

San Ramon Valley Unified School District

699 Old Orchard Drive, Danville, CA 94526

DATE: October 18, 2016

TOPIC: CONSIDERATION OF ADOPTION OF RESOLUTION NO. 16/16-17,
ESTABLISHING ALTERNATIVE SCHOOL FACILITY FEES (LEVEL 2)

DISCUSSION: On August 27, 1998, the Governor signed into law Senate Bill 50 (SB50), the Leroy F. Greene School Facilities Act of 1998. SB50 authorized school districts to levy developer fees at levels that are higher than the “Level 1” fees authorized by Education Code and Government Code, provided that school districts demonstrate need via a school facilities needs analysis.

SB50 provides authority to levy alternative fees in lieu of statutory developer fees, provided that the district meets the following requirements:

- “Level 1” Fees are statutory fees imposed pursuant to Education Code Section 17620, et. seq., and Government Code Sections 65995, et. seq., up to the amount approved by the State Allocation Board. As of February 24, 2016, the amount is currently \$3.48/sq. ft. for residential development and \$0.56/sq. ft. for commercial/industrial development. Level 1 fees must be supported through a justification study.
- “Level 2” Fees refer to alternative fees that can be imposed upon residential development provided that a school facility needs analysis is prepared. This fee purports to equal 50% of the cost of new construction, the other half being funded by the State School Facilities Program.
- “Level 3” Fees refer to alternative fees that can be imposed upon residential development provided that a school facility needs analysis is prepared and the State determines that new construction funding is not available. 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. Implementation of Level 3 fees will not go into effect until after the Board has had the opportunity to bring the item back for further consideration.

District staff along with the District’s consultant, School Facility Consultants, prepared the *School Facility Needs Analysis and Justification Study, dated September 2016*, in accordance

10.6

Item Number

with Government Code Sections 65995.5, 65995.6, and 65995.7 for the imposition of Level 2 and Level 3 fees. Copies of the *School Facility Needs Analysis and Justification Study* have been mailed to the Town of Danville, City of San Ramon, and Contra Costa County Planning Departments and to any developer who has requested a copy of the document. In addition, the *School Facility Needs Analysis and Justification Study* has been made available for public review and comment. The Public Notice was published in a newspaper of general circulation thirty (30) days prior to this Board meeting. The Board may adopt Resolution No. 16/16-17 after a public hearing to seek input from the public regarding the *School Facility Needs Analysis and Justification Study*.

Board Resolution No. 16/16-17 verifies that the San Ramon Valley Unified School District is authorized to levy a Level 2 Fee of \$6.22 per square foot of residential units as defined in Government Code Section 65995.5(g).

These fees, once adopted by the Board, become effective immediately and are in effect for one year.

RECOMMENDATION: Staff recommends that the Board adopt Resolution No. 16/16-17 authorizing the imposition of Level 2 Fees, effective immediately.

BUDGET IMPLICATIONS: The adoption of Resolution No. 16/16-17 is expected to result in additional developer fee revenues.



Daniel Hillman
Director, Facilities Development



Gary Black
Assistant Superintendent
Facilities & Operations



Rick Schmitt
Superintendent

RESOLUTION NO. 16/16-17, OF THE SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT ESTABLISHING ALTERNATIVE SCHOOL FACILITY FEES (LEVEL 2)

WHEREAS, the Governing Board (“Board”) of the San Ramon Valley Unified School District (“District”) provides for the educational needs of TK-12 students within the City of San Ramon, Town of Danville, and unincorporated areas of Contra Costa County; and

WHEREAS, the Board has previously adopted and imposed statutory school facility fees (“Level 1 Fees”) pursuant to Education Code Section 17620 et. seq., and Government Code Section 65995; and

WHEREAS, the Board heretofore has elected to participate in the school facilities funding program established pursuant to the Leroy F. Greene School Facilities Act of 1998 (the “Act”) and appointed a representative (“District Representative”) for such purposes and for the purpose of requesting an Eligibility Determination relative to considering the adoption of Alternative School Facility Fees and amounts pursuant to Government Code Sections 65995.5 (“Level 2 Fees”) and 65995.7 (“Level 3 Fees”); and

WHEREAS, the District Representative has caused the completion and certification of Form SAB 50-01, the Enrollment Certification/Projection, and Form SAB 50-03, the Eligibility Determination, and has submitted such forms to the State Allocation Board (SAB) for approval pursuant to the Act; and

WHEREAS, the District has received notification from the SAB that the District meets the eligibility requirements for new construction funding pursuant to the provisions of the Act; and

WHEREAS, the District satisfies at least two of the requirements set forth in Government Code Section 65995.5(b)(3):

1. Government Code Section 65995.5(b)(3)(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. On November 6, 2012 the District’s Measure D received 56.83 percent of the votes cast.
2. Government Code Section 65995.5(b)(3)(C)(ii): The District has issued debt and/or incurred obligations for capital outlay in excess of 30 percent of the District’s bonding capacity; and

WHEREAS, new residential construction continues to generate additional students for the District’s schools and the District is required to provide grades TK-12 school facilities (“School Facilities”) to accommodate those students; and

WHEREAS, overcrowded schools within the District have an impact on the District’s ability to provide an adequate quality education and negatively impact the educational opportunities for the District’s students; and

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

WHEREAS, the Board caused to be prepared a report entitled, "*School Facility Needs Analysis and Justification Study*," dated September 2016, which was prepared by School Facility Consultants pursuant to applicable law including, but not by way of limitation, Government Code Sections 65995.6 and 66000 et. seq.; and

WHEREAS, the Board has received and considered the *School Facility Needs Analysis and Justification Study* which includes all matters required by applicable law, including an analysis of (a) the purpose of the Level 2 Fees and the Level 3 Fees (collectively the "Alternative School Facility Fees"); (b) the use to which the Alternative School Facility Fees are to be put; (c) the nexus (roughly proportional and reasonable relationship) between the residential construction and (1) the facilities for which the Alternative School Facility Fees are to be used, (2) the need for School Facilities, (3) the cost of School Facilities and the amount of Alternative School Facility Fees from new residential construction; (d) an evaluation and projection of the number of students that will be generated by new residential construction by grade levels of the District as described by Government Code Section 65995.6; (e) a description of the new School Facilities that will be required to serve such students; and (f) the present estimated cost of such School Facilities; and

WHEREAS, the *School Facility Needs Analysis and Justification Study* has been available to the public for at least thirty (30) days prior to the public hearing on the adoption of the *School Facility Needs Analysis and Justification Study* and the Alternative School Facility Fees; and

