

RIPON UNIFIED SCHOOL DISTRICT

**DEVELOPER FEE
JUSTIFICATION DOCUMENT
FOR RESIDENTIAL, COMMERCIAL
AND INDUSTRIAL
DEVELOPMENT PROJECTS**



**TOTAL SCHOOL SOLUTIONS
4751 MANGELS BOULEVARD
FAIRFIELD, CA 94534**

May 9, 2012

Ripon Unified School District

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May 2012

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FOREWORD

This “Developer Fee Justification Document” is an update of a prior document dated May 5, 2008. This update has been prepared to incorporate data obtained since March 2008, such as changes made to California law and State Allocation Board regulations, updated residential development data, historical building permits, historical student yield rates, State Allocation Board (SAB) construction grant allowance per student, inflationary increases in construction costs, and California Department of Education guidelines on site size requirements.

Government code requires that the maximum amount of developer fees that can be imposed on a development be adjusted every two years by the change in the Class B Construction Cost Index (CCI), as determined by the SAB at its January meeting. In 2010, however, the SAB did not adjust the Level 1 fee that can be imposed because the CCI decreased and instead kept it at the 2008 rate of \$2.97 per square foot on residential construction and \$0.47 per square foot on commercial/industrial construction. In its January 25, 2012 meeting, the SAB finally increased the maximum Level 1 fee that can be imposed to \$3.20 per square foot on residential construction and to \$0.51 per square foot on commercial/industrial construction.

The State School Facilities Program (SFP) AB grants were adjusted in 2009, 2010 and 2011 in accordance to SFP Regulations which require that the board annually shall adjust the new construction and modernization grants to reflect cost changes, as set forth in the statewide cost index for Class B Construction Cost Index (CCI) as determined by the board in January of each year. On January 25, 2012, the SAB further adjusted the SFP grants to reflect a 3.76 percent increase during the period from January 1, 2011 through December 31, 2011 using the M&S Eight California Cities Index.

Total School Solutions
May 9, 2012

EXECUTIVE SUMMARY

The Ripon Unified School District (District) is justified to collect the legal maximum fee of \$3.20 per square foot of residential development as authorized by Government Code Section 65995 (Level 1 fees), as future residential development creates a school facility cost of \$4.39 per square foot. The District is also justified to collect the legal maximum fee of \$0.51 per square foot of development on all categories of commercial/industrial development (except rental self-storage), as those categories of development create school facility costs that exceed \$0.51 per square foot of future development. Fees for new rental self-storage should be established on an individual case-by-case basis.

The District's justification for collecting fees on future residential and commercial/industrial development is based on the following facts and projections:

1. The District's projected enrollment in grades K-12 for the next five years is larger than its pupil capacity. The District, therefore, does not have sufficient capacity to house students generated by future development.
2. Over a five-year period, future residential development is projected to create additional unhoused K-12 students in the District. These students will require the District to acquire new school facilities.
3. Each square foot of future residential development creates an estimated school facilities cost of \$4.39. All categories of commercial/industrial development (except rental self-storage) create an estimated school facilities cost exceeding \$0.51 per square foot of commercial/industrial development.
4. If the District collects the current maximum fee on residential development authorized by Government Code Section 65995 of \$3.20 per square foot, fee revenue will offset 72 percent of the school facility costs attributable to residential development. If the District collects the current maximum fee on commercial/industrial development authorized by Government Code Section 65995 of \$0.51 per square foot, fee revenue will offset about 5 percent of the school facility cost attributable to commercial/industrial development (except rental self-storage). For both residential and commercial/industrial development, the fees authorized by Government Code Section 65995 are fully justified.

The fees outlined above all meet the requirements of Government code Section 66001 (the nexus requirements), that is, a reasonable relationship exists between the amount and use of the fees and the developments on which they are charged.

INTRODUCTION

This report analyzes the cost of providing school facilities for students generated by future residential and commercial/industrial development projects in the Ripon Unified School District (District). Total School Solutions has been retained by the District to conduct the analysis and prepare this report.

A. Purpose and Scope

The purpose of this report is to show that the District meets pertinent requirements of state law regarding the collection of developer fees.

State law gives school districts the authority to charge fees on new residential and commercial/industrial developments if those developments generate additional students and cause a need for additional school facilities. Government Code Section 65995 authorizes school districts to collect fees on future development of no more than \$3.20 per square foot for residential construction and \$0.51 for commercial/industrial construction (Level 1 fees). Level 1 fees are adjusted every two years according to the inflation rate for Class B construction as determined by the State Allocation Board. Government Code Section 66001 requires that a reasonable relationship exist between the amount and use of the fees and the development on which the fees are to be charged.

This report:

- Identifies the cost of providing school facilities for students generated by future residential and commercial/industrial development in order to justify the collection of fees on those developments and
- Explains the relationship between the fees and the developments on which those fees are to be charged.

B. Brief Description of the Ripon Unified School District

The Ripon Unified School District is located in San Joaquin County. The District currently serves 3,051 students in grades K-12 and operates five K-8 schools, and one comprehensive high school.

Opportunities for new residential development exist in the District, and approximately 350 new residential units are projected to be built in the District over the next five years which could be subject to developer fees. If Level 2 developer fees are in effect and exceed Level 1 fees, they will be levied in lieu of Level 1 fees. Additions to residential units (500 + square feet) and commercial/industrial developments are subject to Level 1 fees.

DISTRICT FACILITY NEEDS

This section describes the District's requirements for school facilities. Specifically, the following subsections:

- A) Identify the District's student capacity,
- B) Subtract the District's enrollment from the District's capacity to calculate the District's facility needs and
- C) Describe the District's plan to fulfill its facility needs.

A. Student Capacity of District Facilities

The District's student capacity is based on form SAB 50-02: Existing School Building Capacity (See Appendix A), as certified by the Office of Public School Construction/State Allocation Board (OPSC/SAB). The original form SAB 50-02 was submitted to OPSC/SAB on January 26, 2001 and was certified February 27, 2002. The certified student capacity creates the "baseline" for determining future eligibility for funding under the School Facility Program.

The baseline capacity based on chargeable classrooms identified in form SAB 50-02 is the following:

Grades	Number of Classrooms	Students per Classroom	Classroom Capacity	SER Adjustment	Total Capacity
K-6	42	25	1,050	63	1,113
7-8	7	27	189		189
9-12	28	27	756		756
Total	77		1,995	63	2,058

Because the above capacity is the basis for determining eligibility for school facilities needs, it will be used to calculate unhoused students.

B. Projected Unhoused Students

The District's projected enrollment five years in the future is based on historical cohort factors and births/kindergarten trends (see Appendix D). The projections are used in conjunction with Form SAB 50-02, Existing School Building Capacity, to determine the number of unhoused students, as follows:

Grades	Projected Enrollment (2016-17)	SAB 50-02 Classroom Capacity	Unhoused Students
K-6	1,723	1,050	673
7-8	555	189	366
9-12	967	756	211
Total	3,245	1,995	1,250

C. District Facilities Needs

The District’s facilities needs and associated costs over the next five years consider four (4) categories, as follows:

- New School Construction
- Modernization/Renovation
- Interim School Facilities
- Certificates of Participation

The need and estimated costs for each category are discussed below.

