

**SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION**

AGENDA ITEM: _____

MEETING DATE: 06/08/2021

SUBJECT: Public Hearing: Adopting School Facilities Fees
and Notice of Exemption

DEPARTMENT: Facilities

CHECK ONE:

For Discussion: ☐
For Action: ☒
Report: ☐
Workshop: ☐
Recognition: ☐
Emergency Action: ☐

ACTION REQUESTED:

The superintendent is recommending that the board call a public hearing and approve Resolution No.3055, declaring the adoption of the 2020 Developer Fee Justification Study to aid in the funding for construction or reconstruction of school facilities necessitated by student population increases resulting from development.

RATIONALE/BACKGROUND:

In the last year, staff has observed a trend of proposed residential and commercial development that would replace existing development. This update to the Fee Justification Study includes new and more specific information and analysis regarding known and anticipated replacement development projects, as well as specific information regarding how replacement development be evaluated by the District for the purposes of collecting developer fees. The updated Fee Justification Study does not increase the rate of the fees to be charged by the District. When a District adopts a new Fee Study, such action triggers the need for review under the California Environmental Quality Act (CEQA). However, the adoption of a Fee Study is exempt under CEQA. As such, the proposed Resolution also finds that this action is exempt from CEQA and directs staff to file the necessary Notice of Exemption with the County of Sacramento.

ATTACHMENT(S):

A: 2020 Developer Fee Justification Study

B: Resolution No. 3055 Adopting School Facilities Fees and Adopting Notice of Exemption

C: Notice of CEQA Exemption

PREVIOUS STAFF/BOARD ACTION:

Superintendent's Cabinet: 06/01/2021

FISCAL IMPACT:

Current Budget: \$N/A

Additional Budget: \$N/A

Funding Source: N/A

(Unrestricted Base, Supplemental, other restricted, etc.)


Current Year Only ☐ On-going ☐

LCAP/STRATEGIC PLAN:

Goal: N/A Focus: N/A

Action: N/A

Strategic Plan: N/A

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APPROVED BY: Kent Kern, Superintendent of Schools

MARCH 2021

2020 DEVELOPER FEE JUSTIFICATION STUDY SAN JUAN UNIFIED SCHOOL DISTRICT

KENT KERN,
SUPERINTENDENT



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- A SAB 50-01 - Enrollment Certification/Projection**
- B Census Data**
- C Use of Developer Fees**
- D Site Development Costs**
- E Index Adjustment on the Assessment for Development – State Allocation
Board Meeting of January 22, 2020**
- F Annual Adjustment to School Facility Program Grants**
- G Impacts of the Sunrise Tomorrow Specific Plan**

Executive Summary

This Developer Fee Justification Study demonstrates that the San Juan Unified School District requires the full statutory impact fee to accommodate impacts from development activity.

A fee of \$3.79 per square foot for residential construction and a fee of \$0.61 per square foot for commercial/industrial construction is currently assessed on applicable permits pulled in the District. The new fee amounts are **\$4.08** per square foot for residential construction and **\$0.66*** per square foot for commercial/industrial construction. This proposed increase represents \$0.29 per square foot and \$0.05 per square foot for residential and commercial/industrial construction, respectively.

The following table shows the impacts of the new fee amounts:

Table 1
San Juan Unified
Developer Fee Collection Rates

Totals	<u>Previous</u>	<u>New</u>	<u>Change</u>
Residential	\$3.79	\$4.08	\$0.29
Commercial/Ind.	\$0.61	\$0.66	\$0.05

*except for Rental Self Storage facilities in which a fee of \$0.04 per square foot is justified.

The total projected number of housing units to be built over the next five years is 740. The average square feet per unit is 2,327. This Study demonstrates a need of \$4.46 per square foot for residential construction.

Background

Education Code Section 17620 allows school districts to assess fees on new **and replacement** residential and **new and replacement** commercial construction within their respective boundaries. These fees can be collected without special city or county approval, to fund the construction of new school facilities necessitated by the impact of residential and commercial development activity. In addition, these fees can also be used to fund the reconstruction of school facilities to accommodate students generated from new development projects. Fees are collected immediately prior to the time of the issuance of a building permit by the City or the County.

As enrollment increases, additional school facilities will be needed to house the growth in the student population. Because of the high cost associated with constructing school facilities and the District's limited budget, outside funding sources are required for future school construction. State and local funding sources for the construction and/or reconstruction of school facilities are limited.

The authority cited in Education Code Section 17620 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 legislation originally established the maximum fee rates at \$1.50 per square foot for residential construction and \$0.25 per square foot for commercial/industrial construction. Government Code Section 65995 provides for an inflationary increase in the fees every two years based on the changes in school construction costs. As a result of these adjustments, the fees authorized by Education Code 17620 are currently **\$4.08** per square foot of residential construction and **\$0.66** per square foot of commercial or industrial construction.

Purpose and Intent

Prior to levying developer fees, a district must demonstrate and document that a reasonable relationship exists between the need for new or reconstructed school facilities and residential, commercial and industrial development. The justification for levying fees is required to address three basic links between the need for facilities and new development. These links or nexus are:

Burden Nexus: A district must identify the number of students anticipated to be generated by residential, commercial and industrial development. In addition, the district shall identify the school facility and cost impact of these students.

Cost Nexus: A district must demonstrate that the fees to be collected from residential, commercial and industrial development will not exceed the cost of providing school facilities for the students to be generated from the development.

Benefit Nexus: A district must show that the construction or reconstruction of school facilities to be funded by the collection of developer fees will benefit the students generated by residential, commercial and industrial development.

The purpose of this Study is to document if a reasonable relationship exists between residential, commercial and industrial development and the need for new and/or modernized facilities in the San Juan Unified School District.

Following in this Study will be figures indicating the current enrollment and the projected development occurring within the attendance boundaries of the San Juan Unified School District. The projected students will then be loaded into existing facilities to the extent of available space. Thereafter, the needed facilities will be determined and an estimated cost will be assigned. The cost of the facilities will then be compared to the area of residential, commercial and industrial development to determine the amount of developer fees justified.

Enrollment Projections

In 2019/2020 the District's total enrollment was 39,424 students. The enrollment by grade level is shown here in Table 2.

Table 2

**San Juan Unified
CURRENT ENROLLMENT**

Grade	2019/2020
TK/K	3094
1	2902
2	2889
3	2944
4	2988
5	2798
6	3005
<hr/>	
TK-6 Total	20620
7	3023
8	3120
<hr/>	
7-8 Total	6143
9	3,277
10	3,230
11	3,018
12	3,136
<hr/>	
9-12 Total	12,661
<hr/>	
TK-12 Total	39,424

This data will be the basis for the enrollment projections which will be presented later after a review of the development projections and the student generation factors.

Student Generation Factor

In determining the impact of new development, the District is required to show how many students will be generated from the new developments. In order to ensure that new development is paying only for the impact of those students that are being generated by new homes and businesses, the student generation factor is applied to the number of new housing units to determine development-related impacts.

The same analysis and student generation rate applicable to new development is applicable to replacement residential and commercial development. In determining the impact of replacement development, the District is required to show how many students will be generated from the replacement developments. In order to ensure that replacement development is paying only for the impact of those students that are being generated by homes and businesses replacing other previously existing homes and businesses, the student generation factor is applied to the number of replacement housing units to determine development-related impacts.

The student generation factor identifies the number of students per housing unit and provides a link between residential construction projects and projections of enrollment. The State-wide factor used by the Office of Public School Construction is 0.70 for grades TK-12. For the purposes of this Study we will use the local factors to determine the students generated from new housing developments. This was done by comparing the number of housing units in the school district to the number of students in the school district as of the 2010 Census. Table 3 shows the student generation factors for the various grade groupings.

Table 3

**San Juan Unified
STUDENT GENERATION FACTORS**

<u>Grades</u>	<u>Students per Household</u>
TK-6	0.1762
7-8	0.0513
9-12	0.1288
Total	0.3563

When using the Census data to determine the average district student yield rate, it is not possible to determine which students were living in multi-family units versus single family units. Therefore, only the total average yield rate is shown. The Census data does indicate that **56.7%** of the total housing units within the district boundaries are single family units. It is reasonable to assume that the construction of new housing units would be similar to the current housing stock, which was confirmed by the various planning departments within the school district boundaries, and therefore the overall student generation rate will be used to determine student yields from the projected developments.

New Residential Development Projections

The San Juan Unified School District has experienced an average new residential construction rate of approximately 148 units per year over the past two and a half years. This was determined by reviewing the residential permits pulled and school development impact fees paid to the District. After contacting the Sacramento County Planning Department and the City of Citrus Heights Planning Division, which cover a majority of the school district boundaries, it was verified that using the same average residential construction rate over the past few years for the next five years is a reasonable assumption. Projecting the average rate forward, we would expect that 740 units of residential housing will be built within the District boundaries over the next five years.

To determine the impact of residential development, a student projection is done. Applying the student generation factor of 0.3563 to the projected 740 units of residential housing, we expect that 263 students will be generated from the new residential construction over the next five years. This includes 130 elementary school students, 38 middle school students, and 95 high school students.

The following table shows the projected impact of new development. The students generated by development will be utilized to determine the facility cost impacts to the school district.

Table 4

**San Juan Unified
DEVELOPMENT IMPACT ANALYSIS**

<u>Grades</u>	<u>Current Enrollment</u>	<u>Development Projection</u>	<u>Total Enrollment</u>
TK to 6	20,620	130	20,750
7 to 8	6,143	38	6,181
9 to 12	12,661	95	12,756
Totals	39,424	263	39,687

Existing Facility Capacity

To determine the need for additional school facilities, the capacity of the existing facilities must be identified and compared to current and anticipated enrollments. The District's existing building capacity will be calculated using the State classroom loading standards shown in Table 6. The following types of "support-spaces" necessary for the conduct of the District's comprehensive educational program, are not included as "teaching stations," commonly known as "classrooms" to the public:

Table 5

List of Core and Support Facilities

Library	Resource Specialist
Multipurpose Room	Gymnasium
Office Area	Lunch Room
Staff Workroom	P.E. Facilities

Because the District requires these types of support facilities as part of its existing facility and curriculum standards at its schools, new development's impact must not materially or adversely affect the continuance of these standards. Therefore, new development cannot require that the District house students in these integral support spaces.

Classroom Loading Standards

The following maximum classroom loading-factors are used to determine teaching-station “capacity,” in accordance with the State legislation and the State School Building Program. These capacity calculations are also used in preparing and filing the baseline school capacity statement with the Office of Public School Construction.

Table 6

State Classroom Loading Standards

TK/Kindergarten	25 Students/Classroom
1 st -3 rd Grades	25 Students/Classroom
4 th -6 th Grades	25 Students/Classroom
7 th -8 th Grades	27 Students/Classroom
9 th -12 th Grades	27 Students/Classroom

Existing Facility Capacity

The District has determined the capacity for each school based on the number of classrooms at each campus and the number of students that can be housed in each classroom. Using this method, the District’s current capacity is shown in Table 7.

Table 7

San Juan Unified Summary of Existing Facility Capacity

<u>School Facility</u>	<u>Total District Capacity</u>
Grades TK-6	22,678
Grades 7-8	6,263
Grades 9-12	13,227
Totals	42,168

The District has not participated in the State Building Program for any new construction projects and therefore has not established a State capacity as of this time. The State capacity can sometimes be lower than the District capacity as the State capacity limits the number of portable classrooms that are counted towards the total capacity.

As Table 7 shows, the total District capacity of the District facilities is 42,168 students.

Unhoused Students by State Housing Standards

This next table compares the facility capacity with the space needed to determine if there is available space for new students from the projected developments. The space needed was determined by reviewing the historic enrollments over the past four years along with the projected enrollment in five years to determine the number of seats needed to house the students within the existing homes. The seats needed were determined individually for each grade grouping. The projected enrollment in this analysis did not include the impact of any new housing units.