WHEREAS, all notices of the *School Facility Needs Analysis and Justification Study* and adoption of Alternative School Facility Fees have been given in accordance with applicable law and copies of the *School Facility Needs Analysis and Justification Study* have been provided no less than thirty (30) days prior to the public hearing related to the adoption of the *School Facility Needs Analysis and Justification Study* to every person who made a written request forty-five (45) days prior to the public hearing; and

WHEREAS, the *School Facility Needs Analysis and Justification Study* has been provided to all local agencies responsible for land use planning for review and comment in compliance with Government Code Sections 65995.6(c) and 65352.2; and

WHEREAS, as to the approval of the school facilities needs analysis and Alternative School Facility Fees, Government Code Section 65995.6(g) provides that the California Environmental Quality Act (CEQA) Division 13 (commencing with Section 21000) of the Public Resources Code may not apply to the preparation, adoption, or update of the *School Facility Needs Analysis and Justification Study* or adoption of this Resolution; and

WHEREAS, upon a determination that the imposition of school facilities fees under Education Code Section 17620 is exempt from CEQA, the District is entitled to file a Notice of Exemption with the County Clerk pursuant to California Code of Regulations, title 14, section 15062; and

WHEREAS, the District desires to adopt and approve the *School Facility Needs Analysis and Justification Study* and the alternative school facility fees pursuant to Government Code Sections 65995.5, 65995.6, and 65995.7 for the purpose of establishing Alternative School

Facility Fees that may be imposed on residential construction calculated pursuant to Government Code Section 65995(b);

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

1. That the Board does hereby find and determine that the foregoing recitals and determinations are true and correct and that the *School Facility Needs Analysis and Justification Study* meets all applicable legal requirements.

2. That the District has received notification from SAB and that the District meets the eligibility requirements for construction funding pursuant to the provisions of the Act.

3. That pursuant to the Act, the District Representative made a timely application to SAB for construction funding for which it is eligible.

4. That the District has caused to be prepared the *School Facility Needs Analysis and Justification Study*, dated September 2016, which is on file at the District's administrative office and is incorporated herein by this reference, and which complies with all applicable statutory requirements, including the provisions of Government Code Section 65995.6.

5. That the Board hereby approves and adopts the *School Facility Needs Analysis and Justification Study* for the purpose of establishing Alternative School Facility Fees as to future residential construction within the District.

6. That the Board finds that the purpose of the Alternative School Facility Fees imposed upon new residential construction is to fund the School Facilities to serve the students generated by the residential construction upon which the Alternative School Facility Fees are imposed as provided in the *School Facility Needs Analysis and Justification Study* and applicable law.

7. That the Board finds the Alternative School Facility Fees are hereby established as applicable and will be used to fund those School Facilities described in the *School Facility Needs Analysis and Justification Study* and that these School Facilities are to serve the students generated by the residential construction within the District as provided in the *School Facility Needs Analysis and Justification Study*.

8. That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Alternative School Facility Fees and the new residential construction within the District because the Alternative School Facility Fees imposed on new residential construction by this Resolution will be used to fund School Facilities which will be used to serve the students generated by such new residential construction in accordance with applicable law and as set forth in the *School Facility Needs Analysis and Justification Study*.

9. That the Board finds that there is a roughly proportional, reasonable relationship between the new residential construction upon which the Alternative School Facility Fees are imposed and the need for additional School Facilities in the District because new students will be

generated from new residential construction within the District and the District does not have capacity in the existing School Facilities to accommodate these students.

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

11. That the Board finds that separate funds have been created or authorized to be established for all Level 2 and 3 Fees received by the District (the "Funds") for the deposit of such Level 2 and 3 Fees and that said funds will be separately maintained, except for temporary investments, from other funds of the District as authorized by law.

12. That the Board finds that the monies of the separate Funds consisting of the proceeds of Level 2 and 3 Fees, have been imposed for the purposes of constructing those School Facilities necessitated by new residential construction as further set forth in the *School Facility Needs Analysis and Justification Study* and thus these monies may be expended for all those purposes permitted by applicable law.

13. That the *School Facility Needs Analysis and Justification Study* determines the need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the construction of new residential units over the next five years, based on relevant planning agency information and the historical 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 within the District and the County.

14. That the Board has identified and considered, and/or subtracted, as set forth in the *School Facility Needs Analysis and Justification Study*, the following information in determining amounts of the Level 2 and 3 Fees:

- a. any surplus property owned by the District that can be used as a school site or that is available for sale to finance school facilities pursuant to Government Code Section 65995.6(b)(1);
- b. the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities pursuant to Government Code Section 65995.6(b)(2);
- c. local sources other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units pursuant to Government Code Section 65995.6(b)(3).

15. That the Board has calculated, as set forth in the *School Facility Needs Analysis and Justification Study*, the fees per square foot to be established as Alternative School Facility Fees that may be collected in accordance with the provisions of Government Code Sections 65995.5(c) and 65995.7(a).

16. That the *School Facility Needs Analysis and Justification Study* has been made available to the public for a period of not less than thirty (30) days.

17. That the public has had the opportunity to review and comment on the *School Facility Needs Analysis and Justification Study* and the Board has responded to written comments it has received regarding the *School Facility Needs Analysis and Justification Study*.

18. That notice of the time and place of the public hearing (“Hearing”) to adopt the *School Facility Needs Analysis and Justification Study* and Alternative School Facility Fee, including the location and procedure for viewing or requesting a copy of the proposed *School Facility Needs Analysis and Justification Study* and any proposed revision therefore has been published in the San Ramon Valley Times, a newspaper of general circulation within the junction of the District, on September 16, 2016, at least thirty (30) days prior to the Hearing.

19. That the Board has mailed a copy of the *School Facility Needs Analysis and Justification Study* no less than thirty (30) days prior to the Public Hearing to any person who made a written request forty-five (45) days prior to the Hearing.

20. That the *School Facility Needs Analysis and Justification Study* has been provided to all local agencies responsible for land use planning for review and comment in compliance with Government Code Sections 65995.6(c) and 65352.2.

21. That the Board conducted the required Hearing on October 18, 2016, prior to the adoption of the *School Facility Needs Analysis and Justification Study* and the Alternative School Facility Fees, at which time all persons desiring to be heard on all matters pertaining to the *School Facility Needs Analysis and Justification Study* were heard and all information presented was duly considered.

