporate Offices	\$18,910	\$12,396	\$31,306
Medical Offices	\$30,045	\$19,691	\$49,736

## 2. Residential Fee Offsets

New commercial/industrial development within the School District will generate new employees, thereby increasing the need for new residential development to house those employees living in the School District. 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 14.

The residential fee offsets are calculated by using the School District's proposed Level I Fee applicable to residential development (\$3.11 per square foot) and multiplying that amount by the average square footage of a residential unit in the School District, which is 2,187 square feet. Utilizing the proposed Level I Fee is deemed the most conservative approach in determination of the residential fee offset since the proposed Level I Fee, if adopted, will result in a higher residential fee offset. This calculation provides the average residential revenues from a residential unit of \$6,802 (\$3.11 x 2,187). The average residential revenues from a residential unit multiplied by New Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 12, results in the residential school fee revenues per 1,000 square feet of commercial/industrial development ("Residential Fee Offset"). This computation is shown in Table 15.

**TABLE 15**  
**RESIDENTIAL FEE OFFSET**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>SCHOOL DISTRICT HOUSEHOLDS IMPACT</b>	<b>RESIDENTIAL FEE OFFSET PER 1,000 SQUARE FEET COM./IND.</b>
Banks	1.2978	\$8,828
Community Shopping Center	0.7050	\$4,795
Neighborhood Shopping Center	1.2855	\$8,744
Industrial Business Parks	1.6148	\$10,984
Industrial Parks/Warehousing/Manufacturing	0.6189	\$4,210
Rental Self-Storage	0.0296	\$201
Research & Development	1.3967	\$9,500
Hospitality (Lodging)	0.5202	\$3,538
Commercial Offices (Standard)	2.2001	\$14,965
Commercial Offices (Large High Rise)	2.0873	\$14,198
Corporate Offices	1.2332	\$8,388
Medical Offices	1.9592	\$13,326



### 3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 15 from the total school facilities costs listed in Table 14 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 16.

**TABLE 16**  
**NET SCHOOL FACILITIES COSTS**  
**PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	TOTAL SCHOOL FACILITIES COSTS	RESIDENTIAL FEE OFFSET	NET SCHOOL FACILITIES COSTS
Banks	\$32,948	\$8,828	\$24,120
Community Shopping Center	\$17,899	\$4,795	\$13,104
Neighborhood Shopping Center	\$32,635	\$8,744	\$23,891
Industrial Business Parks	\$40,991	\$10,984	\$30,007
Industrial Parks/Warehousing/Manufacturing	\$15,708	\$4,210	\$11,498
Rental Self-Storage	\$752	\$201	\$551
Research & Development	\$35,455	\$9,500	\$25,955
Hospitality (Lodging)	\$13,207	\$3,538	\$9,669
Commercial Offices (Standard)	\$55,850	\$14,965	\$40,885
Commercial Offices (Large High Rise)	\$52,986	\$14,198	\$38,788
Corporate Offices	\$31,306	\$8,388	\$22,918
Medical Offices	\$49,736	\$13,326	\$36,410

The Net School Facilities Costs determined in Table 16 were then divided by 1,000<sup>5</sup> to provide the cost impact on a square foot basis. These cost impacts are listed in Table 17.

<sup>5</sup> The Employee Generation rates derived from the SANDAG study are estimated per 1,000 square feet of development.

**TABLE 17**  
**NET COST IMPACTS**  
**PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	NET IMPACTS
Banks	<b>\$24.12</b>
Community Shopping Center	<b>\$13.10</b>
Neighborhood Shopping Center	<b>\$23.89</b>
Industrial Business Parks	<b>\$30.01</b>
Industrial Parks/Warehousing/Manufacturing	<b>\$11.50</b>
Rental Self-Storage	<b>\$0.55</b>
Research & Development	<b>\$25.96</b>
Hospitality (Lodging)	<b>\$9.67</b>
Commercial Offices (Standard)	<b>\$40.89</b>
Commercial Offices (Large High Rise)	<b>\$38.79</b>
Corporate Offices	<b>\$22.92</b>
Medical Offices	<b>\$36.41</b>

The net cost impacts shown in Table 17 are greater than the School District’s share of the current maximum authorized commercial/industrial School Fees of \$0.51 per square foot. Therefore, the School District is justified in levying school fees on commercial/industrial in amount up to but not exceeding the School District’s share of the maximum authorized statutory fee.

