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## **SCHOOL FACILITIES NEEDS ANALYSIS**

*Prepared for*

**Elk Grove Unified School District**  
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## TABLE OF CONTENTS

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<b>SECTIONS</b>	<b>PAGE</b>
A INTRODUCTION	A-1
B LEVEL 2 AND LEVEL 3 FEE JUSTIFICATION	
Introduction	B-1
Step 1: Five-Year Projection of Residential Units	B-1
Step 2: Project Number of Students Generated by New Residential Units	B-2
Step 3: Determine Excess Facilities Capacity	B-4
Step 4: Determine Number of Unhoused Students Generated by New Development	B-5
Step 5: Calculate Allowable School Facilities Costs	B-5
Step 6: Determine Dedicated Local Funds	B-8
Step 7: Calculate Level 2 Fee	B-10
Step 8: Determine Level 3 Fee	B-11
C NEXUS FINDINGS	C-1

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### **APPENDICES**

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B-1	Projected New Residential Units During the Next Five Years
B-2	Student Generation Rate Study Procedure and Rates
B-3	Site Acquisition Costs
B-4	Site Development Costs
B-5	Planned New School Facilities and Other School Projects
B-6	Average Residential Unit Square Footage

## SECTION A

### INTRODUCTION

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School districts are authorized to collect fees on new residential and commercial/industrial development in accordance with Education Code Section 17620 and Government Code Section 65995. The traditional development fees (referred to as “Level 1” fees) are currently capped at \$3.79 per square foot for residential development and \$0.61 per square foot for commercial/industrial development.

The Leroy F. Greene School Facilities Act of 1998 allows school districts to charge a fee on new residential construction as an alternative to the traditional (“Level 1”) residential developer fee, if certain requirements are met. The alternative fees are referred to as Level 2 and Level 3 fees and may exceed the Level 1 fee up to an amount justified through the preparation of a “school facilities needs analysis” in accordance with Government Code Section 65995.6 and the related fee calculation requirements of Sections 65995.5 and 65995.7.

This School Facilities Needs Analysis is intended to replace the analysis prepared in March 2018 and adopted on May 1, 2018. A School Facilities Needs Analysis may be revised any time and is subject to the same conditions and requirements applicable to the original adoption. The alternative fees adopted in accordance with the prior needs analysis are effective for no more than one year.

The current Level 2 fee is \$5.65 per square foot. This updated analysis justifies an increase in the Level 2 fee to \$5.94 per square foot.

In addition to preparing a School Facilities Needs Analysis, Government Code Section 65995.5(b) states that a school district must meet two other requirements to be eligible to impose alternative fees:

- (1) The district must make timely application to and be determined to be eligible by the State Allocation Board for new school facility construction funding.
- (2) The district must satisfy at least two of four alternative conditions set forth in Government Code Section 65995.5 (b)(3). The four alternative conditions are:
  - (a) the district has substantial enrollment on a multi-track year-round schedule;
  - (b) the district has placed a local general obligation bond measure for school facilities on the ballot in the last four years that received at least 50 percent plus one vote;
  - (c) the district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of its local bonding capacity; or in an amount equivalent to 30 percent of such local bonding capacity, if special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5, approved by a vote of landowners after November 4, 1998, are included in the repayment of indebtedness;
  - (d) at least 20 percent of the district’s teaching stations are relocatable classrooms.

Requirement 1, above, is met because the District has been determined to be eligible by the State Allocation Board for new school facility construction funding and has applied for such funding. Requirement 2 has been met because the District meets the local bonding capacity requirement and because at least 20 percent of the District's teaching stations are relocatable classrooms.

## SECTION B

### LEVEL 2 AND 3 FEE JUSTIFICATION

#### INTRODUCTION

This section presents a step-by-step calculation of the Level 2 school facilities fee that can be justified for new residential development in the District in accordance with the requirements of Government Code Sections 65995.5 and 65995.6. The Level 3 fee is also calculated pursuant to Government Code Section 65995.7.

#### STEP 1: FIVE-YEAR PROJECTION OF RESIDENTIAL UNITS

The first step in the analysis is to project the number of residential units to be constructed in the District during the next five years. As a first step in this process, it is appropriate to evaluate District development activity in the recent past and to consider local agency plans and projections for residential development activity.

Residential development activity in the District between January 1, 2014, and December 31, 2018, based on developer fee records, is shown below on Table 1-1.

**TABLE 1-1**  
**Elk Grove Unified School District**  
**RESIDENTIAL DEVELOPMENT 2014-2018**

Year	Single Family Units	Multiple Family Units	Condominium Units	Total Residential Units
2014	823	64	0	887
2015	1,067	270	0	1,337
2016	994	112	0	1,106
2017	782	365	0	1,147
2018	1,062	0	0	1,062
Total	4,728	811	0	5,539
Average	946	162	0	1,108

Source: Elk Grove Unified School District (Developer Fee Records), 2014-2018

Table 1-1 indicates that developer fees were paid for 4,728 single family units in the District during the past five years. This is an average of 946 single family units per year. As shown in Table 1-1, single family residential development activity fluctuated from year to year, ranging from a high of 1067 units in 2015 and a low of 782 units in 2017.

The number of multiple family units has ranged from a high of 365 units in 2017 to a low of zero units in 2018. The annual average for the past five years was 162 units.