22. That the Board hereby adopts Alternative School Facility Fees and is eligible for and establishes the Alternative School Facility Fees on new residential construction projects within the District in the following amounts:

a. Pursuant to Government Code Section 65995.6, Level 2 Fees in the amount of **\$6.22** per square foot of assessable space as defined in Education Code Section 17620 for new residential construction, including new residential construction, manufactured homes and mobile homes as authorized under Education Code Section 17625, excluding any construction described in Government Code Sections 65995.1 or 65995.2.

b. Pursuant to Government Code Section 65995.7, Level 3 Fees in the amount of **\$12.44** per square foot of assessable space as defined in Education Code Section 17620 for new residential construction, including new residential construction, manufactured homes and mobile homes as authorized under Education Code Section 17625, excluding any construction described in Government Code Sections 65995.1 or 65995.2, when it is determined by the Board that the State’s school building funds for new school facilities is exhausted as set forth in Government Code Section 65995.7.

23. That the proceeds of the Alternative School Facility Fees established pursuant to this Resolution shall continue to be deposited into the Funds identified in Section 11 of this Resolution, the proceeds of which shall be used exclusively for the purpose for which the Alternative School Facility Fees are to be collected.

24. That the Superintendent, or his/her designee, is directed to cause a copy of this Resolution to be delivered to the cities and/or counties within the District's boundaries along with a copy of all supporting documentation referenced herein and a map of the District clearly indicating the boundaries thereof, advising the cities and counties that new residential construction is subject to the Alternative School Facility Fees established pursuant to this Resolution and requesting that no building permit or approval for occupancy be issued by any of these entities for any new residential construction, mobile home or manufactured home subject to the Alternative School Facility Fees absent a certificate of compliance ("Certificate of Compliance") from the District demonstrating compliance of such project with the requirements of the Alternative School Facility Fees.

25. That the Superintendent is authorized to cause a Certificate of Compliance to be issued for each new residential construction project, mobile home and manufactured home for which there is compliance with the requirement for payment of the Alternative School Facility Fees in the amount specified by this Resolution. In the event a Certificate of Compliance is issued for the payment of Alternative School Facility Fees for a new residential construction project, mobile home or manufactured home and it is later determined that the statement or other representation made by an authorized party concerning the construction as to square footage is untrue or in the event the zoning is declared invalid, then such Certificate of Compliance shall automatically terminate, and the appropriate cities and/or counties shall be so notified.

26. That regarding the timely provision of a Certificate of Compliance by the District for residential construction, although not required by applicable law, the Board hereby determines that the *School Facility Needs Analysis and Justification Study* is a proposed construction plan for purposes of requiring payment of Alternative School Facility Fees prior to the issuance of any building permit for residential construction in accordance with Government Code Section 66007 and that all Alternative School Facility Fees are appropriated for the purpose of accomplishing such construction plan.

27. That no statement or provision set forth in this Resolution, or referred to herein shall be construed to repeal any preexisting fee or mitigation amount previously imposed by the District on any residential or non-residential construction. Notwithstanding the preceding sentence, the Alternative School Facility Fees authorized herein shall be in lieu of the collection of the Level 1 Fees for new residential construction, however, if the District ceases collecting the Alternative School Facility Fees herein, the District is still authorized to collect the Level 1 Fees for new residential construction.

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

29. That the Level 2 Fees shall take effect immediately after adoption of this Resolution and shall be in effect for one year and that the effective date of the Level 3 Fees will

remain contingent upon the determination by the Board that exhaustion of the State's school building funds for new school facilities has occurred and all other required conditions are met, as set forth in Government Code Section 65995.7.

30. That the collection of Level 2 or, if applicable, Level 3 fees is not subject to the restriction set forth in Government Code Section 66007, subdivision (a), but, pursuant to subdivision (b) of the statute, the fees are to be collected prior to issuance of building permits.

31. That the District's administration is authorized to make expenditures and to incur obligations of the fees for the purposes authorized by law.

32. That the Board hereby finds that the adoption of fees hereunder is statutorily exempt from the requirements of CEQA pursuant to Education Code Section 17621.

APPROVED, PASSED AND ADOPTED by the Governing Board of the San Ramon Valley Unified School District, this **18th day of October, 2016**.

AYES:

NOES:

ABSENT:

ABSTAIN:

Rick Schmitt
Secretary of the Board of Education of the
San Ramon Valley Unified School District
of Contra Costa County, State of California

**SCHOOL FACILITY NEEDS ANALYSIS AND
JUSTIFICATION STUDY**

for the

SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT

September 2016

Prepared by
School Facility Consultants

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September 2016

Prepared for

San Ramon Valley Unified School District
699 Old Orchard Drive
Danville, CA 94526
(925) 552-5500

Prepared by

School Facility Consultants
1303 J Street, Suite 500
Sacramento, CA 95814
(916) 441-5063

Table of Contents

Executive Summary.....	1
Introduction.....	2
I. Authority to Collect Level II and Level III Fees.....	3
A. Eligibility for State Funding for New Construction.....	3
B. Adoption of School Facility Needs Analysis and Justification Study.....	3
C. Criteria in Government Code Section 65995.5(b)(3)(A-D).....	3
II. Amount of Level II and Level III Fees.....	4
A. Allowable Cost for New School Facilities.....	4
1) Number of Unhoused Students.....	4
2) Allowable Grant Costs.....	8
3) Allowable Site Acquisition and Development Costs.....	9
4) Local Funds Dedicated to School Facilities Necessitated by Future Development.....	9
5) Total Allowable School Facility Cost for Level II Fees.....	10
B. Amount of Level II Fee.....	10
C. Amount of Level III Fee.....	10
III. Findings and Recommendations.....	12
A. Findings.....	12
1) Government Code Section 66001(a)(1) – Purpose of the Fee.....	12
2) Government Code Section 66001(a)(2) – Use of the Fee.....	12
3) Government Code Section 66001(a)(3) – Relationship Between the Fee’s Use and the Type of Project Upon Which the Fee is Imposed.....	12
4) Government Code Section 66001(a)(4) – Relationship Between the Need for the Public Facility and the Type of Project Upon Which the Fee is Imposed.....	13
5) Government Code Section 66001(b) – Relationship Between the Fee and the Cost of the Public Facility Attributable to the Development on Which the Fee is Imposed.....	13
6) Other Funding Sources.....	13
a) General Fund.....	13
b) State Programs.....	13
c) General Obligation Bonds.....	13
d) Parcel Taxes.....	14
e) Mello-Roos Community Facilities Districts.....	14
f) Surplus Property.....	14
g) Alternatives for Reducing Facility Costs.....	14
B. Recommendations.....	14
Appendix A. Calculation of Allowable Per-Pupil Grant Costs	
Appendix B. Calculation of Allowable Per-Pupil Site Development Costs	

Executive Summary

The San Ramon Valley Unified School District is authorized to collect \$6.22 per square foot of residential development pursuant to Government Code Section 65995.5 and \$12.44 per square foot pursuant to Government Code Section 65995.7 (also known as Level II and III fees, respectively).