Table 8
San Juan Unified
Summary of Available District Capacity

<u>School Facility</u>	<u>District Capacity</u>	<u>Space Needed</u>	<u>Available Capacity</u>
Grades TK-6	22,678	21,186	1,492
Grades 7-8	6,263	6,234	29
Grades 9-12	13,227	12,661	566
Totals	42,168	40,081	2,087

The District capacity of 42,168 is more than the space needed of 40,081, assuming the existing facilities remain in sufficient condition to maintain existing levels of service. The difference is 2,087 students.

Calculation of Development's Fiscal Impact on Schools

This section of the Study will demonstrate that a reasonable relationship exists between residential, commercial/industrial development and the need for adequate school facilities in the San Juan Unified School District. To the extent this relationship exists, the District is justified in levying developer fees as authorized by Education Code Section 17620.

School Facility Construction Costs

For the purposes of estimating the cost of building school facilities we have used the State School Building Program funding allowances. These amounts are shown in Table 9. In addition to the basic construction costs, there are site acquisition costs of \$200,000 per acre and service-site, utilities, off-site and general site development costs which are also shown in Table 9.

Table 9

NEW CONSTRUCTION COSTS

<u>Grade</u>	<u>Base Grant</u>	<u>Fire Alarms</u>	<u>Fire Sprinklers</u>	<u>Per Student Total</u>
TK-6	\$24,902	\$30	\$418	\$25,350
7-8	\$26,338	\$40	\$496	\$26,874
9-12	\$33,512	\$68	\$516	\$34,096

Site Acreage Needs

<u>Grade</u>	<u>Typical Acres</u>	<u>Average Students</u>	<u>Projected Unhoused Students</u>	<u>Equivalent Sites Needed</u>	<u>Site Acres Needed</u>
TK-6	10	600	0	0.00	0.00
7-8	20	800	9	0.01	0.23
9-12	40	1,500	0	0.00	0.00
TOTAL					0.23

General Site Development Allowance

<u>Grade</u>	<u>Acres</u>	<u>Allowance/Acre</u>	<u>Base Cost</u>	<u>% Allowance</u>	<u>Added Cost</u>	<u>Total Cost</u>
TK-6	0.00	\$40,532	\$0	6%	\$0	\$0
7-8	0.23	\$40,532	\$9,322	6%	\$14,512	\$23,834
9-12	0.00	\$40,532	\$0	3.75%	\$0	\$0
Totals	0.23					\$23,834

Site Acquisition & Development Summary

<u>Grade</u>	<u>Acres To Be Bought</u>	<u>Land Cost/Acre</u>	<u>Total Land Cost</u>	<u>Site Development Cost/Acre</u>	<u>Site Dev. Cost</u>	<u>General Site Development</u>	<u>Total Site Development</u>
TK-6	0.00	\$200,000	\$0	\$267,920	\$0	\$0	\$0
7-8	0.23	\$200,000	\$46,000	\$252,060	\$57,974	\$23,834	\$81,808
9-12	0.00	\$200,000	\$0	\$293,931	\$0	\$0	\$0
Totals	0.23		\$46,000		\$57,974	\$23,834	\$81,808

Note: The grant amounts used are twice those shown in the appendix to represent the full cost of the facility needs and not just the standard State funding share of 50%.

Reconstruction/Modernization Costs

In addition to any new facilities needed, there is also a need to reconstruct or modernize existing facilities in order to maintain the existing levels of service as students from new development continue to arrive in the District's facilities. In order to generate capacity, it may also be necessary to reopen closed school facilities. Such reopening often requires reconstruction in order to provide the District's existing level of service. For purposes of this report, the analysis of modernization/reconstruction includes the possible reopening and refurbishing of closed or unused school facilities.

California has made a significant investment in school facilities through grants provided to help extend the useful life of public schools. The State's largest funding source for public school modernization projects, the School Facilities Program (SFP), requires a minimum local funding contribution of 40% of SFP-eligible costs. The State may provide up to 60% of the eligible costs at those times that State funding is available. However, SFP modernization grants frequently, if not usually, fall short of providing 60% of the actual costs for major modernizations. In the best cases, developer fees can help meet the District's required 40% local share. In many cases, developer fees may be necessary to supplement both the State's and the school district's contribution to a project.

Buildings generate eligibility for State reconstruction/modernization funding once they reach an age of 25 years old for permanent buildings and 20 years old for portables.

The usable life of school facilities is an important consideration in determining district facility needs into the future. The specific time when the projected residential developments will be built cannot be precisely predicted. Some new homes may be immediately occupied by families with school aged children, while others may be immediately occupied who will have school-aged children in five to ten years. As a result of these variables, for each new home, the District must be prepared to house the students residing there for an extended period of time. Students generated by the next five years of development will need to be accommodated in District schools for a significant amount of time that could exceed twenty years. Thus, the District will need to ensure that it has facilities in place for future decades.

As evidenced by the State Building program's use of the criteria that buildings older than twenty-five years (and portables older than twenty years) are eligible for modernization funds, school buildings require reconstruction/modernization to remain in use for students beyond the initial twenty to twenty-five years of life of those buildings. To the extent that the

District has buildings older than twenty to twenty-five years old, the point will be reached without reconstruction/modernization that those buildings will no longer be able to provide the existing level of service to students, and may, in some circumstances, need to be closed entirely for health and safety reasons. However, because of the new development, reconstruction/modernization must occur in order to have available school housing for the new students from development.

The following table shows the District's eligibility for modernization/reconstruction funding in the State Building Program.

Table 10

Modernization Project Needs

School	Eligible Modernization Grants			State Funding	District Share	Project Total
	Elem	Middle	High			
Carriage Drive	455	0	0	\$2,291,940	\$1,527,960	\$3,819,899
Grand Oaks	100	0	0	\$560,615	\$373,743	\$934,358
Kenneth	383	0	0	\$1,929,259	\$1,286,173	\$3,215,432
Leggette	50	0	0	\$280,308	\$186,872	\$467,179
Mariposa	150	0	0	\$784,031	\$522,687	\$1,306,718
Northridge	111	0	0	\$580,183	\$386,788	\$966,971
Ottoman	388	0	0	\$1,954,445	\$1,302,963	\$3,257,409
Sierra Oaks	100	0	0	\$560,615	\$373,743	\$934,358
Sunrise	100	0	0	\$560,615	\$373,743	\$934,358
Andrew Carnegie Middle	0	103	0	\$568,455	\$378,970	\$947,425
Arden Middle	0	689	0	\$3,664,391	\$2,442,928	\$6,107,319
Sylvan Middle	0	398	0	\$2,116,731	\$1,411,154	\$3,527,885
Winston Churchill Middle	0	100	0	\$592,010	\$394,673	\$986,683
Bella Vista High	0	0	213	\$1,473,097	\$982,065	\$2,455,162
El Camino Fundamental H	0	0	1197	\$8,278,392	\$5,518,928	\$13,797,320
Mira Loma High	0	0	1664	\$11,508,141	\$7,672,094	\$19,180,235
San Juan High	0	0	428	\$2,960,027	\$1,973,351	\$4,933,378
TOTALS	1,837	1,290	3,502	\$40,663,254	\$27,108,836	\$67,772,090

The District prepared a Facility Master Plan in 2014 that identified \$554,508,067 in "Facility Condition Improvement Projects" plus an additional \$837,574,311 in "Master Plan Improvement Projects". The grand total facility needs identified were in excess of \$2.4 billion. The identified facility needs exceed the eligibility for modernization projects in the State Building Program.

Table 11

New Development Share of Modernization Costs

<u>Grade</u>	<u>Eligible</u>	<u>New Development</u>		
	<u>Modernization</u>	<u>Students</u>	<u>\$/Student</u>	<u>Amount</u>
TK-6	Grants 1,837	130	\$25,350	\$3,295,500
7-8	1,290	29	\$26,874	\$779,346
9-12	3,502	95	\$34,096	\$3,239,120
Totals	6,629	254		\$7,313,966

**Includes students from new developments not housed in new facilities.
Amounts based on State OPSC budgets for new construction projects.**

This data is used to show that there are significant needs within the school District to invest in its existing facilities. Without modernizing its schools, the District could be forced to begin closing some of its buildings and schools.

To accurately account for the amount of the modernization projects attributed to the impact of new developments, only the students from new developments that were not already housed in new facilities are included in the net needs for modernization projects. As can be seen in the charts, the net modernization needs due to new development impacts are much less than the total District modernization needs.

Impact of New Residential Development

This next table compares the development-related enrollment to the available district capacity for each grade level and then multiplies the unhoused students by the new school construction costs to determine the total school facility costs related to the impact of new residential housing developments.

In addition, the State provides that new construction projects can include the costs for site acquisition and development, including appraisals, surveys and title reports. The District needs to acquire 0.23 acres to meet the needs of the unhoused students projected from the new developments. Therefore, the costs for site acquisition and development of the land have been included in the total impacts due to new development.

Finally, the modernization needs are included for the students not housed in new facilities but who would be housed in existing facilities that are eligible for and need to be modernized

to provide adequate housing and to maintain the existing level of service for the students generated by development.

Table 12

**San Juan Unified
Summary of Residential Impact**

<u>School Facility</u>	<u>Development Projection</u>	<u>Available Space</u>	<u>Net Unhoused</u>	<u>Construction Cost Per Student</u>	<u>Total Facility Costs</u>
Elementary	130	1,492	0	\$25,350	\$0
Middle	38	29	9	\$26,874	\$241,866
High & Cont.	95	566	0	\$34,096	\$0
Site Purchase: 0.23 acres					\$46,000
Site Development:					\$81,808
New Construction Needs:					\$369,674
Modernization Needs:					\$7,313,966
TOTAL NEEDS:					\$7,683,640
Average cost per student:					\$29,215
Total Residential Sq Ft:					1,721,980
Residential Fee Justified:					\$4.46

The total need for school facilities based solely on the impact of the 740 new housing units projected over the next five years totals \$7,683,640. To determine the impact per square foot of residential development, this amount is divided by the total square feet of the projected developments. As calculated from the historic Developer Fee Permits, the average size home built has averaged 2,327 square feet. The total area for 740 new homes would therefore be 1,721,980 square feet. The total residential fee needed to be able to collect \$7,683,640 would be **\$4.46** per square foot.

Impact of Other Residential Development

In addition to new residential development projects that typically include new single family homes and new multi-family units, the District can also be impacted by additional types of new development projects. These include but are not limited to redevelopment projects,

additions to existing housing units, and replacement of existing housing units with new housing units.

These development projects are still residential projects and therefore it is reasonable to assume they would have the same monetary impacts per square foot as the new residential development projects. However, the net impact is reduced due to the fact that there was a previous residential building in its place. Therefore, the development impact fees should only be charged for other residential developments if the new building(s) exceed the square footage area of the previous building(s). If the new building is larger than the existing building, then it is reasonable to assume that additional students could be generated by the project. The project would only pay for the development impact fees for the net increase in assessable space generated by the development project. Education Code allows for an exemption from development impacts fees for any additions to existing residential structures that are 500 square feet or less. As of January 1, 2020, ADU's (accessory dwelling units) are only charged if they are 750 square feet or larger according to Senate Bill 13.

Pursuant to the above, in situations where there is no increase in square footage of the replacement development, if student yield rates of the replacement development are equal to or less than the student yield rates of the preexisting development, then there are no additional students and therefore no fee may be charged on the replacement development. In contrast, if one or more of the student yield rates of the replacement development is greater than the student yield rates of the preexisting development, then there are additional students and cost impacts, and therefore a fee may be charged on the replacement development.

Impact of Commercial/Industrial Development

There is a correlation between the growth of commercial/industrial firms/facilities within a community and the generation of school students within most business service areas. Fees for commercial/industrial can only be imposed if the residential fees will not fully mitigate the cost of providing school facilities to students from new development.