Table 1-1 indicates that no developer fees were paid for condominium units during the past five years.

The Sacramento County 2030 General Plan was adopted by the Sacramento County Board of Supervisors on November 9, 2011. The County currently has adequate residential holding capacity to meet its housing needs through 2030. Approximately 60% of this existing holding capacity is in

the Elk Grove Unified School District. The 2030 General Plan includes a growth management strategy, a strong focus on addressing existing communities and revitalizing aging commercial corridors, an Economic Development Element, and strategies to reduce greenhouse gas emissions consistent with state law.

The City of Elk Grove adopted its current General Plan in November 2003 and is approaching the end of the process of updating it. The proposed General Plan update would allow for a population increase of approximately 160,000. All expected growth in the current City of Elk Grove General Plan is within the boundaries of EGUSD. The City of Sacramento’s 2030 General Plan, adopted in March 2009, is in the early stages of a five-year update. The current plan anticipates very little growth in the EGUSD portion of its boundaries. The City of Rancho Cordova General Plan, adopted in June 2006, anticipates thousands of additional residential units in new growth areas of the Sunrise Douglas Community Plan area.

Projections for residential development during the next five years are presented in Table 1-2. Table 1-2 projects that approximately 8,975 single family units, 750 multiple family units and no condominium units will be constructed during the next five years. The projections take into consideration current housing market conditions in the District, adopted land use plans and approved development projects.

**TABLE 1-2  
Elk Grove Unified School District  
PROJECTED RESIDENTIAL DEVELOPMENT**

Year	Single Family Units	Multiple Family Units	Condominium Units	Total Residential Units
2019-20	1,475	150	0	1,625
2020-21	1,700	150	0	1,850
2021-22	1,900	150	0	2,050
2022-23	1,900	150	0	2,050
2023-24	2,000	150	0	2,150
Total	8,975	750	0	9,725

Source: Elk Grove Unified School District, 2019 (Appendix B-1)

**STEP 2: PROJECT NUMBER OF STUDENTS GENERATED  
BY NEW RESIDENTIAL UNITS**

The number of students generated by residential units constructed during the next five years is projected by multiplying the student generation rates for new residential development in the District by the number of units projected in Step 1. The student generation rates for new residential units in the District are shown in Table 2-1. No generation rates are provided for condominium units since no condominium development is projected during the next five years. The methodology used by the District to determine the student generation rates is detailed in Appendix B-2.

**TABLE 2-1  
Elk Grove Unified School District  
STUDENT GENERATION RATES**

Grade Level	Single Family Units	Multi-Family Units
Elementary (K-6)	0.4021	0.2524
Middle School (7-8)	0.1065	0.0595
High School (9-12)	0.1953	0.1013
Total (K-12)	0.7039	0.4132

Source: Elk Grove Unified School District (Appendix B-2), 2019

Table 2-2 shows the projected number of students generated by residential units constructed during the next five years. As indicated by the table, a total of 3,798 elementary school students, 1,001 middle school students and 1,829 high school students are projected to be generated by residential units projected to be constructed during the next five years.

**TABLE 2-2  
Elk Grove Unified School District  
STUDENTS GENERATED BY RESIDENTIAL UNITS  
CONSTRUCTED DURING THE NEXT FIVE YEARS**

Grade Level	Number of Units	Student Generation Rate	New Development Students
<i>Single Family Development</i>			
K-6	8,975	0.4021	3,609
7-8	8,975	0.1065	956
9-12	8,975	0.1953	1,753
<i>Multiple Family Development</i>			
K-6	750	0.2524	189
7-8	750	0.0595	45
9-12	750	0.1013	76
<i>Total Students From New Development</i>			
K-6			3,798
7-8			1,001
9-12			1,829

Source: Elk Grove Unified School District (Development Projections & Student Generation Rates), 2019

The number of students generated in Table 2-2 is adjusted in Table 2-3 to account for the number of Special Day Class (SDC) students that would be generated by new development. Based upon the existing percentage of SDC students in each grade grouping, Table 2-3 estimates the number of SDC students generated by new development (25 Non-severe and 224 Severe) and subtracts them from the number of students projected in Table 2-2. The net number of students generated by new development, less SDC students, would be 3,645 in grades K-6, 967 in grades 7-8 and 1,767 in grades 9-12.

**TABLE 2-3  
Elk Grove Unified School District  
SDC STUDENTS GENERATED BY NEW RESIDENTIAL UNITS  
(FIVE YEARS)**

Grade Level	Students Projected in Table 2-2	SDC Percentage		SDC Students		Table 2-2 Students Less SDC
		Non-severe	Severe	Non-Severe	Severe	
K-6	3,798	0.22%	3.81%	8	145	3,645
7-8	1,001	0.59%	2.80%	6	28	967
9-12	1,829	0.59%	2.80%	11	51	1,767
<b>Total SDC</b>				<b>25</b>	<b>224</b>	

Source: Elk Grove Unified School District, 2019; Odell Planning & Research, Inc., 2019

### STEP 3: DETERMINE EXCESS FACILITIES CAPACITY

Based on the information on the District’s most recent Capacity Baseline Adjustment Worksheet, the District’s existing school building capacity is 25,739 for grades K-6, 9,547 for grades 7-8, 18,893 for grades 9-12, 975 for SDC Non-severe students and 333 for SDC Severe students. The total capacity is inclusive of projects at all grade levels that have been approved for apportionment by the State Allocation Board but have not yet completed construction.