The District meets the eligibility requirements in Government Code Section 65995.5(b) regarding the collection of Level II and III fees. The dollar amounts of the fees are based on the following facts and projections:

1. The student generation rate of residential housing units projected to be built in the District, calculated in accordance with Government Code Section 65995.6(a), is 0.971 for single-family detached units, 0.802 for single-family attached units, and 0.604 for multi-family units.
2. The number of new residential housing units subject to Level II and Level III fees projected to be built in the District over the next five years is 315 single-family detached, 132 single-family attached, and 399 multi-family units, based on information provided by the City of San Ramon, Town of Danville and Contra Costa County planning departments.
3. Multiplying the appropriate terms in (1) and (2) shows that future single- and multi-family residential development is projected to add 400 K-6 students, 94 7-8 students and 158 9-12 students.
4. The District has zero excess pupil capacity at the K-6 and 9-12 grade levels available for pupils generated by future residential development even when accounting for capacity added through School Facility Program projects. At the 7-8 grade level, the District is projected to have 67 available seats for pupils generated by future residential development.
5. The total number of unhoused pupils generated by future unmitigated development equals 400 K-6 students, 27 7-8 students and 158 9-12 students from future single- and multi-family residential development.
6. The per-pupil allowable costs for the Level II fee equation equal \$13,490.00, \$11,871.00 and \$17,745.50 for elementary, middle and high school students, respectively. These figures are equal to the per-pupil grant amounts in the State School Facility Program plus allowable per-pupil site development costs calculated pursuant to Government Code Section 65995.5(c) and 65995.5(h).
7. Total allowable costs for the Level II fee equation equal \$8,520,306.00 (K-6, 7-8, and 9-12 unhoused students generated by future non-mitigated development times the appropriate allowable per-pupil cost).
8. The total amount of residential square footage projected to be built in the District over the next five years is 1,369,896 square feet, based on an average square footage of 2,634 square feet for the 315 single-family detached units, 1,523 square feet for 132 single-family attached units, and 850 square feet for the 399 multi-family units projected to be built in the District and subject to Level II fees.
9. The District has no local funds available to dedicate to school facilities necessitated by future residential development.

As shown in the body of this Report, the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees (the nexus requirements).

End of Summary

Introduction

The purpose of this Report is to calculate the fee amount that the San Ramon Valley Unified School District (District) is authorized to collect on residential development projects pursuant to Government Code Sections 65995.5 and 65995.7. *School Facility Consultants* has been retained by the District to conduct the analysis and prepare this Report.

State law gives school districts the authority to charge fees on new residential developments if those developments generate additional students and cause a need for additional school facilities. All districts with a demonstrated need may collect fees pursuant to Education Code Section 17620 and Government Code Section 65995 (referred to as Level I fees). Level I fees are currently capped at \$3.48 per square foot of new residential development. Government Code Sections 65995.5 and 65995.7 authorize districts to collect fees (referred to as Level II and Level III fees) in excess of Level I fees provided the districts meet certain conditions. Government Code Section 66001 requires that a reasonable relationship exist between the amount and use of developer fees and the developments on which they are to be charged.

This Report is divided into three sections. The first summarizes the specific requirements in State law regarding Level II and Level III fees and establishes the District's authority to collect them. The second calculates the dollar amounts of Level II and Level III fees that the District is authorized to collect. The third explains how the District satisfies the requirements of Government Code Section 66001 with respect to Level II and III fees, summarizes other potential funding sources for school facilities, and presents recommendations regarding the collection of developer fees.

End of Section

I. Authority to Collect Level II and Level III Fees

State law establishes several requirements in order for school districts to collect Level II fees. Specifically, districts must: (1) apply to the State Allocation Board and be deemed eligible for State funding for new school construction, (2) adopt a school facility needs analysis and justification study, and (3) satisfy at least two of the four criteria set forth in Government Code Section 65995.5(b)(3)(A-D).

The general conditions required for collecting Level III fees are the same as those for Level II fees. Before districts can collect Level III fees the State Allocation Board must no longer be 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.

The District satisfies the three conditions listed above in the following ways:

A. Eligibility for State Funding for New Construction

The District has been deemed eligible to receive State funding for construction of new school facilities as outlined in Government Code Section 65995.5(b)(1). The District's most recent eligibility approval was at the January 23, 2013, meeting of the State Allocation Board.

B. Adoption of School Facility Needs Analysis and Justification Study

This Report meets the requirements of Government Code Section 65995.6 for a School Facility Needs Analysis and Justification Study, that is, a study that shall "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." By adopting this study, the District will satisfy this requirement.

C. Criteria in Government Code Section 65995.5(b)(3)(A-D)

The District meets the criterion outlined in 65995.5(b)(3)(B), that is, it 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. On November 6, 2012, the District's Measure D received 56.83 percent of the votes cast.

The District also meets the criterion outlined in 65995.5(b)(3)(C)(ii), that is, it has issued debt and/or incurred obligations for capital outlay in excess of 30 percent of the District's bonding capacity.

End of Section

II. Amount of Level II and Level III Fees

State law outlines the method by which Level II fees are calculated. The intent of the law is that the Level II fee represents half the cost of providing new school facilities, as defined in the State School Facility Program. The methods defined in State law for calculating the Level II fee, however, underestimate the District's true cost of providing school facilities. Additional sources of funds are necessary to fully fund the facilities that are required as a result of new development and the generation of students from such development activity within the District.

The Level II fee is calculated by (1) determining the allowable cost for new school facilities as outlined in the State School Facility Program, and (2) dividing that cost by the amount of new residential square footage projected to be built in the District over the next five years.

A. Allowable Cost for New School Facilities

State law prescribes the following process for calculating the allowable cost for new school facilities:

- (1) determine the number of unhoused students attributable to future residential development;
- (2) multiply the number of unhoused students by the per-pupil grant costs of new elementary, middle, or high schools as outlined in Education Code Section 17072.10;
- (3) determine the amount of site acquisition and development costs to be included as allowed by Government Code Section 65995.5(h); and
- (4) subtract the amount of local funds dedicated to school facilities necessitated by future residential development from the sum of (2) and (3).

