

Level I Developer Fee Study
for
Jefferson Union High
School District

October 5, 2016

Dan Burns, Superintendent

Board of Trustees

Rosie Tejada, President

Nick Occhipinti, Vice President

Kalimah Salahuddin, Clerk

Andrew Lie, Trustee

Jeanne Matysiak, Trustee

Prepared by:

Jack Schreder & Associates, Inc.

2230 K Street

Sacramento, CA 95816

916-441-0986

TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY	1
INTRODUCTION	3
SECTION I: DEVELOPER FEE JUSTIFICATION	8
School Capacity	8
Student Generation.....	8
Enrollment Projection and Development	9
Residential Fee Generation.....	11
Commercial / Industrial Development and Fee Projections	12
Summary.....	15
SECTION II: BACKGROUND OF DEVELOPER FEE LEGISLATION.....	16
SECTION III: REQUIREMENTS OF AB 1600.....	20
SECTION IV: REVENUE SOURCES FOR FUNDING FACILITIES.....	23
State Sources.....	23
Local Sources	23
SECTION V: ESTABLISHING THE COST, BENEFIT AND BURDEN NEXUS	25
SECTION VI: FACILITY FUNDING ALTERNATIVES.....	26
STATEMENT TO IDENTIFY PURPOSE OF FEE	27
ESTABLISHMENT OF A SPECIAL ACCOUNT.....	27
RECOMMENDATION	27
SOURCES	28

LIST OF TABLES AND FIGURES

	<u>Page</u>
Table 1: Student Generation Factor.....	9
Figure 1: Enrollment Projection v. Capacity	10
Table 2: Facility Cost Per Student.....	11
Table 3: Commercial and Industrial Generation Factors	13
Table 4: Commercial and Industrial Facilities Cost Impact	14

LIST OF APPENDICES

Appendix A: Facility Inventory	APP 1
Appendix B: Enrollment Projection	APP 2
Appendix C: Facility Construction Costs	APP 3
Appendix D: Commercial/Industrial Cost Calculations	APP 4
Appendix E: Development Summary	APP 5

EXECUTIVE SUMMARY

- Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication, or other form of requirement against any development project for the construction or reconstruction of school facilities provided the district can show justification for levying of fees.
- In February 2016, the State Allocation Board's biennial inflation adjustment changed the fee to \$3.48 per square foot for residential construction and \$0.56 per square foot for commercial/industrial construction.
- The Jefferson Union High School District currently shares developer fees with its feeder districts. The developer fee sharing arrangement between the districts is currently 40 percent for the high school district and 60 percent for the feeder districts.
- The Jefferson Union High School District is justified in collecting \$1.39 (40 percent of \$3.48) per square foot for residential construction and \$0.22 (40 percent of \$0.56) per square foot of commercial/industrial construction with the exception of mini storage. The mini storage category of construction should be collected at a rate of \$0.03 per square foot.
- The capacity for the Jefferson Union High School District is 4,791 9-12 students. The capacity information is included in Appendix A.
- The justification is based on this study's findings that the District currently exceeds its 9-12th grade capacity and will continue to exceed its capacity into the 2020-2021 school year.
- Each new residential unit to be constructed in the District will average 1,768 square feet and will generate an average of 0.2 9-12th grade students for the Jefferson Union High School District to house.
- Each square foot of residential construction will create a school facilities cost of at least \$3.94 per square foot.

- Each square foot of commercial/industrial construction will create a school facilities cost ranging from \$0.03 to \$3.03 per square foot.

INTRODUCTION

In September 1986, the Governor signed into law Assembly Bill (AB) 2926 (Chapter 887/Statutes of 1986), which granted school district governing boards the authority to impose developer fees. This authority is codified in Education Code Section 17620 which states in part "...the governing board of any school district is authorized to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities."

The maximum fee that can be levied is adjusted every two years according to the inflation rate, as listed by the statewide index for Class B construction set by the State Allocation Board. In January 1992, the State Allocation Board increased the maximum fee to \$1.65 per square foot for residential construction and \$0.27 per square foot for commercial and industrial construction.

Senate Bill (SB) 1187 (Chapter 1354/Statutes of 1992) effective January 1, 1993, affected the facility mitigation requirements a school district could impose on developers. SB 1187 allowed school districts to levy an additional \$1.00 per square foot of residential construction (Government Code Section 65995.3). The authority to levy the additional \$1.00 was rescinded by the failure of Proposition 170 on the November 1993 ballot.

In January 1994, the State Allocation Board's biennial inflation adjustment changed the fee to \$1.72 per square foot for residential construction and \$0.28 per square foot for commercial/industrial construction.

In January 1996, the State Allocation Board's biennial inflation adjustment changed the fee to \$1.84 per square foot for residential construction and \$0.30 per square foot for commercial/industrial construction.

In January 1998, the State Allocation Board's biennial inflation adjustment changed the fee to \$1.93 per square foot for residential construction and \$0.31 per square foot for commercial/industrial construction.

In January 2000, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.05 per square foot for residential construction and \$0.33 per square foot for commercial/industrial construction.

In January 2002, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.14 per square foot for residential construction and \$0.34 per square foot for commercial/industrial construction.

In January 2004 the State Allocation Board's biennial inflation adjustment changed the fee to \$2.24 per square foot for residential construction and \$0.36 per square foot for commercial/industrial construction.

In January 2006 the State Allocation Board's biennial inflation adjustment changed the fee to \$2.63 per square foot for residential construction and \$0.42 per square foot for commercial/industrial construction.

In January 2008 the State Allocation Board's biennial inflation adjustment changed the fee to \$2.97 per square foot for residential construction and \$0.47 per square foot for commercial/industrial construction.

In January 2010 the State Allocation Board's biennial inflation adjustment maintained the fee at \$2.97 per square foot for residential construction and \$0.47 per square foot for commercial/industrial construction.

In January 2012 the State Allocation Board's biennial inflation adjustment changed the fee to \$3.20 per square foot for residential construction and \$0.51 per square foot for commercial/industrial construction.

In January 2014 the State Allocation Board's biennial inflation adjustment changed the fee to \$3.36 per square foot for residential construction and \$0.54 per square foot for commercial/industrial construction

In February 2016 the State Allocation Board's biennial inflation adjustment changed the fee to \$3.48 per square foot for residential construction and \$0.56 per square foot for commercial/industrial construction

The next adjustment will occur at the January 2018 State Allocation Board meeting.

In order to levy a fee, a district must make a finding that the fee to be paid bears a reasonable relationship and be limited to the needs of the community for elementary or high school facilities and be reasonably related to the need for schools caused by the development. Fees are different from taxes and do not require a vote of the electorate. Fees may be used only for specific purposes and there must be a reasonable relationship between the levying of fees and the impact created by development.

