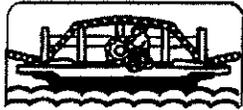


Riverbank Unified School District



The Link to Quality Education

Riverbank Unified School District
BOARD OF SUPERVISORS
Maintenance, Operations, and Transportation
6715 Seventh Street
Riverbank, California 95367
Phone (209) 869-7390
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July 13, 2007

Board of Supervisors
1010 10th Street
Modesto, CA 95354

CORRESPONDENCE 2
Page 1 of 1

2007 JUL 17 A 11:23
BOARD OF SUPERVISORS

Dear Board of Supervisors:

This letter is to notify your office that a public hearing will be held by the Governing Board of the Riverbank Unified School District at its regular meeting on September 4, 2007. The Board will consider approval of a School Facilities Needs Analysis, consider adoption of alternative school facility fees in compliance with *Government Code Sections 65995.5, 65995.6, 65995.7* and make related findings and determinations. The meeting will be held at 5:30 p.m. in the Board Room at the District Office, located at 6715 7th Street, Riverbank, California.

A copy of our School Facilities Needs Analysis has been included for your review. Further information on the costs of school services and facilities and on other available revenue, including general fund, will be available at the District Office as of July 13, 2007.

If you have any questions regarding this issue, please feel free to contact me.

Sincerely,

Rick John
Director, Maintenance, Operations and Transportation
Riverbank Unified School District

**School Facility
Needs Analysis
for
Riverbank Unified
School District
July 11, 2007**

Joseph A. Galindo, Superintendent

Board of Education:

Patricia Blount, President

Ron Peterson, Clerk

John Mitchell, Member

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APPENDIX F	Bond Project List

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 reconstruction of school facilities provided the school district meets the applicable legal requirements including justification for levying of fees.
- Government Code Section 65995¹ limits the fee to be collected subject to therein stated exceptions to a specified amount (“Level I Fee”), presently in the amount of \$2.63 per square foot of assessable area for new residential construction. ² There are provisions for a greater fee (“Level II Fee” and “Level III Fee”) if the school district meets specified legal requirements and adopts a School Facility Needs Analysis (Government Code 65995.6).
- In January 2006, the State Allocation Board biennial inflation adjustment changed the Level I Fee from \$2.24 to \$2.63 per square foot for residential construction and from \$0.36 to \$0.42 per square foot for commercial/industrial construction on a K-12 basis. However, Level II and III Fees do not apply to commercial and industrial construction.
- This study finds that justification exists for levying Level II Fees and Level III Fees in the Riverbank Unified School District (“District”) in amounts determined pursuant to Sections 65995.5, 65995.6, and 65995.7.
- The Capacity for the District is based on Education Code Section 17071.10. The 50-01, 02 and 03 are included as Appendix B.³
- Each new single-family detached residential unit to be constructed in the District will average 2,200 square feet and will generate an average of .662 K-12th grade students for the District to house.

¹ All references made hereafter are to the Government Code unless otherwise indicated.

² New Construction is defined as new residential construction, redevelopment residential construction, or remodeled residential construction of residences larger than 500 square feet.

³ The capacity for the District is based on State Regulations for purposes of the Level II Fee Study. However, the District’s current configuration is K-5, 6-8, 9-12.

- New single-family detached residential construction of unmitigated units in the District is estimated to generate a total of 849 units over the next five years.
- Each new multi-family residential unit to be constructed in the District will average 900 square feet and will generate an average of .333 K-12th grade students for the District to house.
- New multi-family detached residential construction of unmitigated units in the District is estimated to generate a total of 18 units over the next five years.
- Based on determinations consistent with Section 65995.5, the District is justified in establishing a Level II fee of \$4.78 per square foot of assessable space of residential construction.
- Based on determinations consistent with Section 65995.5 and 65995.7, the District is justified in establishing a Level III fee of \$9.55 per square foot of assessable space of residential construction applicable as permitted by law after such time as the State Allocation Board ("SAB") is no longer apportioning funds to school districts for new construction.

INTRODUCTION

Developer Fee Legislation: Background

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 (formerly Government Code Section 53080) 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 reconstruction of school facilities."

The initial maximum fee that can be levied is adjusted every two years by the statewide index for Class B construction set by the State Allocation Board ("SAB"). In January of 2006, the SAB increased the school fee to \$2.63 ("Level I Fee") per square foot of assessable space for residential construction and \$0.42 per square foot of chargeable covered and enclosed space for commercial and industrial construction.

Senate Bill 50: Background

In August 1998, the Governor signed into legislation Chapter 407 of the 1998 legislative session ("SB-50") which includes, in part, the Leroy F. Greene School Facilities Act of 1998 ("SFP"). This bill made major changes in the State school building program as well as the level of permissible school fees for school districts in California. Education Code 17620 was amended to include the revised provisions of Sections 65995, 65995.5, 65995.6 and 65995.7.

Prior to the passage of SB-50, school districts had been able to rely on a series of appellate court decisions known as "Mira-Hart-Murrieta." These court decisions had allowed or in some instances required municipalities, when making a legislative decision (such as general plan amendments, development agreements, zoning changes, etc.) concerning land use, to consider the impacts of that decision on school facilities and condition their approval on mitigation measures. These cases allowed cities and counties to assist school districts by using their legislative power to fully mitigate the impacts of land development on school facilities. These measures could be in the form

of mitigation payments higher than a Level I Fee, land dedication or other measures which the land use agencies agreed would mitigate the impacts of the proposed development. In addition, the California Environmental Quality Act ("CEQA") was interpreted by the "Mira" decisions to include mitigation for the environmental impact of a development, providing the school districts with a concurrent means to procure mitigation agreements to fund school facilities to meet the need resulting from additional development.

SB-50 imposes limitations on the power of cities and counties in regard to requiring mitigation of school facilities impacts of new development. This law amends Section 65995(a) to provide that only those fees authorized by Education Code Section 17620 or 65970 may be imposed in connection with or made conditions of any legislative or adjudicative act by a local agency involving planning, use, or development of real property. A copy of Sections 65995-65998 is included as Appendix A for reference.

Subsequent to the enactment of SB-50, authority exists for collection of three levels of developer fees:

Level I Fees:

Level I Fees are authorized pursuant to Section 65995. These fees, currently \$2.63 for residential construction and \$0.42 for commercial construction on a K-12 basis, may be increased in the year 2008 and every two years thereafter in accordance with the statewide cost index for Class B Construction as determined by the SAB.

Level II Fees:

Level II Fees are authorized pursuant to Section 65995.5. This authority allows a school district to impose a higher fee on residential construction if certain conditions are met. This amount of Level II Fees is the subject of this School Facility Needs Analysis ("SFNA"). The requirements for these fees are outlined in Section I of the SFNA, on page 6.

Level III Fees:

Level III Fees are authorized pursuant to Section 65995.7. If State funding for new construction becomes unavailable, this authority allows a school district that has met the applicable statutory requirements to collect Level III Fees as herein described. This Level III Fee is equal to twice the amount of Level II fees excluding specified reductions, if any, to the Level II Fee.

Under Section 65995.7(b), a governing board may offer a reimbursement election to the person subject to the Level III Fee that provides the person with the right to monetary reimbursement of an agreed portion of the difference between the Level III and the Level II Fee to the extent that the school district receives funds from State sources for construction of the facilities for which that amount was required, less any amount expended by the district for interim housing. At the option of the person subject to the Level III Fee, if the school district elects to make reimbursement available, the reimbursement election may be made on a tract or lot basis. Reimbursement of available funds is to be made within 30 days after they are received by the school district.

A governing board may offer the person subject to the Level III Fee an opportunity to negotiate an alternative agreement.

A governing board may provide that the rights granted by the reimbursement election of the alternative reimbursement agreement are assignable.

If a school district fails to offer a reimbursement election or enter into a mitigation agreement, the amount of State funding subsequently received shall be reduced by the difference between the Level II Fee and the Level III Fee.

SECTION I: LEVEL II FEES/ ELIGIBILITY REQUIREMENTS

Eligibility Requirements

In order for a school district to collect Level II Fees, the District must meet certain conditions. The requirements in code section 65995.5 are as follows:

1. A school district must make a timely application for funding pursuant to the SFP and obtain a determination of its eligibility for new construction. An application is deemed eligible if the State Allocation Board fails to notify the school district of its eligibility within 120 days of receipt of the application by the State Allocation Board.
2. A school district must conduct and adopt an SFNA according to Section 65995.6. A copy of this statute is attached in Appendix A.
3. As of January 1, 2000, a district must satisfy at least two of the four Statutory Requirements. The Statutory Requirements are outlined in detail in Government Code Section 65995.5(b). A copy of this statute is attached in Appendix A.
 - a. Year Round Schools—Unified and elementary school districts must have at least 30% of their K-6 pupils on a multi-track year-round schedule. For high school districts at least 30% of their pupils or at least 40% of the K-12 pupils in the high school attendance area for which the district is applying for new school facilities must be on a multi-track, year-round schedule.
 - b. General Obligation Bonds—The school district must have placed a General Obligation bond on the ballot in the previous four years and the measure must have received approval of at least 50% plus one of the votes cast.

- c. Debt Incurred – The school district must have issued debt or incurred obligations for capital outlay in an amount equal to 15% or 30%, as applicable, of the district’s local bonding capacity.
- d. Relocatable Classrooms – At least 20% of the teaching stations within the school district must be relocatable classrooms.