Section 65995.6(b)(2) of the Government Code requires that the analysis “identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.” To determine whether there is any excess capacity to house new development students, Table 3-1 compares the 2018-19 enrollment in each grade grouping to the existing school building capacity. As shown by Table 3-1, facilities capacity exists to accommodate 727 SDC Non-severe students; however, the District currently needs capacity for 6,867 students in grades K-6, 492 students in grades 7-8, 528 students in grades 9-12 and 1,700 SDC Severe students.

**TABLE 3-1  
Elk Grove Unified School District  
EXCESS FACILITIES CAPACITY (OR CAPACITY NEEDED)**

Grade Level	Facilities Capacity	2018-19 Enrollment	Excess Capacity (or Capacity Needed)
K-6	25,739	32,606	None (6,867)
7-8	9,547	10,039	None (492)
9-12	18,893	19,421	None (528)
SDC Non-severe	975	248	727
SDC Severe	333	2,033	None (1,700)

Source: Elk Grove Unified School District, 2019

**STEP 4: DETERMINE NUMBER OF UNHOUSED STUDENTS GENERATED  
BY NEW DEVELOPMENT**

The number of unhoused students from new development for the next five years is determined in Table 4-1 by subtracting any available capacity in Table 3-1 from the number of students generated by new development. Since there is no capacity available in grades K-6, 7-8, 9-12 and SDC Severe, all of the students projected from new development in grades K-6, 7-8, 9-12 and SDC Severe will be unhoused. However, Table 4-1 shows that there is excess capacity for 727 SDC Non-severe students. Therefore, no SDC Non-severe students generated by new development would be unhoused.

**TABLE 4-1  
Elk Grove Unified School District  
UNHOUSED STUDENTS GENERATED BY NEW DEVELOPMENT**

Grade Level	New Development Students	Excess Capacity	Unhoused Students
K-6	3,645	0	3,645
7-8	967	0	967
9-12	1,767	0	1,767
SDC Non-severe	25	727	0
SDC Severe	224	0	224

Source: Odell Planning & Research, 2019; Elk Grove Unified School District, 2019

**STEP 5: CALCULATE ALLOWABLE SCHOOL FACILITIES COSTS**

School facilities costs are broken down into three categories: building construction, site acquisition and site development. The allowable District cost of school building construction for unhoused students from new development is calculated by multiplying the number of new development students needing facilities by the per student cost allowances specified in Education Code Section 17072.10(a), as annually adjusted by the State Allocation Board. The allowances used in this report include the adjusted additional grants for automatic fire detection and sprinkler systems.

As indicated by Table 5-1, the total allowable District building construction cost for unhoused students generated by new development during the next five years is \$95,335,964.

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**TABLE 5-1**  
**Elk Grove Unified School District**  
**ALLOWABLE BUILDING CONSTRUCTION COST FOR UNHOUSED**  
**NEW DEVELOPMENT STUDENTS**

Grade Level	Unhoused Students	Cost Per Student	Allowable Cost
K-6	3,645	\$12,417	\$45,259,965
7-8	967	\$13,164	\$12,729,588
9-12	1,767	\$16,701	\$29,510,667
SDC Non-severe	0	\$23,398	\$0
SDC Severe	224	\$34,981	\$7,835,744
Total			\$95,335,964

Source: Odell Planning & Research, Inc., 2019; State Allocation Board, January 2019.

Government Code Section 65995.5(c)(1) allows site acquisition and development costs to be added to the building construction cost for new development students. According to Section 65995.5(h), site acquisition costs “shall not exceed half of the amount determined by multiplying the land acreage determined to be necessary under the guidelines of the State Department of Education, as published in the ‘School Site Analysis and Development Handbook,’ as that handbook read as of January 1, 1998, by the estimated cost determined pursuant to Section 17072.12 of the Education Code. Site development costs shall not exceed the estimated amount that would be funded by the State Allocation Board pursuant to its regulations governing grants for site development costs.”

Site acquisition costs are estimated by the District, as follows: \$2,750,145 for an elementary school site and \$20,901,100 for a combined middle school and high school site (see Appendix B-3). (Future middle and high schools will be constructed on combined sites). One-half of these respective amounts, divided by a typical capacity of 850 for an elementary school, 1,200 for a middle school and 2,200 for a high school (3,400 total for secondary grades), equals an allowable District cost per student for site acquisition of \$1,618 per elementary school student and \$3,074 per middle and high school student. Site acquisition costs for SDC students were calculated based on a weighted average between elementary and secondary costs based on the projected proportion of SDC students in the elementary and secondary grades.

Table 5-2 indicates that the total allowable site acquisition cost to accommodate projected students from new development is \$14,795,398.