In accordance with the recent decision in the *Cresta Bella LP v. Poway Unified School District* (2013 WL 3942961) court Case, school districts are now required to demonstrate that reconstruction projects will generate an increase in the student population thereby creating an impact on the school district's facilities. School districts must establish a reasonable relationship between an increase in student facilities needs and the reconstruction project in order to levy developer fees.

Senate Bill 50: Background

In August 1998, the Governor signed into legislation SB 50, also known as the Leroy Greene School Facilities Act of 1998. This bill made major changes in the State school facilities program as well as developer fee mitigation for school districts in California. Education Code Section 17620 was amended to include the provisions of Government Code Section 65995.

Prior to the passage of SB 50, school districts had been able to rely on a series of appellate court decisions known as "Mira-Hart-Murrieta". These court decisions had allowed municipalities, when making a legislative decision (such as general plan amendments, development agreements, zoning changes, etc.) concerning land use, to consider the impacts of that decision on school facilities and condition its approval on mitigation measures. These cases allowed cities and counties to assist school districts by using their legislative power to fully mitigate the impacts of land development on school facilities. These measures could be in the form of higher developer fees, land dedication, or other measures that the municipal agencies agreed would mitigate the impacts of the proposed development. In addition, the California Environmental Quality Act (CEQA) was interpreted by the "Mira" decisions to include mitigation for

the environmental impact of a development, providing the school districts with another opportunity to benefit from mitigation agreements.

SB 50 imposes new limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. This law amends Government Code Section 65995(a) to provide that only those funds authorized by Education Code Section 17620 or Government Code Section 65970 may be levied or imposed in connection with or made conditions of any legislative or adjudicative act by a local agency involving planning, use, or development of real property.

SB 50 provides authority for collection of three levels of developer fees:

Level I Fees:

Level I fees are the current statutory fees allowed under Education Code Section 17620. This code section provides the basic authority for school districts to levy a fee against residential and commercial construction for the purpose of funding school construction or reconstruction of facilities. These fees, which are currently \$3.48 for residential construction and \$0.56 for commercial construction, will be increased in the year 2018 and every two years thereafter in accordance with the statewide cost index for Class B construction as determined by the State Allocation Board. The district can collect these fees as long as a current justification study justifies those amounts, according to the regulations in Government Code Section 66001.

Level II Fees:

Level II developer fees are outlined in Government Code Section 65995.2. This code section allows a school district to impose a higher fee on residential construction if certain conditions are met. This level of developer fees is subject to a Facility Needs Analysis based on Government Code Section 65995.6.

Level III Fees:

Level III developer fees are outlined in Government Code Section 65995.7. If State funding becomes unavailable, this code section authorizes a school district that has been approved to collect Level II fees, to collect a higher fee on residential construction. This fee is equal to twice the amount of Level II fees. However, if a district eventually receives State funding, this excess fee must be reimbursed to the developers or be subtracted from the amount of State funding.

Purpose of Study

This study will demonstrate the relationship between residential, commercial and industrial growth and the need for the construction and/or reconstruction of school facilities in the Jefferson Union High School District based on the requirements for collection of Level I fees (statutory fees).

SECTION I: DEVELOPER FEE JUSTIFICATION

Developer fee law requires that before fees can be levied a district must find that justification exists for the fee. Justification for the fee can be shown if anticipated residential, commercial and industrial development within a district will impact it with additional students. In addition, the district either does not have the facility capacity to house these students and/or the students would have to be housed in existing facilities that are not educationally adequate (i.e., antiquated facilities). It must also be shown that the amount of developer fees to be collected will not exceed the district's cost for housing students generated by new development. This section of the study will show that justification does exist for levying developer fees in the Jefferson Union High School District.

School Capacity

The capacity for the Jefferson Union High School District is based on the State School Facility Program loading factors of 27 students per 9th-12th grade classroom, 13 students per non-severe special day classroom and 9 students per severe special day classroom. The gross current capacity of the District is 5,637 9th - 12th grade students. Because some classrooms are used for pullout programs and teacher preparation for one period per day, the gross capacity was reduced by 15% for a practical capacity of 4,791. A facility inventory is included in Appendix A.

Student Generation

To identify the number of students anticipated to be generated by residential development, a student yield factor of 0.2 has been identified for the Jefferson Union High School District. The yield factor is based on State wide averages calculated by the Office of Public School Construction. The student yield is shown in Table 1.

Table 1:
Student Generation Factor

Residential Units	
<u>Grade Level</u>	<u>Yield</u>
9-12	0.2

Source: Office of Public School Construction.

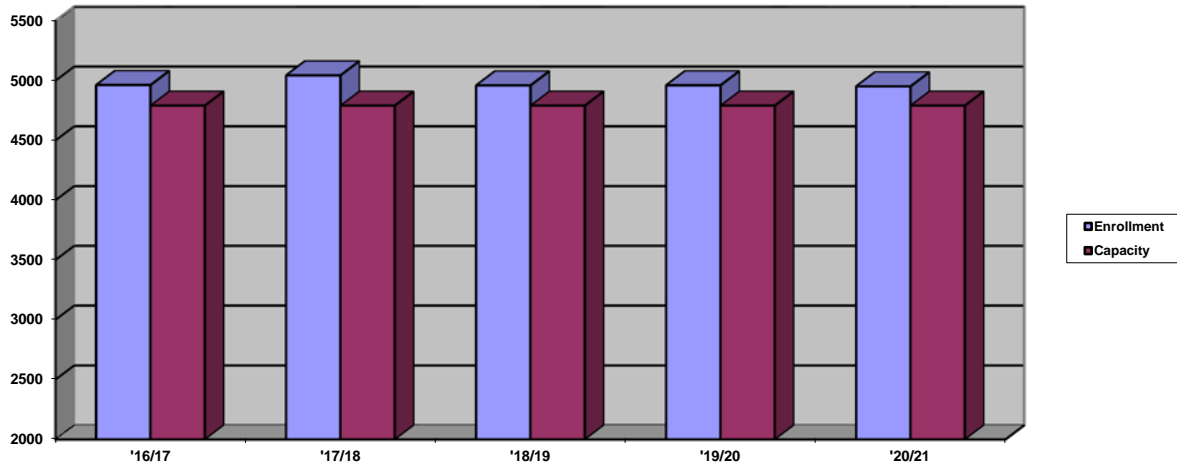
Enrollment Projection and Development

The enrollment projections used in this study utilize a cohort methodology based on four years of historic CBEDS enrollment. The cohort survival method of projecting enrollment identifies the probability that a student will "survive" from one school year to the next in the successive grade level. By using four years of enrollment, the cohort rates are averaged over four years.