New School Construction

The state SFP New Construction grant amounts for grades K-6, 7-8, 9-12, SDC-Non-Severe and SDC-Severe, were adjusted by the State Allocation Board on January 25, 2012. This year’s grant amounts including grants for automatic fire detection/alarm and sprinkler systems are as follows:

New Construction Grants

Grades	Base Grant	Fire Detection/ Alarm	Sprinklers	Grant per Student
K-6	\$9,455	\$11	\$159	\$9,625
7-8	\$9,999	\$16	\$189	\$10,204
9-12	\$12,721	\$25	\$196	\$12,942
SDC-Non-Severe	\$17,765	\$33	\$336	\$18,134
SDC- Severe	\$26,564	\$49	\$502	\$27,115

From the above data, the cost to provide school facilities for 1,250 future unhoused students based on the state SFP New Construction grants would be the following:

Grades	Future Unhoused Students	State Grant (50%)	District Match (50%)
K-6	673	\$6,477,625	\$6,477,625
7-8	366	\$3,734,664	\$3,734,664
9-12	211	\$2,730,762	\$2,730,762
Total	1,250	\$12,943,051	\$12,943,051

As of May 2012, the District has remaining eligibility for 514 students in grades K-12 under the state SFP New Construction program (See Appendix A for details). The program provides funding for the construction of new school facilities on a 50/50 basis. Hence, in order to avail of these funds for the construction of school facilities for future unhoused students, the District will need local funds in the amount of \$12,943,051 to match the state grant.

Modernization/Renovation

The state SFP Modernization grant amounts for grades K-6, 7-8, SDC-Non-Severe and SDC-Severe, were adjusted by the State Allocation Board on January 25, 2012. This year's grant amounts including grants for automatic fire detection/alarm systems are as follows:

Modernization Grants

Grades	Base Grant	Fire Detection/ Alarm	Grant per Student
K-6	\$3,600	\$115	\$3,715
7-8	\$3,809	\$115	\$3,924
9-12	\$4,985	\$115	\$5,100
SDC-Non-Severe	\$7,674	\$216	\$7,890
SDC- Severe	\$11,470	\$322	\$11,792

As of May 2012, the District has eligibility for the modernization of Ripona Elementary School under the state SFP Modernization program (See Appendix A for details). The program provides funding for the upgrades and replacements to building systems, air conditioning, plumbing and others on a 60/40 basis. Hence, in order to avail of these funds to upgrade the existing school facilities, the District will need local funds in the amount of \$1,052,583 to match the state grant shown in the following table;

School	Remaining Modernization Eligibility	State Grant (60%)	District Match (40%)
Ripona Elementary	425	\$1,578,875	\$1,052,583
Total	425	\$1,578,875	\$1,052,583

The District filed modernization applications for two (2) schools in 2003 (Ripon Elementary and Ripon High) which were funded as a 60/40 match. The District may file additional modernization projects for Ripona Elementary School in the future.

Interim School Facilities

The District does not currently have leases for portable classrooms that are paid out of Developer Fees.

Certificates of Participation (COPs)

The District currently has an outstanding balance of \$3,835,000 on Certificates of Participation (COPs) for District property on Clinton South Road. The COPs are paid out of developer fees.

Construction Cost Summary (Five years)

The total costs of the District's facilities needs over the next five years are summarized as follows:

Construction Cost Summary (Five years)	Cost
New School Construction	\$12,943,051
Modernization/Renovation	1,052,583
Interim School Facilities	None
Certificates of Participation	\$3,835,000
Total Cost	\$17,830,634

Developer fees to be levied against future residential and commercial/industrial development will help provide funds for school facilities needs as identified above.

II. FINANCIAL IMPACT ON THE DISTRICT OF FUTURE RESIDENTIAL DEVELOPMENT

This section quantifies how future residential development financially affects the District.

Future residential development will generate additional students in the District. As shown in the previous section, adequate school facilities do not exist for these students. Future residential development, therefore, financially affects the District by generating a need for additional school facilities that the District must acquire at some cost.

A. Formulas

The formulas used in the calculation of Level 1 fees were the same as those used for the calculation of Level 3 fees, as follows:

1. New Residential sq.ft. = H.U. Projection (5-years)
x average sq.ft. per unit
2. Unhoused Students = H.U. Projection (5-years)
x Student Yield Rate
3. Construction Cost = Unhoused Students
x State grant per student
4. Total Cost = Construction Cost
+ Site Acquisition Cost
+ Site Development Cost
5. Net Cost = Total Cost - Other Local Funds
6. Level 1 Fee per sq.ft. = Net Cost divided by New Residential sq.ft.

B. New Residential Square Footage

The District includes land within the City of Ripon, within the City of Manteca, and in the unincorporated regions. During the past five-year period (2007-2011), there were 201 new single-family housing units constructed in the District. (See Appendix B) The most recent five-year total is significantly lower than for the years prior to 2011, when over 200 new housing units each year were constructed. The slowdown in construction of housing units due to negative economic climate – from 236 in 2005 to 15 in 2010, which was followed by a climb back 26 in 2011 – reflects current observations that the economy is improving and that the building industry is on a gradual return to previous levels of residential construction activity.

A “Demographic Study 2010-11 – 2020-21” dated October 2009, estimated that 700 new housing units would be constructed over the coming five year period, based on the assumption that the housing market would improve. However, due to the extremely low experience of the past few years, a projection of 350 housing units over the coming five-year period will be assumed for this study.

The five-year projection of housing units that will be subject to Level 1 fees, the average square feet per unit, and the new residential square feet were calculated based on 350 new housing units to reflect the economic recovery.

New Housing Units	Number of Units	Average Square Foot	Total Square Foot
Single-Family	350	2,689	941,150

C. Unhoused Students

Student yield rates were determined by “Student Yield Rate Study” conducted in 2006 and again in 2010 (Appendix C), based on 988 and 538 new single-family units respectively. During the period between the two studies, the student yield rate has declined by 9.5%. Yield rates by grade groupings based on the 2010 study were the following:

Housing Type	Units	K-6	7-8	9-12	Total
Single-Family					
Yield Rate		0.346	0.080	0.143	0.569

From the projected construction of 350 new single-family dwelling units during the next five years and the above student yield rate data, the number of unhoused students was calculated as follows:

Unhoused Students	K-5	6-8	9-12	Total
Single-Family Dwelling Units	121	28	50	199

Government Code Section 65995.6(a) states that the existing school building capacity shall be calculated pursuant to Education Code Section 17071.10 et seq., which is in accordance with regulations adopted by the State Allocation Board. Those regulations are established in form SAB 50-02, as summarized in Appendix A.

As presented in the previous section, the District currently has more students than its state-loaded capacity, and projections indicate that the number of unhoused students will increase to 1,250 over the next five years. There is therefore a backlog of unhoused students in all grade groups, and new students for those groups to be generated from projected housing units over the next five years are un-housed.