Riverbank Unified School District satisfies three of the four requirements (two of four are required by statute) for conducting the Level II fee study.

- a. The District has 48% of its K-6 pupils on a multi-track year-round schedule.
- b. The District held a General Obligation Bond election in November of 2005. The bond was passed with a “yes” vote of 65.29%.
- d. The District also has approximately 40% of its classrooms as relocatable classrooms, thereby satisfying a third requirement of the statute. See Appendix B, for a copy of the SAB 50-02 capacity form filed with the State Allocation Board demonstrating that of the 140 classrooms in the District, 56 are relocatable classrooms.

Purpose of Study

The purpose of the SFNA is to: (1) establish the needs for new school facilities for unhoused students which are attributable to new residential development (as described in Section II) in the District over the next five years; 2) establish the amount of the Level II Fees and Level III Fees, and 3) demonstrate that such fees are roughly proportional and reasonably related to the cost of school facilities for the future development within the District. In order to collect the Level II Fees, certain requirements must be fulfilled by a school district. The SFNA will demonstrate that the District satisfies the applicable requirements to collect the Level II Fees and Level III Fees.

SECTION II: NEEDS ANALYSIS

This section of the SFNA factually substantiates that the District meets the necessary requirements outlined in Section I, is eligible to collect Level II and III Fees in excess of the statutory fee for constructing school facilities, and establishes the amount thereof as authorized by applicable law.

School Facilities Program Application

To be eligible to collect Level II Fees, the District must have made a "timely application to the SFP for new construction funding for which it is eligible" ⁴ The District made an application to the OPSC in April of 1999. The filing of this application by the District satisfies this requirement for collecting Level II and Level III Fees.

The District's construction eligibility has been affirmed by the Office of Public School Construction ("OPSC") following a site visit and a review of their application.

In order to determine the eligibility for the District, both the school capacity and the enrollment projection were completed on OPSC forms and submitted for review and approval. The District's capacity determination and enrollment projection (Forms SAB-50-01, 02, and 03 are included as Appendix B.

School Capacity

The District capacity was determined by loading District-owned classrooms according to the methodology specified by Education Code Section 17071.10 and provided for in the OPSC eligibility determination forms. "For new construction projects, the District shall complete, on a one-time basis, the classroom inventory pursuant to Sections 1859.31 and 1859.32 of the SAB Regulations and report that inventory on the Existing School Building Capacity Form SAB 50-02, attached as Appendix B. Completion of the calculations made on this Form shall represent the District's new construction Existing School Building Capacity."⁵ For purposes of this

⁴ Senate Bill 50, Chaptered August 27, 1998, Section 65995.5 (b)(1)

⁵ Ibid, Section 1859.30. SAB Regulations for Senate Bill 50.

capacity, Kindergarten through 6th grade standard classrooms are loaded at 25 students per classroom and 7-12th grade classrooms are loaded at 27 students per classroom.

According to AB 695, which was enacted during the 1999 Legislative Session and amended Government Code Section 65995.6(a), a school district must recalculate its capacity for the Needs Analysis. The Existing School Building Capacity of the District was recalculated for purposes of the SFNA.

Enrollment Projection

According to SB-50, the enrollment projection will be calculated as therein provided and as on the Enrollment Certification/Projection Form SAB 50-01. Projections shall be calculated pursuant to the cohort survival enrollment projection system described in Sections 1859.40 to 1859.43 of Article 5 of the SAB Regulations. The cohort survival method of projecting enrollments identifies the probability that a student will "survive" from one school year to the next in the successive grade level. This projection may be augmented by utilizing the number of residential units to be constructed in the District. These units must have tentative map approval at the time of the calculation of the projection.

School Facility Needs Analysis

Once a school district's eligibility is established, Section 65995.6 requires that before Level II Fees and Level III Fees in excess of the Level I Fee can be imposed, a school district must conduct a SFNA. The SFNA must demonstrate that the need for new school facilities for unhoused pupils is attributable to projected enrollment growth from the construction of new residential units over the next five years.

The SFNA shall project the number of unhoused elementary, middle, and high school pupils generated by new residential units. This projection is calculated for each category of pupils (K-6, 7-8, and 9-12) enrolled in the District. "This projection of unhoused pupils shall be based on the historical student generation rates of new residential units constructed during the previous five years that are of a similar type of

unit to those anticipated to be constructed . . . ,”⁶ which determination may be modified by relevant planning information.

New Residential Units

The City of Riverbank Planning Department provided information regarding the construction of new residential units in the District.

The calculation, which must be completed for the SFNA, can include only residential units projected to be constructed within the next five years. According to the City of Riverbank’s Planning Department’s information, approximately 867 non-mitigated units are being planned for construction in the Riverbank Unified School District over the next five years. Of the 867 non-mitigated residential units, it is estimated that there are 849 single-family detached residential units and 18 multi-family housing units to be built.

The City of Riverbank Planning Department was contacted to provide requisite square footage information. Based on information provided to the consultant by the planning department for residential units to be constructed within the next five years, the consultant utilized 2,200 square feet for single-family detached housing units and 900 square feet for multi-family housing units.

By multiplying the average square footage (2,200 sq. ft.) of one single-family detached home by the total number of unmitigated single-family detached residences to be constructed over the next five years (849), the total square footage of single-family detached residential units to be constructed in the District over the next five years is estimated to be 1,867,800 square feet.

By multiplying the average square footage (900 sq. ft.) of one single-family detached home by the total number of unmitigated single-family detached residences to be constructed over the next five years (18), the total square footage of single-family detached residential units to be constructed in the District over the next five years is estimated to be 16,200 square feet

⁶ Ibid., Section 65995.6 (a).

The total estimated projected residential square footage is approximately 1,884,000 square feet.

Student Generation

In order to determine the number of students generated by residential units in the District constructed in the last five years, Jack Schreder & Associates conducted a survey of units in June of 2007. This study utilized only residential units constructed within the last five years. A database of residential development as well as the District's developer fee records were accessed to provide the requisite units. All of the units were compared to current construction according to square footage and type of unit.

A student yield factor of .662 has been identified for single-family detached units in the District. A total of 240 single-family homes were surveyed in the District. The results of this survey are outlined in Table 1 and the calculations are attached in Appendix C.

SB-50 requires the District to conduct research on housing units constructed in the district within the last five years of a similar type of those units proposed to be built in the next five years. However, the School District has had minimal multi-family housing or single family attached constructed in the last five years. Therefore, the SFNA has employed the portion of Section 65995.6(a) that permits a school district to use student yield factors of new residential units of a similar type constructed over the previous five years in the city or county in which the school district is located. JSA has determined the student yield study recently completed in Ceres Unified School District the best representative of the student yield rate the District will expect for multi-family housing to be constructed in the next five years.

Utilizing this methodology a student yield factor of .333 has been identified for multi-family units in the District.

Table 1
Student Generation Factors

Single-Family Detached Units

<u>Grade Level</u>	<u>Yield</u>
K-6	.408
7-8	.100
9-12	<u>.154</u>
Total	.662

Multi-Family Housing Units

<u>Grade Level</u>	<u>*Yield</u>
K-6	.227
7-8	.015
9-12	<u>.091</u>
Total	.333

Source: Riverbank Unified School District, Jack Schreder & Associates Original Research, June 2007. *Ceres Unified School Facility Needs Analysis 2007.

Housing of Excess Students

Section 65995.6 requires districts to analyze the following areas to determine if the District can house excess students either in current facilities or with monies currently available to construct new classrooms.

In order to fulfill the requirements of 65995.6 (b)(1),(2), and (3), a district must evaluate the following:

- 1) Identify and consider any surplus property owned by the school district that can be used as a school site or that is available for sale to finance school facilities.

2) Identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.

3) Identify and consider local sources other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units.⁷

4) Subtract the full amount of local funds the school district has dedicated to facilities necessitated by new construction including fees, charges, dedications or other requirements imposed on commercial or industrial construction.⁸

⁷ Ibid., Section 65995.6(b)

⁸ Section 65995.6(b)(3)

Surplus Property

The Riverbank Unified School District currently owns a 9.16-acre school site. This site will be utilized to construct a new elementary school to house the District's current unhoused students. The Riverbank Unified School District is currently over capacity at the K-6 grade level by 397 pupils and maintains a multi-track year round schedule. The District's 2006-2007 K-6th grade enrollments total 1,672 students. According to the District's SAB 50-02 Existing School Building Capacity dated April 23, 2004, the capacity at the K-6 grade level is 1,275. Therefore, the District will utilize the current site to house these students and no surplus property is available to house students from future construction. The District will need to purchase land for other new school sites.

Excess Capacity

The District is currently over capacity and does not have any excess capacity to house students in its current facilities. Please see SAB 50-02's attached as Appendix B.

Local Sources⁹

Prior to the collection of Level II Fees and Level III Fees, the District must conduct an analysis of local revenues available in order to assist in constructing new schools for students generated by new development. The District has considered these sources of revenue.

a) General Obligation Bond.

In November 2005 the District passed a bond in the amount of 15,200,000. These monies will be utilized to construct a new elementary school on the current school site owned by the District, construct additions to current sites, provide needed ancillary facilities, and other projects at current sites. The Bond Project List is attached as Appendix F.

⁹ Ibid, Section 65995.6 (b).

b) Mitigation Agreements.

The District currently has a Mello-Roos district established. Funds from this development are encumbered for current needs and no monies from this fund are available for housing future students.

c) Other Local Funds.