The approach utilized in this section is to apply statutory standards, U.S. Census employment statistics, and local statistics to determine the impact of future commercial/industrial development projects on the District. Many of the factors used in this analysis were taken from the U.S. Census, which remains the most complete and authoritative source of information on the community in addition to the "1990 SanDAG Traffic Generators Report".

Employees per Square Foot of Commercial Development

Results from a survey published by the San Diego Association of Governments “1990 San DAG Traffic Generators” are used to establish numbers of employees per square foot of building area to be anticipated in new commercial or industrial development projects. The average number of workers per 1,000 square feet of area ranges from 0.06 for Rental Self Storage to 4.79 for Standard Commercial Offices. The generation factors from that report are shown in the following table.

Table 13

Commercial/Industrial Category	Average Square Foot Per Employee	Employees Per Average Square Foot
Banks	354	0.00283
Community Shopping Centers	652	0.00153
Neighborhood Shopping Centers	369	0.00271
Industrial Business Parks	284	0.00352
Industrial Parks	742	0.00135
Rental Self Storage	15541	0.00006
Scientific Research & Development	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	209	0.00479
Large High Rise Commercial Office	232	0.00431
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

Source: 1990 SanDAG Traffic Generators report

Students per Employee

The number of students per employee is determined by using the 2008-2012 American Community Survey 5-Year Estimates and the 2010 QT-H1 Summary File for the District. There were 141,203 employees and 132,228 homes in the District. This represents a ratio of 1.0679 employees per home.

There were 47,116 school age children attending the District in 2010. This is a ratio of 0.3337 students per employee. This ratio, however, must be reduced by including only the percentage of employees that worked in their community of residence (23.4%), because only those employees living in the District will impact the District's school facilities with their children. The net ratio of students per employee in the District is 0.0781.

School Facilities Cost per Student

Facility costs for housing commercially generated students are the same as those used for residential construction. The cost factors used to assess the impact from commercial development projects are contained in Table 12.

Residential Offset

When additional employees are generated in the District as a result of new **or replacement** commercial/industrial development, fees will also be charged on the residential units necessary to provide housing for the employees living in the District. To prevent a commercial or industrial development from paying for the portion of the impact that will be covered by the residential fee, this amount has been calculated and deducted from each category. The residential offset amount is calculated by multiplying the following factors together and dividing by 1,000 (to convert from cost per 1,000 square feet to cost per square foot).

- Employees per 1,000 square feet (varies from a low of 0.06 for rental self storage to a high of 4.79 for office building).
- Percentage of employees that worked in their community of residence (23.4 percent).
- Housing units per employee (0.9364). This was derived from the 2008-2012 ACS 5 Year Estimates data for the District, which indicates there were 141,203 employees, and 132,228 housing units.
- Percentage of employees that will occupy new housing units (75 percent).
- Average square feet per dwelling unit (2,327).
- Residential fee charged by the District (\$4.08 per square foot).
- Average cost per student was determined in Table 12.

The following table shows the calculation of the school facility costs generated by a square foot of new commercial/industrial development for each category of development.

Table 14

**San Juan Unified
Summary of Commercial and Industrial Uses**

<u>Type</u>	<u>Employees per 1,000 Sq. Ft.</u>	<u>Students per Employee</u>	<u>Students per 1,000 Sq. Ft.</u>	<u>Average Cost per Student</u>	<u>Cost per Sq. Ft.</u>	<u>Residential offset per Sq. Ft.</u>	<u>Net Cost per Sq. Ft.</u>
Banks	2.83	0.0781	0.221	\$29,215	\$6.46	\$4.42	\$2.04
Community Shopping Centers	1.53	0.0781	0.119	\$29,215	\$3.49	\$2.39	\$1.10
Neighborhood Shopping Centers	2.71	0.0781	0.212	\$29,215	\$6.18	\$4.23	\$1.95
Industrial Business Parks	3.52	0.0781	0.275	\$29,215	\$8.03	\$5.49	\$2.54
Industrial Parks	1.35	0.0781	0.105	\$29,215	\$3.08	\$2.11	\$0.97
Rental Self Storage	0.06	0.0781	0.005	\$29,215	\$0.14	\$0.09	\$0.04
Scientific Research & Development	3.04	0.0781	0.237	\$29,215	\$6.93	\$4.74	\$2.19
Lodging	1.13	0.0781	0.088	\$29,215	\$2.58	\$1.76	\$0.81
Standard Commercial Office	4.79	0.0781	0.374	\$29,215	\$10.93	\$7.47	\$3.45
Large High Rise Commercial Office	4.31	0.0781	0.337	\$29,215	\$9.83	\$6.72	\$3.11
Corporate Offices	2.69	0.0781	0.210	\$29,215	\$6.14	\$4.20	\$1.94
Medical Offices	4.27	0.0781	0.333	\$29,215	\$9.74	\$6.66	\$3.08

*Based on 1990 SanDAG Traffic Generator Report

Net Cost per Square Foot

Since the State Maximum Fee is now \$0.66 for commercial/industrial construction, the District is justified in collecting the maximum fee for all categories with the exception of Rental Self Storage. The District can only justify collection of \$0.04 per square foot of Rental Self Storage construction.

Impact of Replacement/Reconstruction Projects

This section provides clarification for the process of charging fees for projects that consist of replacement of existing structures with new buildings.

Residential to Residential: When a residential building is replaced with a residential building, the regulations state that the school impact fees will only be charged for the net increase in area if the net increase is greater than 500 square feet, except when such replacement is considered an accessory dwelling unit (ADU) then the net increase must be greater than 750 square feet.

Commercial to Commercial: When a commercial building is replaced with a commercial building, the impact fees charged will be for the net increase in building area and when such increase is linked to an increase in students generated by the replacement development compared to the preexisting development. Fees may also be charged when there is no net increase in building area but there is an increase in the students to be generated by the replacement development when compared to the preexisting development. In order for the new building to get credit for the area of the existing building to be demolished, it needs to be in existence when the building permit for the replacement building is issued.

Table 14 illustrates the students generated per 1,000 square feet by the various types of commercial developments. When one type of development is being replaced by a type that generates more students, then there is an increase in students generated that results in the justification of development fees for the projects impact on schools. By comparing the net cost impacts between the two types of construction as shown in the table, then the difference between the two rates is the net increase in impact. That amount would be the fee that would be charged for commercial replacement projects with a not to exceed amount of \$0.66 which is the current maximum commercial rate.

Commercial to Residential: When a commercial building is replaced with residential construction, the school impact fees should be an amount equal to the difference between the

current residential and current commercial rates for up to the total area of the existing commercial building(s). Any construction area that exceeds the area of the existing buildings will be subject to the standard residential fees. This process gives a credit for the school impacts of the commercial buildings. The net school impact fees paid will address the increased impact of residential construction as compared to commercial construction. The net charge for conversion of commercial space to residential space is \$4.08 (residential) - \$0.66 (commercial) = **\$3.42** per square foot. This same impact fee process is charged when senior housing complexes (which are charged commercial rates) are converted to standard residential units.

Residential to Commercial: When a residential building is replaced with a commercial building, no impact fees may be charged unless the students generated by the replacement development is shown to be greater than the preexisting development. In order for the new building to get credit for the area of the existing building to be demolished, it needs to be in existence when the building permit for the replacement building is issued

Each of these specific situations result in the collection of development impact fees in order to address the net increase in impacts on school district facilities as a result of the development project. The methodology the District would use to justify the imposition of fees on replacement developments is illustrated in Appendix G to this Study. Where replacement projects do not fall into any of the categories identified in this Study, those projects will be evaluated on a case-by-case basis.

Verifying the Sufficiency of the Development Impact

Education Code Section 17620 requires districts to find that fee revenues will not exceed the cost of providing school facilities to the students generated by the development paying the fees. This section shows that the fee revenues do not exceed the impact of the new development.

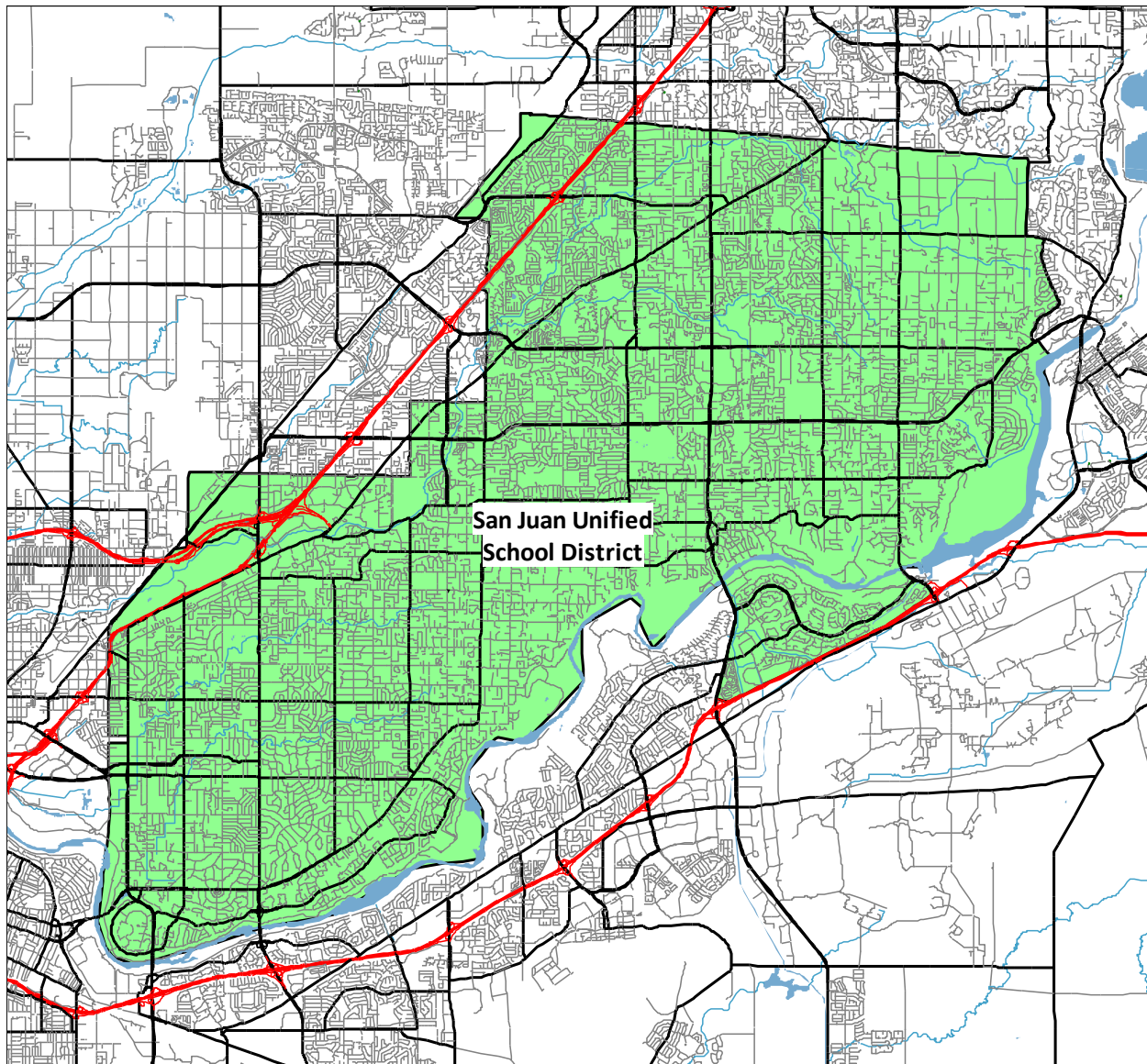
The total need for school facilities resulting from new development totals \$7,683,640. The amount the District would collect over the five year period at the maximum rate of \$4.08 for residential and \$0.66 for commercial/industrial development would be as follows:

$\$4.08 \times 740 \text{ homes} \times 2,327 \text{ sq ft per home} = \$7,025,678 \text{ for Residential}$
 $\$0.66 \times 139,600 \text{ sq ft per year} \times 5 \text{ years} = \$460,680 \text{ for Commercial/Industrial}$
Total projected 5 year income: \$7,486,358

The estimated income is less than the projected facility needs due to the impact of new development projects.