D. Construction Cost

The new construction state grant amounts for grades K-6, 7-8, and 9-12, including grant increases pursuant to the passage of Proposition 1D in November 2006 and as inflated by the State Allocation Board on January 25,2012, and including grants for auto alarm/detection and sprinklers were the following:

New Construction Grants – Regular Students

Grades	Base Grant	Fire Detection/Alarm	Sprinklers	Grant per Student
K-6	\$9,455	\$11	\$159	\$9,625
7-8	\$9,999	\$16	\$189	\$10,204
9-12	\$12,721	\$25	\$196	\$12,942

From the above data, the construction cost for school facilities required to provide facilities for the projected unhoused students that will be generated by the construction of new residential housing units was calculated as follows:

Grades	Unhoused Students	Grant	Cost
K-6	121	\$ 9,625	\$1,164,625
7-8	28	10,204	285,712
9-12	50	12,942	647,100
Total	199		\$2,097,437

E. Total Cost

According to the "Guide to School Site Analysis and Development, 2000 Edition", the following site sizes would be required for future schools:

Student Capacities and Site Sizes

Grades	Student Capacity	Site Size (Acres)
K-6	600	11.0
7-8	900	25.0
9-12	1,601-1,800	44.5

On December 29, 2009, the District issued a Certificate of Participation (COP) in the amount \$3,595,000 to purchase a 60 acre site for a future high school. With that purchase, the need for acreage to serve unhoused 9-12 students has been met.

The cost of undeveloped land for acquisition by the District based upon information presented in the May 9, 2006 Needs Analysis, is estimated at \$200,000 per acre. Based on District information, land costs subsequently increased to \$250,000 per acre. (See Appendix E). However, due to current economic conditions, and the fact that the 60 acre high school site was purchased for less than \$250,000 per acre, the May 6, 2006 estimate of \$200,000 will be used for K-6 and 7-8 land costs. Additional site acquisition costs must be included for appraisals, surveys, toxic studies, soils tests, EIR, preliminary architectural/engineering work, school site approval process, legal fees, consultants, etc. (See Appendix D). It is estimated that with the additional site acquisition costs as shown below, the total cost per acre would be as follows:

Grades	Cost Per Acre	Additional Site Acquisition Costs	Total Cost Per Acre
K-6	\$200,000	\$12,682	\$212,682
7-8	\$200,000	\$6,520	\$206,520

Based on the above acreages and projected un-housed students, the total costs would be the following:

Total New School Site Acquisition Costs

Grades	Unhoused Students	Required Acres	Total Site Acquisition Cost
K-6	121	2.22	\$472,154
7-8	28	0.78	\$161,086
9-12	50	1.39	N/A
Total	199	4.39	\$633,240

Site development costs (including on-site and off-site costs) were based on estimated costs obtained from other school districts, as summarized in Appendix E. Those cost data revealed the following estimated site development costs per acre:

Elementary School	\$335,627/acre
Middle School	\$322,908/acre
High School	\$293,970/acre

While site development costs will vary depending upon many variables (utilities requirements, off-site access requirements, site slope and condition, etc.), it is believed that for the Ripon Unified School District the average site development costs above would be reasonable. Based on these estimates, the site development costs would be the following:

Grades	Required Acres	Total Site Development Cost
K-6	2.22	\$745,092
7-8	0.78	\$251,868
9-12	1.39	\$408,618
Total	4.39	\$1,405,578

F. Fee per Square Foot

Level 1 fees were calculated based on full-cost data presented above, as follows:

Grades	Total Construction Cost	Site Acquisition Cost	Site Development Cost	Total Cost
K-6	\$1,164,625	\$472,154	\$745,092	\$2,381,871
7-8	285,712	\$161,086	\$251,868	698,666
9-12	647,100	N/A	\$408,618	1,055,718
Total	\$2,097,437	\$633,240	\$1,405,578	\$4,136,255

From the above data the maximum fee per square foot was calculated as follows:

Residential Housing Type	Total Cost	Total Square Ft	Cost Per Sq. Ft
Single Family Dwelling Units	\$4,136,255	941,150	\$4.39

III. REVENUE FROM FEES ON RESIDENTIAL DEVELOPMENT VERSUS COSTS OF SCHOOL FACILITIES

This section compares the projected revenues from fees levied on future residential development to the school facility costs attributable to that development.

State law currently caps Level 1 Fees at \$3.20 per square foot. As demonstrated in the previous section, each square foot of future residential development will generate a school facility cost of \$4.39. Any given amount of future development will, therefore, generate more school facility costs than Level 1 Fee revenue.

A. Fee Revenue from Residential Development Over the Next Five Years

Based on the average square footage of 2,689 square feet per unit, 350 residential units will generate 941,150 square feet of residential development over the next five years.

If the District were to collect the maximum allowable Level 1 fee (\$3.20) on residential development, the District would collect \$3,011,680 in residential developer fees over a five-year projection period.

B. Fee Revenue from Additions to Existing Residences

Fees will also be generated by additions to existing residences. This report does not account for the total fee revenue collected from additions to existing residences. However, the fee revenue calculation for additions is the same as for new units. For example, additions totaling 40,000 square feet would generate \$128,000 in fee revenue (40,000 times \$3.20). Pursuant to Education Code Section 17620(a)(1)(C)(i), developer fees may be charged on residential additions “only if the resulting increase in assessable space exceeds 500 square feet.”

C. Fee Revenue from Reconstruction and Redevelopment

Fees will also be generated by single and multi-family units in redevelopment projects and single and multi-family units that replace demolished units (to the extent that the new units are larger than the demolished units). This report does not account for the total fee revenue collected from reconstruction and redevelopment. However, the fee revenue calculation from reconstruction and/or redevelopment is the same as for new units. For example, reconstruction and/or redevelopment totaling 50,000 square feet would generate \$160,000 in fee revenue (50,000 times \$3.20).

D. School Facility Costs Generated by Residential Development Over the Next Five Years

The total school facility cost attributable to future residential development over the next five years was calculated in Section II.F at \$4,136,255.

E. Extent of Mitigation of School Facility Costs Provided by Level 1 Residential Fees

From Section A above, total residential Level 1 fee revenue of \$3,011,680 will cover only 72 percent of the \$4,136,255 in total school facility costs attributable to residential development over the next five years. Some of this shortfall may be recovered from fees on additions to existing residential units and commercial development, but such revenues will likely be minimal.

F. Senior Citizen Restricted Housing

As required by law, a lower fee, currently the commercial/industrial maximum of \$0.51 per square foot is established for certain types of residences that are restricted in occupancy to senior citizens. Housing of this type generates employees and has an indirect impact on the school district similar to that from commercial/industrial development projects.

IV. FINANCIAL EFFECT ON THE DISTRICT OF NEW COMMERCIAL /INDUSTRIAL DEVELOPMENT

This section analyzes the costs of providing school facilities for students generated by new commercial/industrial development.

Commercial/industrial development will attract additional workers to the District, and, because some of those workers will have school-age children, will generate additional students in the District. As shown in Section I, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a fiscal impact on the District by generating a need for new school facilities.

The report multiplies the following five factors together to calculate the school facility cost incurred by the District per square foot of new commercial/industrial development:

- A. Employees per square foot of new commercial/industrial development,
- B. Percent of employees in the District that also live in the District,
- C. Houses per employee,
- D. Students per house, and
- E. School facility cost per student.

The report calculates each of these factors in the next sections.

A. Employees per Square Foot of Development

As permitted by State law, the report uses results from a survey published by the San Diego Association of Governments (SanDAG) to establish the number of employees per square foot of new commercial/industrial development projects.

Employees Per Square Foot of Commercial/Industrial Development, by Category¹

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	15,541	0.00006
Scientific Research & Development	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	209	0.00479
Large High Rise Com. Office	232	0.00431
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

¹Source: 1990 SanDAG Traffic Generators report.

B. Percentage of Employees Residing Within the District

It is estimated that approximately 40 percent of people working in the District also live in the District.

