



## **2020 DEVELOPMENT FEE JUSTIFICATION STUDY**

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## **EXECUTIVE SUMMARY**

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Education Code Section 17620 authorizes the governing board of a school district to levy school fees to offset the impacts to school facilities from new residential and commercial/industrial construction and reconstruction. In order to levy Level I fees (statutory fees), a school district must prepare and adopt a school fee justification study pursuant to the provisions of Education Code Section 17620 and Sections 65995 and 66001 of the Government Code. The school fee justification study serves as the basis for justifying the levy of Level I fees and presents and documents the nexus findings required by State law.

This School Fee Justification Study (“Study”) has been prepared for the Poway Unified School District (“School District”) to demonstrate the relationship between new residential and commercial/industrial development and the School District’s need for the construction of school facilities, the cost of the school facilities, and the Level I fees per square foot (“School Fees”) that may be levied by the School District on residential and commercial/industrial development in accordance with applicable law.

The State Allocation Board (“SAB”) reviews and may adjust the maximum authorized School Fees every January in even-numbered years. The SAB increased the Level I fee on January 22, 2020 and the maximum School Fees authorized by Education Code Section 17620 are currently \$4.08 per square foot for residential construction/reconstruction and \$0.66 per square foot for commercial/industrial construction. The School District currently collects Level I school fees in the amount of \$3.79 per square foot for residential construction/reconstruction and up to \$0.61 per square foot for commercial/industrial construction. The levy of such Level I school fees were justified by the findings presented in the Developer Fee Justification Study prepared for the School District and dated June 8, 2018 (“2018 Fee Study”). Based on the findings presented in this Study, the School District is justified in collecting Level I school fees at an amount equal to the maximum authorized School Fees of \$4.08 per square foot for residential construction/reconstruction and \$0.66 per square foot for categories of commercial/industrial development. The findings are summarized below:

### **RESIDENTIAL DEVELOPMENT**

New residential development in the School District is projected over the next ten (10) years. Based on historical student generation rates, residential development that is not currently subject to alternative mitigation, such as a community facilities district, could generate an estimated 531 new students over the next ten (10) years. The estimated school facilities cost impact per residential square foot to house students as a result of new residential development as determined in this Study is shown in the following table. The cost impact per square foot shown in Table E-1 below exceeds the current maximum authorized residential School Fee of \$4.08. Therefore, the School District is reasonably justified in levying a Level I School Fee in an amount up to but not exceeding \$4.08 per square for residential development (“Applicable Residential School Fee”).

**TABLE E-1  
RESIDENTIAL SCHOOL FACILITIES COST IMPACT/  
APPLICABLE RESIDENTIAL SCHOOL FEE PER SQUARE FOOT**

IMPACT PER SQUARE FOOT	APPLICABLE RESIDENTIAL SCHOOL FEE PER SQUARE FOOT
\$6.72	<b>\$4.08</b>

**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

As commercial/industrial properties develop new jobs are created. Many of the employees working at the new jobs will move into the School District boundaries, thereby increasing the need for new residential development and further impacting the School District’s facilities. School Fees may be imposed on commercial/industrial development if the school fees collected on residential development are insufficient to provide adequate school facilities for students generated as a result of new development and nexus findings are presented that justify the imposition of the commercial/industrial school fee.

Section 17621(e)(1)(B) of the Education Code requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. This code section further recommends employee generation estimates be based on the applicable employee generation estimates set forth in the January 1990 edition of “San Diego Traffic Generator Study” (“Traffic Study”), a report by San Diego Association of Governments (“SANDAG”). The school facilities cost impacts per commercial/industrial square foot as determined in this Study are shown in Table E-2 by commercial/industrial land use type (each commercial/industrial category is further described in Appendix “A”). The cost impacts per square foot for each category of commercial/industrial development are equal to or exceed the maximum authorized School Fee of \$0.66 per square foot, except for Rental Self-Storage development. Therefore, the School District is justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the maximum authorized School Fee of \$0.66 per square foot (“Applicable Commercial/Industrial School Fees”). The Applicable Commercial/Industrial School Fees may be imposed on new commercial/industrial construction or reconstruction classified as Rental Self-Storage, up to the respective net cost impact per square foot determined herein.

**TABLE E-2  
COMMERCIAL/INDUSTRIAL SCHOOL FACILITIES COST IMPACTS/  
APPLICABLE SCHOOL FEE PER SQUARE FOOT**

COMMERCIAL/INDUSTRIAL CATEGORY	IMPACT PER SQUARE FOOT	APPLICABLE SCHOOL FEE PER SQUARE FOOT
Banks	\$2.39	<b>\$0.66</b>
Community Shopping Center	\$1.30	<b>\$0.66</b>
Neighborhood Shopping Center	\$2.37	<b>\$0.66</b>
Industrial Business Parks	\$2.97	<b>\$0.66</b>
Industrial Parks/Warehousing/Manufacturing	\$1.14	<b>\$0.66</b>
Rental Self-Storage	\$0.05	<b>\$0.05</b>
Research & Development	\$2.57	<b>\$0.66</b>
Hospitality(Lodging)	\$0.96	<b>\$0.66</b>
Commercial Offices (Standard)	\$4.05	<b>\$0.66</b>
Commercial Offices (Large High Rise)	\$3.84	<b>\$0.66</b>
Corporate Offices	\$2.27	<b>\$0.66</b>
Medical Offices	\$3.61	<b>\$0.66</b>

## **SECTION I. INTRODUCTION**

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### **A. PURPOSE OF THE STUDY**

The purpose of this Study is to determine if a reasonable relationship exists between new residential and commercial/industrial development and the School District's need for the construction and/or reconstruction of school facilities. The findings presented in this Study have been made pursuant to and in compliance with Education Code Section 17620 and Government Code Section 66001 *et seq.* and serve as a basis for determining such a relationship.

### **B. GENERAL DESCRIPTION OF THE SCHOOL DISTRICT**

The School District serves areas within the Cities of Poway and San Diego and portions of unincorporated County of San Diego ("County") and provides education to approximately 36,500 students in grades transitional kindergarten (TK) through grade twelve.

## SECTION II. LEGISLATION AND LEGAL REQUIREMENTS

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This section discusses the legislative history of the Level I Fee.

Assembly Bill (“AB”) 2926 enacted by the State in 1986, also known as the “1986 School Facilities Legislation” granted school districts the right to levy fees in order to offset the impacts to school facilities from new residential and commercial development. Originally set forth in Sections 53080 and 65995 of the Government Code, AB 2926 authorized statutory school fees to be levied, commencing January 1, 1987, in the amount of \$1.50 per square foot of new residential assessable space and \$0.25 per square foot of enclosed commercial or industrial assessable space. AB 2926 also provided for an annual increase of the statutory fees based on the Statewide cost index for Class B construction, as determined by the SAB. The provisions of AB 2926 have since been amended and expanded.