District Map

The following map shows the extent of the areas for which development fees are applicable to the San Juan Unified School District.



Conclusion

Based on the data contained in this Study, it is found that a reasonable relationship exists between residential, commercial/industrial development and the need for school facilities in the San Juan Unified School District. The following three nexus tests required to show justification for levying fees have been met:

Burden Nexus: New **and replacement** residential development will generate an average of 0.3563 TK-12 grade students per unit. Because the District does not have adequate facilities for all the students generated by new or replacement developments, the District will need to build additional facilities and/or modernize/reconstruct the existing facilities in order to maintain **the** existing level of services in which the new students will be housed.

Cost Nexus: The cost to provide new and reconstructed facilities is an average of \$4.46 per square foot of residential development. Each square foot of residential development will generate \$4.08 in developer fees resulting in a shortfall of \$0.38 per square foot.

Benefit Nexus: The developer fees to be collected by the San Juan Unified School District will be used for the provision of additional and reconstructed or modernized school facilities. This will benefit the students to be generated by new **and replacement** development by providing them with adequate educational school facilities.

The District's planned use of the fees received from development impacts will include the following types of projects, each of which will benefit students from new developments.

- 1) New Schools: When there is enough development activity occurring in a single area, the District will build a new school to house the students from new developments.
- 2) Additions to Existing Schools: When infill development occurs, the District will accommodate students at existing schools by building needed classrooms and/or support facilities such as cafeterias, restrooms, gyms and libraries as needed to increase the school capacity. Schools may also need upgrades of the technology and tele-communication systems to be able to increase their capacity.

- 3) Portable Replacement Projects: Some of the District's capacity is in temporary portables and therefore may not be included in the State's capacity calculations. These portables can be replaced with new permanent or modular classrooms to provide adequate space for students from new developments. These projects result in an increase to the facility capacity according to State standards. In addition, old portables that have reached the end of their life expectancy, will need to be replaced to maintain the existing level of service. These types of projects are considered modernization projects in the State Building Program. If development impacts did not exist, the old portables could be removed.

- 4) Modernization/Upgrade Projects: In many cases, students from new developments are not located in areas where new schools are planned to be built. The District plans to modernize or upgrade older schools to be equivalent to new schools so students will be housed in equitable facilities to those students housed in new schools. These projects may include updates to the building structures to meet current building standards, along with upgrades to the current fire and safety standards and any access compliance standards.

The reasonable relationship identified by these findings provides the required justification for the San Juan Unified School District to levy the maximum fees of **\$4.08** per square foot for residential construction and **\$0.66** per square foot for commercial/industrial construction, except for Rental Self Storage facilities in which a fee of **\$0.04** per square foot is justified as authorized by Education Code Section 17620.

Appendices

2020 Developer Fee Justification Study

San Juan Unified School District

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION

SAB 50-01 (REV 05/09)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

Page 6 of 6

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

Check one: ☐ Fifth-Year Enrollment Projection ☐ Tenth-Year Enrollment Projection

HSAA Districts Only - Check one: ☐ Attendance ☐ Residency

☐ Residency - COS Districts Only - (Fifth Year Projection Only)

☐ Modified Weighting (Fifth-Year Projection Only)

☐ Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part G. Number of New Dwelling Units

(Fifth-Year Projection Only)

Part H. District Student Yield Factor

(Fifth-Year Projection Only)

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
K	/	/	/	/	/	/	/	/
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
TOTAL								

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9								
10								
11								
12								
TOTAL								

Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
/	/	/	/	/	/	/	/

Part F. Birth Data - (Fifth-Year Projection Only)

☐ County Birth Data ☐ Birth Data by District ZIP Codes

☐ Estimate ☐ Estimate ☐ Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, 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 1859.42.1 (a), 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.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

TELEPHONE NUMBER

E-MAIL ADDRESS



QT-H1

General Housing Characteristics: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

Geography: San Juan Unified School District, California

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	144,476	100.0
Occupied housing units	133,554	92.4
Vacant housing units	10,922	7.6
TENURE		
Occupied housing units	133,554	100.0
Owner occupied	75,969	56.9
Owned with a mortgage or loan	56,140	42.0
Owned free and clear	19,829	14.8
Renter occupied	57,585	43.1
VACANCY STATUS		
Vacant housing units	10,922	100.0
For rent	6,276	57.5
Rented, not occupied	252	2.3
For sale only	1,721	15.8
Sold, not occupied	296	2.7
For seasonal, recreational, or occasional use	486	4.4
For migratory workers	0	0.0
Other vacant	1,891	17.3
TENURE BY HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER		
Occupied housing units	133,554	100.0
Owner-occupied housing units	75,969	56.9
Not Hispanic or Latino householder	71,049	53.2
White alone householder	65,192	48.8
Black or African American alone householder	1,032	0.8
American Indian and Alaska Native alone householder	345	0.3
Asian alone householder	2,905	2.2
Native Hawaiian and Other Pacific Islander alone householder	117	0.1
Some Other Race alone householder	103	0.1
Two or More Races householder	1,355	1.0
Hispanic or Latino householder	4,920	3.7
White alone householder	3,208	2.4
Black or African American alone householder	34	0.0
American Indian and Alaska Native alone householder	113	0.1
Asian alone householder	62	0.0
Native Hawaiian and Other Pacific Islander alone householder	13	0.0
Some Other Race alone householder	1,137	0.9

Subject	Number	Percent
Two or More Races householder	353	0.3
Renter-occupied housing units	57,585	43.1
Not Hispanic or Latino householder	48,968	36.7
White alone householder	38,132	28.6
Black or African American alone householder	5,250	3.9
American Indian and Alaska Native alone householder	489	0.4
Asian alone householder	2,606	2.0
Native Hawaiian and Other Pacific Islander alone householder	311	0.2
Some Other Race alone householder	115	0.1
Two or More Races householder	2,065	1.5
Hispanic or Latino householder	8,617	6.5
White alone householder	3,692	2.8
Black or African American alone householder	210	0.2
American Indian and Alaska Native alone householder	234	0.2
Asian alone householder	91	0.1
Native Hawaiian and Other Pacific Islander alone householder	24	0.0
Some Other Race alone householder	3,580	2.7
Two or More Races householder	786	0.6

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H3, H4, H5, and HCT1.



DP04

SELECTED HOUSING CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	San Juan Unified School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	142,948	+/-1,011	142,948	(X)
Occupied housing units	132,228	+/-1,042	92.5%	+/-0.5
Vacant housing units	10,720	+/-722	7.5%	+/-0.5
Homeowner vacancy rate	1.8	+/-0.4	(X)	(X)
Rental vacancy rate	8.4	+/-0.8	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	142,948	+/-1,011	142,948	(X)
1-unit, detached	81,084	+/-1,121	56.7%	+/-0.7
1-unit, attached	11,588	+/-623	8.1%	+/-0.4
2 units	3,498	+/-394	2.4%	+/-0.3
3 or 4 units	10,299	+/-771	7.2%	+/-0.5
5 to 9 units	10,401	+/-716	7.3%	+/-0.5
10 to 19 units	8,431	+/-677	5.9%	+/-0.5
20 or more units	14,460	+/-793	10.1%	+/-0.5
Mobile home	3,038	+/-265	2.1%	+/-0.2
Boat, RV, van, etc.	149	+/-86	0.1%	+/-0.1
YEAR STRUCTURE BUILT				
Total housing units	142,948	+/-1,011	142,948	(X)
Built 2010 or later	229	+/-111	0.2%	+/-0.1
Built 2000 to 2009	5,666	+/-540	4.0%	+/-0.4
Built 1990 to 1999	10,605	+/-642	7.4%	+/-0.4
Built 1980 to 1989	24,161	+/-896	16.9%	+/-0.6
Built 1970 to 1979	42,252	+/-1,004	29.6%	+/-0.7
Built 1960 to 1969	25,111	+/-900	17.6%	+/-0.6
Built 1950 to 1959	27,110	+/-1,129	19.0%	+/-0.8
Built 1940 to 1949	5,582	+/-480	3.9%	+/-0.3
Built 1939 or earlier	2,232	+/-342	1.6%	+/-0.2
ROOMS				
Total housing units	142,948	+/-1,011	142,948	(X)

Subject	San Juan Unified School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
1 room	1,604	+/-313	1.1%	+/-0.2
2 rooms	4,117	+/-490	2.9%	+/-0.3
3 rooms	17,126	+/-777	12.0%	+/-0.5
4 rooms	26,442	+/-999	18.5%	+/-0.7
5 rooms	28,875	+/-1,083	20.2%	+/-0.7
6 rooms	26,497	+/-912	18.5%	+/-0.6
7 rooms	17,938	+/-761	12.5%	+/-0.5
8 rooms	11,003	+/-652	7.7%	+/-0.5
9 rooms or more	9,346	+/-588	6.5%	+/-0.4
Median rooms	5.3	+/-0.1	(X)	(X)
BEDROOMS				
Total housing units	142,948	+/-1,011	142,948	(X)
No bedroom	1,794	+/-326	1.3%	+/-0.2
1 bedroom	21,083	+/-792	14.7%	+/-0.6
2 bedrooms	38,364	+/-1,246	26.8%	+/-0.8
3 bedrooms	54,452	+/-1,274	38.1%	+/-0.8
4 bedrooms	22,830	+/-937	16.0%	+/-0.7
5 or more bedrooms	4,425	+/-419	3.1%	+/-0.3
HOUSING TENURE				
Occupied housing units	132,228	+/-1,042	132,228	(X)
Owner-occupied	75,827	+/-1,106	57.3%	+/-0.7
Renter-occupied	56,401	+/-1,052	42.7%	+/-0.7
Average household size of owner-occupied unit	2.45	+/-0.03	(X)	(X)
Average household size of renter-occupied unit	2.34	+/-0.04	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	132,228	+/-1,042	132,228	(X)
Moved in 2010 or later	17,993	+/-762	13.6%	+/-0.6
Moved in 2000 to 2009	65,604	+/-1,175	49.6%	+/-0.7
Moved in 1990 to 1999	21,626	+/-912	16.4%	+/-0.7
Moved in 1980 to 1989	12,184	+/-582	9.2%	+/-0.4
Moved in 1970 to 1979	8,946	+/-512	6.8%	+/-0.4
Moved in 1969 or earlier	5,875	+/-439	4.4%	+/-0.3
VEHICLES AVAILABLE				
Occupied housing units	132,228	+/-1,042	132,228	(X)
No vehicles available	9,989	+/-601	7.6%	+/-0.5
1 vehicle available	49,557	+/-1,141	37.5%	+/-0.7
2 vehicles available	47,839	+/-1,101	36.2%	+/-0.8
3 or more vehicles available	24,843	+/-791	18.8%	+/-0.6
HOUSE HEATING FUEL				
Occupied housing units	132,228	+/-1,042	132,228	(X)
Utility gas	81,460	+/-1,258	61.6%	+/-0.9
Bottled, tank, or LP gas	1,274	+/-194	1.0%	+/-0.1
Electricity	47,546	+/-1,211	36.0%	+/-0.9
Fuel oil, kerosene, etc.	58	+/-42	0.0%	+/-0.1
Coal or coke	17	+/-22	0.0%	+/-0.1
Wood	1,083	+/-186	0.8%	+/-0.1
Solar energy	12	+/-19	0.0%	+/-0.1
Other fuel	71	+/-48	0.1%	+/-0.1
No fuel used	707	+/-189	0.5%	+/-0.1
SELECTED CHARACTERISTICS				
Occupied housing units	132,228	+/-1,042	132,228	(X)
Lacking complete plumbing facilities	594	+/-230	0.4%	+/-0.2