C. Number of Households per Employee

U.S. Census data indicates that there are approximately 0.629 K-12 workers per household. Likewise, this data indicates that there are 0.79 housing units for every one worker. The report, therefore, assumes that each new resident worker in the District will demand 0.79 housing units.

D. Number of Students per Dwelling Unit

As calculated from Section II.C., the report assumes that 0.569 K-12 students will reside in each housing unit.

E. School Facility Cost per Student

As calculated from Section II.F., the report estimates that the school facility cost per K-12 student is \$20,746. ($\$4.39/\text{square foot} \times 2,689 \text{ square foot} \div 0.569 \text{ pupil yield}$)

F. School Facility Cost per Square Foot of Commercial/Industrial Development

The following table calculates the school facility cost generated by a square foot of new commercial/industrial development for each of the categories of commercial/industrial projects listed in Section A.

School facility costs for development projects not included on this list may be estimated by using the closest employee-per-square foot ratio available for the proposed development or by following the District's administrative procedures for appeals of school facility fee imposition.

**Facility Cost Per Square Foot of Commercial/Industrial
Development, by Category**

Category	Employees per Square Foot	% Employees Residing in District	Dwelling Units per Employee	K-12 Students Per Dwelling Unit	Cost per K-12 Student	Cost per Square Foot
Banks	0.00283	0.40	0.79	0.569	\$20,746	\$10.56
Community Shopping Centers	0.00153	0.40	0.79	0.569	\$20,746	\$5.70
Neighborhood Shopping Centers	0.00271	0.40	0.79	0.569	\$20,746	\$10.11
Industrial Business Parks	0.00352	0.40	0.79	0.569	\$20,746	\$13.13
Industrial Parks	0.00135	0.40	0.79	0.569	\$20,746	\$5.04
Rental Self Storage	0.00006	0.40	0.79	0.569	\$20,746	\$0.22
Scientific Research & Development	0.00304	0.40	0.79	0.569	\$20,746	\$11.34
Lodging	0.00113	0.40	0.79	0.569	\$20,746	\$4.22
Standard Commercial Office	0.00479	0.40	0.79	0.569	\$20,746	\$17.86
Large High Rise Com. Office	0.00431	0.40	0.79	0.569	\$20,746	\$16.08
Corporate Offices	0.00269	0.40	0.79	0.569	\$20,746	\$10.03
Medical Offices	0.00427	0.40	0.79	0.569	\$20,746	\$15.93

IV. FINDINGS

This section shows that the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees and summarizes other potential funding sources for the District's capital projects.

A. Government Code Section 66001(a)(1) – Purpose of the Fee

The purpose of collecting fees on residential and commercial/industrial development is to acquire funds to construct or reconstruct school facilities for the students generated by new residential and commercial/industrial developments.

B. Government Code Section 66001(a)(2) – Use of the Fee

The District's use of the fee will involve constructing new school facilities. In addition, the fee may be used to construct additional facilities on existing school campuses and/or reconstructing school campuses. The District may also need to purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from fees collected on residential and commercial/industrial development may be used to pay for any of the following:

- 1) Land (purchased or leased) for school facilities,
- 2) Design of school facilities,
- 3) Permit and plan checking fees,
- 4) Construction or reconstruction of school facilities,
- 5) Testing and inspection of school sites and school buildings,
- 6) Furniture for use in new school facilities,
- 7) Interim school facilities (purchased or leased) to house students generated by new development while permanent facilities are being constructed,
- 8) Legal and administrative costs associated with providing facilities to students generated by new development,
- 9) Administration of the collection of developer fees (including the costs of justifying the fees) and
- 10) Miscellaneous purposes resulting from student enrollment growth caused by new residential development.

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

Future residential development will cause new families to move into the District and, consequently, will generate additional students in the District. As shown in Section I.B. of this report, adequate school facilities do not exist for these students. Future residential development, therefore, creates a need for additional school facilities. The fee's use (acquiring school facilities) is, therefore, reasonably related to the type of project (future residential development) upon which it is imposed.

New commercial/industrial development will cause new workers to move into the District. Because some of these workers will have school-age children, commercial/industrial will also generate new students in the District. As shown in Section I.B. of this report, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a need for additional school facilities. The fee's use (acquiring school facilities) is, therefore, reasonably related to the type of project (new commercial/industrial development) upon which it is imposed.

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

The District's current enrollment is larger than its student capacity. The District, therefore, does not have sufficient existing capacity to house students generated by future development. Future residential and commercial/industrial development in the District will generate additional students and consequently, a need for additional school facilities. A relationship exists, therefore, between the District's need to provide additional school facilities and the construction of new residential and commercial/industrial development projects.

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

This report demonstrates that the school facility cost attributable to future residential development is \$4.39 per square foot. Level 1 fees of \$3.20 per square foot on residential development are, therefore, fully justified.

This report also demonstrates that the school facility costs attributable to all categories of commercial/industrial development except rental self-storage exceed \$0.51 per square foot. Level 1 fees of \$0.51 on these types of development are, therefore, fully justified. The school facility cost attributable to rental self-storage units is \$0.51 per square foot. Fees for this type and other low-employee-generating types of development should be examined on a case-by-case basis.

All school facility costs and fees in this report are calculated on a per-student basis to ensure that future developments only pay for impacts they cause.

F. Other Funding Sources

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

1) General Fund

The District's General Fund budget is typically committed to instructional and day-to-day operating expenses and not used for capital outlay uses, as funds are needed to meet the District's non-facility needs. General Fund monies may however, be used for portable lease payments or facilities projects if other funding sources are insufficient to meet commitments.

2) State Programs

The District has been approved for eligibility under the School Facility Program. The State match allowance of 50 percent, however, leaves a shortfall between State funding and the District's actual facility needs. State funds for deferred maintenance may not be used to pay for new facilities. State law prohibits use of lottery funds for facilities.

3) General Obligation Bonds

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

4) Parcel Taxes

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

5) Mello-Roos Community Facilities Districts

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

6) Surplus Property

The District does not own any surplus property that could be used to finance additional school facilities.

7) Redevelopment

The District has no Redevelopment Agency funds in effect.

V. RECOMMENDATIONS

This report recommends that the District levy the maximum statutory fee authorized by law of \$3.20 per square foot of residential development. The report also recommends that the District levy the maximum fee as authorized by law of \$0.51 per square foot, on all categories of commercial/industrial development except rental self-storage. Developer fees for this and other types of low-employee generating developments should be examined on a case-by-case basis.

These recommendations are based on the findings that residential and commercial/industrial development (except for rental self-storage) creates a school facility cost for the District that is larger than the revenue generated by charging these fees.

APPENDIX A

STATE ALLOCATION BOARD ELIGIBILITY DETERMINATION

APPENDIX A. ELIGIBILITY DETERMINATION

New Construction Eligibility

The District's new construction eligibility under the state School Facilities Program (SFP) was initially approved by the State Allocation Board (SAB) on February 27, 2002, based on CBEDS data for school year 1997-98 through 2000-01. SAB 50-01 (Enrollment Certification/Projection) was later updated by the District based on CBEDS data for school year 2001-02 through 2004-05 to re-certify its eligibility prior to approval of the following new construction projects.