Government Code Section 65995.5 (c) (2) states "...local funds include fees, charges, dedications, or other requirements imposed on commercial or industrial construction. . . ."

The Riverbank Unified School District currently collects developer fees. These monies are committed to payments on leased portable buildings, placing of new relocatables, and repayment of debt.

No monies are available from these funds to house future students from new development.

Methodology for Fee Calculation

It has been shown that the District has met the State requirements for eligibility in order to levy the Level II Fees and Level III Fees.

SB-50 outlines the methodology for the calculation of Level II fees in Section 65995.5(c) as follows:

- 1) The number of unhoused pupils identified in the school facilities needs analysis shall be multiplied by the appropriate grant amounts provided in subdivision (a) of Education Code Section 17072.10. This sum shall be added to the site acquisition and development cost determined pursuant to Government Code 65995.5 (h).
- 2) The full amount of local funds the governing board has dedicated to facilities necessitated by new construction shall be subtracted from the amount determined pursuant to paragraph (1).
- 3) The resulting amount . . . shall be divided by the projected total square footage of assessable space of residential units anticipated to be constructed during the next five-year period in the school district. . . .
- 4) Site acquisition costs shall not exceed half the amount determined by multiplying the land acreage determined to be necessary under the guidelines of the State Department of Education. . . .¹⁰

In order to determine Level II Fees and Level III Fees, several calculations are necessary. These calculations are outlined below and attached as Appendix D.

Future unhoused students are estimated by multiplying the total number of unmitigated residential units to be constructed in the District over the next five years by the student yield factor at the appropriate grade levels. These units are then totaled by grade level in order to complete this step of the calculations. The results of this calculation are outlined in Table 2.

¹⁰ Ibid, Section 65995.5(b)(1),(2),(3)

Table 2
 Future Unhoused Students
 From Proposed Residential Units

Development Type	#Units	x	SGR	=	# of Students Generated
Single Family					
Detached					
K-6	849	x	.408	=	347
7-8	849	x	.100	=	85
9-12	849	x	.154	=	131
 Multi Family					
K-6	18	x	.227	=	4
7-8	18	x	.015	=	0
9-12	18	x	.091	=	2

Source: Riverbank Unified School District, City of Riverbank Planning Department and Jack Schreder & Associates, original Research June 2007.

State School Facility Program Grant Calculations

Under the SFP, the State provides “regular grants” (“Regular Grant”), which amount is assumed to, although in actuality it will not, provide a school district with 50% of the cost to house a student who is unhoused. These amounts are estimated to be 50% of the cost of housing one student. The District is responsible for matching these State funds with 50% of District money. For example, a K-6 grant of \$8,081 is presumed to pay for 50% of the cost to house one student, with the District paying the other 50%, for a total of \$16,162 per unhoused student.

It is important to note that the Regular Grant amounts are based on a formula developed by the OPSC and are not reflective of the actual cost to the District to house excess students.

The current Regular Grant amounts, for purposes of the SFP, are outlined in Table 3. For the Level II Fee calculations, these Regular Grant amounts are multiplied by the total number of projected unhoused students for each type of housing at the respective grade levels in the District.

Grade Group	Future Unhoused Students	Per Pupil Grant Amount	Total State Grant
K-6	351	\$8,081	\$2,836,431
7-8	85	\$8,546	\$726,410
9-12	133	\$10,873	<u>\$1,446,109</u>
Total eligible grant amount			\$5,008,950

In addition to the regular grant amounts outlined in Table 4, the OPSC provides additional grants for automatic fire detection/alarm systems, and automatic sprinkler systems at all grade groups. These additional per pupil grants are outlined in Table 4 and calculated for the future unhoused students in the Riverbank Unified School District.

Grade Group	Future Unhoused Students	Per Pupil Grant Amount	Additional Total State Grant
K-6	351	\$154	\$54,054
7-8	85	\$186	\$15,810
9-12	133	\$200	<u>\$26,600</u>
Total eligible additional grant amount			\$96,464

Site Acquisition Costs

The next step in the fee calculation is to estimate the total Site Acquisition Cost. The current average land cost in the District is \$350,000 per acre. This cost per acre is based on research by the consultant of residential and commercial properties within the District. Since little vacant land is available within the boundaries of the school district, the District may need to purchase commercial property, or combine parcels of residential property in order to accumulate enough land for future facilities.

The calculations to house the future unhoused students in the District are outlined in Table 5. The acreage of elementary, middle and high school sites are calculated according to *School Site Analysis and Development Handbook*, January, 1998, California Department of Education guidelines as follows: 10 acres for an elementary school of 500 students, 20 acres for a middle school of 900 students, and 40 acres for a high school with fewer than 2,000 students.

Table 5
Site Acquisition Costs
Site Acquisition Cost @ 50% of per acre cost (\$35,000 per acre)

Grade	Future Unhoused Students	# of Students	# of sites needed
K-6	351	500	0.702
7-8	85	900	0.094
9-12	133	1500	0.088
0.702 Elementary Sites (7.02 acres x \$175,000)			\$1,228,500
0.094 Middle School Sites (1.88 acres x \$175,000)			\$329,000
0.088 High School Sites (3.52 acres x \$175,000)			<u>\$616,000</u>
Total Site Acquisition Costs			\$2,173,500

Site Development Costs

In order to calculate the Site Development Costs, a district design firm, *Dardin Architects, Inc.*, was contacted to provide an estimate for the District. These estimates are based on current site development costs for other school projects in the area which have been completed by the architects and current market costs for site development items. These site development costs must be calculated for all sites at each grade level grouping. The total site development costs are: \$2,251,381 for K-6th grade sites, \$3,452,987 for 7-8th grade sites, and \$13,470,039 for 9-12th grade sites. This cost is then reduced by 50% for the fee calculation. A copy of their estimates in this regard are shown in Table 7 and attached as Appendix E.

In addition, the State Allocation Board (“SAB”) approved emergency amendments to SAB Regulation 1859.76 providing for a General Site Development Grant. This grant amount is currently calculated as \$13,920 per new useable acre acquired for new school construction. The District will be required to acquire 12.42 new acres pursuant to the calculation reflected in Table 6.

0.702 Elementary Sites x \$1,125,690	\$790,234
0.094 Middle School Sites x \$1,726,493	\$162,290
0.088 High School Sites x \$6,735,019	\$592,682
K-12 OPSC General Site Grant – 12.42 acres x \$13,920	<u>\$172,886</u>
Total Site Development Costs	\$1,718,093

Level II and Level III Fee Calculations

As outlined previously in Section II of the study, the total square footage of unmitigated residential units projected to be constructed in the next five years is 1,884,000. The total cost to house students in the next five years is the sum of the Regular Grant Amount, the Site Acquisition Costs and the Site Development Costs minus any Local Funds available from the District.¹¹ This cost is then divided by the total square footage to obtain the Level II developer fee the District is eligible to collect. This calculation is shown in Table 7.

Table 7 Calculations for Level II Developer Fees	
Total Base Grant Amount	\$5,008,950
Total Additional Grant OPSC	\$96,464
Total Site Acquisition	\$2,173,500
Total Site Development	<u>\$1,718,093</u>
Total District Cost	\$8,997,007
Total District Cost	Less Available Local Revenues
\$8,997,007-	\$-0- = \$8,997,007
Total Need for District	Square Footage
\$8,997,007	÷ 1,884,000= \$4.78

¹¹ This fee calculation is outlined in Government Code Section 65995.5.

Level III Fees

As previously stated, if State funding becomes unavailable, Section 65995.7 authorizes a school district that is eligible to collect the Level II Fee to calculate and collect the Level III Fees.

The Level III Fees authorized by Section 65995.7 equal the amount of the fee calculated for Level II plus that quantity calculated again but **without subtracting local sources of funds and local funds**. Table 8 shows this calculation.

Table 8		
Calculations for Level III Developer Fees		
Total Need for District \$17,994,014 (at 100% of costs)		
Total Need	÷	Total Square Footage
\$17,994,017	÷	1,884,000= \$9.55

However, it is important to note that if the District eventually receives State funding, the additional amount authorized under this Section may be deducted from the amount of such State funding if the funding is for the same facilities.¹² Any reimbursement by the District is at its option and discretion.

¹² Government Code Section 65995.7.

Levying of Fees

According to Sections 66000 *et seq.*, all public agencies must satisfy the following requirements when establishing, increasing, or imposing a fee.

1. Determine the purpose of the fee.

The Fees collected by the Riverbank Unified School District are for the purpose of constructing school facilities to offset impacts from development.

2. Identify the use to which the fee will be put.

The Fees collected by the Riverbank Unified School District will be utilized to construct or add school facilities as necessitated from development and as outlined in the district's master plan.

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.

The fees are imposed on new residential construction (defined as new homes, redevelopment residential construction), and "other residential construction" which is remodeled homes with an increase in square footage larger than 500 square feet which creates a direct impact on the need for school facilities. The fees will offset the impact created from such construction. The consultant has calculated separately for each type of housing so that the impact is relative to the fee paid.

4. Determine how there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Since the Riverbank Unified School District currently has no excess capacity to house students, and has new construction eligibility within the

State School Building Program, the fee will assist the District in housing unhoused students generated by the new development.