AB 1600 was enacted by the State legislature in 1987 and created Government Code Sections 66000 *et seq.* These sections require a public agency to satisfy the requirements as further discussed in Section VII herein when establishing, increasing or imposing a fee as a condition of approval for a development project.

AB 181, enacted in 1989, established new requirements for school districts levying school fees and also re-codified Government Code Section 53080 *et seq.* as Education Code Section 17620 *et seq.* The additional provisions established by AB 181 imposed more stringent nexus requirements which must be satisfied by school districts prior to levying school fees, especially with respect to commercial/industrial school fees. Additionally, AB 181 provided that the maximum school fees for residential and commercial/industrial development be subject to an increase every two (2) years rather than annually.

In 1998, Governor Wilson signed into law Senate Bill 50 (“SB 50”), the Leroy F. Greene School Facilities Act of 1998, which reformed State’s School Building Program and developer school fee legislation. A significant provision of SB 50 provides school districts the option of adopting alternative school fees (also known as Level II and Level III fees) in excess of the Level I fee upon meeting certain requirements. SB 50 also placed a \$9.2 billion State Bond measure on the November 3, 1998 ballot (Proposition 1A). With the passage of Proposition 1A in November 1998, SB 50 became operative.

SB 50 also limited the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and suspended the court cases known as Mira-Hart-Murrieta. The Mira-Hart-Murrieta cases previously permitted school districts to collect mitigation fees in excess of school fees under certain circumstances.

On November 5, 2002, California voters passed Proposition 47, which authorized the issuance of \$13.05 billion in State bonds and also enacted AB 16, which provided for additional reformation of the School Building Program. AB 16, among other items, clarified that if the SAB is no longer approving apportionments for new construction due to the lack of funds available for new school facilities construction, a school district may increase its Level II Fee to the Level III Fee. With the issuance of the State bonds authorized by the passage of Proposition 47, this section of AB 16 became inoperable.

Furthermore, Proposition 55 was approved on March 2, 2004, which authorized the sale of \$12.3 billion in State bonds. In addition, California voters approved Proposition 1D in the general election held on November 7, 2006. Proposition 1D authorized the issuance of \$10.4 billion in State bonds.

Most recently, California voters approved Proposition 51 (the California Public School Facility Bonds Initiative) in the general election held on November 8, 2016, authorizing the issuance of \$9 billion in bonds to fund the improvement and construction of school facilities for K-12 schools and community colleges.



## **SECTION III. PROJECTED UNHOUSED STUDENTS AND FACILITY REQUIREMENTS**

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The objective of this Study is to determine if a nexus exists between future residential and commercial/industrial development and the need for school facilities. In addition, the Study aims to identify the costs of such required school facilities and determine the amount of School Fees that can be justifiably levied on residential and commercial/industrial development according to the estimated impacts caused by such development. This section evaluates whether existing school facilities can accommodate students generated from future residential development, projects student enrollment based on anticipated residential growth, and estimates the costs of school facilities required to accommodate new residential growth. The findings determined in this section are used in following sections to evaluate the cost impact per square foot for new residential and commercial/industrial property. Although many of the figures in this section are primarily derived from residential development projections and impacts, they are adjusted in Section V. to evaluate the impact of commercial/industrial development.

### **A. SCHOOL DISTRICT CAPACITY AND CURRENT STUDENT ENROLLMENT**

The School District's existing school facilities capacity and student enrollment must first be evaluated in order to determine if there is available capacity to house students generated by new residential and commercial/industrial development.

The School District currently operates twenty-five (25) elementary schools, six (6) middle schools, one (1) K-8 school, and six (6) high school sites. Pursuant to Education Code Section 17071.10, these facilities have a capacity to accommodate 37,158 students. This capacity was reported on SAB Form 50-02 and was updated to reflect new school facility construction projects approved for funding by the State. Appendix "B" provides a calculation of the updated facility capacity.

School District records report total student enrollment equal to 36,500 students as of October 2019. A summary of the October 2019 student enrollment is included in Appendix "C". The School District currently operates elementary schools serving students in grades transitional kindergarten (TK) through 5, middle schools serving students in grades 6 through 8 and one K-8 campus. In order to be consistent with the SAB 50-02 reporting requirements utilized in the capacity analysis, the enrollment school level configuration has been adjusted to represent grades TK through 6 at the elementary level and grades 7 through 8 at the middle school level. Current available capacity is calculated by subtracting current student enrollment from existing school facilities capacity for each school level. This operation results in available seats at the elementary school level and the high school level and a capacity deficiency at the middle school level. The available capacity determination is shown in Table 1.

**TABLE 1  
FACILITIES CAPACITY AND OCTOBER 2019 STUDENT ENROLLMENT**

<b>SCHOOL LEVEL</b>	<b>EXISTING FACILITIES CAPACITY</b>	<b>STUDENT ENROLLMENT (OCTOBER 2019)<sup>1</sup></b>	<b>AVAILABLE/ (DEFICIT) CAPACITY</b>
Elementary School (TK-6)	19,975	19,140	835
Middle School (7-8)	5,554	5,750	(196)
High School (9-12)	11,629	11,610	19
<b>TOTAL</b>	<b>37,158</b>	<b>36,500</b>	<b>658</b>

<sup>1</sup> The School District currently operates TK-5, 6-8, K-8 and -9-12 schools. The student enrollment figures have been grouped by grades TK through 6 at the elementary level, grades 7 through 8 at the middle school level and grades 9 through 12 at the high school level to be consistent with SAB 50-02 capacity requirements.

**B. PROJECTED UNHOUSED STUDENTS**

**1. Projected Residential Units**

Based on information obtained from the City of Poway, City of San Diego and the County and cataloged by the School District, it is projected the areas within the School District could experience the development of an estimated 1,879 residential units over the next ten (10) years (“Total Projected Units”).

The types of residential units considered include (i) single family detached (“SFD”), (ii) single family attached (“SFA”), and (iii) multi-family attached units (“MFA”). Units classified as SFD are those units with no common walls; SFA are those units sharing a common wall each having a unique assessor’s parcel (e.g. townhouses, condominiums, etc.); and MFA are those units which share a single assessor’s parcel and share a common wall (e.g. apartments, duplexes, etc.).

Many of the Total Projected Units have mitigated their impact to the School District through participation in a community facilities district (“CFD”). Those Total Projected Units have been identified and/or estimated and excluded from the calculation.

The estimated Total Projected Units that are subject to CFDs (which, for purposes of this Study are deemed “mitigated”) and unmitigated Projected Units in the entire School District are summarized by residential category in Table 2.