SAB#	School Project	Classrooms	Enrollment
50/001	Ripon Community Day School	2	40
50/002	River Road Elementary	24	598
50/004	Ripon High School	6	73
50/005	Ripon High School	2	20
Total		34	731

The status of the District's eligibility after the above actions were taken was the following¹:

Category	K-6	7-8	9-12	Non-Severe	Total
Established Eligibility	479	340	276	30	1,125
SAB Approvals/Adjustments	-181	-149	-273	-8	-611
Remaining Eligibility	298	191	3	22	514

¹ OPSC New Construction Eligibility Information dated May 9, 2012.

To verify that the District continues to have new construction eligibility five years from now, form SAB 50-01 was prepared based on CBEDS data for school years 2008-09 through 2011-12 in order to generate the District's fifth-year enrollment projections. (Unofficial, as SDC data were not listed separately.) These projections are shown in the following table in comparison with previous projections conducted in 2004-05 and 2009-10.

Grades	Fifth-Year Enrollment Projections			Change From 2004-05 To 2011-12
	SAB 50-01 (2004-05)	SAB 50-01 (2009-10)	SAB 50-01 (2011-12)	
K-6	1,861	1,939	1,709	-152
7-8	516	489	548	32
9-12	949	938	970	21
SDC-Non-Severe	35	N/A	N/A	-35
Totals	3,361	3,366	3,227	-134

Because the updated SAB 50-01 enrollment projections show only minor changes, the District continues to have new construction eligibility.

Modernization Eligibility

The District's state SFP Modernization grant eligibility as of May 2012 is as follows:

Grades	Baseline¹ Eligibility	SAB Approval Date	SAB Approvals/ Adjustments³	Remaining Eligibility
Ripon Elementary	76	01/22/2003	-76	0
Ripona Elementary	425	01/22/2003	0	425
Subtotal	501		-76	425
	0		0	0
Subtotal	0		0	0
Ripon High	432	05/24/2000	-432	0
Subtotal	432		-432	0
SDC-Non-Severe	0			0
SDC- Severe	0			0
Totals	1,936			425

¹ The Baseline Eligibilities (SAB 50-03) were certified by the State Allocation Board (SAB) based on the Enrollment Certification/Projection (SAB 50-01) which used CBEDS enrollment data, less the Existing School Building Capacity (SAB 50-02).

² The SAB Approvals/Adjustments were based on updated SAB 50-01 projections and approved projects under the California School Facility Program (SFP). Data were taken from the OPSC website status as of May 9, 2012.

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION
 SAB 60-01 (REV. 08/08)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 5 of 5

SCHOOL DISTRICT Ripon Unified	FIVE-DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 68650
COUNTY San Joaquin	SCHOOL ATTENDANCE AREA (SAA) OR SUPER-SAA (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.	Prev. to Current

Part G. Number of New Dwelling Units (Fifth-Year Projection Only)

Part H. District Student Yield Factor (Fifth-Year Projection Only)

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	/	/	/	/	2006/2007	2007/2008	2008/2009	2009/2010
K					212	214	229	246
1					222	218	226	222
2					229	221	218	222
3					223	230	224	222
4					220	230	231	236
5					249	222	244	207
6					227	256	218	272
7					228	243	261	220
8					243	230	251	258
9					251	252	231	239
10					263	235	263	237
11					241	232	221	248
12					216	209	232	221
TOTAL					3014	2892	3051	3050

Part I. Projected Enrollment
 1. Fifth-Year Projection
 Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
1939	489	938	3366

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Swiss	0	0	0
Swiss	0	0	0
TOTAL	0	0	0

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-Swiss			
Swiss			
TOTAL			

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
				0	0	0	0

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

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9					0	0	0	0
10					0	0	0	0
11					0	0	0	0
12					0	0	0	0
TOTAL					0	0	0	0

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

	Elementary	Secondary	TOTAL
Non-Swiss	0	0	0
Swiss	0	0	0
TOTAL	0	0	0

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
/	/	/	/	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010

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

County Birth Data Birth Data by District ZIP Codes EMBR4N ESR4N ESR4M

6th Prev.	7th Prev.	8th 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 18804.2 (c), 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 constructed. 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 _____

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION
 SAB 50-01 (Rev. 01/03) Excel (Rev. 2/27/2003)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 3 of 3

SCHOOL DISTRICT RIPON UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 68850
COUNTY SAN JOAQUIN	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable) N/A

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

Grade	3rd Previous	2nd Previous	Previous	Current
	2001/02	2002/03	2003/04	2004/05
K	166	197	214	219
1	188	197	209	211
2	197	203	201	212
3	201	197	211	213
4	216	203	220	205
5	226	224	219	223
6	224	235	239	223
7	238	248	247	239
8	218	236	249	244
9	221	236	281	252
10	193	196	220	245
11	184	156	162	208
12	168	188	174	181
TOTAL	2,638	2,714	2,846	2,875

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

3rd Previous	2nd Previous	Previous	Current

Part F. Number of New Dwelling Units **379**

Part G. District Student Yield Factor **0.751**

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

K-6	7-8	9-12	TOTAL
1,861	516	949	3,326

Projections - special day class pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR	9		MR		
HH	1		HH		
DEAF			DEAF		
HI			HI		
SLI	11		SLI		
VI			VI		
SED	1		SED		
OI	1		OI		
OHI	4		OHI		
SLD	7		SLD		
DB			DB		
MH			MH		
AUT	1		AUT		
TBI			TBI		
TOTAL	35		TOTAL		

Part B. Pupils Attending Schools Chartered By Another District

3rd Previous	2nd Previous	Previous	Current

Part C. Continuation High School - (districts only)

Grade	3rd Previous	2nd Previous	Previous	Current
9				
10				
11				
12				

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

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR	7		MR		
HH	1		HH		
DEAF			DEAF		
HI			HI		
SLI	9		SLI		
VI			VI		
SED	1		SED		
OI	1		OI		
OHI	3		OHI		
SLD	6		SLD		
DB			DB		
MH			MH		
AUT	1		AUT		
TBI			TBI		
TOTAL	29		TOTAL		

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

K-6	7-8	9-12	TOTAL
1,559	469	933	2,961

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

Elementary	Secondary	Elementary	Secondary
MR	7	OI	1
HH	1	OHI	3
DEAF		SLD	6
HI		DB	
SLI	9	MH	
VI		AUT	1
SED	1	TBI	
TOTAL	29	TOTAL	29

I certify, as the District Representative, that the information reported on this form is true and correct and that I am designated as an authorized district representative by the governing board of the district. If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42 (b), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC). This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

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

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

SCHOOL DISTRICT RIPON UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 88850
COUNTY SAN JOAQUIN	HIGH SCHOOL ATTENDANCE AREA (HSA) OR SUPER HSA(A) (applicable) N/A

PART I - Classroom Inventory NEW ADJUSTED

Line 1. Leased State Relocatable Classrooms					
Line 2. Portable Classrooms leased less than 5 years					
Line 3. Interim Housing Portables leased less than 5 years					
Line 4. Interim Housing Portables leased at least 5 years					
Line 5. Portable Classrooms leased at least 5 years					
Line 6. Portable Classrooms owned by district	48	10	6		64
Line 7. Permanent Classrooms	30	5	26		61
Line 8. Total (Lines 1 through 7)	78	15	32		125