5. **Provide an accounting of any portion of the fee remaining unexpended or uncommitted in the district's account five or more years after it was collected.**

For the fifth fiscal year after the first deposit of fees, and every five years thereafter, the District must make findings as to the unexpended committed or uncommitted fees regarding: the fee's purpose, the reasonable relationship between the fees and the purpose for which the fee is charged, identification of all sources and amounts of funding anticipated to complete financing in incomplete improvements identified above, and designation of the approximate dates on which funding is anticipated. Within 180 days of determining that sufficient fees have been collected and facilities remain incomplete, the District must identify an approximate date by which construction will be commenced or shall refund the unexpended portion of the fee in accordance with Government Code Section 66001 *et seq.* The District maintains ongoing records of the expended developer fees in order to meet this requirement.

Prior to increasing or adopting Level II Fees or III Fees, the District must meet the requirements of Section 66000 *et seq.* The District has met this requirement.

Summary

This study has demonstrated the following:

1. The number of future unhoused students from residential housing units to be constructed in the next five years is, 351 K-6th grade students, 85 7-8th grade students, and 133 9-12th grade students.
2. The Level I Fee of \$2.63 is inadequate to provide the necessary facilities for the District.
3. The total residential square footage to be constructed in the next five years is 1,884,000 square feet.
4. The current cost of an acre of land in the District is \$350,000. For calculations in this SFNA, 50% of this cost, or \$175,000 per acre, was utilized.
5. The total site development costs for each school site is \$2,251,381 for K-6th grade sites, \$3,452,987 for 7-8th grade sites, and \$13,470,039 for 9-12th grade sites. For calculations in this SFNA, 50% of the total site development costs, \$1,125,690 for K-6th grade sites, \$1,726,493 7-8th grade sites, and \$6,735,019 for 9-12th grade sites, was utilized.
6. The Level II fee calculations demonstrate that each square foot of residential development creates a developer fee of \$4.78 per square foot.
7. The Level III Fee calculations demonstrate that each square foot of residential development creates a developer fee of \$9.55 per square foot.
8. The District may find based on the information herein that it has satisfied the requirements of Section 66000 *et seq.*

RECOMMENDATION

Based on the SFNA provided, it is recommended that the District, subject to meeting applicable statutory requirements, adopt this SFNA, as meeting all applicable findings and adopt the Level II Fee of \$4.78 per square foot on new residential construction.

It is also recommended that the District, subject to meeting applicable statutory requirements, adopt the Level III Fee of \$9.55 per square foot of residential construction. According to Section 65995.7, if the State Allocation Board is no longer apportioning funds to school districts for new construction, the District would be allowed to collect the Level III fee of \$9.55 per square foot for residential construction.

SOURCES

California Basic Educational Data System. California State Department of Education. October Enrollments, 1995-2006.

California State Allocation Board, Applicant Handbook, Leroy F. Greene State School Building Lease Purchase Law of 1976, 1986 revised.

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

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Loopnet. Commercial Real Estate Database.

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APPENDIX A

**GOVERNMENT CODE
SECTION 65995-65998**

**CALIFORNIA CODES
GOVERNMENT CODE
SECTION 65995-65998**

65995. (a) Except for a fee, charge, dedication, or other requirement authorized under Section 17620 of the Education Code, or pursuant to Chapter 4.7 (commencing with Section 65970), a fee, charge, dedication, or other requirement for the construction or reconstruction of school facilities may not be levied or imposed in connection with, or made a condition of, any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization, as defined in Section 56021 or 56073.

(b) Except as provided in Sections 65995.5 and 65995.7, the amount of any fees, charges, dedications, or other requirements authorized under Section 17620 of the Education Code, or pursuant to Chapter 4.7 (commencing with Section 65970), or both, may not exceed the following:

(1) In the case of residential construction, including the location, installation, or occupancy of manufactured homes and mobilehomes, one dollar and ninety-three cents (\$1.93) per square foot of assessable space. "Assessable space," for this purpose, means all of the square footage within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area. The amount of the square footage within the perimeter of a residential structure shall be calculated by the building department of the city or county issuing the building permit, in accordance with the standard practice of that city or county in calculating structural perimeters. "Manufactured home" and "mobilehome" have the meanings set forth in subdivision (f) of Section 17625 of the Education Code. The application of any fee, charge, dedication, or other form of requirement to the location, installation, or occupancy of manufactured homes and mobilehomes is subject to Section 17625 of the Education Code.

(2) In the case of any commercial or industrial construction, thirty-one cents (\$0.31) per square foot of chargeable covered and enclosed space. "Chargeable covered and enclosed space," for this purpose, means the covered and enclosed space determined to be within the perimeter of a commercial or industrial structure, not including any storage areas incidental to the principal use of the construction, garage, parking structure, unenclosed walkway, or utility or disposal area. The determination of the chargeable covered and enclosed space within the perimeter of a commercial or industrial structure shall be made by the building department of the city or county issuing the building permit, in accordance with the building standards of that city or county.

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

(c) (1) Notwithstanding any other provision of law, during the term of a contract entered into between a subdivider or builder and a school district, city, county, or city and county, whether general law or chartered, on or before January 1, 1987, that requires the payment of a fee, charge, or dedication for the construction of school facilities as a condition to the approval of residential construction, neither Section 17620 of the Education Code nor this chapter applies to that residential construction.

(2) Notwithstanding any other provision of state or local law, construction that is subject to a contract entered into between a person and a school district, city, county, or city and county, whether general law or chartered, after January 1, 1987, and before the operative date of the act that adds paragraph (3) that requires the payment of a fee, charge, or dedication for the construction of school facilities as a condition to the approval of construction, may not be affected by the act that adds paragraph (3).

(3) Notwithstanding any other provision of state or local law, until January 1, 2000, any construction not subject to a contract as described in paragraph (2) that is carried out on real property for which residential development was made subject to a condition relating to school facilities imposed by a state or local agency in connection with a legislative act approving or authorizing the residential development of that property after January 1, 1987, and before the operative date of the act adding this paragraph, shall be required to comply with that condition.

Notwithstanding any other provision of state or local law, on and after January 1, 2000, any construction not subject to a contract as described in paragraph (2) that is carried out on real property for which residential development was made subject to a condition relating to school facilities imposed by a state or local agency in connection with a legislative act approving or authorizing the residential development of that property after January 1, 1987, and before the operative date of the act adding this paragraph, may not be subject to a fee, charge, dedication, or other requirement exceeding the amount specified in paragraphs (1) and (2) of subdivision (b), or, if a district has increased the limit specified in paragraph (1) of subdivision (b) pursuant to either Section 65995.5 or 65995.7, that increased amount.

(4) Any construction that is not subject to a contract as described in paragraph (2), or to paragraph (3), and that satisfies both of the requirements of this paragraph, may not be subject to any increased fee, charge, dedication, or other requirement authorized by the act that adds this paragraph beyond the amount specified in paragraphs (1) and (2) of subdivision (b).

(A) A tentative map, development permit, or conditional use permit was approved before the operative date of the act that amends this subdivision.

(B) A building permit is issued before January 1, 2000.

(d) For purposes of this chapter, "construction" means new construction and reconstruction of existing building for residential, commercial, or industrial. "Residential, commercial, or industrial construction" does not include any facility used exclusively for religious purposes that is thereby exempt from property taxation under the laws of this state, any facility used exclusively as a private full-time day school as described in Section 48222 of the Education Code, or any facility that is owned and occupied by one or more agencies of federal, state, or local government. In

addition, "commercial or industrial construction" includes, but is not limited to, any hotel, inn, motel, tourist home, or other lodging for which the maximum term of occupancy for guests does not exceed 30 days, but does not include any residential hotel, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code.

(e) The Legislature finds and declares that the financing of school facilities and the mitigation of the impacts of land use approvals, whether legislative or adjudicative, or both, on the need for school facilities are matters of statewide concern. For this reason, the Legislature hereby occupies the subject matter of requirements related to school facilities levied or imposed in connection with, or made a condition of, any land use approval, whether legislative or adjudicative act, or both, and the mitigation of the impacts of land use approvals, whether legislative or adjudicative, or both, on the need for school facilities, to the exclusion of all other measures, financial or nonfinancial, on the subjects. For purposes of this subdivision, "school facilities" means any school-related consideration relating to a school district's ability to accommodate enrollment.

(f) Nothing in this section shall be interpreted to limit or prohibit the use of Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 to finance the construction or reconstruction of school facilities. However, the use of Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 may not be required as a condition of approval of any legislative or adjudicative act, or both, if the purpose of the community facilities district is to finance school facilities.

(g) (1) The refusal of a person to agree to undertake or cause to be undertaken an act relating to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5, including formation of, or annexation to, a community facilities district, voting to levy a special tax, or authorizing another to vote to levy a special tax, may not be a factor when considering the approval of a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization, as defined in Section 56021 or 56073, if the purpose of the community facilities district is to finance school facilities.

(2) If a person voluntarily elects to establish, or annex into, a community facilities district and levy a special tax approved by landowner vote to finance school facilities, the present value of the special tax specified in the resolution of formation shall be calculated as an amount per square foot of assessable space and that amount shall be a credit against any applicable fee, charge, dedication, or other requirement for the construction or reconstruction of school facilities. For purposes of this paragraph, the calculation of present value shall use the interest rate paid on the United States Treasury's 30-year bond on the date of the formation of, or annexation to, the community facilities district, as the capitalization rate.

(3) For purposes of subdivisions (f), (h), and (i), and this subdivision, "school facilities" means any school-related consideration relating to a school district's ability to accommodate enrollment.

(h) The payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995 and, if applicable, any amounts specified in Section 65995.5 or 65995.7 are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or

development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities.