**TABLE 2  
PROJECTED UNITS BY RESIDENTIAL CATEGORY**

<b>RESIDENTIAL CATEGORY</b>	<b>TOTAL PROJECTED UNITS</b>	<b>MITIGATED PROJECTED UNITS</b>	<b>UNMITIGATED PROJECTED UNITS</b>
Single-Family Detached (SFD)	575	206	369
Single-Family Attached (SFA)	543	192	351
Multi-Family Attached (MFA)	761	158	603
<b>TOTAL</b>	<b>1,879</b>	<b>556</b>	<b>1,323</b>

**2. Student Generation Rates**

In order to calculate student generation rates (“SGRs”), Koppel & Gruber Public Finance (“K&G Public Finance”) first obtained property data obtained from SANGIS, a Joint Powers Authority of the City and County of San Diego. The property database contains property information for parcels within the School District, including land use class information (i.e. condominiums, single family dwellings, etc.) and address points. Parcels in the database were classified by unit type (SFD, SFA, MFA) based on the SANGIS land use classes.

K&G Public Finance then obtained a student database from the School District, which contains grade level, school attended and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2019. The student enrollment address information was matched to the address (situs address) information of parcels in the SANGIS property database. Students could not be matched if they were inter-district or they did not have a valid physical address (i.e. only P.O. Box was listed). The number of students matched was then queried by school level and residential category.

Tables 3, 4, 5 and 6 below summarize the calculation of the SGRs by residential category.

**TABLE 3  
SINGLE FAMILY DETACHED (SFD)  
STUDENT GENERATION RATES**

<b>SCHOOL LEVEL</b>	<b>STUDENTS MATCHED</b>	<b>SFD UNITS</b>	<b>SGR BY SCHOOL LEVEL</b>
Elementary School (TK-5)	11,116	45,139	0.2463
Middle School (6-8)	5,971	45,139	0.1323
High School (9-12)	8,193	45,139	0.1815
<b>TOTAL</b>	<b>25,280</b>	<b>NA</b>	<b>0.5601</b>

**TABLE 4  
SINGLE-FAMILY ATTACHED (SFA)  
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	MFA UNITS	SGR BY SCHOOL LEVEL <sup>1</sup>
Elementary School (TK-5)	2,748	16,042	0.1713
Middle School (6-8)	1,241	16,042	0.0774
High School (9-12)	1,595	16,042	0.0994
<b>TOTAL</b>	<b>5,584</b>	<b>NA</b>	<b>0.3481</b>

<sup>1</sup> Numbers may not compute due to rounding.

**TABLE 5  
MULTI-FAMILY ATTACHED (MFA)  
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	MFA UNITS	SGR BY SCHOOL LEVEL <sup>1</sup>
Elementary School (TK-5)	1,596	9,971	0.1601
Middle School (6-8)	744	9,971	0.0746
High School (9-12)	999	9,971	0.1002
<b>TOTAL</b>	<b>3,339</b>	<b>NA</b>	<b>0.3349</b>

<sup>1</sup> Numbers may not compute due to rounding.

**TABLE 6  
SCHOOL DISTRICT-WIDE  
STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MFA UNITS
Elementary School (TK-5)	0.2463	0.1713	0.1601
Middle School (6-8)	0.1323	0.0774	0.0746
High School (9-12)	0.1815	0.0994	0.1002
<b>TOTAL</b>	<b>0.5601</b>	<b>0.3481</b>	<b>0.3349</b>

### 3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 6 by the number of unmitigated Projected Units anticipated to be constructed within the School District over the next ten (10) years. A total of 531 students are estimated to be generated from unmitigated Projected Units. The projected student enrollment is summarized by school level in Table 7.

**TABLE 7**  
**PROJECTED STUDENT ENROLLMENT BY SCHOOL LEVEL**

SCHOOL LEVEL	TOTAL PROJECTED STUDENTS
Elementary School (TK-5)	248
Middle School (6-8)	121
High School (9-12)	162
<b>TOTAL</b>	<b>531</b>

#### 4. Projected Unhoused Students

As shown in Table 1, there is available facility capacity when comparing current student enrollment and existing capacity at the School District. As further described in this Study, capital improvements are necessary for the long-term use to adequately house the existing student population and future enrollment growth. The facilities needs exist regardless of the availability of capacity to house student enrollment, inclusive of student enrollment generated from new development. Therefore, for the purpose of this analysis, Projected Student Enrollment is not adjusted by available capacity and student enrollment attributable to new housing that requires a seat (facilities), including new facilities and/or facilities to be modernized or replaced for their continued useful life (“Projected Unhoused Students”) is equal to Projected Student Enrollment. Table 8 shows the number of Projected Unhoused Students at each school level over the next ten-year period. The School District’s facilities needs and the adequacy of existing facilities to provide for Projected Unhoused Students is further discussed in Section II.C.1 of this Study.

**TABLE 8**  
**PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEATS	PROJECTED UNHOUSED STUDENTS
Elementary School (TK-5)	248	0	248
Middle School (6-8)	121	0	121
High School (9-12)	162	0	162
<b>TOTAL</b>	<b>531</b>	<b>0</b>	<b>531</b>

## C. FACILITY NEEDS AND ESTIMATED PER-STUDENT COST

### 1. Facilities Needs

In April of 2019, the School District initiated the development of a Long Range Facility Master Plan, which provided a review of planning implications based on School District goals and standards with regard to student achievement and advancements; future-focused learning environments; the role and integration of technology; sustainability; and educational adequacy. After conducting extensive evaluation and soliciting the input of the community, the School District completed its 2020 Long Range Facility Master Plan (“2020 FMP”), which identifies facilities improvement projects that are expected to be necessary over the next 10 to 15 years. While no new school sites are planned for at this time, the average building within the School District was constructed 29 years ago, necessitating expenditures for facilities maintenance and modernization. In total, capital improvement projects are expected to cost the School District \$1,396,993,000 over the course of the planning period, without accounting for projected construction cost escalation over the project timeline.

The School District has identified revenues from the imposition of applicable school fees as one of several sources of funds earmarked for the payment of some of the modernization costs outlined in the 2020 FMP.

### 2. Estimated Cost Per Student

The estimated total cost impact per student to provide recommended modernizations was derived from the total project cost estimates for existing sites from the 2020 FMP. This figure was divided by total classroom capacity for each school level, as provided in the 2020 FMP, which results in the Total Facilities Cost Impact per Seat/Student. This computation is shown in Table 9.

**TABLE 9**  
**ESTIMATED FACILITIES COSTS PER STUDENT**

SCHOOL LEVEL	TOTAL ESTIMATED PROJECT COSTS <sup>1</sup>	TOTAL CAPACITY <sup>1,2</sup>	FACILITIES COST IMPACT PER SEAT/STUDENT
Elementary School (TK-5)	\$511,809,105	17,233	\$29,699
Middle School (6-8)	\$300,980,895	9,279	\$32,437
High School (9-12)	\$448,074,000	14,074	\$31,837

1 Source: 2020 Long Range Facilities Master Plan. Excludes costs for Twin Peaks Center Support Site, District Surplus Site, and District Office Support Site. While these are costs eligible for funding via School Fees, there is no direct linkage between capacity at each school level and project costs.