1) Number of Unhoused Students

The number of unhoused students generated by future development equals the total number of students generated by future development minus the District's existing excess pupil capacity.

This Report estimates the number of students generated by new development based on the historical student generation rates of residential units constructed in the District.

Table 1-1 summarizes the student generation rates for single-family detached, single-family attached and multi-family units.

**Table 1-1
Student Generation Rates**

Grade Group	Single Family Detached	Single Family Attached	Multi-Family
K-6	0.634	0.487	0.342
7-8	0.137	0.126	0.086
9-12	0.200	0.189	0.176
Total	0.971	0.802	0.604

Information provided by the City of San Ramon, Town of Danville and the Contra Costa County planning departments indicate that approximately 315 single-family detached units, 132 single-family attached units, and 399 multi-family units will be built in the District within the next five years that are not bound by alternate mitigation agreements and/or have not entered into a Memorandum of Understanding with the District. Units that are bound by alternate mitigation agreements and/or have entered into a Memorandum of Understanding with the District are not expected to be charged Level II and Level III fees.

Table 1-2 shows the total number of students projected to enter the District from new housing units subject to Level II and Level III fees built over the next five years.

**Table 1-2
Students Generated by Future Development**

	K-6 Students	7-8 Students	9-12 Students
Single-Family Detached	0.634 x 315 = 200	0.137 x 315 = 43	0.200 x 315 = 63
Single Family Attached	0.487 x 132 = 64	0.126 x 132 = 17	0.189 x 132 = 25
Multi-Family	0.342 x 399 = 136	0.086 x 399 = 34	0.176 x 399 = 70
Total	400	94	158

In determining how many of the students in Table 1-2 are unhoused, the District must consider any existing excess capacity. State law requires districts to calculate their total pupil capacity according to the method described in Section 17071.10 of the Education Code. As stated on the District's current Office of Public School Construction Form SAB 50-02, the District's pupil capacity, as calculated pursuant to Education Code Section 17071.10 is 8,814 in grades K-6, 2,340 in grades 7-8, and 5,437 in grades 9-12. These capacities are inclusive of the Special Day Class capacity identified on the District's Office of Public School Construction Form SAB 50-02 and reflect requirements for Year Round Education operational grants in accordance with Education Code Section 42268. In addition to the capacity reflected on the District's Form SAB 50-02, the District has added capacity through the State School Facility Program funding of the following projects:

**Table 1-3
Seats Added Through School Facility Program Projects**

Project Name	K-6	7-8	9-12
California High School			270
San Ramon Valley High School			243
Iron Horse Middle School		108	
Diablo Vista Middle School		715	
Twin Creeks Elementary School	175		
Armstrong Elementary School	150		
Coyote Creek Elementary School	775		
Walt Disney Elementary School	150		
Alamo Elementary School	125		
Monte Vista High School			1,161
San Ramon Valley High School			27
Hidden Hills Elementary	775		
Windemere Middle		999	
Diablo Vista Middle School		27	
Montair Elementary School	25		
Dougherty Valley High School			2,574
Quail Run Elementary School	1,075		
Live Oak Elementary School	1,050		
California High School			180
Bollinger Canyon Elementary School	27		
Vista Grande Elementary School	50		
Windemere Ranch Middle School		216	
Green Valley Elementary School	225		
Ranch Romero Elementary School	50		
Twin Creeks Elementary School	50		
Hidden Hills Elementary School	225		
Monte Vista High School			513
Coyote Creek Elementary School	225		
Gale Ranch Middle School	315	630	
Creekside Elementary	825		
Diablo Vista Middle School		108	
Dougherty Valley High School			324
Gale Ranch Middle School		81	
Bella Vista Elementary School	763		
Dougherty Valley High School			297
State Allocation Board Adjustments	7	19	9
Total Seats Added	7,062	2,903	5,598

At the K-6 grade group the District's 2015/16 enrollment is greater than the capacities listed above: 16,895 students are enrolled in grades K-6. An additional 2,012 pupils

from existing and mitigated future residential development are anticipated over the next five years (total five-year K-6 enrollment growth [2,412 pupils] based on a State Cohort Survival Enrollment Projection, minus 400 K-6 pupils generated by future non-mitigated residential development [see Table 1-2, for calculation of unhoused pupils from non-mitigated future residential development] equals 2,012 pupils from existing and mitigated future residential development). The District therefore has no excess capacity available for K-6 pupils generated by future non-mitigated residential development and all K-6 pupils listed in Table 1-2 are defined as unhoused.

At the 7-8 grade group the District's 2015/16 enrollment is greater than the capacity listed above: 5,277 students are enrolled in grades 7-8. Based on a State Cohort Survival Enrollment Projection the District's five year 7-8 enrollment is projected to be at 5,270 pupils. Of these 5,270 projected 7-8 pupils, 94 are generated by future non-mitigated residential development [see Table 1-2, for calculation of unhoused pupils from non-mitigated future residential development]. Subtracting 94 pupils generated by future non-mitigated residential development from total five-year 7-8 projected enrollment equals 5,176 pupils from existing and mitigated future residential development). The District therefore will have 67 seats of excess capacity available for 7-8 pupils generated by future non-mitigated residential development, and only 27 7-8 pupils listed in Table 1-2 are defined as unhoused.

At the 9-12 grade group, the District has 963 seats of existing excess capacity (see Table 1-4). However, pupils from existing and mitigated future residential development will require all 963 spaces of this existing capacity (total five-year 9-12 enrollment growth [1,533 pupils] based on the State Cohort Survival Enrollment Projection, minus 157 9-12 pupils generated by future non-mitigated residential development [see Table 1-2, for calculation of unhoused pupils from non-mitigated future residential development] equals 1,369 pupils from existing and mitigated future residential development). The District therefore has no excess capacity available for 9-12 students generated by future non-mitigated residential development and all 9-12 pupils listed in Table 1-2 are defined as unhoused.

**Table 1-4
Housing Requirements for Students from Existing and
Future Mitigated Residential Development**

Grade Group	2015/2016 Enrollment	5 yr. Projected Enrollment*	Current Capacity	Additional Seats Required for Projected Students from Existing & Mitigated Development	Unhoused Students from Future Non-Mitigated Residential Development
K-6	16,895	19,307	15,876	3,031	400
7-8	5,277	5,270	5,243	0	27
9-12	10,072	11,599	11,035	406	158
Total	32,244	36,176	32,154	3,437	585

*Includes cohort growth and growth from future mitigated and non-mitigated residential development

Table 1-5 outlines the District’s current enrollment, current capacity and any existing capacity that is available to house pupils from future non-mitigated residential development. The result is the number of unhoused students from future non-mitigated residential development.