Based on information provided by the Planning Departments within the School District's boundaries, there are an estimated 1,055 residential units approved or under review. A development summary is included in Appendix E. Due to the uncertainty of when projects will be constructed, residential units were not included in the enrollment projection to augment the projection.

Figure 1 illustrates the District's enrollment projection and capacity. This figure indicates the District currently exceeds its facility capacity of 4,791 students and will continue to do so through the 2020-2021 school year.

Figure 1:
Enrollment Projection v. Capacity



Residential Fee Projection

To show a reasonable relationship exists between the construction of new housing units and the need for additional school facilities, it will be shown that each square foot of new assessable residential space will create a school facility cost impact on the Jefferson Union High School District.

To determine the cost impact of residential construction on the District, the cost to house a student in new school facilities must be identified. Table 2 shows the cost impact for new school facilities for each student generated by new residential development.

Table 2 shows it will cost the District an average of \$34,843 to house each additional students in new facilities. The District currently has adequate space to add classrooms to existing campuses. Therefore, land costs were not included to calculate the cost per student. Appendix C contains the cost per student calculation.

Table 2:
Facility Cost Per Student

<u>Grade</u>	<u>Cost</u>
9-12	\$34,843

Source: State Department of Education, Office of Public School Construction, Jefferson Union High School District.

Square Footage of Residential Development

To determine the impact per square foot of residential construction, the student generation factors are compared to the average house size anticipated to be constructed in the District. Based on developer fee records, residential units average of 1,768 square feet. In order to calculate Level fees, 1,768 was used as the estimated square footage of proposed units.

Residential Fee Generation

To determine the impact per square foot of residential construction, the average student generation factor was compared to the average square footage of residential units anticipated to be constructed in the District.

Since each residential unit generates an average of 0.2 9-12th grade students for the District to house, each residential unit will generate .000113 students per square foot (0.2 students per unit divided by the average residential unit size of 1,768 sq. ft.). The cost to house students is \$3.94 per square foot of new residential construction (\$34,843 per student multiplied by the square foot student generation factor of .000113 students). This cost impact is based on each new student requiring new facilities.

Based on the residential fee generation calculations, each square foot of residential construction will create a school facilities cost of at least \$3.94 per square foot for the Jefferson Union High School District. However, the maximum statutory Level I residential fee is \$3.48 and the District has a fee sharing arrangement with the with its feeder districts. The Jefferson Union High School District collects 40 percent of the fee

and its feeders collect 60 percent of the fee. Therefore, the District is justified to collect \$1.39 (40 percent of \$3.48) per square foot of residential construction.

Commercial / Industrial Development and Fee Projections

In order to levy developer fees on commercial and industrial development, AB 181 provides that a district "... must determine the impact of the increased number of employees anticipated to result from commercial and industrial development upon the cost of providing school facilities within the district. For the purposes of making this determination, the [developer fee justification] study shall utilize employee generation estimates that are based on commercial and industrial factors within the District, as calculated on either an individual project or categorical basis". The passage of AB 530 (Chapter 633/Statutes of 1990) modified the requirements of AB 181 by allowing the use of a set of statewide employee generation factors. AB 530 allows the use of the employee generation factors identified in the San Diego Association of Governments report titled, San Diego Traffic Generators. The initial study that was completed in January 1990 and is updated annually identifies the number of employees generated for every 1,000 square feet of floor area for several development categories. These generation factors are shown in Table 3.

Table 3 indicates the number of employees generated for every 1,000 square feet of development and the number of district households generated for every employee in 12 categories of commercial and industrial development. The number of district households is calculated by adjusting the number of employees for the percentage of employees that live in the district and are heads of households.

In addition, an adjustment in the formula is necessary so that students moving into new residential units that have paid residential fees are not counted in the commercial/industrial fee calculation. Forty percent of all employees in the district live in existing housing units. The 40 percent adjustment eliminates double counting the impact. This adjustment is shown in the worksheets in Appendix D and in Table 3.

These adjustment factors are based on surveys of commercial and industrial employees in school districts similar to the Jefferson Union High School District. When these figures are compared to the cost to house students, it can be shown that each square foot of commercial and industrial development creates a cost impact greater

than the maximum fee. The data in Table 4 are based on the per-student costs shown in Table 2. These figures are multiplied by the student yield factor to determine the number of students generated per square foot of commercial and industrial development. To determine the school facilities square foot impact of commercial and industrial development shown in Table 4, the students per square foot are multiplied by the cost of providing school facilities.

Table 3:
Commercial and Industrial Generation Factors

Type of Development	*Employees per 1,000 sf	**Dist HH Per Emp.	% Emp in Exist HH	Adj.%Emp Dist HH/Emp
Medical Offices	4.27	.2	.4	.08
Corporate Offices	2.68	.2	.4	.08
Commercial Offices	4.78	.2	.4	.08
Lodging	10.25	.3	.4	.12
Scientific R&D	3.04	.2	.4	.08
Industrial Parks	1.68	.2	.4	.08
Industrial/Business Parks	2.21	.2	.4	.08
Neighborhood Shopping Centers	3.62	.3	.4	.12
Community Shopping Centers	1.09	.3	.4	.12
Banks	2.82	.3	.4	.12
Mini-Storage	.06	.2	.4	.08
Agriculture	.31	0.2	.4	.20

* Source: San Diego Association of Governments.

** Source: Jack Schreder and Associates. Original Research.

Table 4:
Commercial and Industrial Facilities Cost Impact

<u>Type of Development</u>	<u>Cost Impact Per Sq. Ft.</u>
Medical Offices	\$2.38
Corporate Offices	\$1.49
Commercial Offices	\$2.66
Lodging	\$1.30
Scientific R&D	\$1.69
Industrial Parks	\$0.94
Industrial/Business Parks	\$1.23
Neighborhood Shopping Centers	\$3.03
Community Shopping Centers	\$0.91
Banks	\$2.36
Mini-Storage	\$0.03
Agriculture	\$0.43

**Source: San Diego Association of Governments and Jack Schreder and Associates, Original Research.*

Table 4 shows that each square foot of commercial/industrial construction will create a school facilities cost ranging from \$0.03 to \$3.03 per square foot. Thus a reasonable relationship between commercial and industrial development and the impact on the Jefferson Union High School District is shown. The maximum Level I statutory commercial/industrial fee is \$0.56. However, the Jefferson Union High School District has a fee sharing arrangement with its feeder districts. The high school district collects 40 percent of the fee and the feeder districts collect 60 percent of the fee. Therefore, the District is justified to collect \$0.22 (40 percent of \$0.56) per square foot of commercial/industrial construction with the exception of mini-storage. Mini-storage should be collected at a rate of \$0.03 per square foot.