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

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 11, the School District shall evaluate such development on a case-by-case basis to determine if the imposition of the School Fees on the development meets the nexus requirements set forth under Government Code Section 66000 et seq. The School District may levy School Fees on such development in an amount up to but not exceeding the cost per square foot impact determined through such evaluation.

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

The School District must exercise discretion in determining whether a particular project qualifies as “senior citizen housing” for the purpose of imposing developer fees. (See *California Ranch Homes Development Co. v. San Jacinto Unified School Dist.* (1993) 17 Cal.App.4th 573, 580–581.) The School District acknowledges Section 65995.1 and will levy its share of School Fees on qualifying senior citizen housing projects at the current commercial/industrial rate of \$0.51 per square foot as justified herein. The School District will require proof that such senior units are indeed restricted to seniors (i.e. a copy of the recorded CC&Rs or deed(s)) and reserves the

right to revoke a Certificate of Compliance and/or require payment of difference of the amount per square foot paid to the then current amount of School Fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students to reside in such the housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond initial approval, the School District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial School Fee rate. Such cooperation could take the form of an agreement by the developer to include a restriction in the recorded CC&Rs conditioning subsequent changes in residency requirements on the owner's payment of applicable developer fees, and to notify the School District of changes in residency requirements and/or to provide current residency data upon School District's request.

## SECTION V. REDEVELOPMENT

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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 residential 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 development ("Redevelopment"). School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. school fees shall be levied by the School District on new residential and/or commercial/industrial development resulting from Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new residential and/or commercial/industrial 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 development 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 development 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 VI. 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 School Fees described herein, these Government Code sections require the public agency to satisfy the following requirements:

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

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

### **Purpose of the School Fee**

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

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

### **Identify the Use of the School Fee**

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

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

The Applicable School Fees will be used to fund school facilities necessary to accommodate Projected Unhoused Students generated by Projected Units to the extent described in this Study and permitted by applicable law.

### **Relationship between the Use of the Fee, the Need for School Facilities and the Type of Development on which the Fee is Imposed**

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

### **Determination of the Relationship between the Fee Amount and the School Facilities Costs Attributable to Type of Development on which the Fee is Imposed**

The imposition of the Applicable School Fees of \$3.11 per square foot for residential development are justified as these fees are below the per square foot cost impacts to provide adequate school facilities required as a result of such new residential development.

Similarly, the imposition of the Applicable School Fees of \$0.51 per square foot for 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.

### **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.

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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**LAKESIDE UNION SCHOOL DISTRICT  
FACILITIES CAPACITY UPDATE  
APPENDIX B**

		<b>Elementary School</b>	<b>Middle School</b>
<b><u>SAB Form 50-02 (as of 2002)</u></b>		<b>725</b>	<b>162</b>
<b><u>Added Capacity Based on SAB 50-04 Application for New Construction</u></b>			
002*	Donald E. S 1	21	0
003*	Donald E. S 2	350	0
004*	Lakeside El 1	16	0
005*	Donald E. S 27	12	0
<b><u>Subtotal New Construction</u></b>		<b>399</b>	<b>0</b>
<b>Total</b>		<b>1,124</b>	<b>162</b>

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

**APPENDIX C**  
**ENROLLMENT SUMMARY**

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**LAKESIDE UNION SCHOOL DISTRICT  
ENROLLMENT SUMMARY  
APPENDIX C**

SCHOOL NAME	ELEMENTARY						MIDDLE			TOTAL
	TK/K	1	2	3	4	5	6	7	8	
Donald E. Suburu	170	129	130	135	130	138	-	-	-	832
Lakeside	27	29	27	28	32	38	149	162	180	672
<b>TOTAL (TK-8)</b>	<b>197</b>	<b>159</b>	<b>159</b>	<b>166</b>	<b>166</b>	<b>181</b>	<b>155</b>	<b>169</b>	<b>188</b>	<b>1,504</b>
<b>ENROLLMENT BY SCHOOL LEVEL <sup>[1]</sup></b>							<b>1,183</b>	<b>357</b>		<b>1,540</b>

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

Source: California Department of Education; DataQuest 2021/2022 Enrollment

## APPENDIX D

### STUDENT GENERATION RATES

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

A property information database reflective of the County 2021/2022 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.) and was supplemented by building permit data from the City. Parcels in the database were classified by unit type (SFD, MFA). Since the property data set 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>6</sup> to estimate the total number of residential units located within the School District. 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>7</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 D-1**  
**SINGLE FAMILY DETACHED (SFD)**  
**STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Elementary School	934	2,789	0.3349
Middle School	464	2,789	0.1664
<b>TOTAL</b>	<b>1,398</b>	<b>NA</b>	<b>0.5013</b>

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<sup>6</sup> 2020 American Community Survey 5-Year Estimates; DP04 – Selected Housing..