Subject	San Juan Unified School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Lacking complete kitchen facilities	967	+/-224	0.7%	+/-0.2
No telephone service available	2,402	+/-381	1.8%	+/-0.3
OCCUPANTS PER ROOM				
Occupied housing units	132,228	+/-1,042	132,228	(X)
1.00 or less	128,243	+/-1,219	97.0%	+/-0.3
1.01 to 1.50	3,043	+/-415	2.3%	+/-0.3
1.51 or more	942	+/-257	0.7%	+/-0.2
VALUE				
Owner-occupied units	75,827	+/-1,106	75,827	(X)
Less than \$50,000	3,347	+/-269	4.4%	+/-0.3
\$50,000 to \$99,999	2,100	+/-254	2.8%	+/-0.3
\$100,000 to \$149,999	5,352	+/-494	7.1%	+/-0.6
\$150,000 to \$199,999	10,341	+/-565	13.6%	+/-0.7
\$200,000 to \$299,999	21,356	+/-926	28.2%	+/-1.1
\$300,000 to \$499,999	22,570	+/-850	29.8%	+/-1.0
\$500,000 to \$999,999	9,464	+/-476	12.5%	+/-0.7
\$1,000,000 or more	1,297	+/-216	1.7%	+/-0.3
Median (dollars)	276,900	+/-3,307	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	75,827	+/-1,106	75,827	(X)
Housing units with a mortgage	54,442	+/-1,154	71.8%	+/-1.0
Housing units without a mortgage	21,385	+/-767	28.2%	+/-1.0
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	54,442	+/-1,154	54,442	(X)
Less than \$300	72	+/-45	0.1%	+/-0.1
\$300 to \$499	408	+/-135	0.7%	+/-0.2
\$500 to \$699	979	+/-174	1.8%	+/-0.3
\$700 to \$999	2,880	+/-343	5.3%	+/-0.6
\$1,000 to \$1,499	10,666	+/-624	19.6%	+/-1.2
\$1,500 to \$1,999	13,220	+/-758	24.3%	+/-1.2
\$2,000 or more	26,217	+/-953	48.2%	+/-1.5
Median (dollars)	1,961	+/-31	(X)	(X)
Housing units without a mortgage	21,385	+/-767	21,385	(X)
Less than \$100	251	+/-87	1.2%	+/-0.4
\$100 to \$199	830	+/-162	3.9%	+/-0.7
\$200 to \$299	2,858	+/-328	13.4%	+/-1.5
\$300 to \$399	4,168	+/-406	19.5%	+/-1.7
\$400 or more	13,278	+/-628	62.1%	+/-2.0
Median (dollars)	467	+/-10	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	54,201	+/-1,135	54,201	(X)
Less than 20.0 percent	14,744	+/-666	27.2%	+/-1.1
20.0 to 24.9 percent	8,121	+/-540	15.0%	+/-1.0
25.0 to 29.9 percent	7,332	+/-548	13.5%	+/-1.0
30.0 to 34.9 percent	6,061	+/-571	11.2%	+/-1.0
35.0 percent or more	17,943	+/-953	33.1%	+/-1.5
Not computed	241	+/-95	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	21,230	+/-751	21,230	(X)
Less than 10.0 percent	10,250	+/-529	48.3%	+/-2.1

Subject	San Juan Unified School District, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
10.0 to 14.9 percent	4,128	+/-339	19.4%	+/-1.5
15.0 to 19.9 percent	2,108	+/-286	9.9%	+/-1.3
20.0 to 24.9 percent	1,198	+/-230	5.6%	+/-1.1
25.0 to 29.9 percent	789	+/-161	3.7%	+/-0.7
30.0 to 34.9 percent	615	+/-150	2.9%	+/-0.7
35.0 percent or more	2,142	+/-286	10.1%	+/-1.2
Not computed	155	+/-103	(X)	(X)
GROSS RENT				
Occupied units paying rent	54,890	+/-1,105	54,890	(X)
Less than \$200	228	+/-103	0.4%	+/-0.2
\$200 to \$299	632	+/-147	1.2%	+/-0.3
\$300 to \$499	1,201	+/-228	2.2%	+/-0.4
\$500 to \$749	8,731	+/-604	15.9%	+/-1.0
\$750 to \$999	19,571	+/-859	35.7%	+/-1.4
\$1,000 to \$1,499	17,076	+/-906	31.1%	+/-1.5
\$1,500 or more	7,451	+/-527	13.6%	+/-0.9
Median (dollars)	958	+/-11	(X)	(X)
No rent paid	1,511	+/-316	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	54,092	+/-1,113	54,092	(X)
Less than 15.0 percent	4,359	+/-450	8.1%	+/-0.8
15.0 to 19.9 percent	5,737	+/-488	10.6%	+/-0.9
20.0 to 24.9 percent	6,398	+/-547	11.8%	+/-1.0
25.0 to 29.9 percent	6,938	+/-600	12.8%	+/-1.1
30.0 to 34.9 percent	5,579	+/-545	10.3%	+/-1.0
35.0 percent or more	25,081	+/-961	46.4%	+/-1.4
Not computed	2,309	+/-373	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household Income are valid values.

The 2007, 2008, 2009, 2010, 2011, and 2012 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



S0802

MEANS OF TRANSPORTATION TO WORK BY SELECTED CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	San Juan Unified School District, California				
	Total		Car, truck, or van -- drove alone		Car, truck, or van -- carpooled
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	141,203	+/-2,187	110,236	+/-2,056	14,219
AGE					
16 to 19 years	3.1%	+/-0.4	2.7%	+/-0.4	5.8%
20 to 24 years	10.2%	+/-0.5	10.2%	+/-0.6	12.3%
25 to 44 years	41.1%	+/-0.8	41.1%	+/-0.8	45.2%
45 to 54 years	23.5%	+/-0.7	23.9%	+/-0.8	19.5%
55 to 59 years	10.4%	+/-0.5	10.4%	+/-0.6	10.4%
60 years and over	11.7%	+/-0.7	11.8%	+/-0.8	6.8%
Median age (years)	43.0	+/-0.4	43.2	+/-0.4	38.6
SEX					
Male	50.9%	+/-0.7	50.4%	+/-0.9	51.2%
Female	49.1%	+/-0.7	49.6%	+/-0.9	48.8%
RACE AND HISPANIC OR LATINO ORIGIN					
One race	96.3%	+/-0.4	96.5%	+/-0.4	94.8%
White	80.7%	+/-0.8	81.8%	+/-0.8	76.6%
Black or African American	4.5%	+/-0.4	4.2%	+/-0.5	3.5%
American Indian and Alaska Native	0.9%	+/-0.2	0.7%	+/-0.2	0.7%
Asian	5.1%	+/-0.5	5.0%	+/-0.5	6.1%
Native Hawaiian and Other Pacific Islander	0.3%	+/-0.1	0.3%	+/-0.1	0.7%
Some other race	4.8%	+/-0.5	4.6%	+/-0.6	7.2%
Two or more races	3.7%	+/-0.4	3.5%	+/-0.4	5.2%
Hispanic or Latino origin (of any race)	13.6%	+/-0.8	13.2%	+/-0.8	19.4%
White alone, not Hispanic or Latino	73.3%	+/-0.9	74.6%	+/-1.0	65.8%
NATIVITY AND CITIZENSHIP STATUS					
Native	85.0%	+/-0.9	86.0%	+/-0.9	78.6%
Foreign born	15.0%	+/-0.9	14.0%	+/-0.9	21.4%
Naturalized U.S. citizen	7.1%	+/-0.5	7.1%	+/-0.6	8.0%

Subject	San Juan Unified School District, California				
	Total		Car, truck, or van -- drove alone		Car, truck, or van -- carpooled
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Not a U.S. citizen	7.8%	+/-0.7	6.9%	+/-0.7	13.4%
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH					
Speak language other than English	17.8%	+/-1.0	16.7%	+/-1.0	25.1%
Speak English "very well"	10.2%	+/-0.8	10.1%	+/-0.8	11.3%
Speak English less than "very well"	7.6%	+/-0.7	6.6%	+/-0.8	13.8%
EARNINGS IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS) FOR WORKERS					
Workers 16 years and over with earnings	141,185	+/-2,187	110,218	+/-2,057	14,219
\$1 to \$9,999 or loss	13.1%	+/-0.7	11.4%	+/-0.6	14.7%
\$10,000 to \$14,999	7.8%	+/-0.7	7.1%	+/-0.7	12.1%
\$15,000 to \$24,999	13.4%	+/-0.7	12.9%	+/-0.7	14.6%
\$25,000 to \$34,999	13.2%	+/-0.6	13.4%	+/-0.7	14.8%
\$35,000 to \$49,999	15.5%	+/-0.7	16.5%	+/-0.8	14.1%
\$50,000 to \$64,999	12.9%	+/-0.6	13.4%	+/-0.7	12.4%
\$65,000 to \$74,999	5.2%	+/-0.4	5.5%	+/-0.5	5.5%
\$75,000 or more	18.8%	+/-0.8	19.7%	+/-0.8	11.9%
Median earnings (dollars)	37,057	+/-904	39,158	+/-920	28,772
POVERTY STATUS IN THE PAST 12 MONTHS					
Workers 16 years and over for whom poverty status is determined	141,191	+/-2,187	110,224	+/-2,056	14,219
Below 100 percent of the poverty level	6.0%	+/-0.6	5.3%	+/-0.6	7.1%
100 to 149 percent of the poverty level	6.8%	+/-0.6	5.7%	+/-0.6	12.2%
At or above 150 percent of the poverty level	87.2%	+/-0.9	89.0%	+/-0.7	80.8%
Workers 16 years and over	141,203	+/-2,187	110,236	+/-2,056	14,219
OCCUPATION					
Management, business, science, and arts occupations	38.3%	+/-1.1	38.9%	+/-1.2	31.9%
Service occupations	17.8%	+/-0.8	16.8%	+/-0.9	21.3%
Sales and office occupations	28.7%	+/-0.9	29.3%	+/-1.0	26.7%
Natural resources, construction, and maintenance occupations	8.2%	+/-0.5	7.8%	+/-0.6	13.9%
Production, transportation, and material moving occupations	6.9%	+/-0.5	7.2%	+/-0.6	6.1%
Military specific occupations	0.1%	+/-0.1	0.0%	+/-0.1	0.1%
INDUSTRY					
Agriculture, forestry, fishing and hunting, and mining	0.4%	+/-0.1	0.3%	+/-0.1	0.9%
Construction	7.6%	+/-0.5	7.3%	+/-0.5	11.1%
Manufacturing	4.8%	+/-0.4	4.7%	+/-0.5	5.3%
Wholesale trade	2.8%	+/-0.3	2.9%	+/-0.4	0.9%
Retail trade	12.4%	+/-0.8	13.1%	+/-0.9	8.5%
Transportation and warehousing, and utilities	3.5%	+/-0.3	3.5%	+/-0.4	3.0%
Information and finance and insurance, and real estate and rental and leasing	10.7%	+/-0.6	10.9%	+/-0.7	9.1%
Professional, scientific, management, and administrative and waste management services	11.8%	+/-0.6	11.1%	+/-0.7	13.7%
Educational services, and health care and social assistance	21.6%	+/-0.9	22.4%	+/-1.0	18.1%
Arts, entertainment, and recreation, and accommodation and food services	9.7%	+/-0.7	9.4%	+/-0.8	11.0%
Other services (except public administration)	5.3%	+/-0.4	5.3%	+/-0.5	6.1%
Public administration	9.3%	+/-0.6	9.0%	+/-0.6	11.8%
Armed forces	0.2%	+/-0.1	0.1%	+/-0.1	0.5%
CLASS OF WORKER					
Private wage and salary workers	71.3%	+/-1.0	73.2%	+/-1.1	69.9%