**Table 1-5
Existing Capacity & Current Enrollment**

Grade Group	Current Capacity	2015/16 Enrollment	Existing Capacity Available for Students from Future Non-Mitigated Development	Unhoused Students From Future Non-Mitigated Development
K-6	15,876	16,895	0	400
7-8	5,243	5,277	67	27
9-12	11,035	10,072	0	158
Total	32,154	32,244	67	585

2) Allowable Grant Costs

Table 1-6 shows the total allowable grant costs for new facilities. The per-pupil grant costs are taken from Education Code Section 17072.10 and include adjustments as required by Education Code Section 17074.56(a) (see Appendix A for details regarding grant cost funding).

**Table 1-6
Allowable Grant Costs for Pupils Generated from
Future Residential Development**

Grade Group	Per-Pupil Grant Cost	Number of Unhoused Students	Total Grant Cost
K-6	\$11,012.00	400	\$4,404,800.00
6-8	\$11,458.00	27	\$309,366.00
9-12	\$14,537.00	158	\$2,296,846.00
Total	N/A	585	\$7,011,012.00

The per-pupil grant does not include all cost items that the local community may deem important to meeting the quality of facilities in the District. Because the per-pupil grants do not address certain costs, the actual funding will likely not be adequate to fund school facilities to the quality and level required by the District. Therefore, the final calculation of Level II fees will likely understate the funding required by the District.

3) Allowable Site Acquisition and Development Costs

Table 1-7 shows the per-pupil site acquisition and development costs for elementary, middle and high school students.

The District does not currently anticipate experiencing costs for site acquisition for its planned elementary, middle and high school cost model projects. For more detail regarding site development cost estimates, see Appendix B.

**Table 1-7
Calculation of Per-Pupil Site Acquisition and Development Costs**

Grade Group	Per-Pupil Site Acquisition Costs	Per-Pupil Site Development Costs	Total Per-Pupil Acquisition and Development
K-6	\$0	\$4,956	\$4,956
7-8	\$0	\$826	\$826
9-12	\$0	\$6,417	\$6,417

Pursuant to Government Code Sections 65995.5(c) and 65995.5(h), the allowable cost for site acquisition and development is calculated by (1) multiplying the per-pupil cost by one-half and (2) multiplying that result by the number of unhoused elementary, middle and high school students. Table 1-8 shows the total allowable site acquisition and development costs.

**Table 1-8
Allowable Site Acquisition and Development Costs**

Grade Group	One-Half of Per-Pupil Costs	Number of Unhoused Students	Allowable Cost
K-6	\$2,478.00	400	\$991,200.00
7-8	\$413.00	27	\$11,151.00
9-12	\$3,208.50	158	\$506,943.00
Total	N/A	585	\$1,509,294.00

4) Local Funds Dedicated to School Facilities Necessitated by Future Development

The District has no funds dedicated to school facilities necessitated by future non-mitigated residential development. All District funds available for additional school facilities, including those proceeds from the District’s Measure D bond that are currently budgeted for new capacity, are required to provide facilities for existing unhoused students and those generated by future mitigated residential development. In addition, the District has no surplus property that could be used for a school site or that is available for sale to finance school facilities.

5) Total Allowable School Facility Cost for Level II Fees

Table 1-9 shows the total allowable cost for Level II fees for K-6, 7-8 and 9-12 students from future residential development.

**Table 1-9
Total Allowable Cost for Level II Fees**

Category	Amount
SFP Grant	\$7,011,012.00
Site Acquisition and Development	\$1,509,294.00
Less Local Funds	N/A
Total	\$8,520,306.00

B. Amount of Level II Fee

The Level II fee is calculated by dividing the total allowable cost by the amount of new residential square footage projected to be built in the District over the next five years.

As stated in Section II.A.1. above, over the next five years, 315 single-family detached, 132 single-family attached, and 399 multi-family units that will be subject to Level II and Level III fees are projected to be built in the District. Based on information provided by the Town of Danville, City of San Ramon and the Contra Costa County planning departments, this report estimates that new housing units in the District will have an average square footage of 2,634 square feet for single family detached, 1,523 square feet for single family attached, and 850 square feet for multi-family units. Multiplying average square footage by number of units (2,634 square feet times 315 single-family detached units, 1,523 square feet times 132 single-family attached units, plus 850 square feet times 399 multi-family units) produces a total of 1,369,896 square feet of new residential development projected to be built in the District over the next five years. Dividing the allowable cost from Table 1-9, above (\$8,520,306), by the total square footage (1,369,896 square feet), results in a Level II fee of \$6.22 per square foot of new residential development.

The calculation of Level II fees, in accordance with the formulas provided in the statutes, will likely be understated when measured against the actual calculation of costs due to the limited inclusion of cost categories to determine actual costs per student and the fluctuating student generation rates. The District needs to account for these issues when conducting a revenue/cost analysis utilizing the calculated Level II fee.

C. Amount of Level III Fee

Under certain circumstances, State law allows school districts to charge a fee higher than a Level II fee if: (1) the district meets the requirements for Level II fees and (2) 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. In the District's case, this higher fee, referred to as a Level III fee, can be no more than twice the Level II fee. The maximum Level III fee the District is authorized to charge, therefore, is \$12.44 per square foot of new residential development.

End of Section

III. Findings and Recommendations

This Section (1) shows that the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees, (2) summarizes other potential funding sources for the District's capital projects, and (3) presents recommendations regarding the collection of developer fees.

A. Findings

1) Government Code Section 66001(a)(1)—Purpose of the Fee

The purpose of collecting Level II and III fees on residential development is to acquire funds to construct or reconstruct school facilities for the students generated by future residential developments.