PART II - Available Classrooms

a. Part I, line 4					
b. Part I, line 5					
c. Part I, line 6	48	10	6		64
d. Part I, line 7	30	5	26		61
e. Total (a, b, c, & d)	78	15	32		125

a. Part I, line 8	78	15	32		125
b. Part I, lines 1,2,5 and 6 (total only)					64
c. 25 percent of Part I, line 7 (total only)					16
d. Subtract c from b (enter 0 if negative)	36	8	4		48
e. Total (a minus d)	42	7	28		77

PART III - Determination of Existing School Building Capacity

Line 1. Classroom capacity	1,050	189	756		
Line 2. SER adjustment	63				
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	63				
Line 5. Total of lines 1 and 4	1,113	189	756		

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

SIGNATURE OF DISTRICT REPRESENTATIVE	DATE
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STATE OF CALIFORNIA
ELIGIBILITY DETERMINATION
 SAB 50-03 (Rev. 01/03) Excel (Rev. 4/29/2003)

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

SCHOOL DISTRICT RIPON UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 68650
BUSINESS ADDRESS 304 North Acacia Avenue	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable) N/A
CITY Ripon, CA 95386	COUNTY SAN JOAQUIN

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

DISTRICT REPRESENTATIVE Leo Zuber	TELEPHONE NUMBER (209) 599-2131	E-MAIL ADDRESS
DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS

Part II - New Construction Eligibility NEW ADJUSTED

1. Projected Enrollment (Part G, Form SAB 50-01)	1,881	516	949	35
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	1,113	189	756	
3. New Construction Baseline Eligibility (line 1 minus line 2)	748	327	193	35
4. Adjustment to the baseline eligibility.				
5. Adjusted Baseline Eligibility (line 3 plus or minus line 4)				

Part III - Modernization Eligibility NEW ADJUSTED

1. SCHOOL NAME:

Option A

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

Option B

2. Permanent space at least 25 years old (report by classroom or square footage)	
3. Portable space at least 20 years old (report by classroom or square footage)	
4. Total (lines 2 and 3)	
5. Remaining permanent and portable space (report by classroom or square footage)	
6. Total (lines 4 and 5)	
7. Percentage (divide line 4 by line 6)	0%
8. CBEDS enrollment at school site	
9. Modernization eligibility (multiply line 7 by each grade group on line 8)	

I certify, as the District Representative, that the information reported on this form is true and correct and that I am designated as an authorized district representative by the governing board of the district; and: A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1, commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board on **October 9, 2000**; and, This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE	DATE
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APPENDIX B

AVERAGE SQUARE FOOTAGE OF NEW HOMES

APPENDIX B. AVERAGE SQUARE FOOTAGE OF NEW HOMES

Determination of the Average Square Footage of new homes built is based on records of building permits issued for new residential housing units for the period beginning January 1, 2002 thru December 31, 2011. Data were taken from the annual Developer Fee collection reports and spreadsheets provided by the District. The Number of Units and Total Square Feet shown in the table below have been adjusted to exclude Home Care/Senior Housing units and Residential Extensions/Additions.

SQUARE FEET PER SINGLE-FAMILY RESIDENTIAL UNIT

Year	Period	Number Of Units	Total Square Feet	Average SF/Unit
2002	January - December	218	462,113	2,120
2003	January - December	234	694,902	2,970
2004	January - December	291	807,056	2,773
2005	January - December	236	704,969	2,987
2006	January - December	142	385,191	2,713
2007	January - December	74	214,579	2,900
2008	January - December	69	156,628	2,270
2009	January - December	17	32,866	1,933
2010	January - December	15	42,521	2,835
2011	January - December	26	54,047	2,079
Total		1,322	3,554,872	2,689
Average Square Feet Per Unit			2,689	

APPENDIX C

PUPIL YIELD RATES

APPENDIX C. PUPIL YIELD RATES

Pupil yield rates were calculated in 2006 by an address match of students enrolled in the District and building permits issued during the period January 2000 through December 2004, based on 988 new single-family building permits issued.¹

In 2010 pupil yield rates were again calculated by an address match of students enrolled in the District and building permits issued during the period January 2005 through December 2009, based on 538 new single-family building permits issued. See the following tables for detail by year and school of attendance.

The yield rates from the 2006 study and the recent 2010 study were the following:

Grades	2006 ¹	2010	Difference
K-6	0.370	0.346	-0.024
7-8	0.091	0.080	-0.011
9-12	0.168	0.143	-0.025
Total	0.629	0.569	-0.060 (-9.5%)

¹ Source: Development Impact Fee Nexus Study and School Facilities Needs Analysis, Economic and Planning Systems, Inc., May 9, 2006.

It should be noted that the state yield rates allowed when using the dwelling unit method on form SAB 50-01 are:

K-6	0.40
7-8	0.10
9-12	0.20
Total	0.70

The decrease in yield rates will cause a decrease in the Level 2 developer fee that may be imposed.

**PUPIL YIELD RATES¹
BY CALENDAR YEAR**

Grade	2005	2006	2007	2008	2009	Total
K	10	8	3	4	0	25
1	10	9	3	4	1	27
2	18	7	2	3	1	31
3	11	8	5	0	2	26
4	11	5	1	2	2	21
5	12	10	5	2	1	30
6	9	10	2	4	1	26
Subtotal	81	57	21	19	8	186
K-6 Yield						0.346
7	10	5	2	2	0	19
8	14	8	1	1	0	24
Subtotal	24	13	3	3	0	43
7-8 Yield						0.080
9	13	13	2	0	0	28
10	6	4	2	4	0	16
11	5	11	2	0	1	19
12	7	5	1	1	0	14
Subtotal	31	33	7	5	1	77
9-12 Yield						0.143
Total	136	103	31	27	9	306
K-12 Yield						0.569
Housing Units Constructed	236	142	74	69	17	538

¹ Address match of 2009-10 students and five year building permit records.

**PUPIL YIELD RATE DATA
BY SCHOOL OF ATTENDANCE**

Grade	Colony Oak	Parkview Elem	Ripon Elem	Ripona Elem	Weston Elem	Ripon High	Total
K	4	14	4	2	1		25
1	10	7	3	4	3		27
2	7	15	5	0	4		31
3	4	11	2	5	4		26
4	10	4	2	3	2		21
5	6	7	7	5	5		30
6	11	6	5	2	2		26
Subtotal	52	64	28	21	21	0	186
7	11	5	1	1	1	0	19
8	12	0	3	4	3	2	24
Subtotal	23	5	4	5	4	2	43
9						28	28
10						16	16
11						19	19
12						14	14
Subtotal	0	0	0	0	0	77	77
Total	75	69	32	26	25	79	306

COLONY OAK ELEMENTARY SCHOOL

(284)

Grade	2005	2006	2007	2008	2009	Total
K	2	1	0	1	0	4
1	4	3	1	2	0	10
2	4	2	0	0	1	7
3	1	1	1	0	1	4
4	5	2	1	0	2	10
5	4	1	0	0	1	6
6	5	4	1	0	0	10
7	7	3	0	1	0	11
8	7	5	0	1	0	13
Total	39	22	4	5	5	75

PARK VIEW ELEMENTARY SCHOOL

(035)

Grade	2005	2006	2007	2008	2009	Total
K	7	3	3	1	0	14
1	4	3	0	0	0	7
2	12	2	1	0	0	15
3	6	4	1	0	0	11
4	3	1	0	0	0	4
5	3	2	2	0	0	7
6	2	2	1	1	0	6
7	3	1	1	0	0	5
8	0	0	0	0	0	0
Total	40	18	9	2	0	69