Subject	San Juan Unified School District, California				
	Total		Car, truck, or van -- drove alone		Car, truck, or van -- carpooled
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Government workers	19.8%	+/-0.9	19.7%	+/-0.9	22.2%
Self-employed workers in own not incorporated business	8.7%	+/-0.5	7.0%	+/-0.6	7.5%
Unpaid family workers	0.1%	+/-0.1	0.1%	+/-0.1	0.4%
PLACE OF WORK					
Worked in state of residence	99.7%	+/-0.1	99.8%	+/-0.1	99.8%
Worked in county of residence	82.1%	+/-0.7	80.2%	+/-0.8	81.4%
Worked outside county of residence	17.6%	+/-0.7	19.6%	+/-0.8	18.4%
Worked outside state of residence	0.3%	+/-0.1	0.2%	+/-0.1	0.2%
Workers 16 years and over who did not work at home	133,641	+/-2,198	110,236	+/-2,056	14,219
TIME LEAVING HOME TO GO TO WORK					
12:00 a.m. to 4:59 a.m.	4.1%	+/-0.5	4.0%	+/-0.5	4.6%
5:00 a.m. to 5:29 a.m.	2.7%	+/-0.3	2.7%	+/-0.3	3.0%
5:30 a.m. to 5:59 a.m.	4.5%	+/-0.5	4.1%	+/-0.5	5.6%
6:00 a.m. to 6:29 a.m.	8.3%	+/-0.6	8.0%	+/-0.6	9.4%
6:30 a.m. to 6:59 a.m.	10.4%	+/-0.7	10.1%	+/-0.6	13.2%
7:00 a.m. to 7:29 a.m.	15.4%	+/-0.6	15.5%	+/-0.7	16.3%
7:30 a.m. to 7:59 a.m.	13.7%	+/-0.7	14.2%	+/-0.7	12.3%
8:00 a.m. to 8:29 a.m.	10.7%	+/-0.6	11.1%	+/-0.6	8.0%
8:30 a.m. to 8:59 a.m.	5.7%	+/-0.4	5.9%	+/-0.5	4.4%
9:00 a.m. to 11:59 p.m.	24.6%	+/-0.9	24.4%	+/-1.0	23.1%
TRAVEL TIME TO WORK					
Less than 10 minutes	11.2%	+/-0.7	10.7%	+/-0.7	8.8%
10 to 14 minutes	12.2%	+/-0.7	12.3%	+/-0.8	10.8%
15 to 19 minutes	16.9%	+/-0.8	17.6%	+/-0.9	16.0%
20 to 24 minutes	18.6%	+/-0.9	20.3%	+/-1.0	13.5%
25 to 29 minutes	8.0%	+/-0.5	8.4%	+/-0.6	6.8%
30 to 34 minutes	17.0%	+/-0.7	17.1%	+/-0.7	19.6%
35 to 44 minutes	5.7%	+/-0.5	5.5%	+/-0.5	7.0%
45 to 59 minutes	5.1%	+/-0.5	4.3%	+/-0.5	7.6%
60 or more minutes	5.5%	+/-0.4	3.9%	+/-0.4	9.8%
Mean travel time to work (minutes)	24.5	+/-0.4	23.3	+/-0.4	28.4
Workers 16 years and over in households	140,850	+/-2,188	110,192	+/-2,054	14,159
HOUSING TENURE					
Owner-occupied housing units	59.5%	+/-1.1	61.1%	+/-1.1	50.6%
Renter-occupied housing units	40.5%	+/-1.1	38.9%	+/-1.1	49.4%
VEHICLES AVAILABLE					
No vehicle available	2.8%	+/-0.4	1.5%	+/-0.3	3.3%
1 vehicle available	23.1%	+/-0.8	22.4%	+/-0.8	23.0%
2 vehicles available	42.6%	+/-1.1	43.4%	+/-1.2	43.1%
3 or more vehicles available	31.5%	+/-1.0	32.7%	+/-1.0	30.6%
PERCENT IMPUTED					
Means of transportation to work	4.2%	(X)	(X)	(X)	(X)
Time leaving home to go to work	10.4%	(X)	(X)	(X)	(X)
Travel time to work	7.6%	(X)	(X)	(X)	(X)
Vehicles available	0.6%	(X)	(X)	(X)	(X)

Subject	San Juan Unified School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	+/-888	3,671	+/-494
AGE			
16 to 19 years	+/-1.5	2.6%	+/-1.6
20 to 24 years	+/-1.9	13.0%	+/-4.7
25 to 44 years	+/-3.1	42.4%	+/-5.7
45 to 54 years	+/-2.3	24.6%	+/-4.4
55 to 59 years	+/-2.1	7.7%	+/-2.6
60 years and over	+/-1.2	9.7%	+/-3.3
Median age (years)	+/-1.0	40.5	+/-3.1
SEX			
Male	+/-3.1	47.1%	+/-6.0
Female	+/-3.1	52.9%	+/-6.0
RACE AND HISPANIC OR LATINO ORIGIN			
One race	+/-1.8	98.1%	+/-1.8
White	+/-3.4	66.9%	+/-6.1
Black or African American	+/-1.4	17.2%	+/-4.9
American Indian and Alaska Native	+/-0.5	3.6%	+/-2.7
Asian	+/-1.5	4.8%	+/-2.3
Native Hawaiian and Other Pacific Islander	+/-0.5	1.9%	+/-1.8
Some other race	+/-2.4	3.7%	+/-2.5
Two or more races	+/-1.8	1.9%	+/-1.8
Hispanic or Latino origin (of any race)	+/-3.2	13.2%	+/-4.7
White alone, not Hispanic or Latino	+/-4.0	59.5%	+/-6.7
NATIVITY AND CITIZENSHIP STATUS			
Native	+/-3.3	85.0%	+/-5.2
Foreign born	+/-3.3	15.0%	+/-5.2
Naturalized U.S. citizen	+/-1.5	5.5%	+/-2.5
Not a U.S. citizen	+/-2.9	9.5%	+/-4.7
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH			
Speak language other than English	+/-3.3	16.5%	+/-5.2
Speak English "very well"	+/-2.0	11.0%	+/-4.8
Speak English less than "very well"	+/-2.6	5.6%	+/-3.1
EARNINGS IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS) FOR WORKERS			
Workers 16 years and over with earnings	+/-888	3,671	+/-494
\$1 to \$9,999 or less	+/-2.4	23.1%	+/-5.0
\$10,000 to \$14,999	+/-2.4	7.9%	+/-3.1
\$15,000 to \$24,999	+/-2.0	13.1%	+/-6.3
\$25,000 to \$34,999	+/-2.7	13.0%	+/-5.1
\$35,000 to \$49,999	+/-2.2	12.0%	+/-3.7
\$50,000 to \$64,999	+/-1.9	7.0%	+/-2.4
\$65,000 to \$74,999	+/-1.2	5.0%	+/-2.3
\$75,000 or more	+/-2.1	18.9%	+/-4.7
Median earnings (dollars)	+/-2,466	30,474	+/-4,394
POVERTY STATUS IN THE PAST 12 MONTHS			
Workers 16 years and over for whom poverty status is determined	+/-888	3,671	+/-494
Below 100 percent of the poverty level	+/-1.6	11.1%	+/-4.9
100 to 149 percent of the poverty level	+/-2.3	13.6%	+/-5.7

Subject	San Juan Unified School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
At or above 150 percent of the poverty level	+/-3.0	75.3%	+/-7.2
Workers 16 years and over	+/-888	3,671	+/-494
OCCUPATION			
Management, business, science, and arts occupations	+/-2.9	42.3%	+/-5.6
Service occupations	+/-2.8	15.4%	+/-4.2
Sales and office occupations	+/-2.7	31.7%	+/-6.2
Natural resources, construction, and maintenance occupations	+/-2.2	2.8%	+/-2.1
Production, transportation, and material moving occupations	+/-1.6	7.8%	+/-3.6
Military specific occupations	+/-0.2	0.0%	+/-1.0
INDUSTRY			
Agriculture, forestry, fishing and hunting, and mining	+/-0.6	0.0%	+/-1.0
Construction	+/-2.2	5.4%	+/-4.1
Manufacturing	+/-1.4	2.6%	+/-1.5
Wholesale trade	+/-0.5	0.5%	+/-0.5
Retail trade	+/-1.7	10.0%	+/-4.3
Transportation and warehousing, and utilities	+/-1.0	5.4%	+/-2.9
Information and finance and insurance, and real estate and rental and leasing	+/-1.9	4.7%	+/-2.2
Professional, scientific, management, and administrative and waste management services	+/-2.5	15.0%	+/-5.2
Educational services, and health care and social assistance	+/-2.5	13.0%	+/-3.8
Arts, entertainment, and recreation, and accommodation and food services	+/-2.2	12.5%	+/-5.4
Other services (except public administration)	+/-1.7	3.2%	+/-2.4
Public administration	+/-2.2	27.8%	+/-5.3
Armed forces	+/-0.5	0.0%	+/-1.0
CLASS OF WORKER			
Private wage and salary workers	+/-3.1	55.6%	+/-6.2
Government workers	+/-2.8	41.4%	+/-6.0
Self-employed workers in own not incorporated business	+/-1.3	3.0%	+/-2.4
Unpaid family workers	+/-0.3	0.0%	+/-1.0
PLACE OF WORK			
Worked in state of residence	+/-0.2	99.4%	+/-0.7
Worked in county of residence	+/-2.4	94.3%	+/-2.4
Worked outside county of residence	+/-2.4	5.1%	+/-2.3
Worked outside state of residence	+/-0.2	0.6%	+/-0.7
Workers 16 years and over who did not work at home	+/-888	3,671	+/-494
TIME LEAVING HOME TO GO TO WORK			
12:00 a.m. to 4:59 a.m.	+/-1.6	2.5%	+/-1.6
5:00 a.m. to 5:29 a.m.	+/-1.0	3.6%	+/-2.1
5:30 a.m. to 5:59 a.m.	+/-1.6	6.9%	+/-2.3
6:00 a.m. to 6:29 a.m.	+/-2.0	12.9%	+/-3.9
6:30 a.m. to 6:59 a.m.	+/-2.4	15.8%	+/-4.4
7:00 a.m. to 7:29 a.m.	+/-2.5	17.4%	+/-5.5
7:30 a.m. to 7:59 a.m.	+/-2.0	8.9%	+/-3.7
8:00 a.m. to 8:29 a.m.	+/-2.0	5.4%	+/-2.7
8:30 a.m. to 8:59 a.m.	+/-1.3	2.5%	+/-2.2
9:00 a.m. to 11:59 p.m.	+/-3.3	24.1%	+/-5.9
TRAVEL TIME TO WORK			

Subject	San Juan Unified School District, California		
	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)	
	Margin of Error	Estimate	Margin of Error
Less than 10 minutes	+/-1.9	2.5%	+/-2.5
10 to 14 minutes	+/-2.2	4.0%	+/-2.4
15 to 19 minutes	+/-3.1	2.3%	+/-1.9
20 to 24 minutes	+/-2.1	3.9%	+/-2.9
25 to 29 minutes	+/-1.7	3.1%	+/-2.6
30 to 34 minutes	+/-2.8	17.2%	+/-5.0
35 to 44 minutes	+/-1.6	9.5%	+/-3.3
45 to 59 minutes	+/-1.5	22.5%	+/-5.2
60 or more minutes	+/-2.0	34.9%	+/-6.6
Mean travel time to work (minutes)	+/-1.4	50.7	+/-4.0
Workers 16 years and over in households	+/-879	3,629	+/-474
HOUSING TENURE			
Owner-occupied housing units	+/-4.1	48.3%	+/-6.3
Renter-occupied housing units	+/-4.1	51.7%	+/-6.3
VEHICLES AVAILABLE			
No vehicle available	+/-1.3	22.2%	+/-5.3
1 vehicle available	+/-2.5	25.0%	+/-5.3
2 vehicles available	+/-3.3	28.9%	+/-5.6
3 or more vehicles available	+/-3.0	23.9%	+/-5.4
PERCENT IMPUTED			
Means of transportation to work	(X)	(X)	(X)
Time leaving home to go to work	(X)	(X)	(X)
Travel time to work	(X)	(X)	(X)
Vehicles available	(X)	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Foreign born excludes people born outside the United States to a parent who is a U.S. citizen.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Use of Developer Fees:

A School District can use the revenue collected on residential and commercial/industrial construction for the purposes listed below:

- Purchase or lease of interim school facilities to house students generated by new development pending the construction of permanent facilities.
- Purchase or lease of land for school facilities for such students.
- Acquisition of school facilities for such students, including:
 - Construction
 - Modernization/reconstruction
 - Architectural and engineering costs
 - Permits and plan checking
 - Testing and inspection
 - Furniture, Equipment and Technology for use in school facilities
- Legal and other administrative costs related to the provision of such new facilities
- Administration of the collection of, and justification for, such fees, and
- Any other purpose arising from the process of providing facilities for students generated by new development.