2 The capacity reported in Section III.A of this Study was determined pursuant to Education Code Section 17071.10, which excludes a portion of the School District’s relocatable classrooms inventory.

## SECTION IV. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

The following section presents the school facility impact analysis for new residential development and provides a step-by-step calculation of the estimated per residential square foot cost impact.

Government Code Section 66001 (g) allows School Fees to include the costs attributable to the increased demand for public facilities reasonably related to the development projects(s) in which the fee is imposed in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan. The proposed capital improvement projects outlined in the 2020 FMP are recommended because the existing facilities require upgrade or replacement for their continued long-term use, and such upgrades will benefit both existing student enrollment and student enrollment generated as a result of new residential construction; thus it is deemed reasonable and appropriate to include estimated costs as described in Section III.C when evaluating the impact per square foot as a result of Projected Unhoused Students. To determine the school facilities cost impact per square foot of residential development, first the Facilities Cost Impact per Seat/Student determined in Table 9 is multiplied by the Projected Unhoused Students as shown in Table 8 for each school level. The result of this computation is shown in Table 10 and reflects the estimated school facilities cost impact to house Projected Unhoused Students.

**TABLE 10  
FACILITIES COST IMPACT**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	FACILITIES COST IMPACT PER STUDENT	FACILITIES COST IMPACT PER RESIDENTIAL UNIT
Elementary School (TK-5)	248	\$29,699	\$7,365,352
Middle School (6-8)	121	\$32,437	\$3,924,877
High School (9-12)	162	\$31,837	\$5,157,594
<b>TOTAL</b>			<b>\$16,447,823</b>

The total school facilities impact shown in Table 10 above was then divided by the number of Unmitigated Projected Units shown in Table 2 to determine the school facilities cost per residential unit. The costs per residential categories are shown in Table 11.

**TABLE 11  
SCHOOL FACILITIES COST PER RESIDENTIAL UNIT**

TOTAL FACILITIES COST IMPACT	UNMITIGATED PROJECTED UNITS	FACILITIES COST IMPACT PER RESIDENTIAL UNIT
\$16,447,823	1,323	<b>\$12,432</b>

The school facilities cost impact per residential square foot was calculated by dividing the school facilities cost per residential unit determined in Table 11 by the weighted average square footage of each residential unit type. This calculation is shown in Table 12 below. The weighted average square footage is estimated based on property data obtained from SANGIS.

**TABLE 12**  
**SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT**

FACILITIES COST IMPACT PER RESIDENTIAL UNIT	WEIGHTED AVERAGE SQUARE FOOTAGE	FACILITIES COST PER RESIDENTIAL SQUARE FOOT
\$12,432	1,850	<b>\$6.72</b>

The school facilities impact per residential square foot determined in Table 12 is greater than the current maximum authorized residential School Fees of \$4.08 per square foot; therefore, the School District is justified in levying up to but not exceeding the maximum authorized amount for residential construction and reconstruction.



## SECTION V. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

The following section presents the school facilities impact analysis for new commercial/industrial development and provides a step-by-step calculation of the estimated per commercial/industrial square foot cost impact.

### A. EMPLOYEE GENERATION

In the course of making the nexus findings to justify School Fees levied on commercial/industrial development, Education Code Section 17621(e)(1)(B) requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. As mentioned in the Executive Summary, for purposes of making such determination this code section further sets out that the employee generation estimates be based on the applicable estimates set forth in the Traffic Study published by SANDAG.

The employee generation estimates per 1,000 square feet of development derived from the Traffic Study are listed by commercial/industrial land use category in Table 13. The land use categories listed are based on those categories described in the Traffic Study and include all land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

**TABLE 13**  
**EMPLOYEE GENERATION PER 1,000 SQUARE FEET**  
**OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	AVERAGE SQUARE FOOTAGE PER EMPLOYEE	EMPLOYEES PER 1,000 SQUARE FEET
Banks	354	2.8253
Community Shopping Center	652	1.5348
Neighborhood Shopping Center	357	2.7985
Industrial Business Parks	284	3.5156
Industrial Parks/Warehousing/Manufacturing	742	1.3473
Rental Self-Storage	15,541	0.0643
Research & Development	329	3.0408
Hospitality(Lodging)	883	1.1325
Commercial Offices (Standard)	209	4.7897
Commercial Offices (Large High Rise)	220	4.5442
Corporate Offices	372	2.6848
Medical Offices	234	4.2654

Source: San Diego Traffic Generator Study, January 1990 Edition; SANDAG.

## **B. HOUSEHOLD IMPACT**

### **1. Households**

To evaluate the impact of commercial/industrial development on School District facilities, the employee generation estimates listed in Table 13 were first used to determine the impact of commercial/industrial development on a per household basis. Based on information provided by the U.S. Census Bureau<sup>1,2</sup>, there were approximately 99,522 employed persons living within the School District in 2018; dividing total civilian employment by the number of households in the School District results in 1.4 employed persons per household. Further dividing the employee generation estimates listed in Table 12 by 1.40 results in the estimated number of households per 1,000 square feet of commercial/industrial development (“Total Household Impact”).

The Total Household Impact determined in the preceding paragraph takes into consideration all employees generated from commercial/industrial development. Since some of those employees will live outside the School District and will therefore have no impact on the School District, the figures are adjusted to reflect only those households within the School District occupied by employees generated from commercial/industrial development built within the School District. Based on information derived from U.S. Census Bureau data<sup>1</sup>, it is estimated that approximately 56.5% of employees both live and work within the School District. Multiplying the Total Household Impact by 56.5% results in the households within the School District impacted per 1,000 square feet commercial/industrial development. The results of these computations are shown in Table 14.

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<sup>1</sup> 2014-2018 American Community Survey 5-Year Estimates; DP04-Selected Housing; DP03-Selected Economic Characteristics (Employment).

<sup>2</sup> 2014-2018 American Community Survey 5-Year Estimates; S0801-Commuting Characteristics (work in place of residence).

**TABLE 14  
IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT ON  
HOUSEHOLDS WITHIN THE SCHOOL DISTRICT**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.</b>
Banks	1.1402
Community Shopping Center	0.6194
Neighborhood Shopping Center	1.1294
Industrial Business Parks	1.4188
Industrial Parks/Warehousing/Manufacturing	0.5437
Rental Self-Storage	0.0260
Research & Development	1.2272
Hospitality(Lodging)	0.4571
Commercial Offices (Standard)	1.9330
Commercial Offices (Large High Rise)	1.8339
Corporate Offices	1.0835
Medical Offices	1.7214

## 2. Household Student Generation

The student generation impacts per 1,000 square feet of commercial/industrial development were calculated by multiplying the household impacts shown in Table 14 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 15. The blended student generation rates are based on the SGRs summarized in Table 3 and were combined into a single rate per school level based on the proportionate number of each unmitigated residential unit type anticipated to be constructed in the School District as shown in Table 2. The determination of the blended student generation rates is shown and described in Appendix “D” of this Study.