<sup>7</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 D-2**  
**MULTI-FAMILY (MFA)**  
**STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School	23	162	0.1420
Middle School	9	162	0.0556
<b>TOTAL</b>	<b>32</b>	<b>NA</b>	<b>0.1976</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 D-3**  
**SCHOOL DISTRICT-WIDE**  
**STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	MFA UNITS
Elementary School	0.3349	0.1420
Middle School	0.1664	0.0556
<b>TOTAL</b>	<b>0.5013</b>	<b>0.1976</b>

The student generation rates for each residential category listed in Table D-3 were blended into a student generation rates per school level based on the percentage allocation of Projected Units. The percentage allocations are shown in Table D-4.

**TABLE D-4**  
**ALLOCATION OF PROJECTED UNITS BY RESIDENTIAL CATEGORY**

RESIDENTIAL CATEGORY	PROJECTED UNITS	PERCENTAGE ALLOCATION
SFD	1,881	98.3%
MFA	933	1.7%
<b>TOTAL</b>	<b>2,814</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 D-5.

**TABLE D-5**  
**BLENDED STUDENT GENERATION RATES**

SCHOOL LEVEL	BLENDED STUDENT GENERATION RATE <sup>1</sup>
Elementary School	0.3316
Middle School	0.1645
<b>TOTAL</b>	<b>0.4961</b>

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

**APPENDIX E**  
**ESTIMATED FACILITIES COSTS**

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**LAKESIDE UNION SCHOOL DISTRICT  
ESTIMATED SCHOOL FACILITIES COSTS  
APPENDIX E**

**ELEMENTARY SCHOOL**

<b>I. Site Costs</b>		<b>\$440,967</b>
Land Acquisition Cost	\$390,967	
Acres	10.7	
Cost per Acre <sup>1</sup>	\$36,539	
Appraisals	15,000	
Surveys	25,000	
Escrow/Title	10,000	
<b>II. Planning Costs</b>		<b>1,782,488</b>
Architect/Engineering Fees <sup>2</sup>	\$1,593,750	
DSA Fees <sup>2</sup>	147,738	
Energy Analysis	6,000	
Preliminary Tests	25,000	
Other Costs	10,000	
<b>III. Construction Costs</b>		<b>30,843,750</b>
Construction <sup>3</sup>	\$28,125,000	
Construction Management <sup>2</sup>	2,718,750	
<b>IV. Tests</b>		<b>125,000</b>
<b>V. Inspection</b>		<b>135,000</b>
<b>VI. Furniture &amp; Equipment<sup>4</sup></b>		<b>843,750</b>
<b>VII. Contingency<sup>5</sup></b>		<b>512,564</b>
<b>TOTAL ESTIMATED COST</b>		<b><u>\$34,683,519</u></b>

<sup>1</sup> Assumes site cost only; estimates based on information from Panama Buena-Vista Union School

<sup>2</sup> See Cost Detail Worksheet.

<sup>3</sup> Estimated at \$500 per square foot and assumes 75 square foot per student.

<sup>4</sup> Estimated at \$15 per square foot and assumes 75 square foot per student.

<sup>5</sup> Sum of I. thru VI. multiplied by 1.5%.



**LAKESIDE UNION SCHOOL DISTRICT  
ESTIMATED SCHOOL FACILITIES COSTS  
APPENDIX E**

**MIDDLE SCHOOL**

<b>I. Site Costs</b>		<b>\$825,011</b>
Land Acquisition Cost	\$760,011	
Acres	20.80	
Cost per Acre <sup>1</sup>	\$36,539	
Appraisals	20,000	
Surveys	30,000	
Escrow/Title	15,000	
<b>II. Planning Costs</b>		<b>2,874,050</b>
Architect/Engineering Fees <sup>2</sup>	\$2,562,500	
DSA Fees <sup>2</sup>	246,550	
Energy Analysis	15,000	
Preliminary Tests	35,000	
Other Costs	15,000	
<b>III. Construction Costs</b>		<b>51,962,500</b>
Construction <sup>3</sup>	\$47,500,000	
Construction Management <sup>2</sup>	4,462,500	
<b>IV. Tests</b>		<b>175,000</b>
<b>V. Inspection</b>		<b>220,000</b>
<b>VI. Furniture &amp; Equipment<sup>4</sup></b>		<b>1,125,000</b>
<b>VII. Contingency<sup>5</sup></b>		<b>857,723</b>
<b>TOTAL ESTIMATED COST</b>		<b><u>\$58,039,284</u></b>

<sup>1</sup> Assumes site cost only; estimates based on information from Panama Buena-Vista Union School District's Revised 2022 School Facilities Needs Analysis dated April 6, 2022.

<sup>2</sup> See Cost Detail Worksheet.

<sup>3</sup> Estimated at \$500 per square foot and assumes 100 square foot per student.

<sup>4</sup> Estimated at \$15 per square foot and assumes 100 square foot per student.

<sup>5</sup> Sum of I. thru VI. multiplied by 1.5%.

**LAKESIDE UNION SCHOOL DISTRICT  
ESTIMATED COST DETAIL FOR ELEMENTARY SCHOOL  
APPENDIX E**

**PLANNING COSTS**

**Architect's Fee**

<b>ARCHITECT'S DESIGN FEE</b>		
<b>CONSTRUCTION COSTS</b>	<b>\$28,125,000.00</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$906,250
<b>TOTAL FEE</b>	<b>5.67%</b>	<b>\$1,593,750</b>

**DSA Access Compliance Fee**

<b>DSA ACCESS COMPLIANCE FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$28,125,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$2,613
<b>TOTAL FEE</b>	<b>0.02%</b>	<b>\$5,113</b>

**DSA Structural Safety Fee**

<b>DSA STRUCTURAL SAFETY FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$28,125,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$1,000,000	0.70%	\$7,000
OVER \$10,000,000	0.50%	\$135,625
<b>TOTAL FEE</b>	<b>0.51%</b>	<b>\$142,625</b>

**CONSTRUCTION MANAGER'S FEE**

<b>CONSTRUCTION MANAGER'S FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$28,125,000.00</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$725,000
GENERAL CONDITIONS	5.00%	\$1,406,250
<b>TOTAL FEE</b>	<b>9.67%</b>	<b>\$2,718,750</b>

**LAKESIDE UNION SCHOOL DISTRICT  
ESTIMATED COST DETAIL FOR MIDDLE SCHOOL  
APPENDIX E**

**PLANNING COSTS**

**Architect's Fee**

<b>ARCHITECT'S DESIGN FEE</b>		
<b>CONSTRUCTION COSTS</b>	<b>\$47,500,000.00</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$1,875,000
<b>TOTAL FEE</b>	<b>5.39%</b>	<b>\$2,562,500</b>

**DSA Access Compliance Fee**

<b>DSA ACCESS COMPLIANCE FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$47,500,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$4,550
<b>TOTAL FEE</b>	<b>0.01%</b>	<b>\$7,050</b>

**DSA Structural Safety Fee**

<b>DSA STRUCTURAL SAFETY FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$47,500,000</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$1,000,000	0.70%	\$7,000
OVER \$10,000,000	0.50%	\$232,500
<b>TOTAL FEE</b>	<b>0.50%</b>	<b>\$239,500</b>

**CONSTRUCTION MANAGER'S FEE**

<b>CONSTRUCTION MANAGER'S FEE</b>		
<b>CONSTR. COSTS</b>	<b>\$47,500,000.00</b>	
<b>FEE CALCULATION</b>	<b>FEE %</b>	<b>FEE</b>
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$1,500,000
GENERAL CONDITIONS	5.00%	\$2,375,000
<b>TOTAL FEE</b>	<b>9.39%</b>	<b>\$4,462,500</b>

## **RESOLUTION #07122022**

### **RESOLUTION OF THE BOARD OF TRUSTEES OF THE LAKESIDE UNION SCHOOL DISTRICT APPROVING AN INCREASE IN STATUTORY SCHOOL FEES IMPOSED ON NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL CONSTRUCTION PURSUANT TO EDUCATION CODE SECTION 17620 AND GOVERNMENT CODE SECTION 65995**

**WHEREAS**, the Board of Trustees ("Board") of the Lakeside Union School District ("District") provides for the educational needs for Grade K-8 students; and

**WHEREAS**, on February 23, 2022, the State Allocation Board ("SAB") authorized an adjustment in the statutory school fee amounts for unified school districts pursuant to Government Code Section 65995(b)(3) to Four and 79/100 Dollars (\$4.79) per square foot for assessable space of new residential construction ("Residential Statutory School Fees") and Seventy-eight Cents (\$0.78) per square foot of chargeable covered and enclosed space for the categories of new commercial/industrial construction ("Commercial/Industrial Fees" and collectively "Statutory School Fees"), as long as such increases are properly justified by the District pursuant to law; and

**WHEREAS**, the District pursuant to Education Code Section 17623(a) entered into an agreement with the Kern High School District, a nonunified school district having common jurisdiction with the District, which specifies the percentage allocation of Statutory School Fees that may be charged and collected by the District, and said agreement allows the District to charge and collect an amount not to exceed sixty-five percent (65%) of the Statutory School Fees described above, or Three and 11/100 Dollars (\$3.11) per square foot for assessable space of new residential construction ("Applicable Residential Statutory School Fees") and Fifty-one Cents (\$0.51) per square foot of chargeable covered and enclosed space for categories of new commercial/industrial construction ("Applicable Commercial/Industrial Fees" and collectively "Applicable Statutory School Fees"); and

**WHEREAS**, new residential and commercial/industrial construction continues to generate additional students for the District's schools and the District is required to provide school facilities ("School Facilities") to accommodate those students; and

**WHEREAS**, the District does not have sufficient funds available for the construction or reconstruction of the School Facilities, including acquisition of sites, construction of permanent School Facilities, and acquisition of interim School Facilities, to accommodate students from new residential and commercial/industrial construction; and

**WHEREAS**, the Board has received and considered a report entitled, School Fee Justification Study dated July 1, 2022 ("Study"), which includes information, documentation, and analysis of the School Facilities needs of the District, including: (a) the purpose of the Applicable Statutory School Fees; (b) the use to which the Applicable Statutory School Fees are to be put; (c) the nexus (roughly proportional and reasonable relationship) between the residential and commercial/industrial construction and (1) the use for Applicable Statutory School Fees, (2) the need for School Facilities, (3) the cost of School Facilities and the amount of Applicable Statutory School Fees from new residential and commercial/industrial construction; (d) a determination of the impact of the increased number of employees anticipated to result from the commercial/industrial construction (by category) upon the cost of providing School Facilities within the District; (e) an evaluation and projection of the number of students that will be generated by new residential construction; (f) the new School Facilities that will be required to serve such students; and (g) the cost of such School Facilities; and

**WHEREAS**, the Study pertaining to the Statutory School Fees and to the capital facilities needs of the District has been available to the public for at least ten (10) days before the Board considered at a regularly scheduled public meeting the increase in the Statutory School Fees; and

**WHEREAS**, all notices of the proposed increase in the Statutory School Fees have been given in accordance with applicable law; and

**WHEREAS**, a public hearing was duly held at a regularly scheduled meeting of the Board relating to the proposed increase in the Statutory School Fees on July 12, 2022; and

**WHEREAS**, as to the Statutory School Fees, Education Code Section 17621 provides that the adoption, increase or imposition of any fee, charge, dedication, or other requirement, pursuant to Education Code Section 17620 shall not be subject to the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF THE LAKESIDE UNION SCHOOL DISTRICT AS FOLLOWS:**

**Section 1.** That the Board accepts and adopts the Study.

**Section 2.** That the Board finds that the purpose of the Statutory School Fees imposed upon new residential construction are to fund the additional School Facilities required to serve the students generated by the new residential construction upon which the Statutory School Fees are imposed.

**Section 3.** That the Board finds that the Statutory School Fees imposed

on new residential construction will be used only to finance those School Facilities described in the Study and related documents, and that these School Facilities are required to serve the students generated by the new residential construction within the District; and that the use of the Statutory School Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms, and technology, and acquiring and installing additional portable classrooms and related School Facilities, with the specific location of new schools, remodeling of existing School Facilities, and additional portables to be determined based on the residence of the students being generated by such new residential construction, as well as any required central administrative and support facilities, within the District.