2) Government Code Section 66001(a)(2)—Use of the Fee

The District use of the fee will involve constructing and/or reconstructing new elementary, middle and high school campuses and/or additional permanent facilities on existing elementary, middle and high school campuses. In addition, the District may build other school related facilities or purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from Level II and III fees collected on residential development may be used to pay for all of the following:

- (1) Land (purchased or leased) for school facilities
- (2) Design of school facilities
- (3) Permit and plan checking fees
- (4) Construction or reconstruction of school facilities
- (5) Testing and inspection of school sites and school buildings
- (6) Furniture for use in new school facilities
- (7) Interim school facilities (purchased or leased) to house students generated by future development while permanent facilities are being constructed

3) Government Code Section 66001(a)(3)—Relationship Between the Fee's Use and the Type of Project Upon Which the Fee is Imposed

All types of new residential development—including but not limited to single-family and multi-family units in new subdivisions and "in-fill" lots, single-family and multi-family units in redevelopment projects, single-family and multi-family units that replace demolished units (to the extent that the new units are larger than the demolished units), additions of residential space to existing single-family and multi-family units, manufactured homes, mobile homes, and condominiums—are projected to cause new families to move into the District and, consequently, generate additional students in the District. As shown earlier in this Report, sufficient school facilities do not exist for these students. All types of new residential development, therefore,

create a need for additional school facilities. Therefore the fee's use (acquiring school facilities) is reasonably related to the type of projects (new residential developments) upon which it is imposed.

4) Government Code Section 66001(a)(4)—Relationship Between the Need for the Public Facility and the Type of Project Upon Which the Fee is Imposed

The District is currently operating over capacity at the K-6 and 7-8 grade grouping and is projected to require all currently available seats at the K-6 and 9-12 grade groups to house students from existing and future mitigated residential development. Future non-mitigated residential development in the District will generate additional students and, consequently, a need for additional school facilities. Therefore, a relationship exists, between the District's need to build additional school facilities and new non-mitigated residential development projects.

5) Government Code Section 66001(b)—Relationship Between the Fee and the Cost of the Public Facility Attributable to the Development on Which the Fee is Imposed

This Report concludes that the methods prescribed by State law for estimating school facility construction costs and calculating Level II and Level III fees, supports the establishment of these fees. When collected, these fees will contribute to the District's cost of constructing and reconstructing school facilities to house students generated by future non-mitigated residential construction.

6) Other Funding Sources

The following is a review of other potential funding sources for constructing school facilities:

a) General Fund

The District's General Fund budget is typically committed to instructional and day to day operating expenses and not used for capital outlay uses, as funds are needed solely to meet the District's non-facility needs.

b) State Programs

The District has applied for and received State funding for construction of new school facilities under the 1998 Leroy F. Greene School Facility Program (see Table 1-3). Projects funded at 100 percent of the State allowance often experience a shortfall between State funding and the District's actual facility needs. State funds for deferred maintenance may not be used to pay for new facilities. Also, State law prohibits use of lottery funds for facilities.

c) General Obligation Bonds

School districts can, with the approval of either two-thirds or 55 percent of its voters, issue general obligation bonds that are paid for out of property taxes. On

November 6, 2012, voters approved the District's Measure D, which passed with 56.83 percent of the votes cast. The portions of these funds dedicated to building new school facilities over the next five years are included in the report.

d) Parcel Taxes

Approval by two-thirds of the voters is required to impose taxes that are not based on the assessed value of individual parcels. While these taxes have been occasionally used in school districts, the revenues are typically minor and are used to supplement operating budgets.

On May 5, 2009, San Ramon Valley Unified School District Voters passed the Measure C Parcel Tax to supplement existing District operating budgets. Measure C revenues cannot be used for administrator salaries or for capital improvement projects, and are therefore not available to off-set the impacts of new non-mitigated residential development.

e) Mello-Roos Community Facilities Districts

This alternative uses a tax on property owners within a defined area to pay long-term bonds issued for specific public improvements. Mello-Roos taxes require approval from two-thirds of the voters (or land owners if fewer than 12) in an election.

f) Surplus Property

The District has no properties that could be sold to create a significant source of capital outlay funds.

g) Alternatives for Reducing Facility Costs

Alternatives to reducing facility costs, which have been used and/or explored by the District, include additional portable classrooms, joint-use of facilities, multi-track-year-round education, and other measures. These options remain available to the District in the future.

B. Recommendations

Based on the findings outlined above, it is recommended that the Board of Trustees, as provided for in Government Code Sections 65995.5 and 65995.7, approve a resolution to levy Level II and Level III fees on future residential development in the amounts of \$6.22 and \$12.44 per square foot, respectively.

End of Report

Appendix A

Calculation of Allowable Per-Pupil Grant Costs

**Appendix A
Calculation of Allowable Per-Pupil Grant Costs**

The per-pupil grant costs, calculated per the provisions of Government Code Section 65995.5(c)(1), include the School Facility Program (SFP) grants outlined in Education Code Section 17072.10 and fire alarm and sprinkler grants mandated by Education Code Section 17074.56(a).

Table A-1 increases the SFP base grant amounts by per-pupil grant increases mandated by SB 575 (fire alarm and sprinkler grants). The sum of SFP base grant amounts, per-pupil grant increases mandated by SB 575 and will be used in calculating the District's Level II/III fees.

**Table A-1
SFP Per-Pupil Grants Plus Fire Alarm/Sprinkler Funding**

Grade Group	K-6	7-8	9-12	Non-Severe Special Day Class	Severe Special Day Class
SFP Grant	\$10,634	\$11,247	\$14,311	\$19,984	\$29,881
SB 575 Fire Alarm Grant	\$12	\$17	\$29	\$37	\$54
SB 575 Sprinkler Grant	\$178	\$0	\$0	\$378*	\$563*
50% Total Grant	\$10,824	\$11,264	\$14,340	\$20,399	\$30,498
100% Total Grant	\$21,648	\$22,528	\$28,680	\$40,798	\$60,996
Regular Pupil Adjustment**	\$21,284	\$22,127	\$28,072	n/a	n/a
Non-Severe SDC Adjustment***	\$575	\$561	\$541	n/a	n/a
Severe SDC Adjustment****	\$165	\$228	\$461	n/a	n/a
100% Total Grant	\$22,024.00	\$22,916.00	\$29,074.00	n/a	n/a
50% Total Grant	\$11,012.00	\$11,458.00	\$14,537.00		

*An allowance for SB 575 Fire Sprinkler Grant is included in the K-6 Adjustment only for Non-Severe SDC and Severe SDC.