(i) A state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073 on the basis of a person's refusal to provide school facilities mitigation that exceeds the amounts authorized pursuant to this section or pursuant to Section 65995.5 or 65995.7, as applicable.

65995.1. (a) Notwithstanding any other provision of law, as to any development project for the construction of senior citizen housing, as described in Section 51.3 of the Civil Code, a residential care facility for the elderly as described in subdivision (k) of Section 1569.2 of the Health and Safety Code, or a multilevel facility for the elderly as described in paragraph (9) of subdivision (d) of Section 15432, any fee, charge, dedication, or other form of requirement that is levied under Section 53080 may be applied only to new construction, and is subject to the limits and conditions applicable under subdivision (b) of Section 65995 in the case of commercial or industrial development.

(b) Notwithstanding any other provision of law, as to any development project for the construction of agricultural migrant worker housing financed in whole or part pursuant to Chapter 8.5 (commencing with Section 50710) of Part 2 of Division 31 of the Health and Safety Code, no fees, charges, dedications, or other forms of requirements that are levied under Section 53080 shall be applied to new construction, reconstruction, or rehabilitation of this housing. The exemption provided by this subdivision shall be applicable only to that agricultural migrant worker housing which is owned by the state and which is subject to a contract ensuring compliance with the requirements of Chapter 8.5 (commencing with Section 50710) of Part 2 of Division 31 of the Health and Safety Code.

(c) Any development project against which school facilities fees or other requirements have been levied or waived in accordance with the limit or exemption set forth in subdivision (a) or (b) may be converted to any use other than those uses described in the statutes cited in that subdivision only with the approval of the city or county that issued the building permit for the project. That approval shall not be granted absent certification by the appropriate school district that payment has been made on the part of the development project at the rate of the school facilities fee, charge, dedication, or other form of requirement applied by the district under Section 53080 to residential development as of the date of conversion, less the amount of any school facilities fees or other requirements paid on the part of the project in accordance with the limits set forth in subdivision (a) or (b).

65995.2. (a) Notwithstanding any other provision of law, the imposition of any fee, charge, dedication, or other requirement authorized under Section 53080, or Chapter 4.7 (commencing with Section 65970), or both, against any manufactured home or mobilehome that is located within a mobilehome park, or subdivision, cooperative, or condominium for mobilehomes, in which residence is limited to older persons, as defined pursuant to the federal Fair Housing Amendments Act of 1988, is subject to the limits and conditions that are applicable under subdivision (b) of Section 65995 in the case of commercial and industrial development.

(b) Any mobilehome park, or subdivision, cooperative, or condominium for mobilehomes, in which school facilities fees, charges, dedications, or other requirements have been imposed against one or more manufactured homes or mobilehomes in accordance with the limit set forth in subdivision (a) may subsequently choose to permit the residence of persons other than older persons, in which event it shall so notify the appropriate school district and city or county. As a condition of the first sale, subsequent to that notification, of each manufactured home or mobilehome in the mobilehome park, or subdivision, cooperative, or condominium for mobilehomes, payment shall be made to the school district in the amount of the school facilities fee or other requirement applied by the district under Section 53080, or Chapter 4.7 (commencing with Section 65970), or both, to residential development as of the date of that sale, less the amount of any school facilities fees, charges, dedications, or other requirements imposed against that manufactured home or mobilehome in accordance with the limits described in subdivision (a). Any prospective purchaser of a manufactured home or mobilehome that is subject to the requirement set forth in this subdivision shall be given written notice of the existence of that requirement by the seller prior to entering into any contract for that purchase.

(c) Compliance on the part of any manufactured home or mobilehome with any additional fee or other requirement applied by the school district pursuant to subdivision (b), and certification by the appropriate school district of that compliance, shall be required as a condition of the following, as applicable:

(1) The close of escrow of the first sale of the manufactured home or mobilehome following the notice required by subdivision (b), where the manufactured home or mobilehome is to be located, installed, or occupied in a mobilehome park that has chosen to permit the residence of persons other than older persons pursuant to subdivision (b) and the sale or transfer of the manufactured home or mobilehome is subject to escrow as provided in Section 18035 or 18035.2 of the Health and Safety Code.

(2) The approval of the manufactured home or mobilehomes for

initial occupancy pursuant to Section 18551 or 18613 of the Health and Safety Code following the notice required by subdivision (b), where the manufactured home or mobilehome is to be located, installed, or occupied in a mobilehome park that has chosen to permit the residence of persons other than older persons pursuant to subdivision (b), in the event that paragraph (1) does not apply.

65995.5. (a) The governing board of a school district may impose the amount calculated pursuant to this section as an alternative to the amount that may be imposed on residential construction calculated pursuant to subdivision (b) of Section 65995.

(b) To be eligible to impose the fee, charge, dedication, or other requirement up to the amount calculated pursuant to this section, a governing board shall do all of the following:

(1) Make a timely application to the State Allocation Board for new construction funding for which it is eligible and be determined by the board to meet the eligibility requirements for new construction funding set forth in Article 2 (commencing with Section 17071.10) and Article 3 (commencing with Section 17071.75) of Chapter 12.5 of Part 10 of the Education Code. A governing board that submits an application to determine the district's eligibility for new construction funding shall be deemed eligible if the State Allocation Board fails to notify the district of the district's eligibility within 120 days of receipt of the application.

(2) Conduct and adopt a school facility needs analysis pursuant to Section 65995.6.

(3) Until January 1, 2000, satisfy at least one of the requirements set forth in subparagraphs (A) to (D), inclusive, and, on and after January 1, 2000, satisfy at least two of the requirements set forth in subparagraphs (A) to (D), inclusive:

(A) The district is a unified or elementary school district that has a substantial enrollment of its elementary school pupils on a multitrack year-round schedule. "Substantial enrollment" for purposes of this paragraph means at least 30 percent of district pupils in kindergarten and grades 1 to 6, inclusive, in the high school attendance area in which all or some of the new residential units identified in the needs analysis are planned for construction. A high school district shall be deemed to have met the requirements of this paragraph if either of the following apply:

(i) At least 30 percent of the high school district's pupils are on a multitrack year-round schedule.

(ii) At least 40 percent of the pupils enrolled in public schools in kindergarten and grades 1 to 12, inclusive, within the boundaries of the high school attendance area for which the school district is applying for new facilities are enrolled in multitrack year-round schools.

(B) The district has placed on the ballot in the previous four

years a local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast.

(C) The district meets one of the following:

(i) The district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the district's local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the district's general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners prior to November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code). Indebtedness or other obligation to finance school facilities to be owned, leased, or used by the district, that is incurred by another public agency, shall be counted for the purpose of calculating whether the district has met the debt percentage requirement contained herein.

(ii) The district has issued debt or incurred obligations for capital outlay in an amount equivalent to 30 percent of the district's local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the district's general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners after November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code). Indebtedness or other obligation to finance school facilities to be owned, leased, or used by the district, that is incurred by another public agency, shall be counted for the purpose of calculating whether the district has met the debt percentage requirement contained herein.

(D) At least 20 percent of the teaching stations within the district are relocatable classrooms.

(c) The maximum square foot fee, charge, dedication, or other requirement authorized by this section that may be collected in accordance with Chapter 6 (commencing with Section 17620) of Part 10.5 of the Education Code shall be calculated by a governing board of a school district, as follows:

(1) The number of unhoused pupils identified in the school facilities needs analysis shall be multiplied by the appropriate

amounts provided in subdivision (a) of Section 17072.10. This sum shall be added to the site acquisition and development cost determined pursuant to subdivision (h).

(2) The full amount of local funds the governing board has dedicated to facilities necessitated by new construction shall be subtracted from the amount determined pursuant to paragraph (1). Local funds include fees, charges, dedications, or other requirements imposed on commercial or industrial construction.

(3) The resulting amount determined pursuant to paragraph (2) shall be divided by the projected total square footage of assessable space of residential units anticipated to be constructed during the next five-year period in the school district or the city and county in which the school district is located. The estimate of the projected total square footage shall be based on information available from the city or county within which the residential units are anticipated to be constructed or a market report prepared by an independent third party.

(d) A school district that has a common territorial jurisdiction with a district that imposes the fee, charge, dedication, or other requirement up to the amount calculated pursuant to this section or Section 65995.7, may not impose a fee, charge, dedication, or other requirement on residential construction that exceeds the limit set forth in subdivision (b) of Section 65995 less the portion of that amount it would be required to share pursuant to Section 17623 of the Education Code, unless that district is eligible to impose the fee, charge, dedication, or other requirement up to the amount calculated pursuant to this section or Section 65995.7.

(e) Nothing in this section is intended to limit or discourage the joint use of school facilities or to limit the ability of a school district to construct school facilities that exceed the amount of funds authorized by Section 17620 of the Education Code and provided by the state grant program, if the additional costs are funded solely by local revenue sources other than fees, charges, dedications, or other requirements imposed on new construction.

(f) Except as provided in paragraph (5) of subdivision (a) of Section 17620 of the Education Code, a fee, charge, dedication, or other requirement authorized under this section and Section 65995.7 shall be expended solely on the school facilities identified in the needs analysis as being attributable to projected enrollment growth from the construction of new residential units. This subdivision does not preclude the expenditure of a fee, charge, dedication, or other requirement, authorized pursuant to subparagraph (C) of paragraph (1) of subdivision (a) of Section 17620, on school facilities identified in the needs analysis as necessary due to projected enrollment growth attributable to the new residential units.