Following is an excerpt from the Education Code that states the valid uses of the Level 1 developer fees. It refers to construction and reconstruction. The term reconstruction was originally used in the Leroy Greene program. The term modernization is currently used in the 1998 State Building Program and represents the same scope of work used in the original reconstruction projects.

Ed Code Section 17620. (a) (1) The governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities, subject to any limitations set forth in Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code. This fee, charge, dedication, or other requirement may be applied to construction only as follows: ...

The limitations referred to in this text describe the maximum amounts that can be charged for residential and commercial/industrial projects and any projects that qualify for exemptions. They do not limit the use of the funds received.

Determination of Average State allowed amounts for Site Development Costs

Elementary Schools

<u>District</u>	<u>Project #</u>	<u>Acres</u>	Original	Inflation	2009 Adjusted	<u>Project Year</u>	<u>2009 Cost/Acre</u>	
			<u>OPSC Site Development</u>	<u>Factor</u>	<u>Site Development</u>			
Davis Jt Unified	3	9.05	\$532,282	38.4%	\$1,473,469	2004	\$162,814	
Dry Creek Jt Elem	2	8.5	\$516,347	46.2%	\$1,509,322	2002	\$177,567	
Dry Creek Jt Elem	5	11.06	\$993,868	20.1%	\$2,387,568	2006	\$215,874	
Elk Grove Unified	5	12.17	\$556,011	48.2%	\$1,648,316	2001	\$135,441	
Elk Grove Unified	10	11	\$690,120	48.2%	\$2,045,888	2001	\$185,990	
Elk Grove Unified	11	10	\$702,127	48.2%	\$2,081,483	2001	\$208,148	
Elk Grove Unified	14	10	\$732,837	46.2%	\$2,142,139	2002	\$214,214	
Elk Grove Unified	16	9.86	\$570,198	46.2%	\$1,666,733	2002	\$169,040	
Elk Grove Unified	17	10	\$542,662	46.2%	\$1,586,243	2002	\$158,624	
Elk Grove Unified	20	10	\$710,730	43.2%	\$2,034,830	2003	\$203,483	
Elk Grove Unified	25	10	\$645,923	38.4%	\$1,788,052	2004	\$178,805	
Elk Grove Unified	28	10.03	\$856,468	24.4%	\$2,130,974	2005	\$212,460	
Elk Grove Unified	39	9.91	\$1,007,695	20.1%	\$2,420,785	2006	\$244,277	
Folsom-Cordova Unified	1	9.79	\$816,196	20.1%	\$1,960,747	2006	\$200,281	
Folsom-Cordova Unified	4	7.5	\$455,908	46.2%	\$1,332,654	2002	\$177,687	
Folsom-Cordova Unified	5	8	\$544,213	46.2%	\$1,590,776	2002	\$198,847	
Folsom-Cordova Unified	8	8.97	\$928,197	11.2%	\$2,063,757	2007	\$230,073	
Galt Jt Union Elem	2	10.1	\$1,033,044	38.4%	\$2,859,685	2004	\$283,137	
Lincoln Unified	1	9.39	\$433,498	46.2%	\$1,267,148	2002	\$134,947	
Lodi Unified	3	11.2	\$555,999	46.2%	\$1,625,228	2002	\$145,110	
Lodi Unified	10	11.42	\$1,245,492	46.2%	\$3,640,669	2002	\$318,798	
Lodi Unified	19	9.93	\$999,164	11.2%	\$2,221,545	2007	\$223,721	
Lodi Unified	22	10	\$1,416,212	7.7%	\$3,051,426	2008	\$305,143	
Natomas Unified	6	8.53	\$685,284	46.2%	\$2,003,138	2002	\$234,834	
Natomas Unified	10	9.83	\$618,251	43.2%	\$1,770,061	2003	\$180,067	
Natomas Unified	12	9.61	\$735,211	24.4%	\$1,829,275	2005	\$190,351	
Rocklin Unified	8	10.91	\$593,056	46.2%	\$1,733,548	2002	\$158,895	
Stockton Unified	1	12.66	\$1,462,232	7.7%	\$3,150,582	2008	\$248,861	
Stockton Unified	2	10.5	\$781,675	43.2%	\$2,237,946	2003	\$213,138	
Stockton Unified	6	12.48	\$1,136,704	20.1%	\$2,730,703	2006	\$218,806	
Tracy Jt Unified	4	10	\$618,254	46.2%	\$1,807,204	2002	\$180,720	
Tracy Jt Unified	10	10	\$573,006	38.4%	\$1,586,202	2004	\$158,620	
Washington Unified	1	8	\$446,161	46.2%	\$1,304,163	2002	\$163,020	
Washington Unified	4	10.76	\$979,085	7.7%	\$2,109,575	2008	\$196,057	
Totals		341.16			\$68,791,833	Average	\$201,641	2020 Adjustment \$267,920

Middle and High Schools

<u>District</u>	<u>Project #</u>	<u>Acres</u>	Original	Inflation	2009 Adjusted	<u>Project Year</u>	<u>2009 Cost/Acre</u>	
			<u>OPSC Site Development</u>	<u>Factor</u>	<u>Site Development</u>			
Western Placer Unified	4	19.3	\$5,973,312	24.4%	\$7,431,085	2005	\$385,030	
Roseville City Elem	2	21.6	\$1,780,588	48.2%	\$2,639,311	2000	\$122,190	
Elk Grove Unified	4	66.2	\$8,659,494	48.2%	\$12,835,704	2000	\$193,893	
Elk Grove Unified	13	76.4	\$9,791,732	48.2%	\$14,513,986	2001	\$189,974	
Elk Grove Unified	18	84.3	\$13,274,562	43.2%	\$19,002,626	2003	\$225,417	
Grant Jt Union High	2	24	\$2,183,840	48.2%	\$3,237,039	2000	\$134,877	
Center Unified	1	21.2	\$1,944,310	46.2%	\$2,841,684	2002	\$134,042	
Lodi Unified	2	13.4	\$1,076,844	46.2%	\$1,573,849	2002	\$117,451	
Lodi Unified	6	13.4	\$2,002,164	46.2%	\$2,926,240	2002	\$218,376	
Galt Jt Union Elem	1	24.9	\$2,711,360	46.2%	\$3,962,757	2002	\$159,147	
Tahoe Truckee Unified	2	24	\$2,752,632	43.2%	\$3,940,412	2003	\$164,184	
Davis Unified	5	23.3	\$3,814,302	43.2%	\$5,460,199	2003	\$234,343	
Woodland Unified	3	50.2	\$8,664,700	46.2%	\$12,663,792	2002	\$252,267	
Sacramento City Unified	1	35.2	\$4,813,386	46.2%	\$7,034,949	2002	\$199,856	
Lodi Unified	4	47	\$7,652,176	46.2%	\$11,183,950	2002	\$237,956	
Stockton Unified	3	49.1	\$8,959,088	43.2%	\$12,824,996	2003	\$261,202	
Natomas Unified	11	38.7	\$3,017,002	38.4%	\$4,175,850	2004	\$107,903	
Rocklin Unified	11	47.1	\$11,101,088	24.4%	\$13,810,282	2005	\$293,212	
Totals		679.3			\$142,058,711	Average	\$209,125	2020 Adjustment \$252,060
Middle Schools:		260.7			\$49,447,897	Middle	\$189,704	\$252,060
High Schools:		418.6			\$92,610,814	High	\$221,217	\$293,931

INDEX ADJUSTMENT ON THE ASSESSMENT FOR DEVELOPMENT

PURPOSE OF REPORT

To report the index adjustment on the assessment for development, which may be levied pursuant to Education Code Section 17620.

DESCRIPTION

The law requires the maximum assessment for development be adjusted every two years by the change in the Class B construction cost index, as determined by the State Allocation Board (Board) at its January meeting. This item requests that the Board make the adjustment based on the change reflected using the RS Means index.

AUTHORITY

Education Code Section 17620(a)(1) states the following: "The governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities, subject to any limitations set forth in Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code."

Government Code Section 65995(b)(3) states the following: "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."

BACKGROUND

There are three levels that may be levied for developer's fees. The fees are levied on a per-square foot basis. The lowest fee, Level I, is assessed if the district conducts a Justification Study that establishes the connection between the development coming into the district and the assessment of fees to pay for the cost of the facilities needed to house future students. The Level II fee is assessed if a district makes a timely application to the Board for new construction funding, conducts a School Facility Needs Analysis pursuant to Government Code Section 65995.6, and satisfies at least two of the requirements listed in Government Code Section 65995.5(b)(3). The Level III fee is assessed when State bond funds are exhausted; the district may impose a developer's fee up to 100 percent of the School Facility Program new construction project cost.

STAFF ANALYSIS/STATEMENTS

A historical comparison of the assessment rates for development fees for 2016 and 2018 are shown below for information. According to the RS Means, the cost index for Class B construction increased by 7.64, during the two-year period from January 2018 to January 2020, requiring the assessment for development fees to be adjusted as follows beginning January 2020*:

RS Means Index Maximum Level I Assessment Per Square Foot

	2016	2018	2020
Residential	\$3.48	\$3.79	\$4.08
Commercial/Industrial	\$0.56	\$0.61	\$0.66

*Assembly Bill 48 (O'Donnell) includes provisions related to development fees. In the event that Proposition 13 is approved by the voters in March 2020, the provisions of Assembly Bill 48 will take effect and may change the fee amounts above for certain types of development projects.

RECOMMENDATION

Increase the 2020 maximum Level I assessment for development in the amount of 7.64 percent using the RS Means Index to be effective immediately.