**Based on the percentage of Non-Special Day Class Students currently enrolled in the District (i.e., percentage of K-6, 7-8 and 9-12 students)

*** Based on the percentage of Non-Severe Special Day Class Students currently enrolled in the District (i.e., percentage of K-6, 7-8 and 9-12 students)

****Based on the percentage of Severe Special Day Class Students currently enrolled in the District (i.e., percentage of K-6, 7-8 and 9-12 students)

Appendix B

Calculation of Allowable Per-Pupil Site Development Costs

**Appendix B
Calculation of Allowable Per-Pupil Site Development Costs**

Service Site, Off-Site and Utility Costs for Elementary School Cost Model Project

Estimated service site development, off-site development and utility costs for District elementary school cost model projects are based on the average allowable site development costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, of (1) the site development costs associated with the Quail Run Elementary School project, approved by the State Allocation Board at their September 27, 2006, meeting, adjusted by the percentage change in the SAB approved statewide cost index adjustment from 2006 to 2016; (2) the site development costs associated with the Live Oak Elementary School project, approved at the September 27, 2006, meeting of the State Allocation Board, adjusted by the percentage change in the SAB approved statewide cost index adjustment from 2006 to 2016; and (3) the site development costs associated with the Creekside Elementary School project, approved at the July 22, 2009, meeting of the State Allocation Board, adjusted by the percentage change in the SAB approved statewide cost index adjustment from 2009 to 2016. These costs are as follows:

**Table B-1
Site Development Costs for Elementary School Cost Model Project**

Elementary School Projects	Costs
Quail Run Elementary School Project:	
Site Development Costs	\$2,281,866
SAB Approved Statewide Cost Index Adjustment (32.34%)	\$737,955
Total Site Development Cost	\$3,019,821
Per-Acre Site Development Cost*	\$206,979
Live Oak Elementary School Project:	
Site Development Costs	\$2,544,122
SAB Approved Statewide Cost Index Adjustment (32.34%)	\$822,769
Total Site Development Cost	\$3,366,891
Per-Acre Site Development Cost**	\$336,689
Creekside Elementary School Project:	
Site Development Costs	\$2,001,766
SAB Approved Statewide Cost Index Adjustment (13.48%)	\$269,838
Total Site Development Cost	\$2,271,604
Per-Acre Site Development Cost***	\$242,434
Overall Average Per-Acre Site Development Cost	\$262,034
Total Site Development Cost for District Cost Model Project****	\$2,620,340
Per-Pupil Site Development Cost for District Cost Model Project*****	\$3,211

* Equals total site development cost divided by Quail Run Elementary School State project acreage of 14.59 acres
** Equals total site development cost divided by Live Oak Elementary School State project acreage of 10 acres
*** Equals total site development cost divided by Creekside Elementary School State project acreage of 9.37 acres
**** Equals total per-acre site development cost multiplied by the total acreage of the District's Cost Model Project (10 acres)
***** Equals total site development cost for District Cost Model Project divided by the project capacity (816 pupils)

Estimated general site development costs for District elementary school cost model projects are based on the average allowable general site development costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, for the District's Cost Model Project. These costs are as follows:

**Table B-2
General Site Development Costs for Elementary School Cost Model Project**

Elementary School Cost Model Project	Acres	Per-Acre Cost	Pupils	Per-Pupil Cost	Costs
Elementary School					
Per-Useable Acre General Site Cost	10	\$34,616	n/a	n/a	\$346,160
Per-Pupil General Site Cost	n/a	n/a	816	\$1,321*	\$1,077,936
Totals	10	n/a	816	n/a	\$1,424,096
Average Per-Pupil General Site Development Cost**					\$1,745

*Equals 6% of the K-6 per-pupil base grant amount of \$22,024.

**Equals the totals of the General Site Costs, divided by the total capacity of a new elementary school (816 students)

The total anticipated Site Development Costs for district elementary school cost model projects equals the per-pupil service site, off-site and utilities development cost for the District's elementary school cost model project, plus the average per-pupil general site development costs related to the District's elementary school cost model project. The following table illustrates the total per-pupil site development costs for future District Elementary School projects.

**Table B-3
Total Site Development Costs for Elementary School Cost Model Project**

New Elementary School Projects	Costs
Average Per-Pupil Service Site, Off-Site and Utility Costs	\$3,211
Average Per-Pupil General Site Development Costs	\$1,745
Total Per-Pupil Site Development Cost	\$4,956

Service Site, Off-Site and Utility Costs for Cost Model Projects

Estimated service site development, off-site development, and utility costs for District middle and high school cost model projects are based on the average allowable site development costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations and approved by the State Allocation Board for middle and high school addition projects in the District that were apportioned or unfunded approved by the SAB from 2002 to the present. The SAB approved site development costs for these projects have been adjusted by the percentage change in the SAB approved statewide cost index adjustment from the date of SAB approval to January 2016. These costs are outlined in Tables B-4 and B-5 and are as follows:

**Table B-4
Site Development Costs for Middle School Cost Model Project**

School District	Project Name	SAB Date	Project Capacity
San Ramon Valley Unified	Windemere Middle	September 26, 2007	216
Approved Site Development Costs			Costs
Site Development Costs			\$184,028
SAB Approved Statewide Cost Index Adjustment (24.16%)			\$44,461
Total Site Development Cost			\$228,489
Per-Pupil Site Development Cost			\$1,058
<hr/>			
School District	Project Name	SAB Date	Project Capacity
San Ramon Valley Unified	Diablo Vista Middle	December 15, 2010	108
Approved Site Development Costs			Costs
Site Development Costs			\$52,622
SAB Approved Statewide Cost Index Adjustment (21.72%)			\$11,429
Total Site Development Cost			\$64,051
Per-Pupil Site Development Cost			\$593
Overall Average Per-Pupil Site Development Cost			\$826

**Table B-5
Site Development Costs for High School Cost Model Project**

School District	Project Name	SAB Date	Project Capacity
San Ramon Valley Unified	San Ramon Valley High	April 3, 2002	27
Approved Site Development Costs			Costs
Site Development Costs			\$240,956
SAB Approved Statewide Cost Index Adjustment (61.74%)			\$148,766
Total Site Development Cost			\$389,722
Per-Pupil Site Development Cost			\$14,434
School District	Project Name	SAB Date	Project Capacity
San Ramon Valley Unified	California High	December 6, 2006	180
Approved Site Development Costs			Costs
Site Development Costs			\$208,030
SAB Approved Statewide Cost Index Adjustment (31.59%)			\$65,717
Total Site Development Cost			\$273,747
Per-Pupil Site Development Cost			\$1,521
School District	Project Name	SAB Date	Project Capacity
San Ramon Valley Unified	Monte Vista High	June 25, 2008	513
Approved Site Development Costs			Costs
Site Development Costs			\$1,413,322
SAB Approved Statewide Cost Index Adjustment (19.61%)			\$277,152
Total Site Development Cost			\$1,690,474
Per-Pupil Site Development Cost			\$3,295
Overall Average Per-Pupil Site Development Cost			\$6,417