(g) "Residential units" and "residences" as used in this section

and in Sections 65995.6 and 65995.7 means the development of single-family detached housing units, single-family attached housing units, manufactured homes and mobilehomes, as defined in subdivision (f) of Section 17625 of the Education Code, condominiums, and multifamily housing units, including apartments, residential hotels, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code, and stock cooperatives, as defined in Section 1351 of the Civil Code.

(h) Site acquisition costs shall not exceed half of the amount determined by multiplying the land acreage determined to be necessary under the guidelines of the State Department of Education, as published in the "School Site Analysis and Development Handbook," as that handbook read as of January 1, 1998, by the estimated cost determined pursuant to Section 17072.12 of the Education Code. Site development costs shall not exceed the estimated amount that would be funded by the State Allocation Board pursuant to its regulations governing grants for site development costs.

65995.6. (a) The school facilities needs analysis required by paragraph (2) of subdivision (b) of Section 65995.5 shall be conducted by the governing board of a school district to determine the need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five years. The school facilities needs analysis shall project the number of unhoused elementary, middle, and high school pupils generated by new residential units, in each category of pupils enrolled in the district. This projection of unhoused pupils shall be based on the historical student generation rates of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed either in the school district or the city or county in which the school district is located, and relevant planning agency information, such as multiphased development projects, that may modify the historical figures. For purposes of this paragraph, "type" means a single family detached, single family attached, or multifamily unit. The existing school building capacity shall be calculated pursuant to Article 2 (commencing with Section 17071.10) of Chapter 12.5 of Part 10 of the Education Code. The existing school building capacity shall be recalculated by the school district as part of any revision of the needs analysis pursuant to subdivision (e) of this section. If a district meets the requirements of paragraph (3) of subdivision (b) of Section 65995.5 by having a substantial enrollment on a multitrack year-round schedule, the determination of whether the district has school building capacity area shall reflect the additional capacity created by the multitrack year-round schedule.

(b) When determining the funds necessary to meet its facility

needs, the governing board shall do each of the following:

(1) Identify and consider any surplus property owned by the district that can be used as a schoolsite or that is available for sale to finance school facilities.

(2) Identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.

(3) Identify and consider local sources other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units.

(c) The governing board shall adopt the school facility needs analysis by resolution at a public hearing. The school facilities needs analysis may not be adopted until the school facilities needs analysis in its final form has been made available to the public for a period of not less than 30 days during which time the school facilities needs analysis shall be provided to the local agency responsible for land use planning for its review and comment. Prior to the adoption of the school facilities needs analysis, the public shall have the opportunity to review and comment on the school facilities needs analysis and the governing board shall respond to written comments it receives regarding the school facilities needs analysis.

(d) Notice of the time and place of the hearing, including the location and procedure for viewing or requesting a copy of the proposed school facilities needs analysis and any proposed revision of the school facilities needs analysis, shall be published in at least one newspaper of general circulation within the jurisdiction of the school district that is conducting the hearing no less than 30 days prior to the hearing. If there is no paper of general circulation, the notice shall be posted in at least three conspicuous public places within the jurisdiction of the school district not less than 30 days prior to the hearing. In addition to these notice requirements, the governing board shall mail a copy of the school facilities needs analysis and any proposed revision to the school facilities needs analysis not less than 30 days prior to the hearing to any person who has made a written request if the written request was made 45 days prior to the hearing. The governing board may charge a fee reasonably related to the cost of providing these materials to those persons who request the school facilities needs analysis or revision.

(e) The school facilities needs analysis may be revised at any time in the same manner, and the revision is subject to the same conditions and requirements, applicable to the adoption of the school facilities needs analysis.

(f) A fee, charge, dedication, or other requirement in an amount

authorized by this section or Section 65995.7, shall be adopted by a resolution of the governing board as part of the adoption or revision of the school facilities needs analysis and may not be effective for more than one year. Notwithstanding subdivision (a) of Section 17621 of the Education Code, or any other provision of law, the fee, charge, dedication, or other requirement authorized by the resolution shall take effect immediately after the adoption of the resolution.

(g) Division 13 (commencing with Section 21000) of the Public Resources Code may not apply to the preparation, adoption, or update of the school facilities needs analysis, or adoption of the resolution specified in this section.

(h) Notice and hearing requirements other than those provided in this section may not be applicable to the adoption or revision of a school facilities needs analysis or the resolutions adopted pursuant to this section.

65995.7. (a) If state funds for new school facility construction are not available, the governing board of a school district that complies with Section 65995.5 may increase the alternative fee, charge, dedication, or other requirement calculated pursuant to subdivision (c) of Section 65995.5 by an amount that may not exceed the amount calculated pursuant to subdivision (c) of Section 65995.5, except that for the purposes of calculating this additional amount, the amount identified in paragraph (2) of subdivision (c) of Section 65995.5 may not be subtracted from the amount determined pursuant to paragraph (1) of subdivision (c) of Section 65995.5. For purposes of this section, state funds are not available if the State Allocation Board is no longer approving apportionments for new construction pursuant to Article 5 (commencing with Section 17072.20) of Chapter 12.5 of Part 10 of the Education Code due to a lack of funds available for new construction. Upon making a determination that state funds are no longer available, the State Allocation Board shall notify the Secretary of the Senate and the Chief Clerk of the Assembly, in writing, of that determination and the date when state funds are no longer available for publication in the respective journal of each house.

(b) A governing board may offer a reimbursement election to the person subject to the fee, charge, dedication, or other requirement that provides the person with the right to monetary reimbursement of the supplemental amount authorized by this section, to the extent that the district receives funds from state sources for construction of the facilities for which that amount was required, less any amount expended by the district for interim housing. At the option of the person subject to the fee, charge, dedication, or other requirement the reimbursement election may be made on a tract or lot basis. Reimbursement of available funds shall be made within 30 days as they

are received by the district.

(c) A governing board may offer the person subject to the fee, charge, dedication, or other requirement an opportunity to negotiate an alternative reimbursement agreement if the terms of the agreement are mutually agreed upon.

(d) A governing board may provide that the rights granted by the reimbursement election or the alternative reimbursement agreement are assignable.

65996. (a) Notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, the following provisions shall be the exclusive methods of considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property or any change of governmental organization or reorganization, as defined in Section 56021 or 56073:

(1) Section 17620 of the Education Code.

(2) Chapter 4.7 (commencing with Section 65970) of Division 1 of Title 7.

(b) The provisions of this chapter are hereby deemed to provide full and complete school facilities mitigation and, notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, a state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or any change in governmental organization or reorganization, as defined in Section 56021 or 56073, on the basis that school facilities are inadequate.

(c) For purposes of this section, "school facilities" means any school-related consideration relating to a school district's ability to accommodate enrollment.

(d) Nothing in this chapter shall be interpreted to limit or prohibit the ability of a local agency to utilize other methods to provide school facilities if these methods are not levied or imposed in connection with, or made a condition of, a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or a change in governmental organization or reorganization, as defined in Section 56021 or 56073. Nothing in this chapter shall be interpreted to limit or prohibit the assessment or reassessment of property in conjunction with ad valorem taxes, or the placement of a parcel on the secured roll in conjunction with qualified special taxes as that term is used in Section 50079.

(e) Nothing in this section shall be interpreted to limit or prohibit the ability of a local agency to mitigate the impacts of land use approvals other than on the need for school facilities, as defined in this section.

(f) This section shall become inoperative during any time that Section 65997 is operative and this section shall become operative at any time that Section 65997 is inoperative.

65997. (a) The following provisions shall be the exclusive methods of mitigating environmental effects related to the adequacy of school facilities when considering the approval or the establishment of conditions for the approval of a development project, as defined in Section 17620, pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code:

(1) Chapter 12 (commencing with Section 17000) of Part 10 of the Education Code or Chapter 12.5 (commencing with Section 17070.10).

(2) Chapter 14 (commencing with Section 17085) of Part 10 of the Education Code.

(3) Chapter 18 (commencing with Section 17170) of Part 10 of the Education Code.

(4) Article 2.5 (commencing with Section 17430) of Chapter 4 of Part 10.5 of the Education Code.

(5) Section 17620 of the Education Code.

(6) Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 of the Government Code.

(7) Chapter 4.7 (commencing with Section 65970) of Division 1 of Title 7 of the Government Code.

(b) A public agency may not, pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code or Division 2 (commencing with Section 66410) of this code, deny approval of a project on the basis of the adequacy of school facilities.

(c) (1) This section shall become operative on or after any statewide election in 2006, if a statewide general obligation bond measure submitted for voter approval in 2006 or thereafter that includes bond issuance authority to fund construction of kindergarten and grades 1 to 12, inclusive, public school facilities is submitted to the voters and fails to be approved.

(2) (A) This section shall become inoperative if subsequent to the failure of a general obligation bond measure described in paragraph (1) a statewide general bond measure as described in paragraph (1) is approved by the voters.

(B) Thereafter, this section shall become operative if a statewide general obligation bond measure submitted for voter approval that includes bond issuance authority to fund construction of kindergarten and grades 1 to 12, inclusive, public school facilities is submitted to the voters and fails to be approved and shall become inoperative if subsequent to the failure of the general obligation bond measure a

statewide bond measure as described in this subparagraph is approved by the voters.