**Section 4.** That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory School Fees and the new residential construction within the District because the Statutory School Fees imposed on new residential construction by this Resolution will be used to fund School Facilities that will be used to serve the students generated by such new residential construction.

**Section 5.** That the Board finds that there is a roughly proportional, reasonable relationship between the new residential construction upon which the Statutory School Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new residential construction within the District and the District does not have student capacity in the existing School Facilities to accommodate these students.

**Section 6.** That the Board finds that the amount of the Statutory School Fees imposed on new residential construction as set forth in this Resolution is roughly proportional and reasonably related to, and does not exceed the cost of, providing the School Facilities required to serve the students generated by such new residential construction within the District.

**Section 7.** That the Board finds that the purpose of the Statutory School Fees imposed on new commercial/industrial construction is to fund the additional School Facilities required to serve the students generated by the new commercial/industrial construction upon which the Commercial/Industrial Fees are imposed.

**Section 8.** That the Board finds that the Statutory School Fees imposed on new commercial/industrial construction (by category) will be used only to finance those School Facilities described in the Study and related documents and that these School Facilities are required to serve the students generated by such new commercial/industrial construction; and that the use of the Statutory School Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms and technology, and acquiring and installing additional portable classrooms and related facilities, with the specific location of new schools, remodeling of existing

School Facilities, and additional portables to be determined based on the residence of the students being generated by such new commercial/ industrial construction, as well as any required central administrative and support facilities within the District.

**Section 9.** That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory School Fees and new commercial/industrial construction by category within the District because the Statutory School Fees imposed on commercial/industrial construction by this Resolution will be used to fund School Facilities which will be used to serve the students generated by such new commercial/industrial construction.

**Section 10.** That the Board finds that there is a roughly proportional, reasonable relationship between the new commercial/industrial construction by category, upon which the Statutory School Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new commercial/industrial construction within the District and the District does not have student capacity in the existing School Facilities to accommodate these students.

**Section 11.** That the Board finds that the amount of the Statutory School Fees imposed on new commercial/industrial construction by category as set forth in this Resolution is roughly proportional and reasonably related to and does not exceed the cost of providing the School Facilities required to serve the students generated by such new commercial/industrial construction within the District.

**Section 12.** That the Board finds that a separate fund ("Fund") of the District) has been created or are authorized to be established for all monies received by the District for the deposit of Statutory School Fees imposed on construction within the District and that said Fund at all times has been separately maintained, except for temporary investments, with other funds of the District as authorized by law.

**Section 13.** That the Board finds that the monies of the separate Fund described in Section 12, consisting of the proceeds of Statutory School Fees have been imposed for the purposes of constructing and reconstructing those School Facilities necessitated by new residential and/or commercial/industrial construction, and thus, these monies may be expended for all those purposes permitted by applicable law. The Statutory School Fees may also be expended by the District for the costs of performing any study or otherwise making the findings and determinations required under subdivisions (a), (b) and (d) of Section 66001 of the Government Code. In addition, the District may also retain, as appropriate, an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory School Fees.

**Section 14.** That the Board hereby increases the Statutory School Fees as a condition of approval of new residential development projects and imposes the Applicable Statutory School Fees on such development projects in the following amounts:

a. Three and 11/100 Dollars (\$3.11) per square foot of assessable space for new residential construction, including new residential projects, manufactured homes and mobile homes as authorized under Education Code Section 17625, and including residential construction or reconstruction other than new construction where such construction or reconstruction results in an increase of assessable space, as defined in Government Code Section 65995, in excess of five hundred (500) square feet.

b. Fifty-one Cents (\$0.51) per square foot of assessable space, for new residential construction used exclusively for the housing of senior citizens, as described in Section 51.3 of the Civil Code or as described in subdivision (k) of Section 1596.2 of the Health and Safety Code or a multi-level facility as described in paragraph 9 of subdivision (d) of Government Code Section 15432 or any mobile home or manufactured home that is located within a mobile home park, subdivision, cooperative or condominium for mobile homes limited to older persons as defined by the Federal Fair Housing Amendments of 1988.