**TABLE 15**  
**HOUSEHOLD STUDENT GENERATION IMPACT**  
**PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL STUDENT GENERATION
Banks	0.2133	0.1042	0.1399	0.4574
Community Shopping Center	0.1159	0.0566	0.0760	0.2485
Neighborhood Shopping Center	0.2113	0.1032	0.1386	0.4531
Industrial Business Parks	0.2655	0.1297	0.1741	0.5692
Industrial Parks/Warehousing/ Manufacturing	0.1017	0.0497	0.0667	0.2181
Rental Self-Storage	0.0049	0.0024	0.0032	0.0104
Research & Development	0.2296	0.1122	0.1506	0.4924
Hospitality(Lodging)	0.0855	0.0418	0.0561	0.1834
Commercial Offices (Standard)	0.3617	0.1767	0.2372	0.7755
Commercial Offices (Large High Rise)	0.3431	0.1676	0.2250	0.7358
Corporate Offices	0.2027	0.0990	0.1329	0.4347
Medical Offices	0.3221	0.1573	0.2112	0.6906

### 3. Inter-District Student Impact

Based on information provided by the School District, 1,143 students were enrolled at the School District on an inter-district basis as of October 2019, including 415 students at the elementary school level, 275 students at the middle school level and 453 students at the high school level. Many of those inter-district students attend the School District as a result of their parents or guardians being employed at businesses located within the School District boundaries. To determine the inter-district impact of new commercial/industrial development, the number of inter-district students was first divided by the estimated number of employees within the School District’s area. Employment was estimated at 99,522 based on information obtained from U.S. Census Bureau<sup>1</sup>. The ratio of inter-district students to estimated employment for each school level was then multiplied by the employee generation factors for each of the commercial/industrial categories as shown in Table 13. The calculation results in the Inter-District Student Impacts shown in Table 16.

**TABLE 16**  
**INTER-DISTRICT IMPACT PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	INTER-DISTRICT STUDENT IMPACT
Banks	0.0119	0.0079	0.0130	0.0328
Community Shopping Center	0.0064	0.0043	0.0071	0.0178
Neighborhood Shopping Center	0.0118	0.0078	0.0129	0.0325
Industrial Business Parks	0.0148	0.0098	0.0162	0.0408
Industrial Parks/Warehousing/ Manufacturing	0.0057	0.0038	0.0062	0.0156
Rental Self-Storage	0.0003	0.0002	0.0003	0.0007
Research & Development	0.0128	0.0085	0.0140	0.0353
Hospitality(Lodging)	0.0048	0.0032	0.0052	0.0131
Commercial Offices (Standard)	0.0201	0.0134	0.0220	0.0556
Commercial Offices (Large High Rise)	0.0191	0.0127	0.0209	0.0527
Corporate Offices	0.0113	0.0075	0.0124	0.0311
Medical Offices	0.0179	0.0119	0.0196	0.0495

<sup>1</sup> 2014-2018 American Community Survey 5-Year Estimates; DP03-Selected Economic Characteristics (Employment).

#### 4. Total Student Generation Impact

The Total Student Generation Impact is determined by adding the Student Generation Impacts shown in Table 15 to the Inter-District Impacts determined in Table 16. The Total Student Generation Impacts are listed in Table 17.

**TABLE 17**  
**TOTAL STUDENT GENERATION IMPACT**  
**PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL STUDENT GENERATION IMPACT
Banks	0.2252	0.1121	0.1529	0.4902
Community Shopping Center	0.1223	0.0609	0.0831	0.2663
Neighborhood Shopping Center	0.2231	0.1111	0.1515	0.4856
Industrial Business Parks	0.2802	0.1395	0.1903	0.6100
Industrial Parks/Warehousing/ Manufacturing	0.1074	0.0535	0.0729	0.2338
Rental Self-Storage	0.0051	0.0026	0.0035	0.0112
Research & Development	0.2424	0.1207	0.1646	0.5276
Hospitality (Lodging)	0.0903	0.0450	0.0613	0.1965
Commercial Offices (Standard)	0.3818	0.1901	0.2592	0.8311
Commercial Offices (Large High Rise)	0.3622	0.1803	0.2459	0.7885
Corporate Offices	0.2140	0.1065	0.1453	0.4658
Medical Offices	0.3400	0.1693	0.2308	0.7401

#### C. NET IMPACT PER COMMERCIAL/INDUSTRIAL SQUARE FOOT

##### 1. Cost Impact

To estimate the school facilities costs required to house new students as a result of additional commercial/industrial development, the total school facilities cost per student is determined by multiplying the Facilities Cost Impact per Seat/Student determined in Table 9 by the Total Student Generation impacts for each school level shown in Table 17. The total school facilities cost impacts are shown in Table 18 by commercial/industrial development category and school level.

**TABLE 18**  
**SCHOOL FACILITIES COSTS PER 1,000 SQUARE FEET OF**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL SCHOOL FACILITIES COSTS
Banks	\$6,688	\$3,637	\$4,868	\$15,193
Community Shopping Center	\$3,633	\$1,976	\$2,644	\$8,253
Neighborhood Shopping Center	\$6,625	\$3,603	\$4,822	\$15,049
Industrial Business Parks	\$8,322	\$4,526	\$6,057	\$18,905
Industrial Parks/Warehousing/Manufacturing	\$3,189	\$1,734	\$2,321	\$7,245
Rental Self-Storage	\$152	\$83	\$111	\$346
Research & Development	\$7,198	\$3,915	\$5,239	\$16,352
Hospitality(Lodging)	\$2,681	\$1,458	\$1,951	\$6,091
Commercial Offices (Standard)	\$11,339	\$6,166	\$8,253	\$25,757
Commercial Offices (Large High Rise)	\$10,757	\$5,850	\$7,829	\$24,436
Corporate Offices	\$6,356	\$3,456	\$4,626	\$14,437
Medical Offices	\$10,097	\$5,491	\$7,349	\$22,937

## 2. Residential Fee Offsets

New commercial/industrial development within the School District will generate new employees, thereby increasing the need for new residential development to house those employees living in the School District. Applicable residential school fees adopted by the School District under applicable law will also be imposed by the School District on such new residential development. To prevent new commercial/industrial development from paying the portion of impact that is mitigated by the applicable residential school fees, this amount has been calculated and deducted from the school facilities impact costs calculated in Table 18.