Summary

A reasonable relationship exists between new residential, commercial and industrial development in the Jefferson Union High School District and the need for new school facilities. This relationship is based on the finding that the District currently exceeds its capacity of 4,791 and will continue to do so through the 2020-2021 school year. New students to be generated by new residential development will have to be housed in new school facilities. The cost to provide additional school facilities exceeds the amount of residential and commercial/industrial fees to be generated directly and indirectly by residential construction.

The cost impact on the Jefferson Union High School District imposed by new students to be generated from new residential, commercial and industrial development is greater than the maximum allowable fees. Each square foot of residential development creates a school facility cost of \$3.94 per square foot. Each square foot of commercial and industrial development creates a school facility cost ranging from \$0.03 to \$3.03 per square foot. However, the statutory Level I fee for residential construction is \$3.48 per square foot and \$0.56 per square foot for commercial/industrial construction and the District has a fee sharing arrangement with its feeder districts. The high school district collects 40 percent of the fee and the feeders collect 60 percent of the fee. Therefore, the District is justified to collect \$1.39 (40 percent of \$3.48) per square foot of residential construction and \$0.22 (40 percent of \$0.56) per square foot of commercial/industrial construction with the exception of mini-storage. The mini-storage category of construction should be collected at \$0.03 per square foot of construction.

SECTION II: BACKGROUND OF DEVELOPER FEE LEGISLATION

Initially, the maximum allowable developer fee was limited by Government Code Section 65995 to \$1.50 per square foot of covered or enclosed space for residential development and \$0.25 per square foot of covered or enclosed space of commercial or industrial development. The maximum fee that can be levied is adjusted every two years, according to the inflation rate as listed by the statewide index for Class B construction set by the State Allocation Board. In February of 2016, the State Allocation Board increased the maximum fee to \$3.48 per square foot for residential construction and \$0.56 per square foot for commercial and industrial construction. In January of 2018, the State Allocation Board will increase the maximum fees for residential, commercial and industrial construction.

The fees collected are to be used by the school district for the construction or reconstruction of school facilities and may be used by the district to pay bonds, notes, loans, leases or other installment agreements for temporary as well as permanent facilities.

AB 3228 (Chapter 1572/Statutes of 1990) added Government Code Section 66016 requiring districts adopting or increasing any fee to first hold a public hearing as part of a regularly scheduled meeting and publish notice of this meeting twice, with the first notice published at least ten days prior to the meeting.

AB 3980 (Chapter 418/Statutes of 1988) added Government Code Section 66006 to require segregation of school facilities fees into a separate capital facilities account or fund and specifies that those fees and the interest earned on those fees can only be expended for the purposes for which they were collected.

Senate Bill 519 (Chapter 1346/Statutes of 1987) added Section 17625 to the Education Code. It provides that a school district can charge a fee on manufactured or mobile homes only in compliance with all of the following:

1. The fee, charge, dedication, or other form of requirement is applied to the initial location, installation, or occupancy of the manufactured home or mobile home within the school district.

2. The manufactured home or mobile home is to be located, installed, or occupied on a space or site on which no other manufactured home or mobile home was previously located, installed, or occupied.
3. The manufactured home or mobile home is to be located, installed, or occupied on a space in a mobile home park, on which the construction of the pad or foundation system commenced after September 1, 1986.

SB 1151 (Chapter 1037/Statutes of 1987) concerns agricultural buildings and adds Section 53080.15 to the Government Code. Government Code Section 53080.15 has been changed to Education Code Section 17622. It provides that no school fee may be imposed and collected on a greenhouse or other space covered or enclosed for agricultural purposes unless the school district has made findings supported by substantial evidence as follows:

1. The amount of the fees bears a reasonable relationship and is limited to the needs for school facilities created by the greenhouse or other space covered or enclosed for agricultural purposes.
2. The amount of the fee does not exceed the estimated reasonable costs of the school facilities necessitated by the structures as to which the fees are to be collected.
3. In determining the amount of the fees, the school district shall consider the relationship between the proposed increase in the number of employees, if any, the size and specific use of the structure, as well as the cost of construction.

In order to levy developer fees, a study is required to assess the impact of new growth and the ability of the local school district to accommodate that growth. The need for new school construction and reconstruction must be determined along with the costs involved. The sources of revenue need to be evaluated to determine if the district can fund the new construction and reconstruction. Finally, a relationship between needs and funding raised by the fee must be quantified.

AB 181 (Chapter 1109/Statutes of 1989), which became effective October 2, 1989, was enacted to clarify several areas of developer fee law. AB 181 provisions include the following:

1. Exempts residential remodels of less than 500 square feet from fees.
2. Prohibits the use of developer fee revenue for routine maintenance and repair, most asbestos work, and deferred maintenance.
3. Allows the fees to be used to pay for the cost of performing developer fee justification studies.
4. States that fees are to be collected at the time of occupancy, unless the district can justify earlier collection. The fees can be collected at the time the building permit is issued if the district has established a developer fee account and funds have been appropriated for which the district has adopted a proposed construction schedule or plan prior to the issuance of the certificate of occupancy.
5. Clarifies that the establishment or increase of fees is not subject to the California Environmental Quality Act.
6. Clarifies that the impact of commercial and industrial development may be analyzed by categories of development as well as an individual project-by-project basis. An appeal process for individual projects would be required if an analysis were to be done by categories.
7. Changes the frequency of the annual inflation adjustment on the maximum fee to every two years.
8. Exempts from fees - development used exclusively for religious purposes, private schools, and government-owned development.

9. Expands the definition of senior housing, which is limited to the commercial/industrial fee cap and requires the conversion from senior housing to be approved by the city/county after notification of the school district.
10. Extends the commercial/industrial fee cap to mobile-home parks limited to older persons.

SECTION III: REQUIREMENTS OF AB 1600

AB 1600 (Chapter 927/Statutes of 1987) adds Section 66000 through 66003 to the Government Code:

Government Code Section 66000 defines various terms used in AB 1600:

"Fee" is defined as monetary exaction (except a tax or a special assessment) which is charged by a local agency to the applicant in connection with the approval of a development project for the purpose of defraying all or a portion of the costs of public facilities related to the development project.

"Development project" is defined broadly to mean any project undertaken for purposes of development. This would include residential, commercial, or industrial projects.

"Public facilities" is defined to include public improvements, public services, and community amenities.

Government Code Section 66001(a) sets forth the requirements for establishing, increasing or imposing fees. Local agencies are required to do the following:

1. Identify 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 how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Government Code Section 66001(c) requires that any fee subject to AB 1600 be deposited in an account established pursuant to Government Code Section 66006. Section 66006 requires that development fees be deposited in a capital facilities account or fund. To avoid any commingling of the fees with other revenues and funds of the local agency, the fees can only be expended for the purpose for which they were collected. Any income earned on the fees should be deposited in the account and expended only for the purposes for which the fee was collected.

Government Code Section 66001(d), as amended by SB 1693 (Monteith/Statutes of 1996, Chapter 569), requires that for the fifth year following the first deposit into a developer fee fund, and for every five years thereafter, a school district must make certain findings as to such funds. These findings are required regardless of whether the funds are committed or uncommitted. Formerly only remaining unexpended or uncommitted fees were subject to the mandatory findings and potential refund process. Under this section as amended, relating to unexpended fee revenue, two specific findings must be made as a part of the public information required to be formulated and made available to the public. These findings are:

Identification of all sources and amounts of funding anticipated to provide adequate revenue to complete any incomplete improvements identified pursuant to the requirements of Section 66001 (a)(2).

A designation of the approximate date upon which the anticipated funding will be received by the school district to complete the identified but as yet, incomplete improvements.

If the two findings are not made, a school district must refund the developer fee revenue on account in the manner provided in Government Code Section 66001 (e).

Government Code Section 66001(e) provides that the local agency shall refund to the current record owners of the development project or projects on a prorated basis the unexpended or uncommitted portion of the fees and any accrued interest for which the local agency is unable to make the findings required by Government Code Section 66001(d) that it still needs the fees.

Government Code Section 66002 provides that any local agency which levies a development fee subject to Government Code Section 66001 may adopt a capital

improvement plan which shall be updated annually and which shall indicate the approximate location, size, time of availability and estimates of cost for all facilities or improvements to be financed by the fees. This may be accomplished by completing a five-year facility plan as outlined on Form SFPD 575 available through the California Department of Education.

Assembly Bill 1600 as Related to the Justification for Levying Developer Fees

Effective January 1, 1989, AB 1600 requires that any school district which establishes, increases or imposes a fee as a condition of approval of development shall make specific findings as follows:

1. A cost nexus must be established. A cost nexus means that the amount of the fee cannot exceed the cost of providing adequate school facilities for students generated by development. Essentially, it prohibits a school district from charging a fee greater than their cost to construct or reconstruct facilities for use by students generated by development.
2. A benefit nexus must be established. A benefit nexus is established if the fee is used to construct or reconstruct school facilities benefiting students to be generated from development projects.
3. A burden nexus must be established. A burden nexus is established if a project, by the generation of students, creates a need for additional facilities or a need to reconstruct existing facilities.

SECTION IV: REVENUE SOURCES FOR FUNDING FACILITIES

Two general sources exist for funding facility construction and reconstruction - state sources and local sources. The district has considered the following available sources:

State Sources

State Facility Program

Senate Bill 50 reformed the State School Building Lease-Purchase Program in August of 1998. The new program, entitled the School Facility Program, provides funding under a “grant” program once a school district establishes eligibility. Funding required from districts will be a 50/50 match for construction projects and 60/40 (State/District) match for modernization projects. Districts may levy the current statutory developer fee as long as a district can justify collecting that fee. If a district desires to collect more than the statutory fee (Level 2 or Level 3), that district must meet certain requirements outlined in the law, as well as conduct a needs assessment to enable a higher fee to be calculated.

Local Sources

Mello-Roos Community Facilities Act

The Mello-Roos Community Facilities Act of 1982 allows school districts to establish a community facilities district in order to impose a special tax to raise funds to finance the construction of school facilities.

1. The voter approved tax levy requires a two-thirds vote by the voters of the proposed Mello-Roos District.
2. If a Mello-Roos District is established in an area in which fewer than twelve registered voters reside, the property owners may elect to establish a Mello-Roos District.

General Obligation Bonds

General Obligation (GO) bonds may be issued by any school district for the purposes of purchasing real property or constructing or purchasing buildings or equipment "of a permanent nature." Because GO bonds are secured by an *ad valorem* tax levied on all taxable property in the district, their issuance is subject to two-thirds voter approval or 55 percent majority vote under Proposition 39 in an election. School districts are obligated, in the event of delinquent payments on the part of the property owners, to raise the amount of tax levied against the non-delinquent properties to a level sufficient to pay the principal and interest coming due on the bonds.

The District passed a bond in 2014 in the amount of \$133 million. Projects included in the bond exceed funds available. Developer fees will augment bond funds to complete construction projects.

Developer Fees

The District's developer fees are dedicated to the current needs related directly to modernization and new construction of school facilities.

Expenditure of Lottery Funds

Government Code Section 8880.2 states: "It is the intent of this chapter that all funds allocated from the California State Lottery Education Fund shall be used exclusively for the education of pupils and students and no funds shall be spent for acquisition of real property, construction of facilities, financing research, or any other non-instructional purpose."

SECTION V: ESTABLISHING THE COST, BENEFIT AND BURDEN NEXUS

In accordance with Government Code Section 66001, the District has established a cost nexus and identified the purpose of the fee, established a benefit nexus, and a burden nexus:

Establishment of a Cost Nexus & identify Purpose of the Fee

The Jefferson Union High School District chooses to construct and/or reconstruct facilities for the additional students created by development in the district and the cost for providing new and/or reconstructed facilities exceeds the amount of developer fees to be collected. It is clear that when educational facilities are provided for students generated by new residential, commercial and industrial development that the cost of new facilities exceeds developer fee generation, thereby establishing a cost nexus.

Establishment of a Benefit Nexus

Students generated by new residential, commercial and industrial development will be attending district schools. Housing district students in new and/or reconstructed facilities will directly benefit those students from the new development projects upon which the fee is imposed, therefore, a benefit nexus is established.

Establishment of a Burden Nexus

The generation of new students by development will create a need for additional and/or reconstructed school facilities. The district must carry the burden of constructing new facilities required by the students generated by future developments and the need for facilities will be, in part, satisfied by the levying of developer fees, therefore, a burden nexus is established.

SECTION VI: FACILITY FUNDING ALTERNATIVES

The district does not currently have funds to provide for the shortfall in housing costs. We suggest the District continue to consider the following possible funding alternatives:

1. Continue to assess ability to participate in the State School Facility Program.
2. Utilize temporary housing if the site will accommodate such housing.
3. Explore a possible new site in cooperation with developers for the possibility of establishing a Mello-Roos community facility district.
4. Explore possible local land exchange in combination with the State Building program.

STATEMENT TO IDENTIFY PURPOSE OF FEE

It is a requirement of AB 1600 that the district identify the purpose of the fee. The purpose of fees being levied shall be used for the construction and/or reconstruction of school facilities. The district will provide for the construction and/or reconstruction of school facilities, in part, with developer fees.

ESTABLISHMENT OF A SPECIAL ACCOUNT

Pursuant to Government Code Section 66006, the district has established a special account in which fees for capital facilities are deposited. The fees collected in this account will be expended only for the purpose for which they were collected. Any interest income earned on the fees that are deposited in such an account must remain with the principal. The school district must make specific information available to the public within 180 days of the end of each fiscal year pertaining to each developer fee fund. The information required to be available to the public by Section 66006 (b) (1) was amended by SB 1693 and includes specific information on fees expended and refunds made during the year.

RECOMMENDATION

Based on the fee justification provided in this report, it is recommended that the Jefferson Union High School District levy residential development fees and commercial/industrial fees up to the statutory fee for which justification has been determined.

SOURCES

Dan Burns, Superintendent. Jefferson Union High School District

California Basic Educational Data System. California State Department of Education.
October Enrollments, 2011-2014.

California State Department of Education. California Public School Directory, 2010.

California State Department of Finance. Population Research Division.

Gibbs, Tina. Pacifica Planning Department.

Ibarra, Angela. Planning Assistant, City of Brisbane Planning Department.

Office of Public School Construction. Leroy F. Greene School Facilities Act, 1998.

San Diego Association of Governments. Traffic Generators, January 1990.

Schreder, Jack and Associates. Original research.

Vanlonkhuisen, Michael. Planning Manager, Daly City Planning Department.

Van Raaphorst, Tina. Associate Superintendent, Business Services, Jefferson Union High
School District.

This Page Intentionally Left Blank

APPENDIX A
DISTRICT CAPACITY

Jefferson Union High School District	
District Capacity	
School	Capacity
Jefferson	1673
Terra Nova	1282
Thornton	216
Oceana	903
Westmoor	<u>1563</u>
Total	5637
15% Efficiency Adjustment	<u>846</u>
Capacity	4791

Jefferson High School		
Capacity		
Room #	Use	Capacity
A100	office	0
A101	office	0
A102	office	0
A103	office	0
A104	office	0
A105	office	0
A106	office	0
A107	office	0
A108	office	0
A109	office	0
A110	office	0
A111	office	0
A112	office	0
A115	office	0
A116	office	0
A117	office	0
A118	office	0
A119	office	0
A120	office	0
A121	office	0
A122	office	0
A123	office	0
A124	office	0
A125	office	0
A126	office	0
A127	office	0
A128	office	0
A129	office	0
A130	Cafeteria	0
A131	Kitchen	0
A132	Snack Bar	0
A133	Faculty Dining	0
A134	Kitchen Cleaning area	0
A135	Kitchen Refrig	0
A136	Kitchen Storage	0
A137	Kitchen Refrig	0
A138	Kitchen Refrig	0
A139	Kitchen Storage	0
A140	Kitchen Storage	0
A142	Kitchen Storage	0
A143	Kitchen Storage	0

Jefferson High School		
Capacity		
Room #	Use	Capacity
A144	Kitchen Storage	0
A145	Kitchen Storage	0
A146	Kitchen Storage	0
A201	CR	27
A202	CR	27
A203	Storage	0
A204	Restroom	0
A205	Restroom	0
A208	CR	27
A209	CR	27
A210	hallway	0
A211	Career Center	0
A212	Library Computer lab	0
A213	office	0
A214	office	0
A215	office	0
A216	Library & Computer Lab	0
A217	Book Storage	0
A218	Book Storage	0
A219	Library Counter	0
A220	Library Office	0
A221	Library Office	0
A222	Library Counter	0
B100	stairs	0
B101	Electric Room	0
B102	Computer lab	0
B103	CR	27
B104	CR	27
B105	small	0
B106	CR	27
B107	Storage	0
B108	Storage	0
B109	CR	27
B110	storage	0
B111	Conference Room	0
B112	CR	27
B113	office	0
B114	office	0
B115	office	0
B116	CR	27

Jefferson High School		
Capacity		
Room #	Use	Capacity
B117	CR	27
B118	CR	27
B119	Computer lab	0
B200	stairs	0
B201	Custodial Closet	0
B202	Storage	0
B203	CR	27
B204	CR	27
B205	CR	27
B206	CR	27
B207	small	0
B208	small	0
B209	SDC CR	13
B210	hallway	0
B211	CR	27
B212	CR	27
B213	CR	27
B214	CR	27
B215	CR	27
C100	CR	27
C101	Restroom	0
C102	Snack Bar	0
C103	Computer lab	0
C104	CR	27
C105	CR	27
C106	CR	27
C107	small	0
C108	CR	27
C109	small	0
C110	CR	27
C111	small	0
C112	CR	27
C113	small	0
C114	office	0
C117	Storage	0
C118	CR	27
C119	CR	27
C120	CR	27
C200	Restroom	0
C201	Faculty Restroom	0
C202	Faculty Restroom	0

Jefferson High School		
Capacity		
Room #	Use	Capacity
C203	Restroom	0
C204	CR (New)	27
C205	CR (New)	27
C206	CR (New)	27
C207	CR (New)	27
C208	Staff Lounge	0
C209	stairs	0
C210	Custodial Closet	0
C215	CR (New)	27
C216	CR (New)	27
C217	CR (New)	27
C218	CR (New)	27
D100	CR	27
D101	CR	27
D102	CR	27
D103	CR	27
D104	Restroom	0
D105	Storage	0
D106	CR	27
D107	Auto Shop	27
D108	Storage	0
D109	Storage	0
E100	New Ceramics	27
E101	small	0
E102	New Art Room	27
E129	Storage	0
E107	New Art Room	27
E108	Storage	0
E110	New Art Room	0
E111	Delete	0
E112	Restroom	0
E113	Restroom	0
E103	New Ceramics Patio	0
E114	Wood Shop	27
E116	Storage	0
E117	Storage	0
E118	Restroom	0
E126	CR	27
E119	Maintenance	0
E120	Maintenance	0
E121	CR Food Restaurant	27

Jefferson High School		
Capacity		
Room #	Use	Capacity
E123	CR Food Lab	0
E124	Storage	0
E126	CR	27
E129	Restroom	0
F102	Theater Entrance	0
F102	Theater Entrance	0
F204	New Work Room	0
F205	New VPG's Office	0
F206	New Registrar Office	0
F207	New Registrar Office	0
F208	Theater	0
F209	Theater Ticket Booth	0
F210	Stage	0
F211	CR	13
F212	Prep room	0
F213	Storage	0
F214	Storage	0
F215	small	0
F216	small	0
F217	small	0
G-A	CR	27
G-B	CR	27
G-C	CR	27
G-D	CR	27
601	CR	27
602	CR	27
603	CR	27
605	CR	27
606	CR	27
P-Gym	CR	27
P-Gym	Dance Room	0
Total		1673