(d) Notwithstanding any other provision of law, a public agency may deny or refuse to approve a legislative act involving, but not limited to, the planning, use, or development of real property, on the basis that school facilities are inadequate, except that a public agency may not require the payment or satisfaction of a fee, charge, dedication, or other financial requirement in excess of that levied or imposed pursuant to Section 65995 and, if applicable, any amounts specified in Sections 65995.5 or 65995.7.

65998. (a) Nothing in this chapter or in Section 17620 of the Education Code shall be interpreted to limit or prohibit the authority of a local agency to reserve or designate real property for a schoolsite.

(b) Nothing in this chapter or in Section 17620 of the Education Code shall be interpreted to limit or prohibit the ability of a local agency to mitigate the impacts of a land use approval involving, but not limited to, the planning, use, or development of real property other than on the need for school facilities.

APPENDIX B

**STATE ELIGIBILITY
SB 50-01, 50-02, and 50-03**

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION

STATE ALLOCATION BOARD

50-01 (Rev. 09/04) Excel (Rev. 2/27/2003)

OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 3 of 3

SCHOOL DISTRICT
RIVERBANK UNIFIED
 COUNTY
STANISLAUS

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
75556
 HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Part A. Enrollment Data - (districts or county superintendent of schools)

Grade	3rd Previous	2nd Previous	Previous	Current
	2003/04	2004/05	2005/06	2006/07
K	233	237	254	243
1	250	251	240	257
2	267	243	262	216
3	248	275	234	259
4	239	253	263	207
5	254	230	260	260
6	260	251	237	229
7	254	254	244	228
8	254	243	250	225
9	210	263	243	239
10	243	196	267	214
11	195	241	185	214
12	195	181	218	146
TOTAL	3,102	3,118	3,157	2,937

Part E. Special Day Class Enrollment - (county superintendent of schools only)

3rd Previous	2nd Previous	Previous	Current

Part F. Number of New Dwelling Units **509**

Part G. District Student Yield Factor **0.849**

Part H. Five Year Projected Enrollment - School Facility Program Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
1,832	443	850	3,125

Projections - special day class pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR		
HH			HH		
DEAF			DEAF		
HI			HI		
SLI			SLI		
VI			VI		
SED			SED		
OI			OI		
OHI			OHI		
SLD	42		SLD	26	
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI		
TOTAL	42		TOTAL	26	

Part B. Pupils Attending Schools Chartered By Another District

3rd Previous	2nd Previous	Previous	Current

Part C. Continuation High School - (districts only)

Grade	3rd Previous	2nd Previous	Previous	Current
9				
10				7
11				30
12				28

Part D. Special Day Class Pupils - (districts or county superintendent of schools)

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR		
HH			HH		
DEAF			DEAF		
HI			HI		
SLI			SLI		
VI			VI		
SED			SED		
OI			OI		
OHI			OHI		
SLD	43		SLD	32	
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI		
TOTAL	43		TOTAL	32	

Part I.

One Year Projected Enrollment - State Relocatable Program Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
1,647	436	881	2,964

Projections - (special day class pupils only) (includes Severe & Non-Severe)

	Elementary	Secondary		Elementary	Secondary
MR			OI		
HH			OHI		
DEAF			SLD	42	32
HI			DB		
SLI			MH		
VI			AUT		
SED			TBI		
TOTAL			TOTAL	42	32

I certify, as the District Representative, that the information reported on this form is true and correct and that:

I am designated as an authorized district representative by the governing board of the district.

If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42 (b), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).

This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction.

In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

[Handwritten Signature]

DATE

1-8-07

STATE OF CALIFORNIA
EXISTING SCHOOL BUILDING CAPACITY
 SAB 50-02 (Rev. 09/02) Excel (Rev. 11/21/2002)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 4 of 4

SCHOOL DISTRICT RIVERBANK UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75556
COUNTY STANISLAUS	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

PART I - Classroom Inventory <input type="checkbox"/> NEW <input type="checkbox"/> ADJUSTED	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms	7		20			27
Line 2. Portable Classrooms leased less than 5 years						
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	27		2			29
Line 7. Permanent Classrooms	38	14	26	6		84
Line 8. Total (Lines 1 through 7)	72	14	48	6		140

PART II - Available Classrooms

Option A.	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	27		2			29
d. Part I, line 7	38	14	26	6		84
e. Total (a, b, c, & d)	65	14	28	6		113

Option B.	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	72	14	48	6		140
b. Part I, lines 1,2,5 and 6 (total only)						58
c. 25 percent of Part I, line 7 (total only)						21
d. Subtract c from b (enter 0 if negative)	21		14			35
e. Total (a minus d)	51	14	34	6		105

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	1,275	378	918	78	
Line 2. SER adjustment					
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4	1,275	378	918	78	

I certify, as the District Representative, that the information reported on this form is true and correct and that:
 I am designated as an authorized district representative by the governing board of the district; and,
 This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).
 In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

[Handwritten Signature]

4/23/2004

ELIGIBILITY DETERMINATION

SAB 50-03 (Rev. 01/03) Excel (Rev. 4/29/2003)

SCHOOL DISTRICT RIVERBANK UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75556
BUSINESS ADDRESS	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)
CITY	COUNTY STANISLAUS

Part I - The following individual(s) have been designated as district representative(s) by school board minutes:

DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS
DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS

Part II - New Construction Eligibility NEW ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 50-01)	1,721	537	807	86	
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	1,275	378	918	78	
3. New Construction Baseline Eligibility (line 1 minus line 2)	446	159	(111)	8	
4. Adjustment to the baseline eligibility.					
5. Adjusted Baseline Eligibility (line 3 plus or minus line 4)					

Part III - Modernization Eligibility NEW ADJUSTED

1. SCHOOL NAME:

Option A	K-6	7-8	9-12	Non-Severe	Severe
2. Permanent classrooms at least 25 years old					
3. Portable classrooms at least 20 years old					
4. Total (lines 2 and 3)					
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe					
6. CBEDS enrollment at school					
7. Modernization eligibility (lesser of the totals of line 5 or 6)					

Option B

2. Permanent space at least 25 years old (report by classroom or square footage)	
3. Portable space at least 20 years old (report by classroom or square footage)	
4. Total (lines 2 and 3)	
5. Remaining permanent and portable space (report by classroom or square footage)	
6. Total (lines 4 and 5)	
7. Percentage (divide line 4 by line 6)	0%

	K-6	7-8	9-12	Non-Severe	Severe
8. CBEDS enrollment at school site					
9. Modernization eligibility (multiply line 7 by each grade group on line 8)					

I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district; and:
A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1,
commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board

on April 20, 1999 ; and,

This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE 	DATE <u>4/23/2004</u>
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APPENDIX C

**STUDENT GENERATION
STUDY**

Riverbank Unified School District															
Student Generation Study															
Summary															
Address	K	1	2	3	4	5	6	7	8	9	10	11	12	Students	Units
1st St	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8th St	0	0	1	1	0	1	2	0	0	0	0	0	1	6	2
Almondwood Dr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Alton Dr	1	1	0	0	0	1	1	0	0	0	1	0	0	5	8
Arizona Ave	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
Austin Ave	0	0	1	0	0	0	0	0	0	0	1	2	0	4	3
Badger Pass Dr	1	1	0	0	0	0	0	0	0	0	0	0	0	2	1
Burneyville Rd	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
California Ave	0	0	1	1	0	0	0	0	0	0	0	0	0	2	2
Canter Dr	0	0	0	0	0	0	0	0	0	0	1	0	1	2	1
Church St	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Country Manor Dr	1	0	0	2	1	1	1	1	1	1	0	1	1	11	14
Dakota Ave	0	0	0	0	0	0	0	0	1	0	0	0	1	2	2
Eisenhower Dr	2	2	1	1	1	2	0	1	2	1	0	0	0	13	21
Finnigan Ct	0	1	0	2	0	2	0	1	0	2	1	0	1	10	12
Greenoaks Dr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Holbrook Dr	1	1	1	0	1	1	1	0	0	3	0	0	1	10	15
Howard Ave	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Iowa Ave	1	1	0	0	2	0	0	0	0	0	0	0	0	4	2
Jackson Ave	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Kansas Ave	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Kemper Rd	0	0	0	0	0	0	0	0	1	0	0	0	0	1	1
Kentucky Ave	0	1	0	1	2	0	1	0	0	1	0	0	0	6	3
Langworth Rd	0	0	0	0	0	0	0	0	1	0	0	0	0	1	1
Lemmons St	0	0	0	0	0	0	0	1	0	0	1	0	1	3	11
Litt Rd	0	1	0	0	1	0	0	0	0	0	1	0	0	3	9
Marrs Ln	0	0	0	0	0	0	0	1	0	0	0	0	0	1	5
Martel Ave	1	0	1	0	0	0	1	0	0	0	0	0	0	3	13
Mortel Ave	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Nevada Ave	0	0	0	0	0	1	0	0	0	0	0	0	0	1	2
Nickels Ct	2	1	1	2	0	2	0	1	0	0	0	0	0	9	9
Patterson Rd	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1
Pocket Ave	0	1	1	0	1	0	1	3	0	0	0	0	0	7	14
Powers Ave	1	0	1	1	0	0	0	1	0	0	0	0	0	4	7
Prestwick Dr	0	2	0	0	0	1	0	0	0	0	0	0	0	3	1
River Mesa Dr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Rivergate Dr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Ross Ave	0	0	1	1	2	1	0	0	0	0	0	1	0	6	1
Santa Fe St	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
Shaefer Ct	0	1	1	0	1	0	0	0	0	0	0	0	0	3	8
Soares Pl	0	2	1	0	0	0	1	2	2	1	1	0	1	11	4
Stanislaus St	0	1	0	0	0	0	2	1	1	0	0	2	0	7	5
Story Brooke	0	0	0	0	0	0	0	0	0	0	0	1	0	1	3
Van Dusen Ave	0	1	0	0	0	0	0	0	0	0	0	2	0	3	8
Virginia Ave	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
Wainwright Dr	1	1	0	0	0	0	1	0	0	0	0	0	0	3	7
Ward Ave	0	0	0	1	0	0	1	0	0	0	0	0	0	2	4
Wild Cat Ct	0	0	0	0	0	0	1	1	0	0	1	1	0	4	6
Total	13	20	13	13	12	13	14	14	10	9	8	12	8	159	240
Student Generation Rate															
K-6	0.408														
7-8	0.100														
9-12	0.154														
Total	0.662														