The residential fee offsets are first calculated by using the School District’s proposed Level I Fee of \$4.08 and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 1,850 square feet. This calculation provides the average residential revenue of \$7,548 ( $\$4.08 \times 1,850$ ) from a residential unit constructed within an unmitigated project area (“Unmitigated Unit Revenues”). For a residential unit within a mitigated (CFD) project area, the average mitigation amount is estimated at \$20,000 (“Mitigated Unit Revenues”). Applying a weighted average using the proportionate number of Unmitigated Projected Units and Mitigated Projected Units as shown in Table 2 multiplied by the respective Unmitigated Unit Revenues and Mitigated Unit Revenues results in a weighted average revenue per

residential unit equal to \$11,230. This result multiplied by the Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 14, results in the residential school fee revenues per 1,000 square feet of commercial/industrial development (“Residential Fee Offset”) This computation is shown in Table 19.

**TABLE 19  
RESIDENTIAL FEE OFFSET**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.</b>	<b>WEIGHTED AVERAGE REVENUES PER RESIDENTIAL UNIT</b>	<b>RESIDENTIAL FEE OFFSET PER 1,000 SQUARE FEET COM./IND.</b>
Banks	1.1402	\$11,230	\$12,804
Community Shopping Center	0.6194	\$11,230	\$6,956
Neighborhood Shopping Center	1.1294	\$11,230	\$12,683
Industrial Business Parks	1.4188	\$11,230	\$15,933
Industrial Parks/Warehousing/ Manufacturing	0.5437	\$11,230	\$6,106
Rental Self-Storage	0.0260	\$11,230	\$292
Research & Development	1.2272	\$11,230	\$13,781
Hospitality(Lodging)	0.4571	\$11,230	\$5,133
Commercial Offices (Standard)	1.9330	\$11,230	\$21,708
Commercial Offices (Large High Rise)	1.8339	\$11,230	\$20,595
Corporate Offices	1.0835	\$11,230	\$12,168
Medical Offices	1.7214	\$11,230	\$19,331



### 3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 19 from the total school facilities costs listed in Table 18 results in the net school facilities costs per 1,000 square feet of commercial/industrial development (“Net School Facilities Costs”). The Net School Facilities Costs are listed in Table 20.

**TABLE 20**  
**NET SCHOOL FACILITIES COSTS**  
**PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	TOTAL SCHOOL FACILITIES COSTS	RESIDENTIAL FEE OFFSET	NET SCHOOL FACILITIES COSTS (PER 1,000 SQUARE FEET COM./IND.)
Banks	\$15,193	\$12,804	\$2,389
Community Shopping Center	\$8,253	\$6,956	\$1,297
Neighborhood Shopping Center	\$15,049	\$12,683	\$2,366
Industrial Business Parks	\$18,905	\$15,933	\$2,972
Industrial Parks/Warehousing/Manufacturing	\$7,245	\$6,106	\$1,139
Rental Self-Storage	\$346	\$292	\$54
Research & Development	\$16,352	\$13,781	\$2,571
Hospitality(Lodging)	\$6,091	\$5,133	\$958
Commercial Offices (Standard)	\$25,757	\$21,708	\$4,049
Commercial Offices (Large High Rise)	\$24,436	\$20,595	\$3,841
Corporate Offices	\$14,437	\$12,168	\$2,269
Medical Offices	\$22,937	\$19,331	\$3,606

The Net School Facilities Costs determined in Table 20 are then divided by 1,000<sup>1</sup> to provide the cost impact on a square foot basis. These cost impacts are listed in Table 21.

<sup>1</sup> The Employee Generation rates derived from the SANDAG study are estimated per 1,000 square feet of development.

**TABLE 21**  
**NET COST IMPACTS**  
**PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	NET IMPACTS
Banks	\$2.39
Community Shopping Center	\$1.30
Neighborhood Shopping Center	\$2.37
Industrial Business Parks	\$2.97
Industrial Parks/Warehousing/Manufacturing	\$1.14
Rental Self-Storage	\$0.05
Research & Development	\$2.57
Hospitality(Lodging)	\$0.96
Commercial Offices (Standard)	\$4.05
Commercial Offices (Large High Rise)	\$3.84
Corporate Offices	\$2.27
Medical Offices	\$3.61

The net cost impacts shown in Table 21 exceed the maximum authorized statutory school fee for commercial/industrial development of \$0.66 per square foot, except for the category of Rental Self-Storage development. Therefore, the School District is justified in levying school fees on commercial/industrial in amount up to but not exceeding the maximum authorized statutory fee. For Rental Self-Storage businesses, which typically have extremely low numbers of employees, the School District is justified in collecting \$0.05 per square foot.

**D. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES**

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 21, the School District shall evaluate such development on a case-by-case basis to determine if the imposition of the School Fees on the development meets the nexus requirements set forth under Government Code Section 66000 et seq. The School District may levy School Fees on such development in an amount up to but not exceeding the cost per square foot impact determined through such evaluation.

**E. AGE-RESTRICTED (SENIOR) HOUSING**

Government Code Sections 65995.1 and 65995.2 provides school districts may only charge the fees applicable for commercial/industrial development for qualified age-restricted (senior citizen) housing. Qualified age-restricted housing generates employees resulting in school facility impacts similar to those impacts from other commercial/industrial categories specified herein.

## **SECTION VI. REDEVELOPMENT**

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Government Code Section 66001, subdivision (a)(3) and (4) requires that a school district, in imposing school-impact fees, establish a reasonable relationship between the fee's use, the need for the public facility and the type of development project on which the fee is imposed. This section addresses and sets forth general policy when considering the levy of school fees on new construction units resulting from redevelopment projects within the School District.

Redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new construction (“Redevelopment”). The School District is aware of Redevelopment projects completed within the School District boundaries and anticipates similar Redevelopment projects may be completed in the next ten (10) years and beyond. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. shall be levied by the School District on new construction resulting from Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new construction on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new development by comparing the projected square footage, student generation and cost impacts of the proposed new construction and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Table 6 of this Study, as applicable.

The School District may levy school fees, authorized under applicable law, on new construction resulting from Redevelopment projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraph, but not exceeding the applicable school fees.

## **SECTION VII. GOVERNMENT CODE SECTION 66000**

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Government Code Sections 66000 *et seq.* were enacted by State Legislature in 1987. In any action establishing, increasing, or imposing a fee as a condition of approval of a development project, such as the Applicable Residential School Fee and Applicable Commercial/Industrial School Fees described herein (collectively referred to as the “Applicable School Fees”), these Government Code sections require the public agency to satisfy the following requirements:

1. Determine the purpose of the fee;
2. Identify the use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed;
4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;
5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and
6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

The information set forth herein, including the information contained in the Appendices attached hereto, provide factual evidence establishing a nexus between the type of development projected to be built within the School District and the amount of Applicable School Fees levied upon such development based on the need for such Applicable School Fees. The determinations made in this Study meet the requirements of Government Code Section 66000. The findings are summarized as follows:

### **Purpose of the School Fee**

The Board of the School District will levy and collect school fees on new residential and commercial/industrial development to obtain funds for the construction and/or reconstruction of school facilities to accommodate students generated as a result of such development. In accordance with Education Code Section 17620, “construction or reconstruction of school facilities” **does not** include any item of expenditure for any of the following:

1. Regular maintenance or routine repair of school buildings and facilities;
2. Inspection, sampling, analysis, encapsulation or removal of asbestos-containing material, except where incidental to school facilities construction or reconstruction for which the expenditure of fees or other consideration collected pursuant to Education Code Section 17620 is not prohibited; and,
3. Deferred maintenance as described in Education Code Section 17582.