RIPON ELEMENTARY SCHOOL

(477)

Grade	2005	2006	2007	2008	2009	Total
K	1	2	0	1	0	4
1	1	1	0	0	1	3
2	2	1	0	2	0	5
3	0	1	0	0	1	2
4	1	1	0	0	0	2
5	1	5	0	1	0	7
6	2	1	0	1	1	5
7	0	1	0	0	0	1
8	3	0	0	0	0	3
Total	11	13	0	5	3	32

**RIPONA ELEMENTARY SCHOOL
(485)**

Grade	2005	2006	2007	2008	2009	Total
K	0	1	0	1	0	2
1	1	1	1	1	0	4
2	0	0	0	0	0	0
3	3	1	1	0	0	5
4	1	0	0	2	0	3
5	2	2	0	1	0	5
6	0	1	0	1	0	2
7	0	0	1	0	0	1
8	2	1	0	1	0	4
Total	9	7	3	7	0	26

**WESTON ELEMENTARY SCHOOL
(322)**

Grade	2005	2006	2007	2008	2009	Total
K	0	1	0	0	0	1
1	0	1	1	1	0	3
2	0	2	1	1	0	4
3	1	1	2	0	0	4
4	1	1	0	0	0	2
5	2	0	3	0	0	5
6	0	2	0	0	0	2
7	0	0	0	1	0	1
8	1	1	1	0	0	3
Total	5	9	8	3	0	25

**RIPON HIGH SCHOOL
(756)**

Grade	2005	2006	2007	2008	2009	Total
8	1	1	0	0	0	2
9	13	13	2	0	0	28
10	6	4	2	4	0	16
11	5	11	2	0	1	19
12	7	5	1	1	0	14
Total	32	34	7	5	1	79

APPENDIX D

HISTORICAL AND PROJECTED ENROLLMENT

APPENDIX D. HISTORICAL AND PROJECTED ENROLLMENT

Historical CBEDS Enrollment

Enrollment projections for the school district during the next five years (2012-13 thru 2016-17) were derived based on the kindergarten enrollments projected with the use of correlations between city births by zip code and county birth data with kindergarten enrollments five years later when the children start attending school. District enrollment projections are then prepared by distributing the cohort growth factors, or movement of students from one grade to the next higher grade the following year, derived from the historical CBEDS enrollment throughout the grades.

RIPON UNIFIED SCHOOL DISTRICT Historical CBEDS Enrollment and Cohorts School Year 2007-08 thru 2011-12

Grades	2007-08	2008-09	2009-10	2010-11	2011-12	Average Cohort
K	214	229 /	253 /	213 /	234 /	
1	218	228 / -4	230 / 5	244 / 15	221 / 6	6
2	221	218 / 4	221 / 10	238 / 1	245 / -1	4
3	230	224 / 13	224 / -1	224 / 1	240 / 1	4
4	230	231 / -6	234 / 8	230 / 4	235 / 7	3
5	222	244 / 4	230 / 5	245 / 23	229 / 2	8
6	256	218 / 5	251 / -2	238 / 14	255 / 7	6
7	243	261 / 2	226 / 6	251 / 4	248 / 16	7
8	230	251 / -2	256 / 9	236 / 8	257 / 3	4
Subtotal	2,064	2,104 / 16	2,125 / 40	2,119 / 70	2,164 / 41	42
9	252	231 / 1	236 / 7	242 / -3	236 / 9	4
10	235	263 / -36	235 / 5	228 / -2	236 / -17	-12
11	232	221 / -12	246 / 3	244 / -16	227 / -22	-12
12	209	232 / 19	214 / -12	231 / -32	222 / -33	-15
Subtotal	928	947 / -28	931 / 3	945 / -53	921 / -63	-35
Total	2,992	3,051 / -12	3,056 / 43	3,064 / 17	3,085 / -22	7

¹ Source: California Basic Educational Data System (CBEDS), California Department of Education, May 2012.

Projected CBEDS Enrollment

According to the study prepared by Caldwell Flores Winters, Inc. for the District during the current year and as shown in the table below, the District has experienced steady enrollment growth with a total enrollment increase of approximately 2% since 2007 and is expected to increase by 163 students in the next five years. Today, overall enrollment has increased by approximately 408 students since 2002 to a current enrollment of 3,081.

Projected CBEDS Enrollment¹
(Fiscal Year 2012/13 thru 2016-17)

Grades	2012-13	2013-14	2014-15	2015-16	2016-17
K	262	228	234	230	236
1	240	269	234	230	236
2	221	240	269	234	230
3	246	224	243	272	237
4	247	253	230	250	280
5	243	256	262	238	259
6	236	251	263	270	245
7	263	243	258	271	278
8	252	268	248	263	277
Subtotal	2,210	2,232	2,241	2,258	2,278
9	253	248	264	244	259
10	232	250	245	260	241
11	226	223	240	235	250
12	211	209	206	222	217
Subtotal	922	930	955	961	967
Total	3,131	3,159	3,185	3,218	3,245

¹ Source: Ripon Unified School District, Enrollment Projections, Caldwell Flores Winters, 2012

APPENDIX E

SITE ACQUISITION AND DEVELOPMENT COSTS

APPENDIX E. SITE ACQUISITION AND DEVELOPMENT COSTS

Site Acquisition costs.

Site purchase costs can vary significantly from site to site within a school district based on land availability, unimproved vs. improved land, prior sales prices and zoning. Before a purchase can be finalized, appraisals must be made and terms and conditions must be agreed upon.

The adjacent Manteca Unified School District acquired a 16 acre parcel for its new Mossdale Elementary School and a 50 acre parcel for its new Lathrop High School, as follows:

School	Grades		Acreage	Total Cost	Cost Per Acre
Mossdale Elementary	K-5	525	16	\$4,141,752	\$258,860
	7-9	459			
Lathrop High	9-12	1,566	50	\$21,296,272	\$425,925

According to information provided by the District, a purchase price of \$250,000 per acre in Ripon is reasonable.

In addition to the cost of land, there are support costs associated with the acquisition of land. The Bakersfield City School District prepared an analysis of the various categories of service to be considered during the acquisition process as follows:

Estimated Support Costs¹

Category	K-6	7-8	9-12
Appraisal Fees	\$15,000	\$15,000	\$15,000
Legal Fees	50,000	50,000	50,000
Escrow Fees	30,000	30,000	30,000
CEQA Documentation	7,500	25,000	50,000
Environmental Analysis (DTSC)	25,000	25,000	25,000
Topographic Survey	3,000	6,000	10,000
Traffic Study	6,000	6,000	6,000
Geo-Technical Hazards Report	3,000	6,000	10,000
Total	\$139,500	\$163,000	\$196,000

¹ Bakersfield City School District 2007-2014 Facilities Plan, June 14, 2006. Cost estimates based on 2006 dollars

Actual land acquisition support costs can vary depending on local factors at work. For example, Manteca's land acquisition support costs for Mossdale Elementary School was reported as totaling \$250,760, while Lathrop High School had reported support costs of \$84,525. (Note: It was possible that some support costs were included in the purchase price.) While a precise support cost cannot be calculated, the Bakersfield analysis is reasonable to use.

State recommended acreages were used to compute total site acquisition costs for Ripon as follows:

Grades	Enrollment	State Recommended Acreage
K-6	600	11.0
7-8	900	25.0
9-12	1,601-1,800	44.5

Grades	Acres	Cost/Acreage	Total
K-6	11.0	\$250,000	\$2,750,000
7-8	25.0	\$250,000	\$6,250,000
9-12	44.5	\$250,000	\$11,125,000

Total Site Acquisition Cost					
Grades	Acres	Land	Support	Total Cost	Total Cost Per Acre
K-6	11.0	\$2,750,000	\$139,500	\$2,889,500	\$262,682
7-8	25.0	\$6,250,000	\$163,000	\$6,413,000	\$256,520
9-12	44.5	\$11,125,000	\$196,000	\$11,321,000	\$254,404

Site Development Costs

Site development costs cannot be precisely calculated because of many variables at work, such as whether off-site utilities and streets are available, site conditions (substrata rocks, clean-up requirements, etc.), site slope/cuts/fills, etc. However, reasonable estimates of site development costs per acre can be prepared from local experience and architect estimates.

Planning and construction costs for the two site acquisition examples presented above – Mossdale Elementary School and Lathrop High School – summarize local costs, as shown in the table. Based on the assumption that 25 percent of total planning and construction costs go to site development, and then the site development cost analysis presents the following conclusions:

Category	Mossdale Elementary School	Lathrop High School
Acreage	16.0	50.0
Student Capacity	K-5 = 525, 7-9 = 459	9-12 = 1,566
Site Development/Acre	\$366,625	\$293,970

To verify the reasonableness of the above data, architectural estimates prepared for the Bakersfield City School District were used for comparison purposes. The conclusions from the Bakersfield estimates were K-6 site development costs of \$335,627/acre and 7-8 site development costs of \$322,908/acre, thereby confirming the reasonableness of the data.

For Ripon, the following site development costs per acre will be used:

K-6	\$335,627
7-8	\$322,908
9-12	\$293,970

Planning and Construction

Category	Mossdale Elementary School	Lathrop High School
Architect/Engineering Fees	\$1,263,612	\$2,921,155
DSA/CDE Fees	113,375	333,334
Consultants	15,151	118,735
Subtotal Planning	\$1,392,138	\$3,373,224
Construction	\$21,894,668	\$54,741,454
Inspections	149,855	378,042
Tests	2,237	227,169
Labor Compliance	25,125	74,155
Subtotal Construction	\$22,071,885	\$55,420,820
Total Planning & Construction	\$23,464,023	\$58,794,044
Furniture & Equipment	400,474	853,236
Grand Total	\$23,864,497	\$59,647,280
Estimated Cost Split		
Site Development (25%)	\$5,866,006	\$14,698,514
Construction (75%)	16,598,017	44,095,544
Subtotal	\$22,464,023	\$58,794,058
Furniture & Equipment	400,474	853,236
Grand Total	\$22,864,497	\$59,647,294
Site Acreage	16.0	50.0
Site Development/Acre	\$366,625	\$293,970

EXHIBIT B

PROCEDURE TO APPEAL IMPOSITION OF COMMERCIAL OR INDUSTRIAL DEVELOPMENT FEE

In accordance with Government Code Section 53080.1, subdivision (e)(2), the following appeals procedure is available to any developer who wishes to contest a fee imposed by the District on residential, commercial or industrial development.

A. Procedure to Appeal Fee Imposition

1. Written Statement of Appeal

- a. Any appeal of the administration's decision to impose fees on development must be presented to the District's Superintendent or his/her designee in writing.
- b. The developer's written statement of appeal shall be dated and include the specific grounds for the appeal and any information that supports the developer's contention that the fee imposition is improper.
- c. The written statement of appeal must be submitted by the developer to the Superintendent or his/her designee within five (5) days of the administration's determination to impose the fee.

2. Appeal to Superintendent or His/Her Designee

- a. The Superintendent or his/her designee shall have an opportunity to investigate the contentions made in the developer's statement of appeal. In conjunction with this investigation, the Superintendent or his/her designee may request to meet with the developer.
- b. Within seven (7) days from the date of receipt of the developer's statement of appeal, the Superintendent or his/her designee shall mail the developer a decision in writing either granting or denying the appeal.

3. Governing Board

- a. If the developer is dissatisfied with the decision of the Superintendent or his/her designee, the developer may request a hearing before the governing board.
- b. The developer's request for a hearing must be received in the District office within seven (7) days of the date of the Superintendent's decision upholding the fee imposition.
- c. The date for the hearing shall be established by the District as soon as practicable following receipt of the developer's request. It shall be the District's prerogative to decide whether the hearing will be conducted at a regular meeting of the governing board or at a special meeting.
- d. As soon as possible and in no event less than five (5) days before the date set for the hearing, the District shall send the developer a written notice including the time, date and place set for the hearing.

CONSTRUCTION COSTS¹

Site Development		
	K-6	7-8
Utility Services	\$100,000	\$100,000
Off-Site Development	100,000	175,000
Service Site Development	1,950,000	3,000,000
General Site Development	1,336,640	1,918,700
Fees/Reports/Testing & Inspection (25%)	386,895	539,745
Total Site Development	\$3,873,535	\$5,733,445
Inflationary Adjustment (12.64%) ²	\$4,363,150	\$6,458,152
Site Development/Acre³	\$335,627	\$322,908

Building Construction		
	K-6	7-8
Building Construction (New)	\$10,766,400	\$15,354,000
Built-In Equipment & Technology	550,000	733,000
Contingency	735,152	1,055,285
Fees/Reports/Testing & Inspection (75%)	1,160,685	1,619,233
Total Building Construction	\$13,212,237	\$18,761,518
Inflationary Adjustment (12.64%) ²	\$14,882,263	\$21,132,973

Furniture and Equipment		
Movable Furniture & Equipment	\$500,000	\$500,000
Total Construction Cost	\$19,745,413	\$28,091,125

¹ Bakersfield City School District 2007-2014 Facilities Plan, June 14, 2006. Cost estimates based on 2006 data.

² Based on construction cost index for Class B construction for the period January 2006 (1.74) through January 2009 (1.96) totaling 12.64 percent

³ Based on Bakersfield planned acreages of 13.0 acres for K-6 and 20.0 acres for 7-8.

B. Conduct of the Hearing

1. At the hearing, the developer shall bear the burden of establishing that the fee is improper.
 - a. The developer shall be allotted 15 minutes in which to present the information showing that the fee requirement is improper.
 - b. The District administration shall have 15 minute in which to present information rebutting the developer's contentions.
 - c. The governing board has the discretion to grant either party or both additional time in which to present information in further support of their contentions.
2. Within five (5) days of the hearing, the governing board or its designee shall mail the developer a notice in writing of its decision either granting the appeal or upholding the fee imposition.
3. All hearings conducted pursuant to this section shall be informal in nature and be designed to determine the parties' contentions without unnecessary formality.

C. Miscellaneous

1. Any failure on the part of the developer to pursue their appeal within the timelines stated in this procedure shall result in the developer's forfeiture of their opportunity for a hearing before the governing board.
2. The timelines contained in this procedure may be extended by mutual written agreement of all parties.
3. It will be sufficient in meeting any of the notice requirements contained in this procedure for the District to send such notices to the developer by regular mail at their last known address as listed on their statement of appeal.
4. Whenever the deadline for any act required under this procedure falls on a Saturday, Sunday or holiday, the time shall automatically be extended to the next business day.

