

Capistrano Unified School District

Developer Fees

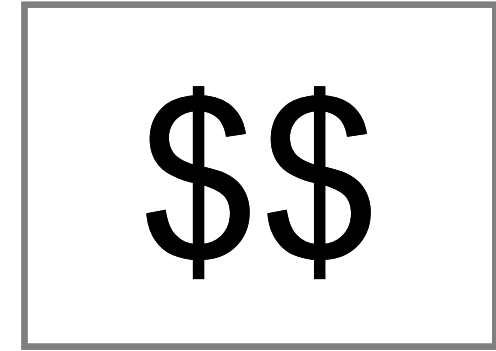
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Overview *Developer Fees*

- » Developer Fees are intended to mitigate the impact created by new residential development and commercial/industrial development ("CID") on school facilities within a school district's boundaries.
- » Unlike fees charged by other agencies for infrastructure impacts that are calculated based on true costs, the fees that the School District can charge are a uniform rate set by the State. These rates are adjusted by the State Allocation Board every two years based on construction cost changes.
- » Residential development and CID pay fees as established by the State ("Statutory School Fees"). Statutory School Fees are currently set at \$3.20/square foot of residential development and \$0.51/square foot of CID.
- » These Statutory Fees are charged on all new residential and commercial/industrial development as well as on additions to existing structures greater than 500 square feet to mitigate the impact of housing additional students generated by construction.
- » The Statutory Fees set the basis for any additional mitigation amount that may be paid by developers within the School District.

Developer Fee Calculation

» Calculates fee and shows relationship between new development and the impact on the School District



Step 1 **Identify** **Development Projection**

- Residential Development Projections from Cities and County

Step 2 **Calculate Additional** **Students**

- Student Generation Factors

Step 3 **Identify Need for** **New School Facilities**

- Existing Capacity
- Additional Students

Step 4 **Calculate** **Cost of New Facilities**

- Site Acquisition Costs
- Site Development Costs
- State Construction Grants
- Average Square Footage

Development Projections

Unit Type	Mitigated	Potential Mitigation	Non-Mitigated	Total
Single Family Detached	933	6,382	128	7,443
Multifamily Attached	322	1,618	383	2,323
Total	1,255	8,000	511	9,766

**Estimates above based on 2010 Southern California Association of Government estimates of potential housing growth. Updates to general plans of cities served by School District are ongoing. City of San Clemente, for example, draft General Plan shows housing increase of 3,585 units whereas SCAG projection was 964. The majority of those would be non-mitigated.*

School Facilities Needs of Non-Mitigated Units

- » Based on current enrollment and capacity, the units identified as Non-Mitigated (not currently mitigated or under negotiations for potential mitigation) generate the need to add classrooms at the elementary, middle and high school level. Those expansion costs, based conservatively on the per-pupil construction grant amounts from the State are as follows:
 - Elementary School - \$2,140,550
 - Middle School – \$994,354
 - High School - \$1,596,210
 - Total - \$4,731,114

- » Dividing the cost impacts above by the estimated square footage of Non-Mitigated Units (1,341,500 square feet) results in an impact of \$3.52 per square foot.

- » These costs do not include other projects that may be necessary at the existing facilities to accommodate growth, including upgrades to infrastructure and technology; expansion of core facilities such as multipurpose rooms, gyms, and libraries; or the cost of any interim facilities that are needed.

Conclusions

- » No excess capacity exists in the School Districts facilities; any additional development will create the need to provide additional facilities space.
- » Projections of development in the future will change and necessitate the updating of the Residential and Commercial/Industrial Fee Justification Studies to ensure the rate that is being imposed is justified.
- » Developer Fees are needed from all development to ensure that adequate facilities can be provided to meet the needs of growth.
- » While negotiations are ongoing with landowner, the School District needs to ensure that it is negotiating mitigation based on the highest possible developer fee amount.
- » Uses of developer fees extends beyond the construction of new facilities and includes the need to expand existing facilities with additional classrooms as well as with expanded infrastructure and core facilities.
- » Impact from non-mitigated construction still necessitates fees and there is a nexus to the proposed fee amounts.