Terra Nova High School		
Capacity		
Room #	Use	Capacity
104	Office	0
106	Office	0
107	Office	0
108	Office	0
112	Office	0
113	Office	0
114	Office	0
115	Office	0
116	Office	0
117	Office	0
119	Office	0
121	Office	0
122	Office	0
122B	Office	0
125	Office	0
127	Office	0
129	Office	0
130	Office	0
135	Office	0
A203	CR	27
A204	CR	27
A205	CR	27
A206	CR	27
A208	CR	27
A209	Career Center	0
A210	CR	27
A211	CR	27
A214	CR	27
A215	CR	27
A303	CR	27
A304	CR	27
A305	CR	27
A306	CR	27
A308	CR	27
A309	Computer Lab	0
A310	CR	27
A315	CR	27
A318	CR	27
A319	CR	27
B222	CR	27
B223	CR	27

Terra Nova High School		
Capacity		
Room #	Use	Capacity
B224	CR	27
B225	Restroom	0
B233	Teacher's Lounge	0
B235	CR	27
B236	CR	27
B237	CR	27
B238	SDC CR	13
B323	CR	27
B324	CR	27
B325	CR	27
B326	CR	27
B328	Speech Therapy	0
B329	CR	27
B330	CR	27
B331	CR	27
B333	Office	0
B312	CR	27
M101	CR	27
M103	CR	27
M201	CR	27
M203	CR	27
M204	CR	27
M206	CR	27
N105	CR	27
N106	CR	27
N107	CR	27
N204	CR	27
N205	CR	27
N206	CR	27
N207	CR	27
N208	CR	27
N209	CR	<u>27</u>
Total		1282

Thornton High School		
Capacity		
Room #	Use	Capacity
101	CR	27
102	CR	27
103	CR	27
104	CR	27
105	CR	27
106	CR	27
107	CR	27
108	CR	27
library	CR	<u>0</u>
Total		216

Oceana High School		
Capacity		
Room #	Use	Capacity
101	CR	27
102	SDC CR	13
103	CR	27
104	CR	27
105	CR	27
106	CR	27
107	SDC CR	13
108	CR	27
109	CR	27
110	Library & Computer Lab	0
111	Computer Lab	0
112	small	0
113	SDC CR	13
114	CR	27
115	CR	27
116	Art Office	0
117	CR	27
118	CR	27
201	CR	27
202	Science Chem Storage	0
203	CR	27
204	CR	27
205	CR	27
206	CR	27
207	Conference Rm	0
208	CR	27
209	Nutrition Lab	0
210	Maintenance	0
211	CR	27
212	CR	27
213	CR	27
214	CR	27
301	CR	27
302	CR	27
303	CR	27
304	CR	27
305	County	0
306	CR	27
307	Computer Lab	0

Oceana High School		
Capacity		
Room #	Use	Capacity
308	CR	27
401	Computer Lab	0
402	CR	27
403	CR	27
404	CR	27
405	CR	27
406	CR	27
407	Teacher's Lounge	0
Gym	Music Room	<u>0</u>
Total		903

Westmoor High School		
Capacity		
Room #	Use	Capacity
101	CR	27
102	Computer lab	0
103	Computer lab	0
104	SDC CR	13
105	SDC CR	13
106	Computer lab	0
107	Computer lab	0
108	CR	27
201	Teacher Prep	0
202	CR	27
203	CR	27
204	CR	27
205	CR	27
206	CR	27
207	CR	27
208	Computer lab	0
209	CR	27
210	CR	27
211	CR	27
214	Storage	0
215	Storage	0
216	Electric Rm	0
300	Library	0
301	CR	27
302	CR	27
303	SDC CR	13
304	CR	27
305	CR	27
306	CR	27
307	CR	27
308	CR	27
309	CR	27
310	CR	27
311	CR	27
312	CR	27
313	CR	27
314	CR	27
316	Teacher Prep	0
317	Teacher Prep	0
318	Teacher Prep	0
320	Teacher Prep	0

Westmoor High School		
Capacity		
Room #	Use	Capacity
327	Teacher Prep	0
328	Teacher Prep	0
329	Teacher Prep	0
401	CR	27
402	CR	27
403	CR	27
404	CR	27
405	CR	27
406	CR	27
407	CR	27
408	SDC CR	13
409	SDC CR	13
410	CR	27
411	CR	27
412	CR	27
413	CR	27
414	CR	27
415	CR	27
416	CR	27
417	SDC CR	13
420	Office	0
421	Office	0
523	Wood Shop	27
526	Art Room	27
509	Industrial Arts	27
506	Auto Classroom	27
501	Auto Shop	0
601	Band Room	27
602	Band Sound Booth	0
603	Band Sound Booth	0
604	Band Sound Booth	0
605	Band Office	0
606	CR	27
607	CR	27
608	CR	27
609	CR	27
610	CR	27
611	CR	27
612	Office	0
613	Hallway	0
614	Theater	0

Westmoor High School		
Capacity		
Room #	Use	Capacity
615	Theater Stage	0
616	small	0
617	small	0
618	small	0
619	small	0
620	Theater Storage	0
621	Theater Storage	0
622	Theater Storage	0
623	Theater Storage	0
624	Theater Storage	0
700	Main Gym	0
701	Small Gym	0
702	Weight Rm	0
703	Matt Rm	0
704	Boys' Locker Rm	0
705	Storage	0
706	Storage	0
707	Team Rm	0
708	CR	27
709	Office	0
710	Girls' Locker Rm	0
711	Storage	0
712	Storage	0
713	Storage	0
714	Storage	0
715	Dance Rm	0
716	Storage	0
717	Storage	0
718	Storage	0
719	Storage	0
720	Storage	0
723	Storage	0
800	Cafeteria	0
801	Kitchen	0
802	Kitchen Prep	0
803	Kitchen Storage	0
804	Kitchen Storage	0
805	Kitchen Storage	0
806	Kitchen Storage	0
807	Kitchen Storage	0
808	Kitchen Storage	0

Westmoor High School		
Capacity		
Room #	Use	Capacity
809	Kitchen Storage	0
810	CR	27
811	CR	27
812	CR	27
813	CR	27
814	ASB	0
815	CR	<u>27</u>
Total		1563