### **Identify the Use of the School Fee**

The School District has determined that revenues collected from Applicable School Fees imposed on residential and commercial/industrial developments will be used for the following purposes:

1. Construction or reconstruction of school facilities required to accommodate students generated by new residential and commercial/industrial development;
2. Construction or reconstruction of administrative and operations facilities required in response to new student growth from new development;
3. Acquisition or lease of property for unhoused students generated from new development;
4. Purchase or lease of interim and/or temporary school facilities in order to accommodate student capacity demands;
5. Furniture for use in new or reconstructed school facilities;
6. Costs associated with the administration, collection, and justification for the Applicable School Fees;
7. Provide local funding that may be required if the School District applies for State funding through SB 50.

### **Relationship Between the Use of the Fee, the Need for School Facilities and the Type of Development on Which the Fee is Imposed**

As determined in the preceding sections, existing school facilities are in need of upgrade or modernization for their continued long-term use and to provide adequate and safe housing for existing student enrollment and students generated from new residential and commercial/industrial development. The fees imposed on such new development will be used, in part, to finance a portion of the modernization of school facilities required to accommodate student enrollment growth generated by new residential and commercial/industrial development.

### **Determination of the Relationship Between the Fee Amount and the School Facilities Costs Attributable to Type of Development on Which the Fee is Imposed**

The imposition of the Applicable Residential School Fee of \$4.08 per square foot of residential development is justified, as this fee is below the per square foot cost impact to provide adequate school facilities required as a result of such new residential development.

Similarly, the imposition of the Applicable Commercial/Industrial School Fees of \$0.66 per square foot of commercial/industrial development are justified as the fees are equal to or below the estimated per square foot net cost impact to provide adequate school facilities required as a result of such new commercial/industrial development, except for Rental Self-Storage development.

### **Accounting Procedures for the Fees**

The School District will deposit, invest, and expend the school fees imposed and collected on residential and commercial/industrial development in accordance with the provision of Government Code Section 66006.

**APPENDIX A**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT DESCRIPTIONS**

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Banks	Include small branch offices to regional offices used for banking. Properties under this category allow customers to conduct banking on-site.
Shopping Center	Broadly include regional, community and neighborhood shopping centers which sell merchandise and services to consumers. Include grocery stores, restaurants, retail centers, automotive sales.
Industrial Business Parks	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with 15% or more of the total area designated for commercial use.
Industrial Parks/Warehousing/Manufacturing	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with limited or no commercial use (less than 15% of the total area designated for commercial use).
Rental Self-Storage	Include warehouse developments which rent small storage vaults and often termed “mini-storage”.
Research & Development	Include scientific research and development laboratories, office and/or their supporting facilities.
Hospitality (Lodging)	Include establishments which provide lodging to the general public. Lodging types include hotels, motels, resort hotels and inns. The maximum term of occupancy for establishment within this category shall not exceed 30 days.
Commercial Offices (Standard) <sup>1</sup>	Include general office space occupying less than 100,000 square feet with multiple tenants.
Commercial Offices (Large High Rise) <sup>1</sup>	Include general office space occupying 100,000 square feet and greater with multiple tenants.
Corporate Offices	An office or office building with a single tenant.
Medical Offices	Include medical offices that serve a wide range of medical needs and may include a pharmacy. Medical offices are generally operated by one or more physicians.

<sup>1</sup> Office space used for activities described under banks, research and development, or medical offices should be classified under those categories.



**APPENDIX B**  
**FACILITIES CAPACITY UPDATE**

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**POWAY UNIFIED SCHOOL DISTRICT  
FACILITIES CAPACITY UPDATE  
APPENDIX B**

Item	School	Elementary School Seats	Middle School Seats	High School Seats
SAB Form 50-02	NA	13,233	3,709	6,552
50/68296-00-001	CREEKSIDE ELEMENTARY	775	-	-
50/68296-00-002	WESTVIEW HIGH	-	-	2,241
50/68296-00-003	STONE RANCH ELEMENTARY	850	-	-
50/68296-00-004	OAK VALLEY MIDDLE	400	864	-
50/68296-00-005	MT. CARMEL HIGH	-	-	216
50/68296-00-006	WESTWOOD ELEMENTARY	325	-	-
50/68296-00-007	MIDLAND ELEMENTARY	200	-	-
50/68296-00-008	MONTEREY RIDGE ELEMENTARY	850	-	-
50/68296-00-009	MT. CARMEL HIGH	-	-	189
50/68296-00-011	MT. CARMEL HIGH	-	-	81
50/68296-00-012	POWAY HIGH	-	-	1,026
50/68296-00-013	RANCHO BERNARDO HIGH	-	-	27
50/68296-00-015	DEL SUR ELEMENTARY	825	-	-
50/68296-00-016	WILLOW GROVE ELEMENTARY	700	-	-
50/68296-00-017	DEL NORTE HIGH	-	-	1,297
50/68296-00-018	MEADOWBROOK MIDDLE	-	405	-
50/68296-00-019	BLACK MOUNTAIN MIDDLE	-	324	-
50/68296-00-020	MORNING CREEK ELEMENTARY	200	-	-
50/68296-00-021	DESIGN 39 CAMPUS	1,142	252	-
50/68296-00-022	STONE RANCH ELEMENTARY	475	-	-
<b>Total</b>		<b>19,975</b>	<b>5,554</b>	<b>11,629</b>
<b>Grand Total for All School Levels</b>		<b>37,158</b>		

**APPENDIX C**  
**ENROLLMENT SUMMARY**

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**POWAY UNIFIED SCHOOL DISTRICT  
2019/20 ENROLLMENT SUMMARY  
APPENDIX C**

School Name/Program	School Level/Grade																Grand Total
	Elementary								Middle				High				
	TK	K	1	2	3	4	5	6	7	8	9	10	11	12	Other		
ADOBE BLUFFS ELEMENTARY	25	82	76	77	78	57	67	-	-	-	-	-	-	-	-	462	
CANYON VIEW ELEMENTARY	20	79	81	79	79	88	82	-	-	-	-	-	-	-	-	508	
CHAPARRAL ELEMENTARY	49	140	138	132	134	132	136	-	-	-	-	-	-	-	-	861	
CREEKSIDE ELEMENTARY	26	80	81	90	96	97	98	-	-	-	-	-	-	-	-	568	
DEER CANYON ELEMENTARY	14	37	61	66	101	77	80	-	-	-	-	-	-	-	-	436	
DEL SUR ELEMENTARY	50	177	156	155	170	142	159	-	-	-	-	-	-	-	-	1,009	
DESIGN 39 CAMPUS (K-5)	22	126	123	124	132	132	125	-	-	-	-	-	-	-	-	784	
GARDEN ROAD ELEMENTARY	20	83	70	75	79	79	58	-	-	-	-	-	-	-	-	464	
HIGHLAND RANCH ELEMENTARY	25	129	106	101	119	101	96	-	-	-	-	-	-	-	-	677	
LOS PENASQUITOS ELEMENTARY	24	78	77	80	78	96	102	-	-	-	-	-	-	-	-	535	
MIDLAND ELEMENTARY	23	123	109	104	104	99	86	-	-	-	-	-	-	-	-	648	
MONTEREY RIDGE ELEMENTARY	43	124	129	144	156	162	192	-	-	-	-	-	-	-	-	950	
MORNING CREEK ELEMENTARY	33	98	100	112	107	111	129	-	-	-	-	-	-	-	-	690	
PAINTED ROCK ELEMENTARY	25	99	104	100	120	115	113	-	-	-	-	-	-	-	-	676	
PARK VILLAGE ELEMENTARY	17	85	110	83	94	103	91	-	-	-	-	-	-	-	-	583	
POMERADO ELEMENTARY	22	52	75	52	53	61	56	-	-	-	-	-	-	-	-	371	
ROLLING HILLS ELEMENTARY	23	75	78	72	76	58	54	-	-	-	-	-	-	-	-	436	
SHOAL CREEK ELEMENTARY	22	100	79	93	90	70	87	-	-	-	-	-	-	-	-	541	
STONE RANCH ELEMENTARY	34	114	129	124	154	165	149	-	-	-	-	-	-	-	-	869	
SUNDANCE ELEMENTARY	18	75	73	61	69	79	59	-	-	-	-	-	-	-	-	434	
SUNSET HILLS ELEMENTARY	19	71	65	69	68	66	67	-	-	-	-	-	-	-	-	425	
TIERRA BONITA ELEMENTARY	24	68	72	76	82	78	91	-	-	-	-	-	-	-	-	491	
TURTLEBACK ELEMENTARY	24	99	103	98	105	100	93	-	-	-	-	-	-	-	-	622	
VALLEY ELEMENTARY	22	115	118	138	124	103	101	-	-	-	-	-	-	-	-	721	
WESTWOOD ELEMENTARY	34	119	128	128	135	139	134	-	-	-	-	-	-	-	-	817	
WILLOW GROVE ELEMENTARY	26	126	130	123	128	133	137	-	-	-	-	-	-	-	-	803	
BERNARDO HEIGHTS MIDDLE	-	-	-	-	-	-	-	494	491	549	-	-	-	-	-	1,534	
BLACK MOUNTAIN MIDDLE	-	-	-	-	-	-	-	409	410	428	-	-	-	-	-	1,247	
DESIGN 39 CAMPUS (6-8)	-	-	-	-	-	-	-	142	123	119	-	-	-	-	-	384	
MEADOWBROOK MIDDLE	-	-	-	-	-	-	-	415	422	431	-	-	-	-	-	1,268	
MESA VERDE MIDDLE	-	-	-	-	-	-	-	406	426	516	-	-	-	-	-	1,348	
OAK VALLEY MIDDLE	-	-	-	-	-	-	-	501	547	470	-	-	-	-	-	1,518	
TWIN PEAKS MIDDLE	-	-	-	-	-	-	-	392	406	412	-	-	-	-	-	1,210	
ABRAXAS HIGH	-	-	-	-	-	-	-	-	-	-	-	10	24	111	86	231	
DEL NORTE HIGH	-	-	-	-	-	-	-	-	-	-	629	687	582	559	-	2,457	
MOUNT CARMEL HIGH	-	-	-	-	-	-	-	-	-	-	459	481	484	473	-	1,897	
POWAY HIGH	-	-	-	-	-	-	-	-	-	-	618	556	574	547	-	2,295	
RANCHO BERNARDO HIGH	-	-	-	-	-	-	-	-	-	-	608	583	582	582	-	2,355	
WESTVIEW HIGH	-	-	-	-	-	-	-	-	-	-	595	581	602	597	-	2,375	
<b>GRAND TOTAL</b>	<b>684</b>	<b>2,554</b>	<b>2,571</b>	<b>2,556</b>	<b>2,731</b>	<b>2,643</b>	<b>2,642</b>	<b>2,759</b>	<b>2,825</b>	<b>2,925</b>	<b>2,909</b>	<b>2,898</b>	<b>2,848</b>	<b>2,869</b>	<b>86</b>	<b>36,500</b>	
<b>TOTAL BY SCHOOL LEVEL</b>							<b>16,381</b>			<b>8,509</b>					<b>11,610</b>	<b>36,500</b>	
<b>ADJUSTED FOR CAPACITY ANALYSIS <sup>(1)</sup></b>								<b>19,140</b>		<b>5,750</b>					<b>11,610</b>	<b>36,500</b>	

<sup>(1)</sup> Adjusted to match the capacity analysis, which is determined based on K-6, 7-8 and 9-12 school level configurations pursuant to Education Code Section 17071.10.

**APPENDIX D**  
**BLENDED STUDENT GENERATION RATES**

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**TABLE D-1**  
**SCHOOL DISTRICT-WIDE**  
**STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MFA UNITS
Elementary School (TK-5)	0.2463	0.1713	0.1601
Middle School (6-8)	0.1323	0.0774	0.0746
High School (9-12)	0.1815	0.0994	0.1002
<b>TOTAL</b>	<b>0.5601</b>	<b>0.3481</b>	<b>0.3349</b>

**TABLE D-2**  
**ALLOCATION OF PROJECTED UNITS BY RESIDENTIAL CATEGORY**

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	PERCENTAGE ALLOCATION
SFD	369	27.9%
SFA	351	26.5%
MFA	603	45.6%
<b>TOTAL</b>	<b>1,323</b>	<b>100.0%</b>

The Blended Student Generation Rates were determined by applying the percentage allocations, in Table D-2 by the Student Generation Rates shown in Table D-1, the results of which are shown in Table D-3.

**TABLE D-3**  
**BLENDED STUDENT GENERATION RATES**

SCHOOL LEVEL	BLENDED STUDENT GENERATION RATE
Elementary School (TK-5)	0.1871
Middle School (6-8)	0.0914
High School (9-12)	0.1227
<b>TOTAL</b>	<b>0.4012</b>