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**TABLE 5-2**  
**Elk Grove Unified School District**  
**ALLOWABLE SITE ACQUISITION COST FOR UNHOUSED**  
**NEW DEVELOPMENT STUDENTS**

Grade Level	Unhoused Students	Cost Per Student	Allowable Cost
K-6	3,645	\$1,618	\$5,897,610
7-8	967	\$3,074	\$2,972,558
9-12	1,767	\$3,074	\$5,431,758
SDC Non-severe	0	\$2,653	\$0
SDC Severe	224	\$2,203	\$493,472
Total			\$14,795,398

Source: Elk Grove Unified School District (Appendix B-3), 2019; Odell Planning & Research, Inc., 2019

Allowable site development costs include service site, offsite, utilities and general site costs. One-half the estimated service site, offsite, and utilities costs are allowable. Allowable general site amounts are based on a per acre grant amount plus a percent of the base student construction grant amount (see Appendix B-4 for details). The per student amounts in Table 5-3 are the sum of the service site, offsite, utilities, and general site amounts. Table 5-3 indicates that the total allowable site development cost to accommodate projected students from new development is \$21,253,145.

**TABLE 5-3**  
**Elk Grove Unified School District**  
**ALLOWABLE SITE DEVELOPMENT COST FOR UNHOUSED**  
**NEW DEVELOPMENT STUDENTS**

Grade Level	Unhoused Students	Cost Per Student	Allowable Cost
K-6	3,645	\$3,159	\$11,514,555
7-8	967	\$3,400	\$3,287,800
9-12	1,767	\$3,242	\$5,728,614
SDC Non-severe	0	\$3,274	\$0
SDC Severe	224	\$3,224	\$722,176
Total			\$21,253,145

Source: Elk Grove Unified School District (Appendix B-4), 2019; Odell Planning & Research, Inc., 2019

The total allowable school facilities costs to accommodate students generated by new development during the next five years are shown on Table 5-4. The total costs were determined to be \$131,384,507.

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**TABLE 5-4  
Elk Grove Unified School District  
TOTAL ALLOWABLE SCHOOL FACILITIES COSTS  
FOR UNHOUSED NEW DEVELOPMENT STUDENTS**

Type of Cost	Allowable Costs
Building Construction	\$95,335,964
Site Acquisition	\$14,795,398
Site Development	\$21,253,145
Total	\$131,384,507

A list of the District’s planned school facilities projects, for which developer fees will be expended, is included in Appendix B-5.

**STEP 6: DETERMINE DEDICATED LOCAL FUNDS**

Pursuant to Section 69995.5(c)(2), the full amount of any local funds dedicated to school facilities necessitated by students from new development must be subtracted from the cost determined in Step 5. The District has the following possible sources of local funding:

**Reimbursements:** There have been instances when the District received reimbursement money for infrastructure development not funded by the State School Building Program but reimbursed by the County of Sacramento or utility companies. Any reimbursements have been accounted for in the site development costs used in this analysis.

**Redevelopment Pass-Throughs:** The District’s RDA income for the 2018-19 fiscal year as of January 8, 2019, was \$80,980.

**Excess Tax Proceeds:** Excess tax proceeds refer to special tax dollars collected above the cost of the debt service owed on bonds. The District has not yet received any excess tax proceeds for 2018-19 but expects to receive \$334,066 according to the Sacramento County Department of Finance. Excess tax revenue will be expended on operational costs, staff, to pay claims against the special tax district and to fund school projects.

**School Fees:** The District collects \$0.61 per square foot in statutory school fees for commercial and industrial development and \$5.65 per square foot for residential construction. In 2018, fees were collected on 2,113,769 square feet of non-exempt commercial/industrial development, which amounted to \$266,325. As of January 8, 2019, the District had \$39,755,032 in its developer fee fund. These funds are not be available to provide facilities to students generated by new development over the next five years because the funds are necessary to provide adequate facilities for students from prior development. The cost to provide facilities for existing unhoused students is approximately \$204.5 million (see Table 6-1).

**Mello-Roos Special Tax:** Because of funding deficiencies associated with state funds and developer fees, the District, in 1987, implemented a Mello-Roos Special Tax. On March 10, 1998, the voters approved an additional \$205 million of bond authorization. Mello-Roos funds are intended to provide an alternate source of funds to mitigate the late arrival of state funds, offset state funding shortfalls, finance facilities needs that are not funded by the state building program or developer

fees, and to provide funding for modernization, deferred maintenance related projects, core facility additions, non-growth related improvements, technology and student support services. Mello-Roos funds, therefore, are not considered by the District to be available to supplement the developer fee.

Measure M: In November 2016, voters residing within EGUSD voted to pass a general obligation bond (Measure M). Measure M will provide EGUSD students and the community with \$476 million to fund critical improvements to existing school buildings and grounds. Currently, there are no plans to use Measure M funds for the construction of facilities needed to accommodate new students generated from newly constructed homes.

As shown in Step 3, the District currently lacks capacity for 6,867 students in grades K-6, 492 students in grades 7-8, 96 students in grades 9-12 and 1,700 SDC Severe students. The cost to house these students from existing development is presented in Table 6-1 and is based upon the allowable per student costs for building construction, site acquisition and site development shown in Tables 5-1, 5-2 and 5-3.

**TABLE 6-1**  
**Elk Grove Unified School District**  
**COST TO PROVIDE FACILITIES FOR EXISTING UNHOUSED STUDENTS**

Grade Level	Number of Students	Cost Per Student	Total Cost
<i>Building Construction Cost</i>			
K-6	6,867	\$12,417	\$85,267,539
7-8	492	\$13,164	\$6,476,688
9-12	528	\$16,701	\$8,818,128
SDC Non-severe	0	\$23,398	\$0
SDC Severe	1,700	\$34,981	\$59,467,700
<i>Site Acquisition Cost</i>			
K-6	4,317	\$1,618	\$6,984,906
7-8	492	\$3,074	\$1,512,408
9-12	528	\$3,074	\$1,623,072
SDC Non-severe	0	\$2,653	\$0
SDC Severe	1,700	\$2,203	\$3,745,100
<i>Site Development Cost</i>			
K-6	6,867	\$3,159	\$21,692,853
7-8	492	\$3,400	\$1,672,800
9-12	528	\$3,242	\$1,711,776
SDC Non-severe	0	\$3,274	\$0
SDC Severe	1,700	\$3,224	\$5,480,800
<i>Total Cost</i>			
K-6			\$113,945,298
7-8			\$9,661,896
9-12			\$12,152,976
SDC Non-severe			\$0
SDC Severe			\$68,693,600
Total			\$204,453,770

Source: Elk Grove Unified School District, 2019; Odell Planning & Research, Inc., 2019.

The District owns three future elementary school sites purchased using previously collected developer fees. Because these sites can provide capacity for 2,550 students when constructed (850 x 3), the number of existing unhoused TK-6 students for the purpose of calculating site acquisition cost in Table 6-1 has been reduced to 4,317 students (6,867 – 2,550).

By comparing the potentially available local funds for new construction with the cost of providing school facilities for unhoused students from existing development in Table 6-1, it is evident that all possible local funds for new construction would be exhausted providing school facilities for unhoused students from existing development. Therefore, no local funding will be available to provide facilities for projected unhoused students from new development.

**STEP 7: CALCULATE LEVEL 2 FEE**

In accordance with Section 65995.5(c)(3) of the Government Code, the District’s justifiable Level 2 fee is calculated by dividing the allowable school facilities costs for new development students determined in Step 5 by the projected total square footage of assessable space of residential units anticipated to be constructed during the next five years. The total square footage for residential units projected to be constructed in the District is presented in Table 7-1. This was determined by multiplying the respective average square footage of single family and multiple family units developed in the District during the past three years (see Appendix B-6) by the projected number of units determined in Step 1.

**TABLE 7-1  
Elk Grove Unified School District  
PROJECTED RESIDENTIAL SQUARE FOOTAGE  
(FIVE-YEAR PERIOD)**

Number/Type of Units	Square Footage Per Unit	Total Square Footage Constructed
8,975 Single Family	2,378	21,342,550
750 Multiple Family	1,031	773,250
Total		22,115,800

Source: Elk Grove Unified School District (Developer Fee Records); Odell Planning & Research, Inc., 2019

Table 7-2 calculates the Level 2 fee by dividing the allowable school facilities costs for projected students generated by new development (Step 5) by the projected residential square footage determined in Table 7-1. The resulting Level 2 residential fee is \$5.94 per square foot.

**TABLE 7-2  
Elk Grove Unified School District  
LEVEL 2 FEE**

Allowable Costs For New Development Students	Projected Residential Square Footage	Cost Per Square Foot (Level 2 Fee)
\$131,384,507	22,115,800	\$5.94

Source: Odell Planning & Research, Inc., 2019

**STEP 8: DETERMINE LEVEL 3 FEE**

For the Level 3 fee, Government Code Section 65995.7(a) provides that if state funds for new facility construction are not available, a district that complies with Section 65995.5 may increase the alternative fee by an amount not to exceed the amount determined previously in Step 7. In other words, if state funding is not available, the Level 2 fee may be effectively doubled to cover the full state-allowed cost of facilities. Therefore, the Level 3 fee is calculated in Table 8-1 by dividing the full state-allowed facilities costs by the projected residential square footage.

**TABLE 8-1  
Elk Grove Unified School District  
LEVEL 3 FEE**

100% State Facilities Costs For New Development Students	Projected Residential Square Footage	Cost Per Square Foot (Level 3 Fee)
\$262,769,014	22,115,800	\$11.88

Source: Odell Planning & Research, Inc., 2019

## SECTION C

### NEXUS FINDINGS

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In order to charge development fees, Section 66001 of the Government Code requires that the District determine that there is a reasonable relationship or nexus between:

- the fee's use and the type of development project on which the fee is imposed;
- the need for the public facility and the type of development project on which the fee is imposed; and
- the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As required by Government Code Section 66001, this report demonstrates the following:

**1. Use of the fee for new school facilities relates directly to the development of new residential units.**

- Based upon past development activity, adopted land use plans and approved development projects, approximately 8,975 single family units, 750 multiple family units and 0 condominium units will be constructed in the District during the next five years (see Section B, Step 1).
- Students will be generated by new residential development. Single family residential development generates an average of .7039 grades K-12 students per unit (see Section B, Step 2). Multiple family units generate an average of .4132 grades K-12 students.
- New development is expected to generate approximately 6,628 additional students in the District during the next five years, including 3,645 in grades K-6, 967 in grades 7-8, 1,767 in grades 9-12, 25 SDC Non-severe students and 224 SDC Severe students (see Section B, Step 2).

**b. The District needs additional school facilities to accommodate students from new development.**

- The District currently lacks facilities capacity to adequately house existing students in grades K-6, 7-8, 9-12 and SDC Severe (see Section B, Step 3).
- The District will need additional school facilities to house the following number of students generated by new development during the next five years: 3,645 in grades K-6, 967 in grades 7-8, 1,767 in grades 9-12, and 224 SDC Severe students (see Section B, Step 4).

**c. The amount of fees charged is reasonably related to the cost of facilities attributable to new development projects.**

- Section B justifies a Level 2 Fee of \$5.94 per square foot and a Level 3 Fee of \$11.88 per square foot. The Level 2 and Level 3 fees are intended to provide 50% and 100% of the cost of providing school facilities for students from new development, respectively, using prescribed state cost allowances. Therefore, the fees are reasonably related to the cost of

facilities attributable to new development projects. However, the specific and limited methodology for the calculation of Level 2 and 3 fees may not reflect the full cost to the District for providing facilities for students from new development.

**APPENDIX B-1**

**PROJECTED NEW RESIDENTIAL UNITS DURING THE NEXT FIVE YEARS**

Elk Grove Unified School District  
Residential Units With the Potential to Develop Within Five Years

Year	New Homes Projected			
	Single-Family	Condominiums	Apartments	All Housing Types
2019-20	1,475	0	150	1,625
2020-21	1,700	0	150	1,850
2021-22	1,900	0	150	2,050
2022-23	1,900	0	150	2,050
2023-24	2,000	0	150	2,150
Five Year Total	8,975	0	750	9,725

**APPENDIX B-2**

**STUDENT GENERATION RATE STUDY PRODEDURE AND RATES**

# **2018-19 STUDENT GENERATION RATE STUDY PROCEDURE**

The Elk Grove Unified School District's Student Generation Rate (SGR) study was done in four steps.

## **1 Determination of areas to be analyzed based upon age of housing**

By law, in order for homes to be included in a school district's SGR study, they must have been constructed and occupied within the previous five years. In the past, Elk Grove Unified School District has designated three types of housing units: single-family homes, apartments and condominiums; however, for 2018-19 there were no eligible condominium complexes, so the analysis only includes single-family and apartment homes. Seventeen single family subdivisions in our district met the guidelines and were used in the single-family housing study. Four apartment complexes met the criteria to be used for the multi-family housing study.

## **2 Determination of the number of owner occupied homes in the single family subdivisions**

After the single-family study areas were selected, the total lots were counted within each of those areas. County assessor data and ArcGIS software were used to determine a precise count of each of the areas. Tax records for each individual parcel were researched to determine if it was owner occupied. All lots still owned by a development company were eliminated.

## **3 Determination of the number of students residing within those areas**

The ArcGIS program was utilized to count the number of students within each of the selected study areas.

## **4 Calculation of the Student Generation Rates**

The SGR's were calculated by dividing the total number of students by the number of occupied homes within each study area. For each of the apartment complexes, the total number of occupied apartments was divided by the total number of students residing in the complex. For both housing categories, the SGR was broken down into three grade levels: elementary (K-6), middle (7-8), and high (9-12).

**Elk Grove Unified School District  
Student Generation Rates  
(2018-19 CBEDS Residing Students)**

<b>Single Family - Detached</b>			
<i>Grade</i>	<i>Students By Individual Grade</i>	<i>Students By Grade Level</i>	<i>Student Yield Factor</i>
K	376		0.0715
1	331		0.0630
2	308		0.0586
3	297		0.0565
4	279		0.0531
5	267		0.0508
6	256		0.0487
<b>K-6</b>		<b>2,114</b>	<b>0.4021</b>
7	285		0.0542
8	275		0.0523
<b>7-8</b>		<b>560</b>	<b>0.1065</b>
9	296		0.0563
10	268		0.0510
11	245		0.0466
12	218		0.0415
<b>9-12</b>		<b>1,027</b>	<b>0.1953</b>
<b>Total</b>	<b>3,701</b>	<b>3,701</b>	<b>0.7039</b>
<b>Units</b>			<b>5,258</b>

<b>Multi Family - Apartments</b>			
<i>Grade</i>	<i>Students By Individual Grade</i>	<i>Students By Grade Level</i>	<i>Student Yield Factor</i>
K	27		0.0434
1	29		0.0466
2	19		0.0305
3	19		0.0305
4	20		0.0322
5	21		0.0338
6	22		0.0354
<b>K-6</b>		<b>157</b>	<b>0.2524</b>
7	22		0.0354
8	15		0.0241
<b>7-8</b>		<b>37</b>	<b>0.0595</b>
9	20		0.0322
10	10		0.0161
11	16		0.0257
12	17		0.0273
<b>9-12</b>		<b>63</b>	<b>0.1013</b>
<b>Total</b>	<b>257</b>	<b>257</b>	<b>0.4132</b>
<b>Units</b>			<b>622</b>

**APPENDIX B-3**  
**SITE ACQUISITION COSTS**

## Elk Grove Unified School District Site Acquisition Costs

2019 School Facilities Needs Analysis/Fee Justification Study  
(Based Upon the Average of Two Most Recent Elementary School Site Appraisals)

Elementary School Site	Cost per Acre	Acquisition Cost	Escrow/Other (4%)	Total
10 acre elementary school site	\$264,437	\$2,644,370	\$105,775	\$2,750,145

Secondary School Site (Combined Middle/High School)	Cost per Acre	Acquisition Cost	Escrow/Other (4%)	Total
76 Acre High School/Middle School Site	\$264,437	\$20,097,212	\$803,888	\$20,901,100

**APPENDIX B-4**

**SITE DEVELOPMENT COSTS**

# Elk Grove Unified School District

October 2018

## Elementary School Site Development Costs

Site Development Category	Cost (\$)
Service Site Development	\$2,595,601
Off-Site Development	\$643,979
Utility Services	\$487,679
<b>TOTAL</b>	<b>\$3,727,259</b>

Based upon the average of site development costs for Zehnder Ranch Elementary School and Robert J. McGarvey Elementary School, which are the most recently constructed elementary schools. Costs have been escalated to 2018 values based upon the Bureau of Labor Statistics Consumer Price Index.

## Secondary School Site Development Costs

Site Development Category	Cost (\$)
Service Site Development	\$9,491,718
Off-Site Development	\$3,734,292
Utility Services	\$1,608,726
<b>TOTAL</b>	<b>\$14,834,735</b>

Based upon Cosumnes Oaks High School/Elizabeth Pinkerton Middle School, which are the most recently constructed secondary schools. Costs have been escalated to 2018 values based upon the Bureau of Labor Statistics Consumer Price Index.

### General Site Acreage Allowance

	Acres	Grant/ac	Total	Grant/Student
Elementary (K-6)	10	\$19,853	\$198,530	\$234
Middle & High (7-12)	76	\$19,853	\$1,508,828	\$444

### General Site Per Student Grant

	Percent	Base Grant	Per Student
Elementary (K-6)	6%	\$12,197	\$732
Middle (7-8)	6%	\$12,901	\$774
High (9-12)	3.75%	\$16,415	\$616

### Total Site Development

	Site Dev	Per Student	Total
Elementary (K-6)	\$2,193	\$966	\$3,159
Middle (7-8)	\$2,182	\$1,218	\$3,400
High (9-12)	\$2,182	\$1,060	\$3,242
SDC Non-Severe*			\$3,274
SDC Severe*			\$3,224

*\*Weighted average of K-6 and 7-12 costs based on existing percentage of SDC student in K-6 and 7-12  
Sources: Elk Grove Unified, 2019; Odell Planning & Research, Inc., 2019; State Allocation Board, 2019*

**APPENDIX B-5**

**PLANNED NEW SCHOOL FACILITIES AND OTHER SCHOOL PROJECTS**

# **FUTURE SCHOOL FACILITIES**

(As of 2019)

The following schools and other facilities have the potential for initial planning or construction within the next five years. For planning purposes, schools are designed well in advance of projected need in order to provide maximum flexibility for changing development within given regions or areas. For elementary schools, a minimum of two to three years for planning and construction is required prior to opening a new school. For high school/middle schools, a minimum of five to six years is required. Future student projections and funding availability may change the following: 1) the order in which schools are built; 2) the year in which school are built; and/or, 3) the number of schools built in any given year. Some projects may be dependent on the passage of future local and/or State bonds.

## **Elementary Schools**

"Crooked Creek Estates Elementary"

"East Franklin Elementary"

"Florin Vineyard GAP Quadrant #1 Elementary"

"Laguna Ridge South Elementary"

"Sunridge Park Elementary"

"Vineyard Point Elementary"

## **High School and Middle Schools**

Vineyard Area Middle School/High School

Sunrise Douglas Area Middle School/High School

## **Alternative High Schools**

Alternative High School #5

## **Other Projects**

Jesse Baker School Addition

Student Support Center Addition

Various Classroom Modifications/Additions to Accommodate Growth

**APPENDIX B-6**

**AVERAGE RESIDENTIAL UNIT SQUARE FOOTAGE**

Elk Grove Unified School District Average Square Footage Report  
by Calendar Year

<b>Year</b>	<b>Month</b>	<b>Total S.F. Units</b>	<b>Total Apt. Units</b>	<b>Total Condo Units</b>	<b>Total Senior Units (SF &amp; Apt)</b>	<b>Total S.F. Sq. Ft.</b>	<b>Total M.F. Sq. Ft.</b>	<b>Total Condo Sq. Ft.</b>	<b>Total Senior Sq. Ft.</b>	<b>Avg S.F. Sq. Ft.</b>	<b>Avg Apt. Sq. Ft.</b>	<b>Avg Condo Sq. Ft.</b>	<b>Avg Senior Sq. Ft. (SF &amp; Apt)</b>
<b>2016</b>	January	51	0	0	0	119,946	0	0	0	2,352	N/A	N/A	N/A
	February	55	0	0	0	151,416	0	0	0	2,753	N/A	N/A	N/A
	March	60	0	0	0	143,230	0	0	0	2,387	N/A	N/A	N/A
	April	99	0	0	0	268,854	0	0	0	2,716	N/A	N/A	N/A
	May	98	0	0	0	243,272	0	0	0	2,482	N/A	N/A	N/A
	June	122	0	0	0	283,613	0	0	0	2,325	N/A	N/A	N/A
	July	254	0	0	0	499,755	0	0	0	1,968	N/A	N/A	N/A
	August	54	0	0	0	123,066	0	0	0	2,279	N/A	N/A	N/A
	September	65	0	0	0	166,202	0	0	0	2,557	N/A	N/A	N/A
	October	40	0	0	4	100,417	0	0	7,844	2,510	N/A	N/A	1,961
	November	46	0	0	5	114,933	0	0	9,803	2,499	N/A	N/A	1,961
	December	54	112	0	9	122,897	114,144	0	17,894	2,276	N/A	N/A	1,988
<b>2016 Total</b>		<b>998</b>	<b>112</b>	<b>0</b>	<b>18</b>	<b>2,337,601</b>	<b>114,144</b>	<b>0</b>	<b>35,541</b>	<b>2,342</b>	<b>1,019</b>	<b>0</b>	<b>1,975</b>

<b>Year</b>	<b>Month</b>	<b>Total S.F. Units</b>	<b>Total Apt. Units</b>	<b>Total Condo Units</b>	<b>Total Senior Units (SF &amp; Apt)</b>	<b>Total S.F. Sq. Ft.</b>	<b>Total M.F. Sq. Ft.</b>	<b>Total Condo Sq. Ft.</b>	<b>Total Senior Sq. Ft.</b>	<b>Avg S.F. Sq. Ft.</b>	<b>Avg Apt. Sq. Ft.</b>	<b>Avg Condo Sq. Ft.</b>	<b>Avg Senior Sq. Ft. (SF &amp; Apt)</b>
<b>2017</b>	January	64	0	0	0	163,883	0	0	0	2,561	N/A	N/A	N/A
	February	40	0	0	5	82,689	0	0	9,969	2,067	N/A	N/A	1,994
	March	58	0	0	0	149,060	0	0	0	2,570	N/A	N/A	N/A
	April	76	84	0	5	166,721	85,608	0	10,131	2,194	1,019	N/A	2,026
	May	71	0	0	4	159,424	0	0	7,979	2,245	N/A	N/A	1,995
	June	65	0	0	4	128,387	0	0	8,172	1,975	N/A	N/A	2,043
	July	43	114	0	4	91,573	125,331	0	7,844	2,130	1,099	N/A	1,961
	August	72	0	0	4	157,513	0	0	8,091	2,188	N/A	N/A	2,023
	September	80	55	0	20	180,048	57,247	0	39,602	2,251	1,041	N/A	1,980
	October	55	0	0	0	146,009	0	0	0	2,655	N/A	N/A	N/A
	November	65	0	0	0	160,822	0	0	0	2,474	N/A	N/A	N/A
	December	101	112	0	4	245,564	109,620	0	7,516	2,431	979	N/A	1,879
<b>2017 Total</b>		<b>790</b>	<b>365</b>	<b>0</b>	<b>50</b>	<b>1,831,693</b>	<b>377,806</b>	<b>0</b>	<b>99,304</b>	<b>2,319</b>	<b>1,035</b>	<b>0</b>	<b>1,986</b>

Elk Grove Unified School District Average Square Footage Report  
by Calendar Year

<i>Year</i>	<i>Month</i>	<i>Total S.F. Units</i>	<i>Total Apt. Units</i>	<i>Total Condo Units</i>	<i>Total Senior Units (SF &amp; Apt)</i>	<i>Total S.F. Sq. Ft.</i>	<i>Total M.F. Sq. Ft.</i>	<i>Total Condo Sq. Ft.</i>	<i>Total Senior Sq. Ft.</i>	<i>Avg S.F. Sq. Ft.</i>	<i>Avg Apt. Sq. Ft.</i>	<i>Avg Condo Sq. Ft.</i>	<i>Avg Senior Sq. Ft. (SF &amp; Apt)</i>
<b>2018</b>	January	68	0	0	0	178,902	0	0	0	2,631	N/A	N/A	N/A
	February	49	0	0	4	121,625	0	0	7,844	2,482	N/A	N/A	1,961
	March	70	0	0	4	186,025	0	0	7,597	2,658	N/A	N/A	N/A
	April	69	0	0	8	180,372	0	0	15,553	2,614	N/A	N/A	1,944
	May	139	0	0	5	310,395	0	0	10,050	2,233	N/A	N/A	2,010
	June	119	0	0	25	294,084	0	0	62,225	2,471	N/A	N/A	2,489
	July	118	0	0	10	268,138	0	0	19,502	2,272	N/A	N/A	1,950
	August	90	0	0	12	243,020	0	0	23,204	2,700	N/A	N/A	1,934
	September	58	0	0	0	135,365	0	0	0	2,334	N/A	N/A	N/A
	October	87	0	0	0	222,578	0	0	0	2,558	N/A	N/A	N/A
	November	97	0	0	0	231,742	0	0	0	2,389	N/A	N/A	N/A
	December	104	0	0	4	249,960	0	0	8,172	2,403	N/A	N/A	2,043
	<b>2017 Total</b>		<b>1,068</b>	<b>0</b>	<b>0</b>	<b>72</b>	<b>2,622,206</b>	<b>0</b>	<b>0</b>	<b>154,147</b>	<b>2,455</b>	<b>N/A</b>	<b>0</b>