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 22, 2020

Grant Amount Adjustments

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

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 22, 2020

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-19	Adjusted Grant Per Pupil Effective 1-1-20
Elementary	1859.78	\$4,644	\$4,747
Middle	1859.78	\$4,912	\$5,014
High	1859.78	\$6,431	\$6,565
Special Day Class - Severe	1859.78.3	\$14,802	\$15,110
Special Day Class – Non- Severe	1859.78.3	\$9,903	\$10,109
State Special School – Severe	1859.78	\$24,672	\$25,185
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	\$151	\$154
Automatic Fire Detection/Alarm System – Middle	1859.78.4	\$151	\$154
Automatic Fire Detection/Alarm System – High	1859.78.4	\$151	\$154
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	\$415	\$424
Automatic Fire Detection/Alarm System – Special Day Class – Non- Severe	1859.78.4	\$278	\$284
Over 50 Years Old – Elementary	1859.78.6	\$6,452	\$6,586
Over 50 Years Old – Middle	1859.78.6	\$6,824	\$6,966
Over 50 Years Old – High	1859.78.6	\$8,933	\$9,119
Over 50 Years Old – Special Day Class – Severe	1859.78.6	\$20,565	\$20,993
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	\$13,752	\$14,038
Over 50 Years Old – State Special Day School – Severe	1859.78.6	\$34,273	\$34,986

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 22, 2020

Grant Amount Adjustments

New Construction / Modernization / Facility Hardship / Seismic Mitigation / Joint Use	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-19	Adjusted Grant Amount Effective 1-1-20
Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82 1859.125 1859.125.1	\$200	\$204
Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82 1859.125 1859.125.1	\$359	\$366

New Construction Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-19	Adjusted Grant Amount Effective 1-1-20
Parking Spaces (per stall)	1859.76	\$15,511	\$15,834
General Site Grant (per acre for additional acreage being acquired)	1859.76	\$19,853	\$20,266
Project Assistance (for school district with less than 2,500 pupils)	1859.73.1	\$7,460	\$7,615

Modernization Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-19	Adjusted Grant Amount Effective 1-1-20
Two-stop Elevator	1859.83	\$124,080	\$126,661
Each Additional Stop	1859.83	\$22,335	\$22,800
Project Assistance (for school district with less than 2,500 pupils)	1859.78.2	\$3,978	\$4,061

Appendix G

Impacts of the Sunrise Tomorrow Specific Plan

This planned development would replace the current mall area with a variety of buildings with various uses.

The current development plans indicate the following maximum areas:

- Residential = 2,220 units
- Hotel = 480 rooms
- Retail = 320,000 square feet
- Office = 960,000 square feet
- Community/Institutional = 450,000 square feet

The net fee on the residential portion of the replacement development is calculated by providing a credit for the commercial development being replaced and subtracting that credit from the current residential rate for new development, resulting in a net fee that reflects the additional impact created by replacing commercial development with residential development. Residential development would be subject to a net fee of \$4.08 (residential rate) - 0.66 (commercial rate) = **\$3.42** per square foot for the area of the prior Sunrise Mall that is replaced with residential development. For any portion of the residential development that is identified as senior only and meets the requirements of a senior only development, the rate would only be \$0.66 per square foot as it qualifies for a discounted rate equal to the commercial fee. For any portion of the residential development that is in excess of the original building area of the existing buildings, the standard rates for new development would apply.

Hotel development is considered commercial development and generates an impact of \$0.81 per square foot (see “Lodging” in Table 14). However, the mall had an impact of \$1.10 per square foot (see “Community Shopping Center” in Table 14). Therefore, the hotel development areas would not generate an increased impacts on the school district and would not be subject to a development impact fee for the portion of the area of the project that is replacing the existing are of the mall. For any portions that are in excess of the current mall area, the standard fee of \$0.66 per square foot would apply.

Retail development would generate an impact of \$1.95 per square foot (see “Neighborhood Shopping Center” in Table 14). After subtracting the Mall’s impact of \$1.10 there is a net impact of \$0.85 per square foot. Since the maximum allowable rate is currently \$0.66 this category of development would be subject to a fee of \$0.66 per square foot.

Office spaces generate an impact that ranges from \$1.94 to \$3.45 per square foot. The net impact after deducting the current mall amount of \$1.10 per square foot results in a range of \$0.84 to \$2.35 per square foot. Therefore, Office spaces would be subject to the current maximum allowable rate of \$0.66 per square foot.

Community/Institutional spaces include child care centers, gyms and community centers based on the description in the specific plan. These types of spaces would have a similar impact to the retail development and therefore would have a net impact of \$0.66 per square foot.

The total planned development will likely exceed the existing mall area of 1,100,000 square feet.

In the event the specifications of this planned development and the proposed use of space is modified by the developer, the District reserves the right to adjust its imposition of fees accordingly in order to ensure the burden created on the District by the development is mitigated.

RESOLUTION NO. 3055
RESOLUTION BEFORE THE SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

(The Adoption of School Facilities Fees and Adoption of CEQA Notice of Exemption)

WHEREAS, Education Code section 17620 authorizes school districts to levy a fee, charge or dedication against any new construction within its boundaries for the purpose of funding the construction or reconstruction of school facilities; and

WHEREAS, pursuant to the authority of Government Code section 65995, subdivision (b)(3), the fees authorized by Education Code section 17620 have presently been established by the State Allocation Board ("SAB") in the amount of \$4.08 per square foot for residential development and \$0.66 per square foot for commercial/industrial development; and

WHEREAS, the governing board ("Board") of the San Juan Unified School District ("District") caused a study to be prepared by SchoolWorks, Inc. entitled 2020 Developer Fee Justification Study which was approved by the Board on June 8, 2021; and

WHEREAS, the Board has caused an update to the 2020 Developer Fee Justification Study to be prepared, which update, dated March 2021, is incorporated herein by reference and hereinafter referred to as the "Study"; and

WHEREAS, the purpose of the Study is not to increase the rate of the fee but to update the information contained in the Study related to the projected development within the District's boundaries; and

WHEREAS, the Study identifies the purpose and use for the fee and sets forth a reasonable relationship between the fee to be imposed, the type of development project on which the fee is to be imposed, and the increased school facilities made necessary by virtue of the burden imposed by the development; and

WHEREAS, Education Code section 17621 specifically exempts the adoption, increase, or imposition of any fee, charge, dedication or other requirement pursuant to Education Code section 17620 from the provisions of the California Environmental Quality Act ("CEQA") (Pub. Resources Code Section 21000 et seq.); 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.

NOW, THEREFORE, BE IT RESOLVED, that the Board makes the following findings:

Prior to the adoption of this resolution ("Resolution"), the Board of the District conducted a public hearing at which oral and/or written presentations were made as part of the Board's regularly scheduled June 8, 2021 meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered has been published twice in the Carmichael Times in accordance with Government Code sections 66017 and 66018. Additionally, at least 10 days prior to the

meeting, the District made all relevant information available to the public indicating the cost, or estimated cost, of the construction or reconstruction of school facilities made necessary by the residential and/or commercial/industrial development to which the fee shall apply.

2. The purpose of the fees is to provide adequate school facilities for the students of the District who will be generated by residential and commercial/industrial development in the District.

3. The fees are to be used to finance the construction and reconstruction of school facilities.

4. There is a reasonable relationship between the need for the imposition of the fee and the types of development projects upon which the fees shall be imposed for the purpose of the construction or reconstruction of school facilities, in that residential, commercial and industrial development will generate students who will attend District schools. These students cannot be housed by the District without additional school facilities, or the reconstruction of existing school facilities. The fees will be used to fund all, or a portion of, new school facilities, or to reconstruct existing school facilities.

5. There is a reasonable relationship between the amount of the fee and the cost of the additional or reconstructed school facilities attributable to the development upon which the fee shall be imposed, in that the square footage of these developments has a direct

relationship to the number of students that will be generated, and thus to the facilities the District must add and/or reconstruct in order to accommodate the additional students.

6. The District maintains a separate capital facilities account, or fund, as required by Government Code section 66006.

7. There are no other adequate sources of funds to meet the District's school facilities needs occasioned by, and resulting from, the construction of new residential and/or commercial/industrial development within the District.

AND BE IT FURTHER RESOLVED that the Board incorporates herein by reference, approves and adopts the Study entitled 2020 Developer Fee Justification Study as updated in March 2021, and prepared by SchoolWorks, Inc. which documents the need for the school facilities fees.

AND BE IT FURTHER RESOLVED that since the Study justifies fees in excess of the allowable limits, the District hereby adopts fees on residential development at \$4.08 per square foot, and fees on commercial/industrial developments at \$0.66 per square foot, in accordance with Education Code sections 17620, et seq., and Government Code sections 65995, et seq.

AND BE IT FURTHER RESOLVED that the adoption of fees shall take effect sixty (60) days after the date of this Resolution.

AND BE IT FURTHER RESOLVED that the Superintendent of the District, or his or her designee, shall give notice of the Board's action herein to all cities and counties with jurisdiction over the territory of the District in accordance with the requirements of Education Code section 17620 and 17621, requesting that no building permits (or, for manufactured homes and mobile homes, certificates of occupancy) be issued on or after the date which is sixty (60) days after the date of this Resolution,

without certification from the District that the fee specified herein have been paid. Said notice shall specify that collection of the fees is not subject to the restriction set forth in Government Code section 66007, subdivision (a) but, pursuant to subdivision (b) of that statute, the fees are to be collected prior to issuance of building permits.

AND BE IT FURTHER RESOLVED that developers of commercial or industrial development be provided the opportunity for a hearing to appeal the imposition of the fee on their developments.

AND BE IT FURTHER RESOLVED that nothing contained or expressed in this Resolution shall be construed to affect the District's authority to adopt fees, enter into agreements with developers, or otherwise adopt or impose, to the extent permitted by law, additional fees, to fully mitigate the impact of residential and/or commercial/industrial development upon the District's school facilities.

AND BE IT FURTHER RESOLVED that, in the event that the Board takes action in the future to adopt an alternative fee pursuant to Government Code section 65995.5 or 65995.7, commonly known as "Level 2" or "Level 3" fees, respectively, in an amount greater than that authorized by this Resolution, this Resolution shall be held in abeyance during the time in which the greater Level 2 or Level 3 fee is authorized. If, for any reason, any future Board action to adopt a greater Level 2 or Level 3 fee ceases to be effective, this Resolution shall then immediately return into effect unless otherwise specified by the Board.

AND BE IT FURTHER RESOLVED that the District's administration is authorized to make expenditures and to incur obligations of the fees for the purposes authorized by law.

AND BE IT FURTHER RESOLVED 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.

AND BE IT FURTHER RESOLVED that this Board hereby approves the CEQA Notice of Exemption regarding the adoption of fees and directs the Superintendent, or his or her designee, to file the CEQA Notice of Exemption, together with a certified copy of this Resolution, with the County Clerk of each County in which the District shall collect fees pursuant to Education Code Section 17621.

AND BE IT FURTHER RESOLVED that this Board hereby adopts this Resolution and directs the Superintendent, or his or her designee, to file a certified copy of this Resolution, together with all relevant supporting documentation and a map clearly indicating the boundaries of the area subject to the fee, to each city and each county in which the District is situated, pursuant to Education Code section 17621. This Resolution is adopted this 8th day of June, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**Paula Villescaz, President
San Juan Unified School District
Board of Education**

Attest:

**Zima Creason, Clerk
San Juan Unified School District
Board of Education**

NOTICE OF CEQA EXEMPTION

TO: County Clerk
County of Sacramento

FROM: San Juan Unified School District

Adoption of Developer Fees

PROJECT TITLE

San Juan Unified School District

PROJECT LOCATION - SPECIFY

N/A

Sacramento

PROJECT LOCATION - CITY

PROJECT LOCATION - COUNTY

Adoption of a fee against construction within the boundaries of the district for the purpose of funding the construction and reconstruction of school facilities pursuant to Education Code section 17620

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT

San Juan Unified School District

NAME OF PUBLIC AGENCY APPROVING PROJECT

San Juan Unified School District

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT

EXEMPT STATUS: (CHECK ONE)

- _____ Ministerial (14 Cal. Code Regs., § 15268)
- _____ Emergency Declared by Governor (14 Cal. Code Regs, §15269, subd. (a))
- _____ Emergency Project (14 Cal. Code Regs, § 15269, subds. (b) and (c))

 X

Categorical Exemption. State type and section number:

Other. State basis: *Statutory exemption under Ed. Code § 17621, subd. (a).*

Adoption or increases in school facilities fees are exempt from CEQA under applicable statutory law.

REASONS WHY PROJECT IS EXEMPT

Frank Camarda, Assistant Superintendent
Operations, Facilities and Transportation

916-971-5740

N/A

CONTACT PERSON

AREA CODE

TELEPHONE

EXTENSION

IF FILED BY APPLICANT:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?

Yes ___ No ___ N/A X

Date received for filing

(To be completed by the County Clerk.)

Signature: _____

Title: (District CEQA Officer)