APPENDIX D

NEEDS ANALYSIS CALCULATIONS

Riverbank Unified School District
Worksheets for Level II Fees

Grant Calculations/ Single Family Detached	# of units	Student Gen. Rate	Unhoused Students
K-6	849	0.408	347
7-8	849	0.100	85
9-12	849	0.154	131
			563
Grant Calculations/ Multi Family	# of units	Student Gen. Rate	Unhoused Students
K-6	18	0.227	4
7-8	18	0.015	0
9-12	18	0.091	2
			0.333
Total Students/Grade Level	Single-Family Detached/Students	Multi-Family Students	Total Unhoused Students
K-6	347	4	351
7-8	85	0	85
9-12	131	2	133
Unhoused Students	Base Grant Amount	Total Grant Amount	
K-6	351	\$8,081	\$2,836,431
7-8	85	\$8,546	\$726,410
9-12	133	\$10,873	\$1,446,109
			\$5,008,950
Additional Grants from OPSC	Unhoused Students	Additional Grants	
K-6	351	\$154	\$54,054
7-8	85	\$186	\$15,810
9-12	133	\$200	\$26,600
			\$96,464
Total Amount of Base Grant			
Total Amount of Additional Grant			

Level II Fee
Calculations

Riverbank Unified School District						
Worksheets for Level II Fees (cont.)						
Site Acquisition Calculations		Unhoused Students		Students per site		# of Sites needed
Acreage cost = \$350,000	K-6	351	+	500	=	0.702
	7-8	85	+	900	=	0.094
	9-12	133	+	1500	=	0.088
		# of Sites needed		Site size		Needed acreage
	K-6	0.702	×	10	=	7.02
	7-8	0.094	×	20	=	1.88
	9-12	0.088	×	40	=	3.52
Total Acreage Needed						12.42
		Needed acreage		50% of acreage cost		Site Acquisition
	K-6	7.02	×	\$175,000	=	\$1,228,500
	7-8	1.88	×	\$175,000	=	\$329,000
	9-12	3.52	×	\$175,000	=	\$616,000
Total Site Acquisition Costs						\$2,173,500

Riverbank Unified School District							
Worksheets for Level II Fees (cont.)							
				50% of site			
Site Development Calculations		# of Sites		development cost		Total Site Development	
Site Cost K-6 = \$ 2,251,381 (100%)	K-6	0.702	×	\$1,125,690	=	\$790,234	
Site Cost 7-8 = \$ 3,452,987 (100%)	7-8	0.094	×	\$1,726,493	=	\$162,290	
Site Cost 9-12 = \$ 13,470,039 (100%)	9-12	0.088	×	\$6,735,019	=	\$592,682	
						\$1,545,206	
		Total acreage needed		OPSC Grant		Total General Site	
General Site Cost K-12 (grant from OPSC based on total acreage)	K-12	12.420	×	\$13,920	=	\$172,886	
Total Site Development Costs		\$1,545,206	+	\$172,886	=	\$1,718,093	
Square Footage Calculation		Units		Sq Ft per unit		Square Footage	
	SFD	849	×	2200	=	1,867,800	
	MF	18	×	900	=	16,200	
Total Square Footage						1,884,000	
Summary of Costs		Total Grant Amount		Site Acquisition		Site Development	Total Costs
		\$5,105,414	+	\$2,173,500	+	\$1,718,093	= \$8,997,007
TOTAL COSTS		\$8,997,007					
Level II Calculations		Total Costs		Square Feet		Level II Fee	
		\$8,997,007	÷	1,884,000	=	\$4.78	
LEVEL II FEE		\$4.78					

APPENDIX E

**SITE DEVELOPMENT
COSTS**



6790 North West Avenue
Fresno, California 93711
Tel: 559.448.8051
Fax: 559.446.1765
www.dardenarchitects.com

May 23, 2007

Cheryl King
Jack Schreder & Associates
2230 K Street
Sacramento, CA 95816

Re: Updated Site Development Costs
Riverbank Unified School District

Dear Cheryl:

In response to your request, we have researched various schools at grade levels K-6, 7-8 and 9-12 in order to provide the Riverbank Unified School District with approximate site development costs. With each school site varying in topography, accessibility, proximity to available utilities, and layout these costs shall only be viewed as approximate, with actual costs that may vary widely. These costs are for service-site, off-site and utilities.

Please refer to the attached updated Level II Developer Fee Study. We have taken 3 recent school projects and provided the Service Site Development costs, off site costs and utility service costs. These costs have then been adjusted for escalation and are presented herein.

Should you have any questions, regarding the information contained in this letter, please feel free to contact us.

Sincerely,

DARDEN ARCHITECTS, INC.

Martin E. Dietz
Architect AIA CCS

MED/kf

Attachment:

CC: Joe Galindo, Superintendent
Rick John, Supervisor M & O

ARCHITECTURE

Edwin S. Darden FAIA Edwin S. Darden Jr. AIA
Robert L. Pritchonette AIA DeDe Darnell ASID

PLANNING

Martin E. Dietz AIA CCS
Sean R. Mendoza AIA

INTERIORS

Edwin C. Goodwin AIA Grant E. Dodson AIA
Michael K. Frumey AIA Antonio J. Avila AIA

Level II Developer Fee Study

Elementary School
Fannon Road Elementary School
Firebaugh, CA

Date: 04/03/06

	Including Design Costs	Excluding Design Costs
(A) SERVICE SITE DEVELOPMENT	1,626,706	1,506,209
(B) OFF-SITE DEVELOPMENT	371,218	343,720
(C) UTILITY SERVICE	242,905	224,912
	2,240,829	2,074,841

Costs Adjusted to May 2007 Dollars		
	Including Design Costs	Excluding Design Costs
(A) SERVICE SITE DEVELOPMENT	1,765,116	1,631,936
(B) OFF-SITE DEVELOPMENT	402,003	372,906
(C) UTILITY SERVICE	263,573	244,049
	2,431,492	2,251,381

Middle School
La Viña Middle School
Delano, CA

Date: 12/21/04

	Including Design Costs	Excluding Design Costs
(A) SERVICE SITE DEVELOPMENT	2,010,119	1,861,222
(B) OFF-SITE DEVELOPMENT	1,140,029	1,071,536
(C) UTILITY SERVICE	55,837	51,701
	3,205,985	2,984,459

Costs Adjusted to May 2007 Dollars		
	Including Design Costs	Excluding Design Costs
(A) SERVICE SITE DEVELOPMENT	2,325,656	2,153,414
(B) OFF-SITE DEVELOPMENT	1,319,001	1,239,756
(C) UTILITY SERVICE	61,603	59,818
	3,706,290	3,452,987

High School
James C. Enochs High School
Modesto, CA

Date: 04/01/04

	Including Design Costs	Excluding Design Costs
(A) SERVICE SITE DEVELOPMENT	7,042,882	6,521,187
(B) OFF-SITE DEVELOPMENT	4,057,531	3,789,421
(C) UTILITY SERVICE	377,817	349,830
	11,478,229	10,660,438

Costs Adjusted to May 2007 Dollars		
	Including Design Costs	Excluding Design Costs
(A) SERVICE SITE DEVELOPMENT	8,099,002	7,239,872
(B) OFF-SITE DEVELOPMENT	5,126,004	4,788,130
(C) UTILITY SERVICE	477,392	442,030
	14,503,363	13,470,039

APPENDIX F
BOND PROJECT
LIST

EXHIBIT A-1**BOND PROJECT LIST**

To provide students with adequate facilities comparable to neighboring school districts, the District intends to complete the following projects, using a combination of funding sources. It is anticipated that bond proceeds will contribute \$15,200,000 to said total cost. Other anticipated sources include state aid matching funds, joint use funds, developer fees and other available funds. The specific school facilities projects to be funded are set forth below:

- Upgrade and renovate outdated restrooms, plumbing, and sewer systems as required by State standards
- Make necessary health and safety improvements
- Construct a new elementary school to relieve student overcrowding throughout the District
- Modernize and upgrade deteriorating classrooms and outdated libraries including upgrading and replacing flooring, walls, doors, and fixtures as necessary
- Construct new science labs and student support facilities at Cardozo Middle School
- Modernize cafeteria facility at Riverbank High School
- Construct a new gymnasium at Riverbank High School for student and community use
- Furnish and equip schools to the extent permitted by law
- Address unforeseen conditions revealed by construction/modernization (e.g., plumbing or gas line breaks, dry rot, seismic, structural, etc.)
- Renovate, expand, construct, and upgrade student support facilities including joint use projects, as needed
- Necessary site preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms