



KELSEYVILLE
Unified School District

Where Students Come First



SUPERINTENDENT
Dave McQueen

BOARD MEMBERS
Gary Olson
Rick Winer
Taja Odom
Allison Panella
Beniakem Cromwell

July 27, 2020

County of Lake
Board of Supervisors
255 N. Forbes St.
Lakeport, CA 95453

Dear Board of Supervisors,

On July 21, 2020 the Kelseyville Unified School District Governing Board of Trustees approved Resolution No. 20/21-05 (attached) to increase the developer fees as follows:

1. To \$4.08 per square foot for assessable space for new residential construction and for residential reconstruction to the extent of the resulting increase in assessable areas;
2. And to the amount of up to \$0.66 per square foot for new commercial or industrial construction;
3. The mini-storage category of commercial/industrial should be collected at the justified rate of \$0.16 per square foot.

These fee changes will go into effect on September 19, 2020. All pertinent documentation is attached. Please call T. 707-279-1511 Ext. 1003 if you have any questions.

Sincerely,

Dave McQueen,
Superintendent Kelseyville USD

DM: mm

- Cc:
1. Lynn Thomasson, Kelseyville USD Business Manager
 2. Barbara Stubblefield & Jennifer Mandeville, Kelseyville USD Fiscal Assistants
 3. Lakeport City Council, 225 Park Street, Lakeport, CA 95453
 4. Co. of Lake, Comm. Dev. Planning Div., 255 N. Forbes St., Third Floor, Rm 323, Lakeport, CA 95453

- Enclosure(s):
1. Resolution No. 20/21-05 Brd. Approved 07-21-20
 2. Jack Schreder & Associates, Inc. Level I Developer Fee Study for Kelseyville USD May 05, 2020
 3. Map of District Kelseyville USD, to access the County of Lake School District Locator GIS Map:
<http://gispublic.co.lake.ca.us/schooldist/>
 4. District Boundary Addresses

RESOLUTION NO. 20/21-05 (July 21, 2021, Regular Meeting)
A RESOLUTION OF THE GOVERNING BOARD OF THE
KELSEYVILLE UNIFIED SCHOOL DISTRICT
INCREASING SCHOOL FACILITIES FEES AS AUTHORIZED BY
GOVERNMENT CODE SECTION 65995 (b) 3

WHEREAS, Statute AB 2926 (Chapter 887/Statutes of 1986) authorizes the governing board of any school district to levy a fee, charge, dedication or other form of requirement against any development project for the reconstruction of school facilities; and,

WHEREAS, Government Code Section 65995 establishes a maximum amount of fee that may be charged against such development projects and authorizes the maximum amount set forth in said section to be adjusted for inflation every two years as set forth in the state-wide cost index for Class B construction as determined by the State Allocation Board at its January meeting; and,

WHEREAS, at its January 22, 2020, meeting, the State Allocation Board approved the maximum fee authorized by Education Code Section 17620 to \$4.08 per square foot of residential construction described in Government Code Section 65995(b)(1) and \$0.66 per square foot against commercial and industrial construction described in Government Code Section 65995(b)(2); and,

WHEREAS, the purpose of this Resolution is to approve and adopt fees on residential projects in the amount of up to \$4.08 per square foot as authorized by Education Code Section 17620; and,

WHEREAS, the purpose of this Resolution is to approve and adopt fees on commercial and industrial development projects in the amount of up to \$0.66 per square foot as described in Government Code Section 65995(b)(2). The mini-storage category of commercial/industrial justification has less impact than the statutory \$0.66 per square foot commercial/industrial justification and should be collected at the justified rate of \$0.16 per square foot.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of the Kelseyville Unified School District as follows:

1. Procedure. This Board hereby finds that prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's regularly scheduled July 21, 2020, meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in a newspaper in accordance with Government Code Section 66016, and a notice, including a statement that the data required by Government Code Section 66016 was available, was mailed at least 14 days prior to the meeting to any interested party who had filed a written request with the District for mailed notice of the meeting on new fees or service charges within the period specified by law. Additionally, at least 10 days prior to the meeting, the District made available to the public, data indicating the amount of the cost, or estimated cost, required to provide the service for which the fee or service charge is to be adjusted pursuant to this Resolution, and the revenue sources anticipated to provide this service. By way of such public

meeting, the Board received oral and written presentations by District staff which are summarized and contained in the District's Developer Fee Implementation Study dated May 5, 2020, (hereinafter referred to as the "Plan") and which formed the basis for the action taken pursuant to this Resolution.

2. Findings. The Board has reviewed the Plan as it relates to proposed and potential development, the resulting school facilities needs, the cost thereof, and the available sources of revenue including the fees provided by this Resolution, and based thereon and upon all other written and oral presentations to the Board, hereby makes the following findings:
 - A. Additional development projects within the District, whether new residential construction or residential reconstruction involving increases in assessable area greater than 500 square feet, or new commercial or industrial construction will increase the need for reconstruction of school facilities.
 - B. Without reconstruction of present school facilities, any further residential development projects or commercial or industrial development projects within the District will result in a significant decrease in the quality of education presently offered by the District;
 - C. The fees proposed in the Plan and the fees implemented pursuant to this Resolution are for the purposes of providing adequate school facilities to maintain the quality of education offered by the District;
 - D. The fees proposed in the Plan and implemented pursuant to this Resolution will be used for the reconstruction of school facilities as identified in the Plan;
 - E. The uses of the fees proposed in the Plan and implemented pursuant to this Resolution are reasonably related to the types of development projects on which the fees are imposed;
 - F. The fees proposed in the Plan and implemented pursuant to this Resolution bear a reasonable relationship to the need for reconstructed school facilities created by the types of development projects on which the fees are imposed;
 - G. The fees proposed in the Plan and implemented pursuant to this Resolution do not exceed the estimated amount required to provide funding for the reconstruction of school facilities for which the fees are levied; and in making this finding, the Board declares that it has considered the availability of revenue sources anticipated to provide such facilities, including general fund revenues;
 - H. The fees imposed on commercial or industrial development bear a reasonable relationship and are limited to the needs of the community for schools and are reasonably related and limited to the need for reconstructed school facilities caused by the development;
 - I. The fees will be collected for school facilities for which an account has been established and funds appropriated and for which the district has adopted a reconstruction schedule and/or to reimburse the District for expenditures previously made.

3. **Fee.** Based upon the foregoing findings, the Board hereby increases the previously levied fee to the amount of up to \$4.08 per square foot for assessable space for new residential construction and for residential reconstruction to the extent of the resulting increase in assessable areas; and to the amount of up to \$0.66 per square foot for new commercial or industrial construction. The mini-storage category of commercial/industrial justification has less impact than the statutory \$0.66 per square foot commercial/industrial justification and should be collected at the justified rate of \$0.16 per square foot.
4. **Fee Adjustments and Limitation.** The fees adjusted herewith shall be subject to the following:
 - A. The amount of the District's fees as authorized by Education Code Section 17620 shall be reviewed every two years to determine if a fee increase according to the adjustment for inflation set forth in the statewide cost index for Class B construction as determined by the State Allocation Board is justified.
 - B. Any development project for which a final map was approved and construction had commenced on or before September 1, 1986, is subject only to the fee, charge, dedication or other form of requirement in existence on that date and applicable to the project.
 - C. The term "development project" as used herein is as defined by Section 65928 of the Government Code.
5. **Additional Mitigation Methods.** The policies set forth in this Resolution are not exclusive and the Board reserves the authority to undertake other or additional methods to finance school facilities including but not limited to the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et seq.) and such other funding mechanisms. This Board reserves the authority to substitute the dedication of land or other property or other form of requirement in lieu of the fees levied by way of this Resolution at its discretion, so long as the reasonable value of land to be dedicated does not exceed the maximum fee amounts contained herein or modified pursuant hereto.
6. **Implementation.** For residential, commercial or industrial projects within the District, the Superintendent, or the Superintendent's designee, is authorized to issue Certificates of Compliance upon the payment of any fee levied under the authority of this Resolution.
7. **California Environmental Quality Act.** The Board hereby finds that the implementation of Developer Fees is exempt from the California Environmental Quality Act (CEQA).
8. **Commencement Date.** The effective date of this Resolution shall be September 19, 2020 which is 60 days following its adoption by the Board.
9. **Notification of Local Agencies.** The Secretary of the Board is hereby directed to forward copies of this Resolution and a Map of the District to the Planning Commission and Board of Supervisors of Lake County.

10. Severability. If any portion of this Resolution is found by a Court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this Resolution. The Board hereby declares its intent to adopt this Resolution irrespective of the fact that one or more of its provisions may be declared invalid subsequent hereto.

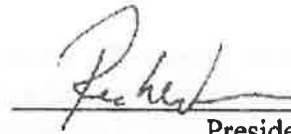
APPROVED, PASSED and ADOPTED by the Governing Board of the Kelseyville Unified School District this 21st day of July, 2020, by the following vote:

AYES: 5

NOES: 0

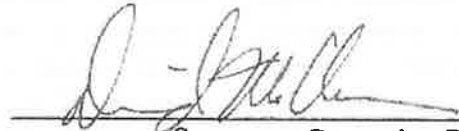
ABSENT: 0

ABSTAIN: 0

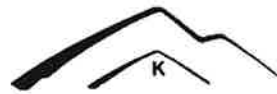


President, Governing Board
Kelseyville Unified School District

ATTEST:



Secretary, Governing Board
Kelseyville Unified School District



Kelseyville Unified School District
Committed to Excellence in Education

Level I Developer Fee Study
for
Kelseyville Unified
School District

May 5, 2020

Dave McQueen, Superintendent

Board of Trustees

Rick Winer, President

Beni Cromwell, Vice President

Taja Odom, Clerk

Gary Olson, Member

Allison Panella, Member

Prepared by:

Jack Schreder & Associates, Inc.



2230 K Street
Sacramento, CA 95816
916-441-0986

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
SCHOOL DISTRICT BACKGROUND.....	3
INTRODUCTION	4
SECTION I: DEVELOPER FEE JUSTIFICATION	7
Modernization and Reconstruction.....	7
Modernization Need.....	7
Residential Development and Fee Projections	10
Commercial/Industrial Development and Fee Projections.....	11
Summary	14
SECTION III: REQUIREMENTS OF AB 1600	18
SECTION IV: REVENUE SOURCES FOR FUNDING FACILITIES.....	21
State Sources	21
Local Sources	21
SECTION V: ESTABLISHING THE COST, BENEFIT AND BURDEN NEXUS.....	22
SECTION VI: FACILITY FUNDING ALTERNATIVES	23
STATEMENT TO IDENTIFY PURPOSE OF FEE.....	24
ESTABLISHMENT OF A SPECIAL ACCOUNT	24
RECOMMENDATION.....	24
SOURCES	25
 APPENDIX A: CONSTRUCTION COSTS	 APP 1
APPENDIX B: PER PUPIL GRANT AMOUNTS	APP 2
APPENDIX C: MINI STORAGE CALCULATIONS	APP 3

LIST OF TABLES

	<u>Page</u>
Table 1: Construction Costs	9
Table 2: 20 Year Modernization Need.....	10
Table 3: Facilities Cost per SF from Projected New/Expanded Residential Construction	11
Table 4: Commercial and Industrial Generation Factors	12
Table 5: Projected Commercial/Industrial Fee Square Footage	13
Table 6: Projected Employees/District Households from Commercial/Industrial Development	13
Table 7: Facilities Cost per SF from Proposed Commercial/Industrial Construction.....	14

EXECUTIVE SUMMARY

- Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication or other form of requirement against any development project for the construction or modernization of school facilities provided the District can show justification for levying of fees.
- In January 2020, the State Allocation Board's biennial inflation adjustment changed the fee to \$4.08 per square foot for residential construction and \$0.66 per square foot for commercial/industrial construction.
- The Kelseyville Unified School District is justified in collecting \$4.08 per square foot for residential construction and \$0.66 per square foot of commercial/industrial construction, with the exception of mini storage. The mini storage category of construction should be collected at a rate of \$0.16 per square foot.
- In general, it is fiscally more prudent to extend the useful life of an existing facility than to construct new facilities when possible. The cost to modernize facilities is approximately 41.1 percent of the cost to construct new facilities.
- The residential justification is based on the Kelseyville Unified School District's projected modernization need of \$4,660,754 for students generated from new or expanded residential construction over the next 20 years and the projected residential square footage of 493,000.
- Based on the modernization need for students generated from projected new or expanded residential development and the projected residential square footage, each square foot of residential construction will create a school facilities cost of at least \$9.45 (\$4,660,754/493,000).
- The commercial/industrial justification is based on the Kelseyville Unified School District's projected modernization need of \$234,996 for students generated from commercial/industrial development over the next 20 years and the projected commercial/industrial square footage of 24,650.

- Based on the modernization need for students generated from projected commercial/industrial development and the projected commercial/industrial square footage, each square foot of commercial/industrial construction will create a school facilities cost of at least \$9.53 ($\$234,996/24,650$), with the exception of mini storage. The mini storage category of construction will create a school facilities cost of \$0.16 per square foot.

SCHOOL DISTRICT BACKGROUND

The Kelseyville Unified School District serves approximately 1,700 students in transitional kindergarten through twelfth grade at seven schools; Kelseyville Elementary, Riviera Elementary, Mountain Vista Middle, Kelseyville High, Kelseyville Learning Academy, and Ed Donaldson Education Center. Most students identify as White (approximately 47%), followed by Hispanic or Latino (approximately 42%), then American Indian (approximately 3%), with a small portion of other ethnic groups. The majority of students (approximately 68%) meet the criteria for socioeconomically disadvantaged and approximately 14% of students are considered English Learners. The District provides traditional classroom education programs, along with a variety of alternatives, including an independent study home school option. The Kelseyville Unified School District “provides, college prep, honors, Advanced Placement, dual enrollment, and Career and Technical Education pathways in agriculture and natural resources, building and construction, information and communications technology, and hospitality, tourism, and recreation industry sectors.” The District’s mission is “that all students have access to high quality, 21st century, technology-driven education in order to become contributing members of society.”

Kelseyville Unified School District serves students in unincorporated Lake County, including the town of Kelseyville and the surrounding communities of Big Valley, Soda Bay, Buckingham peninsula, Clear Lake Riviera, and up to the crest of Cobb Mountain, on the southwestern shore of Clear Lake, in the North Coast region of California. The town of Kelseyville is located approximately 120 miles north of the City of San Francisco. The region is known for its pears, walnuts, an award-winning wine industry, local Native American casinos, and tourism, which includes summer recreation on Clear Lake. In recent years, Lake County, including portions of the District’s boundary, has been impacted by multiple wildfires. According to the Lake County Economic Forecast, the two largest employment sectors in the County are government and healthcare. Job creation through 2024, is forecasted to be dominated by the government and healthcare sectors.

INTRODUCTION

In September, 1986, the Governor signed into law Assembly Bill 2926 (Chapter 887/Statutes 1986) which granted school district governing boards the authority to impose developer fees. This authority is codified in Education Code Section 17620 which states in part "...the governing board of any school district is authorized to levy a fee, charge, dedication or other form of requirement against any development project for the construction or modernization of school facilities."

The Level 1 fee that can be levied is adjusted every two years according to the inflation rate, as listed by the state-wide index for Class B construction set by the State Allocation Board. In January of 1992, the State Allocation Board increased the Level I fee to \$1.65 per square foot for residential construction and \$.27 per square foot for commercial and industrial construction.

Senate Bill 1287 (Chapter 1354/Statutes of 1992) effective January 1, 1993, affected the facility mitigation requirements a school district could impose on developers. Senate Bill 1287 allowed school districts to levy an additional \$1.00 per square foot of residential construction (Government Code Section 65995.3). The authority to levy the additional \$1.00 was rescinded by the failure of Proposition 170 on the November 1993 ballot.

In January 1994, the State Allocation Board's biennial inflation adjustment changed the fee to \$1.72 per square foot for residential construction and \$.28 per square foot for commercial/industrial construction.

In January 1996, the State Allocation Board's biennial inflation adjustment changed the fee to \$1.84 per square foot for residential construction and \$.30 per square foot for commercial/industrial construction.

In January 1998, the State Allocation Board's biennial inflation adjustment changed the fee to \$1.93 per square foot for residential construction and \$.31 per square foot for commercial/industrial construction.

In January 2000, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.05 per square foot for residential construction and \$0.33 per square foot for commercial/industrial construction.

In January 2002, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.14 per square foot for residential construction and \$0.34 per square foot for commercial/industrial construction.

In January 2004, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.24 per square foot for residential construction and \$0.36 per square foot for commercial/industrial construction.

In January 2006, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.63 per square foot for residential construction and \$0.42 per square foot for commercial/industrial construction.

In January 2008, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.97 per square foot for residential construction and \$0.47 per square foot for commercial/industrial construction.

In January 2010, the State Allocation Board's biennial inflation adjustment maintained the fee at \$2.97 per square foot for residential construction and \$0.47 per square foot for commercial/industrial construction.

In January 2012, the State Allocation Board's biennial inflation adjustment changed the fee to \$3.20 per square foot for residential construction and \$0.51 per square foot for commercial/industrial construction.

In January 2014, the State Allocation Board's biennial inflation adjustment changed the fee to \$3.36 per square foot for residential construction and \$0.54 per square foot for commercial/industrial construction.

In February 2016, the State Allocation Board's biennial inflation adjustment changed the fee to \$3.48 per square foot for residential construction and \$0.56 per square foot for commercial/industrial construction.

In January 2018, the State Allocation Board's biennial inflation adjustment changed the fee to \$3.79 per square foot for residential construction and \$0.61 per square foot for commercial/industrial construction.

In January 2020, the State Allocation Board's biennial inflation adjustment changed the fee to \$4.08 per square foot for residential construction and \$0.66 per square foot for commercial/industrial construction.

The next adjustment to the fee will occur at the January 2022 State Allocation Board meeting.

In order to levy a fee, a district must make a finding that the fee to be paid bears a reasonable relationship and be limited to the needs of the community for elementary or high school facilities and be reasonably related to the need for schools caused by the development. Fees are different from taxes and do not require a vote of the electorate. Fees may be used only for specific purposes and there must be a reasonable relationship between the levying of fees and the impact created by development.

In accordance with the recent decision in the *Cresta Bella LP v. Poway Unified School District* (2013 WL 3942961) court Case, school districts are now required to demonstrate that reconstruction projects will generate an increase in the student population thereby creating an impact on the school district's facilities. School districts must establish a reasonable relationship between an increase in student facilities needs and the reconstruction project in order to levy developer fees.

Purpose of Study

This study will demonstrate the relationship between residential, commercial and industrial growth and the need for the modernization of school facilities in the Kelseyville Unified School District.

SECTION I: DEVELOPER FEE JUSTIFICATION

Developer fee law requires that before fees can be levied a district must find that justification exists for the fee. Government Code Section 66001 (g) states that a fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that is consistent with a general plan. This section of the study will show that justification does exist for levying developer fees in the Kelseyville Unified School District.

Modernization and Reconstruction

Extending the useful life of a school is a cost effective and prudent way to house students generated from future new or expanded development. The state of California recognizes the need to extend the life of existing schools and provides modernization funding through the State School Facility Program. For the purpose of this report, modernization and reconstruction are used interchangeably since many of the improvements are common to both programs, i.e. roofing, plumbing, heating, cooling, dry rot repair, infrastructure improvement, etc. Developer fees may not be used for regular maintenance, routine repair of school buildings and facilities or deferred maintenance. The authorization to justify modernization and modernization of school facilities and extend the useful life of existing schools is contained in Education Code Section 17620 and Government Code Section 66001 (g).

Modernization Need

As new students are generated by new or expanded residential construction, the need to increase the useful life of school facilities will be necessary. In order to calculate the District's estimated modernization need generated by students from new or expanded development, it is necessary to determine the following factors: the number of units projected to be constructed, the District student yield factor, and the per pupil cost to modernize facilities.

Proposed Development

The Lake County Planning Department was contacted regarding potential development within District boundaries. According to the planning department, it would be reasonable to project future development based on the previous five years of development. According to developer fee collection records, fees have been paid on an average of 17 new or expanded residential units per year for the previous five years. Based on the average number of fees paid each year, fees will be paid on approximately 340 (17×20) new or expanded residential housing units in the District over the next 20 years.

The School Facility Program allows districts to apply for modernization funding for classrooms over 20 years old, meaning that school facilities are presumed to be eligible for, and therefore need, modernization after that time period. It is therefore generally presumed that school facilities have a useful life span of 20 years before modernization is needed in order to maintain the same level of service as previously existed. The same would be true for modernization of buildings 20 years after their initial modernization. Therefore, the District's modernization needs are considered over a 20 year period, and a 20 year projection has been included in the Study when considering the homes that will generate students for the facilities in question.

Student Yield

To identify the number of students anticipated to be generated from new or expanded residential development, a student yield factor of 0.7 has been utilized for the Kelseyville Unified School District. The yield factor is based on State wide student yield averages calculated by the Office of Public School Construction.

Construction Cost

The construction cost per K-12 pupil is \$47,647 (Appendix A). Table 1 shows the weighted average to construct facilities per K-12 pupil.

Table 1:
Construction Costs

Grade Level	Construction Costs
K-6	\$41,883
7-8	\$49,526
9-12	\$56,796
Weighted Average $[(\$41,883 \times 7) + (\$49,526 \times 2) + (\$56,796 \times 4)] / 13 = \$47,647$	

Source: California Department of Education, Jack Schreder & Associates.

Modernization Cost

The cost to modernize facilities is 41.1 percent of new construction costs. The percentage is based on the comparison of the State per pupil modernization grant (including 3% for Americans with Disabilities and Fire, Life Safety improvements) and the State per pupil new construction grant. For example, the State provides \$12,451 per K-6 pupil to construct new facilities and \$4,741 to modernize facilities, which is 38.1 percent ($\$4,741 / \$12,451$) of the new construction grant amount. In addition, the State provides a minimum of three percent for ADA/FLS improvements which are required by the Department of State Architect's (DSA) office. Based on the per pupil grant amounts and the ADA/FLS costs, the estimated cost to modernize facilities is 41.1 percent of the cost to construct facilities. The School Facility Program per pupil grant amounts are included in Appendix B.

The construction cost per K-12 pupil is \$47,647 and is outlined in Table 1 and included in Appendix A. Therefore, the per pupil cost to modernize facilities per K-12 pupil is \$19,583 ($\$47,647 \times .411$).

20 Year Modernization Need

The District's estimated modernization need generated by students from new and expanded residential development is \$4,660,754. The calculation is included in Table 2.

Table 2:
20 Year Modernization Need

Projected New/Expanded Res. Const.	340
Student Yield	<u>x .7</u>
Students Generated	238
Per Pupil Modernization Cost	\$19,583
Students Generated	<u>x 238</u>
Modernization Need	\$4,660,754

Source: Kelseyville Unified School District, Office of Public School Construction, and Jack Schreder & Associates.

Residential Development and Fee Projections

To show a reasonable relationship exists between the construction of new and expanded housing units and the need for modernized school facilities, it will be shown that residential construction will create a school facility cost impact on the Kelseyville Unified School District by students generated from new and expanded development.

According to developer fee collection records, fees have been paid on an average of 17 new or expanded residential units per year for the previous five years. The average square footage of the new or expanded residential units is 1,610 square feet. Beginning on December 20, 2018, a new ordinance went into effect reducing the minimum square footage to 360 square feet per unit in some areas of District boundaries, to allow for the construction of tiny homes. Due to this change, the Planning Department provided an estimated average square footage of 1,450 square feet per unit. Projected development for a 20 year period was based on the average of 17 units per year over the previous five years. Approximately 340 new or expanded housing units (17 x 20), totaling 493,000 square feet (340 x 1,450), may be constructed in the District over the next 20 years. The amount of residential fees to be collected can be estimated based on the housing unit projections.

Based on the District's modernization need of \$4,660,754 generated by students from new or expanded residential construction and the total projected residential square footage of 493,000, residential construction will create a facilities cost of \$9.45 per square foot. The calculation is included in Table 3. However, the statutory Level I fee for residential construction is \$4.08 per square foot. Therefore, the District is justified to collect \$4.08 per square foot of residential construction.

Table 3:
Facilities Cost per SF from Projected New/Expanded Residential Construction

Modernization Need	Total Square Footage	Facilities Cost
\$4,660,754	/493,000	= \$9.45

Source: Kelseyville Unified School District, Jack Schreder & Associates, Office of Public School Construction.

Commercial/Industrial Development and Fee Projections

In order to levy developer fees on commercial and industrial development, Assembly Bill 181 provides that a district "... must determine the impact of the increased number of employees anticipated to result from commercial and industrial development upon the cost of providing school facilities within the district. For the purposes of making this determination, the [developer fee justification] study shall utilize employee generation estimates that are based on commercial and industrial factors within the district, as calculated on either an individual project or categorical basis". The passage of Assembly Bill AB 530 (Chapter 633/Statutes 1990) modified the requirements of AB 181 by allowing the use of a set of state-wide employee generation factors. Assembly Bill 530 allows the use of the employee generation factors identified in the San Diego Association of Governments report entitled, San Diego Traffic Generators. This study, which was completed in January of 1990, identifies the number of employees generated for every 1,000 square feet of floor area for several development categories. These generation factors are shown in Table 4.

Table 4 indicates the number of employees generated for every 1,000 square feet of development and the number of district households generated for every employee in 11 categories of commercial and industrial development. The number of district

households is calculated by adjusting the number of employees for the percentage of employees that live in the district and are heads of households.

Table 4:
Commercial and Industrial Generation Factors

Type of Development	Employees Per 1,000 Sq. Ft.*	District Households Per Employee**
Medical Offices	4.27	.2
Corporate Offices	2.68	.2
Commercial Offices	4.78	.2
Lodging	1.55	.3
Scientific R&D	3.04	.2
Industrial Parks	1.68	.2
Industrial/ Business Parks	2.21	.2
Neighborhood Shopping Centers	3.62	.3
Community Shopping Centers	1.09	.3
Banks	2.82	.3
Agriculture	.31	.51
Average	2.55	.27

* Source: San Diego Association of Governments.

** Source: Jack Schreder and Associates.

Based on data available for the purpose of determining the impact of mini-storage construction on the Kelseyville Unified School District, it has been determined that mini storage construction has significantly less impact than other commercial/industrial construction. Mini storage construction generates .06 employees per 1,000 square feet of school construction. This information was provided by the San Diego Association of Governments, Traffic Generators, January 1990, and is cited for use in Education Code Section 17621(e)(1)(B).

The generation of .06 employees per 1,000 square feet and the utilization of the student generation rate per household, yields an impact of \$0.16 per square foot of mini-storage construction. It is recommended that the Kelseyville Unified School District levy a fee for mini-storage not to exceed \$0.16 per square foot. The mini storage calculation is included in Appendix C.

Historical data shows that commercial/industrial square footage represents approximately five percent of residential square footage. District residential projections indicate that 493,000 (Table 3) square feet of new or expanded residential space will be constructed in the next 20 years. The five percent ratio represents 24,650 square feet of commercial and industrial development. Table 5 illustrates this calculation.

Table 5:
Projected Commercial/Industrial Fee Square Footage

<u>Ratio</u>		<u>Residential SF</u>		<u>Commercial SF</u>
.05	x	493,000 sf	=	24,650 sf

Source: Kelseyville Unified School District, Jack Schreder & Associates, original research.

According to the average employee generation factors in Table 4, commercial and industrial development will yield 63 new employees and 17 new district households over the next 20 years. Table 6 illustrates this calculation.

Table 6:
Projected Employees/District Households
from
Commercial/Industrial Development

<u>Commercial/ Industrial SF</u>		<u>Average Employees Per 1,000 SF</u>		<u>New Employees</u>		<u>New Households</u>	
24,650/1,000	x	2.55	=	63	x	.27	=
Number of Households = 17							

Source: San Diego Association of Governments, Kelseyville Unified School District, Jack Schreder & Associates.

The addition of 17 new households created by commercial and industrial development will impact Kelseyville Unified School District with an estimated 12 (17 x

.7) additional students. Based on the per pupil K-12 modernization cost of \$19,583, the estimated cost to house 12 students generated from commercial/industrial construction is \$234,996 ($\$19,583 \times 12$).

Based on the District's modernization need of \$234,996, generated by students from commercial/industrial construction and the total projected new or expanded residential square footage of 24,650, commercial/industrial construction will create a facilities cost of \$9.53 per square foot, with the exception of mini storage. However, the statutory Level I fee for commercial/industrial construction is \$0.66 per square foot. Therefore, the District is justified to collect \$0.66 per square foot of commercial/industrial construction, with the exception of mini storage. The mini storage category should be collected at a rate of \$0.16 per square foot. The commercial/industrial calculation is included in Table 7.

Table 7:
Facilities Cost per SF from Proposed Commercial/Industrial Construction

Modernization Need	Total Square Footage		Commercial Cost
\$234,996	/24,650	=	\$9.53

Source: Kelseyville Unified School District, Jack Schreder & Associates, Office of Public School Construction.

Summary

Based on the District's modernization need of \$4,660,754 generated by students from new and expanded residential construction and the total projected residential square footage of 493,000, residential construction will create a facilities cost of \$9.45 per square foot. However, the statutory Level I fee for residential construction is \$4.08 per square foot. Therefore, the District is justified to collect \$4.08 per square foot of residential construction.

Based on the District's modernization need of \$234,996 generated by students from commercial/industrial construction and the total projected square footage of 24,650, commercial/industrial construction will create a facilities cost of \$9.53 per square foot, with the exception of mini storage. However, the statutory Level I fee for

commercial/industrial construction is \$0.66 per square foot. Therefore, the District is justified to collect \$0.66 per square foot of commercial/industrial construction, with the exception of mini storage. The mini storage category should be collected at a rate of \$0.16 per square foot.

SECTION II: BACKGROUND OF DEVELOPER FEE LEGISLATION

Initially, the allowable developer fee was limited by Government Code Section 65995 to \$1.50 per square foot of covered or enclosed space for residential development and \$.25 per square foot of covered or enclosed space of commercial or industrial development. The Level I fee that can be levied is adjusted every two years, according to the inflation rate as listed by the state-wide index for Class B construction set by the State Allocation Board. In January of 2020, the State Allocation Board changed the Level I fee to \$4.08 per square foot of residential construction and \$0.66 per square foot of commercial and industrial construction.

The fees collected are to be used by the school district for the construction or modernization of school facilities and may be used by the district to pay bonds, notes, loans, leases or other installment agreements for temporary as well as permanent facilities.

Assembly Bill 3228 (Chapter 1602/Statutes of 1990) added Government Code Section 66016 requiring districts adopting or increasing any fee to first hold a public hearing as part of a regularly scheduled meeting and publish notice of this meeting twice, with the first notice published at least ten days prior to the meeting.

Assembly Bill 3980 (Chapter 418/Statutes of 1988) added Government Code Section 66006 to require segregation of school facilities fees into a separate capital facilities account or fund and specifies that those fees and the interest earned on those fees can only be expended for the purposes for which they were collected.

Senate Bill 519 (Chapter 1346/Statutes of 1987) added Section 17625 to the Education Code. It provides that a school district can charge a fee on manufactured or mobile homes only in compliance with all of the following:

1. The fee, charge, dedication, or other form of requirement is applied to the initial location, installation, or occupancy of the manufactured home or mobile home within the school district.
2. The manufactured home or mobile home is to be located, installed, or occupied on a space or site on which no other manufactured home or mobile home was previously located, installed, or occupied.
3. The manufactured home or mobile home is to be located, installed, or occupied on a space in a mobile home park, on which the construction of the pad or foundation system commenced after September 1, 1986.

Senate Bill 1151 (Chapter 1037/Statutes of 1987) concerns agricultural buildings and adds Section 17622 to the Education Code. It provides that no school fee may be imposed and collected on a greenhouse or other space covered or enclosed for agricultural purposes unless the school district has made findings supported by substantial evidence as follows:

1. The amount of the fees bears a reasonable relationship and is limited to the needs for school facilities created by the greenhouse or other space covered or enclosed for agricultural purposes.
2. The amount of the fee does not exceed the estimated reasonable costs of the school facilities necessitated by the structures as to which the fees are to be collected.
3. In determining the amount of the fees, the school district shall consider the relationship between the proposed increase in the number of employees, if any, the size and specific use of the structure, as well as the cost of construction.

In order to levy developer fees, a study is required to assess the impact of new growth and the ability of the local school district to accommodate that growth. The need for new school construction and modernization must be determined along with the costs involved. The sources of revenue need to be evaluated to determine if the

district can fund the new construction and modernization. Finally, a relationship between needs and funding raised by the fee must be quantified.

Assembly Bill 181 (Chapter 1109/Statutes of 1989) which became effective October 2, 1989, was enacted to clarify several areas of developer fee law. Assembly Bill 181 provisions include the following:

1. Exempts residential remodels of less than 500 square feet from fees.
2. Prohibits the use of developer fee revenue for routine maintenance and repair, most asbestos work, and deferred maintenance.
3. Allows the fees to be used to pay for the cost of performing developer fee justification studies.
4. States that fees are to be collected at the time of occupancy, unless the district can justify earlier collection. The fees can be collected at the time the building permit is issued if the district has established a developer fee account and funds have been appropriated for which the district has adopted a proposed construction schedule or plan prior to the issuance of the certificate of occupancy.
5. Clarifies that the establishment or increase of fees is not subject to the California Environmental Quality Act.
6. Clarifies that the impact of commercial and industrial development may be analyzed by categories of development as well as an individual project-by-project basis. An appeal process for individual projects would be required if analysis was done by categories.
7. Changes the frequency of the annual inflation adjustment on the Level I fee to every two years.
8. Exempts from fees - development used exclusively for religious purposes, private schools, and government-owned development.

9. Expands the definition of senior housing, which is limited to the commercial/industrial fee and requires the conversion from senior housing to be approved by the city/county after notification of the school district.
10. Extends the commercial/industrial fee to mobile home parks limited to older persons.

SECTION III: REQUIREMENTS OF AB 1600

Assembly Bill 1600 (Chapter 927/Statutes of 1987) adds Section 66000 through 66003 to the Government Code:

Section 66000 defines various terms used in AB 1600:

"Fee" is defined as monetary exaction (except a tax or a special assessment) which is charged by a local agency to the applicant in connection with the approval of a development project for the purpose of defraying all or a portion of the costs of public facilities related to the development project.

"Development project" is defined broadly to mean any project undertaken for purposes of development. This would include residential, commercial, or industrial projects.

"Public facilities" is defined to include public improvements, public services, and community amenities.

Section 66001 (a) sets forth the requirements for establishing, increasing or imposing fees. Local agencies are required to do the following:

1. Identify 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 how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Section 66001 (c) requires that any fee subject to AB 1600 be deposited in an account established pursuant to Government Code Section 66006. Section 66006 requires that development fees be deposited in a capital facilities account or fund. To avoid any commingling of the fees with other revenues and funds of the local agency the fees can only be expended for the purpose for which they were collected. Any income earned on the fees should be deposited in the account and expended only for the purposes for which the fee was collected.

Section 66001 (d) as amended by Senate Bill 1693 (Monteith/Statutes of 1996, Chapter 569), requires that for the fifth year following the first deposit into a developer fee fund, and for every five years thereafter, a school district must make certain findings as to such funds. These findings are required regardless of whether the funds are committed or uncommitted. Formerly only remaining unexpended or uncommitted fees were subject to the mandatory findings and potential refund process. Under this section as amended, relating to unexpended fee revenue, two specific findings must be made as a part of the public information required to be formulated and made available to the public. These findings are:

1. Identification of all sources and amounts of funding anticipated to provide adequate revenue to complete any incomplete improvements identified pursuant to the requirements of Section 66001 (a)(2).
2. A designation of the approximate date upon which the anticipated funding will be received by the school district to complete the identified but as yet, incomplete improvements.

If the two findings are not made, a school district must refund the developer fee revenue on account in the manner provided in Section 66001 (e).

Section 66001 (e) provides that the local agency shall refund to the current record owners of the development project or projects on a prorated basis the unexpended or uncommitted portion of the fees and any accrued interest for which the local agency is unable to make the findings required by Section 66001 (d) that it still needs the fees.

Section 66002 provides that any local agency which levies a development fee subject to Section 66001 may adopt a capital improvement plan which shall be updated annually and which shall indicate the approximate location, size, time of availability and estimates of cost for all facilities or improvements to be financed by the fees.

Assembly Bill 1600 and the Justification for Levying Developer Fees

Effective January 1, 1989, Assembly Bill 1600 requires that any school district which establishes, increases or imposes a fee as a condition of approval of development shall make specific findings as follows:

1. A cost nexus must be established. A cost nexus means that the amount of the fee cannot exceed the cost of providing adequate school facilities for students generated by development. Essentially, it prohibits a school district from charging a fee greater than their cost to construct or modernize facilities for use by students generated by development.
2. A benefit nexus must be established. A benefit nexus is established if the fee is used to construct or modernize school facilities benefiting students to be generated from development projects.
3. A burden nexus must be established. A burden nexus is established if a project, by the generation of students, creates a need for additional facilities or a need to modernize existing facilities.

SECTION IV: REVENUE SOURCES FOR FUNDING FACILITIES

Two general sources exist for funding facility construction and modernization - state sources and local sources. The District has considered the following available sources:

State Sources

State School Facility Program

Senate Bill 50 reformed the State School Building Lease-Purchase Program in August of 1998. The new program, entitled the School Facility Program, provides funding under a "grant" program once a school district establishes eligibility. Funding required from districts will be a 50/50 match for construction projects and 60/40 (District/State) match for modernization projects. Districts may levy the current statutory developer fee as long as a district can justify collecting that fee. If a district desires to collect more than the statutory fee (Level 2 or Level 3), that district must meet certain requirements outlined in the law, as well as conduct a needs assessment to enable a higher fee to be calculated.

Local Sources

Mello-Roos Community Facilities Act

The Mello-Roos Community Facilities Act of 1982 allows school districts to establish a community facilities district in order to impose a special tax to raise funds to finance the construction of school facilities.

1. The voter approved tax levy requires a two-thirds vote by the voters of the proposed Mello-Roos district.
2. If a Mello-Roos district is established in an area in which fewer than twelve registered voters reside, the property owners may elect to establish a Mello-Roos district.

General Obligation Bonds

General Obligation (GO) bonds may be issued by any school district for the purposes of purchasing real property or constructing or purchasing buildings or equipment "of a permanent nature." Because GO bonds are secured by an ad valorem tax levied on all taxable property in the district, their issuance is subject to two-thirds voter approval or 55% majority vote under Proposition 39 in an election. School districts are obligated, in the event of delinquent payments on the part of the property owners, to raise the amount of tax levied against the non-delinquent properties to a level sufficient to pay the principal and interest coming due on the bonds.

The District passed a \$24 million bond in June 2016. Bond funds have been expended or are encumbered for the District's current facility needs.

School District General Funds

The District's general funds are needed by the District to provide for the operation of its instructional program.

Expenditure of Lottery Funds

Government Code Section 8880.5 states: "It is the intent of this chapter that all funds allocated from the California State Lottery Education Fund shall be used exclusively for the education of pupils and students and no funds shall be spent for acquisition of real property, construction of facilities, financing research, or any other non-instructional purpose."

SECTION V: ESTABLISHING THE COST, BENEFIT AND BURDEN NEXUS

In accordance with Government Code Section 66001, the District has established a cost nexus and identified the purpose of the fee, established a benefit nexus, and a burden nexus:

Establishment of a Cost Nexus & Identify Purpose of the Fee

The Kelseyville Unified School District chooses to construct and/or modernize facilities for the additional students created by development in the district and the cost for providing new and/or modernized facilities exceeds the amount of developer fees to be collected. It is clear that when educational facilities are provided for students generated by new residential, commercial and industrial development that the cost of new facilities exceeds developer fee generation, thereby establishing a cost nexus.

Establishment of a Benefit Nexus

Students generated by new residential, commercial and industrial development will be attending district schools. Housing District students in new and/or modernized facilities will directly benefit those students from the new development projects upon which the fee is imposed, therefore, a benefit nexus is established.

Establishment of a Burden Nexus

The generation of new students by development will create a need for additional and/or modernized school facilities. The District must carry the burden of constructing new facilities required by the students generated by future developments and the need for facilities will be, in part, satisfied by the levying of developer fees, therefore, a burden nexus is established.

SECTION VI: FACILITY FUNDING ALTERNATIVES

The District does not currently have sufficient funds to provide for the shortfall in modernization costs. We suggest that District continue to pursue funding alternatives such as the State School Facility Program.

STATEMENT TO IDENTIFY PURPOSE OF FEE

It is a requirement of AB 1600 that the District identify the purpose of the fee. The purpose of fees being levied shall be used for the construction and/or modernization of school facilities. The District will provide for the construction and/or modernization of school facilities, in part, with developer fees.

ESTABLISHMENT OF A SPECIAL ACCOUNT

Pursuant to Government Code section 66006, the District has established a special account in which fees for capital facilities are deposited. The fees collected in this account will be expended only for the purpose for which they were collected. Any interest income earned on the fees that are deposited in such an account must remain with the principal. The school district must make specific information available to the public within 180 days of the end of each fiscal year pertaining to each developer fee fund. The information required to be made available to the public by Section 66006 (b) (1) was amended by SB 1693 and includes specific information on fees expended and refunds made during the year.

RECOMMENDATION

Based on the fee justification provided in this report, it is recommended that the Kelseyville Unified School District levy residential development fees and commercial/industrial fees up to the statutory fee for which justification has been determined.

SOURCES

California Basic Educational Data System. California State Department of Education. October Enrollments, 2016-2019.

Collard, Gary. Lead Housing Analyst for Southern California. California State Department of Housing and Community Development.

Hamouda, Sufyan. Assistant Planner, Lake County.

Lake County Economic Forecast, 2019 County-Level Economic Forecast. California Economic Forecast. Caltrans. 2019.

Local Control Accountability Plan. Kelseyville Unified School District. 2019-2020.

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McQueen, Dave. Superintendent, Kelseyville Unified School District.

Office of Public School Construction. Leroy F. Greene School Facilities Act, 1998.

San Diego Association of Governments. Traffic Generators, January 1990.

Schreder, Jack and Associates. Original research.

Stubblefield, Barbara. Fiscal Analyst, Kelseyville Unified School District.

Thomasson, Lynn. Business Manager, Kelseyville Unified School District.

APPENDIX A

CONSTRUCTION COSTS

Elementary School Facility Construction Costs - Permanent Construction		
I. Allowable Building Area		
	A. Total Student Capacity	
	B. Building Area	
	600 students @ 71sf/student	42,600
	Speech/Resource Specialist	600
	Total	43,200
II. Site Requirements		
	A. Purchase Price of Property (10 Acres)	
	Cost per Acre	\$0
	B. Appraisals	\$0
	C. Costs Incurred in Escrow	\$0
	D. Surveys	\$0
	E. Other Costs, Geo. and Soils Reports	\$0
	Total-Acquisition of Site	\$0
III. Plans		
	A. Architect's Fee for Plans	\$1,842,110
	B. DSA Plans Check Fee	\$143,275
	C. School Planning, Plans Check Fee	\$7,833
	D. Preliminary Tests	\$6,006
	E. Other Costs, Energy Cons. & Advertising	\$52,734
		\$2,051,959
IV. Construction Requirements		
	A. Utility Services	\$504,376
	B. Off-site Development	\$756,563
	C. Site Development, Service	\$1,210,499
	D. Site Development, General	\$806,999
	E. New Construction	\$16,502,400
	F. Unconventional Energy Source	\$687,056
	Total Construction	\$20,467,893
	Total Items II, III and IV	\$22,519,852
	Contingency 10%	\$2,251,985
	Construction Tests	\$153,509
	Inspection	\$204,679
	TOTAL ESTIMATED PROJECT COSTS	\$25,130,025
	ESTIMATED COST PER STUDENT	\$41,883
*Source: California Department of Education, Jack Schreder & Associates.		

Middle School Facility Construction Costs - Permanent Construction		
I. Allowable Building Area		
A. Total Student Capacity		
B. Building Area		
1000 students @ 85sf/student		85,000
Speech/Resource Specialist		<u>1,360</u>
Total		86,360
II. Site Requirements		
A. Purchase Price of Property (20 Acres)		
Cost per Acre	\$0	\$0
B. Appraisals		\$0
C. Costs Incurred in Escrow		\$0
D. Surveys		\$0
E. Other Costs, Geo. and Soils Reports		\$0
Total-Acquisition of Site		\$0
III. Plans		
A. Architect's Fee for Plans		\$3,633,252
B. OSA Plans Check Fee		\$282,586
C. School Planning, Plans Check Fee		\$8,993
D. Preliminary Tests		\$9,991
E. Other Costs, Energy Cons. & Advertising		<u>\$76,936</u>
		\$4,011,758
IV. Construction Requirements		
A. Utility Services		\$739,991
B. Off-site Development		\$832,810
C. Site Development, Service		\$2,300,396
D. Site Development, General		\$1,640,844
E. New Construction		\$33,680,400
F. Unconventional Energy Source		<u>\$1,175,028</u>
Total Construction		\$40,369,469
Total Items II, III and IV		\$44,381,227
Contingency		\$4,438,123
Construction Tests		\$302,771
Inspection		\$403,695
TOTAL ESTIMATED PROJECT COSTS		\$49,525,816
ESTIMATED COST PER STUDENT		\$49,526
*Source: California Department of Education, Jack Schreder & Associates.		

High School Facility Construction Costs - Permanent Construction		
I. Allowable Building Area		
A. Total Student Capacity		
B. Building Area		
1500 students @ 92sf/student		138,000
Speech/Resource Specialist		4,500
Total		142,500
II. Site Requirements		
A. Purchase Price of Property (40 Acres)		
Cost per Acre		\$0
B. Appraisals		\$0
C. Costs Incurred in Escrow		\$0
D. Surveys		\$0
E. Other Costs, Geo. and Soils Reports		\$0
Total-Acquisition of Site		\$0
III. Plans		
A. Architect's Fee for Plans		\$6,249,718
B. OSA Plans Check Fee		\$486,089
C. School Planning, Plans Check Fee		\$9,618
D. Preliminary Tests		\$15,573
E. Other Costs, Energy Cons. & Advertising		\$142,211
		\$6,903,210
IV. Construction Requirements		
A. Utility Services		\$1,297,805
B. Off-site Development		\$1,327,303
C. Site Development, Service		\$4,276,861
D. Site Development, General		\$3,215,021
E. New Construction		\$57,000,000
F. Unconventional Energy Source		\$2,324,325
Total Construction		\$69,441,315
Total Items II, III and IV		\$76,344,525
Contingency 10%		\$7,634,452
Construction Tests		\$520,810
Inspection		\$694,413
TOTAL ESTIMATED PROJECT COSTS		\$85,194,200
ESTIMATED COST PER STUDENT		\$56,796
*Source: California Department of Education, Jack Schreder & Associates.		

APPENDIX B

PER PUPIL GRANT AMOUNTS

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 22, 2020

Grant Amount Adjustments

New Construction	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-19	Adjusted Grant Per Pupil Effective 1-1-20
Elementary	1859.71	\$12,197	\$12,451
Middle	1859.71	\$12,901	\$13,169
High	1859.71	\$16,415	\$16,756
Special Day Class – Severe	1859.71.1	\$34,274	\$34,987
Special Day Class – Non-Severe	1859.71.1	\$22,922	\$23,399
Automatic Fire Detection/Alarm System – Elementary	1859.71.2	\$15	\$15
Automatic Fire Detection/Alarm System – Middle	1859.71.2	\$20	\$20
Automatic Fire Detection/Alarm System – High	1859.71.2	\$33	\$34
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	\$61	\$62
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	\$43	\$44
Automatic Sprinkler System – Elementary	1859.71.2	\$205	\$209
Automatic Sprinkler System – Middle	1859.71.2	\$243	\$248
Automatic Sprinkler System – High	1859.71.2	\$253	\$258
Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	\$646	\$659
Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	\$433	\$442

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 22, 2020

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-19	Adjusted Grant Per Pupil Effective 1-1-20
Elementary	1859.78	\$4,644	\$4,741
Middle	1859.78	\$4,912	\$5,014
High	1859.78	\$6,431	\$6,565
Special Day Class - Severe	1859.78.3	\$14,802	\$15,110
Special Day Class – Non- Severe	1859.78.3	\$9,903	\$10,109
State Special School – Severe	1859.78	\$24,672	\$25,185
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	\$151	\$154
Automatic Fire Detection/Alarm System – Middle	1859.78.4	\$151	\$154
Automatic Fire Detection/Alarm System – High	1859.78.4	\$151	\$154
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	\$415	\$424
Automatic Fire Detection/Alarm System – Special Day Class – Non- Severe	1859.78.4	\$278	\$284
Over 50 Years Old – Elementary	1859.78.6	\$6,452	\$6,586
Over 50 Years Old – Middle	1859.78.6	\$6,824	\$6,966
Over 50 Years Old – High	1859.78.6	\$8,933	\$9,119
Over 50 Years Old – Special Day Class – Severe	1859.78.6	\$20,565	\$20,993
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	\$13,752	\$14,038
Over 50 Years Old – State Special Day School – Severe	1859.78.6	\$34,273	\$34,986

APPENDIX C

MINI STORAGE CALCULATION

Kelseyville Unified School District						
Commercial/Industrial Calculations						
	EMP/	DIST.HH/	HH/SF	% EMP IN	ADJUSTED	ADJ %
	1000 SQ.FT	EMP		EXIST HH	HH/SF	DIST HH/EMP
MINI-STORAGE	0.06	0.2	0.000012	0.4	0.0000048	0.08
STUDENT YIELDS			COST PER STUDENT			
k-12	0.7000		K-12	\$47,647		
STUDENTS PER SQUARE FOOT						
(YIELD FACTORS X ADJ HH/SQ. FT IN COLUMN F)						
	K-12					
MINI-STORAGE	0.000003					
COSTS PER SQUARE FOOT						
(STUDENTS/ SQ. FOOT X STUDENT COST/SQ. FOOT IN EACH CATEGORY)						
	K-12					
MINI-STORAGE	\$0.16					

<http://gispublic.co.lake.ca.us/schooldist/>

← → ⓘ Not secure | gispublic.co.lake.ca.us/schooldist/

Apps | Yahoo | Lake County Sheriff... | Dropbox BOND - K... | CaSTRS Secure Em... | Envoy Plan Services... | Acronyms Used by... | Strategies to Track... | Quarter Pay Cal

School District Checker

Powered by ArcGIS Viewer for Flex

The map displays the Kelseyville Unified School District in a light green color. Surrounding areas include Lakeport (orange), Glenhaven (blue), and Colusa (pink). Key roads shown include Highway 101, Highway 173, and Highway 172. Geographical features include Soda Bay Lake, Kelsey Lake, and the Kelsey River. The map includes a scale bar (0 to 10 km and 0 to 5 miles) and a coordinate display at the bottom right: Latitude: 38.821388, Longitude: -122.558103. The map interface includes a search bar, a list of layers, and a legend.

Latitude: 38.821388 Longitude: -122.558103

DISTRICT BOUNDARY ADDRESSES

Soda Bay Road

1981 and up is our District

Argonaut Road

2150 and up is our District

Stone Drive

even numbers - Kelseyville

odd numbers - Lakeport

Big Valley Road

1904 up - even numbers are our District

1979 up - odd numbers are our District

Loch Lomond Road

10817 is last number in our District - higher is Konocti

Diener Road

11905 and smaller in our District

Siegler Springs North Road

11000 and down in our District

Bottle Rock Road

15425 is last number in our District

Highland Springs Road

0 - 7746 Lakeport

Hwy 175

8971 is Red Hill Road intersection

10899 is Salmina's

12312 is Loch Lomond

Hwy 29

8180 and up is Konocti