**Section 15.** That this Board hereby increases the Statutory School Fees as a condition of approval of new commercial/industrial construction projects and levies the Applicable Statutory School Fees on such development projects in the following amounts per square foot of chargeable covered and enclosed space for all categories of commercial/industrial construction to Fifty-One Cents (\$0.51).

**Section 16.** That the proceeds of the Statutory School Fees increased and established pursuant to this Resolution shall continue to be deposited into the Fund identified in Section 12 of this Resolution, the proceeds of which shall be used exclusively for the purpose for which the Statutory School Fees are to be collected, including, as to Statutory School Fees, accomplishing any study, findings or determinations required by subdivisions (a), (b) and (d) of Section 66001 of the Government Code, or retaining an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory School Fees or in financing the described Study or in defending the imposition of Statutory School Fees.

**Section 17.** That the District's Superintendent, or designee, is directed to cause a copy of this Resolution to be delivered to the building officials of the City of Bakersfield, County of Kern and Office of Statewide Health Planning and Development ("OSHDP") along with a copy of all the supporting documentation referenced herein and a map of the District clearly indicating the boundaries



thereof, advising the City, County and the OSHPD that new residential and commercial/ industrial construction is subject to the Statutory School Fees increased pursuant to this Resolution and requesting that no building permit or approval for occupancy be issued by any of these entities for any new residential development project, mobile home or manufactured home subject to the Statutory School Fees absent a certification of compliance ("Certificate of Compliance") from the District demonstrating compliance of such project with the requirements of the Statutory School Fees, nor that any building permit be issued for any nonresidential construction absent a certification from this District of compliance with the requirements of the applicable Statutory School Fees.

**Section 18.** That the Board hereby establishes a process that permits the party against whom the Commercial/Industrial Fees are imposed the opportunity for a hearing to appeal that imposition of Commercial/Industrial Fees for commercial/industrial construction as stated in Education Code Section 17621(e)(2).

**Section 19.** That the Superintendent is authorized to cause a Certificate of Compliance to be issued for each development project, mobile home and manufactured home for which there is compliance with the requirement for payment of the Statutory School Fees in the amounts specified by this Resolution. In the event a Certificate of Compliance is issued for the payment of Statutory School Fees for a development project, mobile home or manufactured home and it is later determined that the statement or other representation made by an authorized party concerning the development project as to square footage is untrue or in the event the zoning is declared invalid, then such Certificate of Compliance shall automatically terminate, and the appropriate City, County or OSHPD shall be so notified.

**Section 20.** That no statement or provision set forth in this Resolution or referred to therein shall be construed to repeal any preexisting fee or mitigation amount previously imposed by the District on any residential or nonresidential construction.

**Section 21.** That if any portion or provision hereof is held invalid, the remainder hereof is intended to be and shall remain valid.

**Section 22.** That the increase in the District's Statutory School Fees will become effective sixty (60) days from the date of this Resolution unless a separate resolution increasing the fees immediately on an urgency basis is adopted by the Board.

**ADOPTED, SIGNED AND APPROVED** this 12<sup>th</sup> day of July, 2022.

**LAKE SIDE UNION SCHOOL DISTRICT**

By:

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President, Board of Trustees of the  
Lakeside Union School District

**ATTEST:**

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Clerk, Board of Trustees of the Lakeside  
Union School District

STATE OF CALIFORNIA     )  
  ) ss.  
COUNTY OF KERN         )

I, Darin Buoni, Clerk, Board of Trustees of the Lakeside Union School District, do hereby certify that the foregoing was duly adopted by the Board of Trustees of such District at a regular meeting of said Board held on the 12<sup>th</sup> day of July, 2022, at which a quorum of such Board was present and acting throughout and for which notice and an agenda was prepared and posted as required by law and at which meeting all of the members of such Board had due notice and that at such meeting the attached resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

\_\_\_\_\_  
Clerk, Board of Trustees of the Lakeside  
Union School District

STATE OF CALIFORNIA     )  
  ) ss.  
COUNTY OF KERN            )

I, Darin Buoni, Clerk, Board of Trustees of the Lakeside Union School District, do hereby certify that the foregoing is a full, true and correct copy of Resolution #07122022 of said Board, and that the same has not been rescinded, amended or repealed.

Dated this 12<sup>th</sup> day of July, 2022.

\_\_\_\_\_  
Clerk, Board of Trustees of the Lakeside  
Union School District