APPENDIX B
ENROLLMENT PROJECTION

Jefferson Union High School District													
Enrollment Projection													
Grade	12-13	13-14	14-15	15-16	Change			Ave.	16-17	17-18	18-19	19-20	20-21
K	463	432	454	557	-31	22	103	31	588	620	651	682	714
1	490	441	384	381	-22	-48	-73	-48	509	541	572	603	635
2	460	478	438	392	-12	-3	8	-2	379	507	538	570	601
3	448	465	470	431	5	-8	-7	-3	389	375	504	535	566
4	473	443	453	456	-5	-12	-14	-10	421	378	365	493	525
5	462	467	442	443	-6	-1	-10	-6	450	415	373	359	488
6	413	464	475	446	2	8	4	5	448	455	420	377	364
7	504	411	463	472	-2	-1	-3	-2	444	446	453	418	375
8	447	497	416	460	-7	5	-3	-2	470	442	444	451	416
9	1203	1190	1303	1231	743	806	815	788	1248	1258	1230	1232	1239
10	1226	1223	1217	1344	20	27	41	29	1260	1277	1288	1260	1261
11	1219	1190	1207	1175	-36	-16	-42	-31	1313	1229	1246	1256	1228
12	1222	1161	1179	1176	-58	-11	-31	-33	1142	1279	1196	1213	1223
Eothers								0	0	0	0	0	0
K-6	3,209	3,190	3,116	3,106					3,184	3,291	3,422	3,620	3,892
7-8	951	908	879	932					914	888	897	869	791
9-12	4870	4764	4906	4926					4963	5044	4960	4961	4952
Total	9,030	8,862	8,901	8,964					9,061	9,223	9,279	9,450	9,635

APPENDIX C
COST PER STUDENT

High School Facility Construction Costs		
I. Allowable Building Area		
A. Total Student Capacity		
B. Building Area		
1500 students @ 92sf/student		138,000
Speech/Resource Specialist		<u>4,500</u>
Total		142,500
II. Site Requirements		
A. Purchase Price of Property (40 Acres)		
Cost per Acre	\$0	\$0
B. Appraisals		\$0
C. Costs Incurred in Escrow		\$0
D. Surveys		\$0
E. Other Costs, Geo. and Soils Reports		<u>\$0</u>
Total-Acquisition of Site		\$0
III. Plans		
A. Architect's Fee for Plans		\$2,149,690
B. OSA Plans Check Fee		\$202,256
C. School Planning, Plans Check Fee		\$7,694
D. Preliminary Tests		\$12,458
E. Other Costs, Energy Cons. & Advertising		<u>\$113,769</u>
		\$2,485,867
IV. Construction Requirements		
A. Utility Services		\$1,038,244
B. Off-site Development		\$1,061,842
C. Site Development, Service		\$3,421,489
D. Site Development, General		\$2,572,017
E. New Construction		\$34,543,597
F. Unconventional Energy Source		<u>\$1,859,460</u>
Total Construction		\$44,496,648
Total Items II, III and IV		\$46,982,515
Contingency 10%		\$4,698,252
Construction Tests		\$378,680
Inspection		\$205,186
TOTAL ESTIMATED PROJECT COSTS		\$52,264,633
ESTIMATED COST PER STUDENT		\$34,843

*Source: California Department of Education, Jack Schreder & Associates.

APPENDIX D

**COMMERCIAL/INDUSTRIAL
CALCULATIONS**

Jefferson Union High School District						
Commercial/Industrial Calculations						
	EMP/ 1000 SQ.FT	DIST.HH/ EMP	HH/SF	% EMP IN EXIST HH	ADJUSTED HH/SF	ADJ % DIST HH/EMP
MEDICAL	4.27	0.2	0.000854	0.4	0.0003416	0.08
CORP. OFFICE	2.68	0.2	0.000536	0.4	0.0002144	0.08
COM. OFFICE	4.78	0.2	0.000956	0.4	0.0003824	0.08
LODGING	1.55	0.3	0.000465	0.4	0.0001860	0.12
R&D	3.04	0.2	0.000608	0.4	0.0002432	0.08
IN. PARK	1.68	0.2	0.000336	0.4	0.0001344	0.08
IN/COM PARK	2.21	0.2	0.000442	0.4	0.0001768	0.08
NBHD COMM SC	3.62	0.3	0.001086	0.4	0.0004344	0.12
COMMUNITY SC	1.09	0.3	0.000327	0.4	0.0001308	0.12
BANKS	2.82	0.3	0.000846	0.4	0.0003384	0.12
MINI-STORAGE	0.06	0.2	0.000012	0.4	0.0000048	0.08
AGRICULTURE	0.31	0.5	0.000155	0.4	0.0000620	0.20
STUDENT YIELDS			COST PER STUDENT			
K-6	0.0000		K-6	\$0		
7-8	0.0000		7-8	\$0		
9-12	0.2000		9-12	\$34,843		
STUDENTS PER SQUARE FOOT						
(YIELD FACTORS X ADJ HH/SQ. FT IN COLUMN F)						
	K-6	7-8	9-12	TOTAL		
MEDICAL	0.000000	0.000000	0.000068	0.000068		
CORP. OFFICE	0.000000	0.000000	0.000043	0.000043		
COM. OFFICE	0.000000	0.000000	0.000076	0.000076		
LODGING	0.000000	0.000000	0.000037	0.000037		
R&D	0.000000	0.000000	0.000049	0.000049		
IN. PARK	0.000000	0.000000	0.000027	0.000027		
IN/COM PARK	0.000000	0.000000	0.000035	0.000035		
COM. SC.	0.000000	0.000000	0.000087	0.000087		
COMMUNITY SC	0.000000	0.000000	0.000026	0.000026		
BANKS	0.000000	0.000000	0.000068	0.000068		
MINI STORAGE	0.000000	0.000000	0.000001	0.000001		
AGRICULTURE	0.000000	0.000000	0.000012	0.000012		

APPENDIX E

DEVELOPMENT SUMMARY

**Jefferson Union High School District
DEVELOPMENT SUMMARY**

Project Name	Address	City	Residential Units	Status
Acacia/Velasco	Northern end of Acacia Street	Daly City	12	Entitlements Approved
Brunswick Street Senior Apart	4619 Brunswick	Daly City	206	Entitlements Approved
Lausanne Ct	251 Lausanne Ave.	Daly City	4	Entitlements Approved
Bryant Street (mixed use)	1590 Bryant Street	Daly City	27	Entitlements Approved
Woods Condominiums	89 Second Ave.	Daly City	20	Entitlements Approved
South Parkview	221 South Parkview	Daly City	4	Application Complete
Westbrae Court	End of Westbrae Court	Daly City	5	Application Incomplete
Mission Street (mixed use)	6634/6638 Mission Street	Daly City	12	Application Incomplete
Serramonte Terrace	515 Serramonte Blvd.	Daly City	270	Application Incomplete
Robertson Redevelopment	1 Martin Strett	Daly City	71	Application Incomplete
Point Martin Phase II	Steve Courter Way & Martin Str	Daly City	115	Application Incomplete
Eastmoor/Sullivan	493 Eastmoor Ave.	Daly City	35	Application Incomplete
Point Martin Phase I	Steve Courter Way & Martin Street	Daly City	16	Most Entitlements Approved (design review pending)
Calgary Street	55 Calgary Street	Daly City	7	Most Entitlements Approved (design review pending)
1567 Beach Blvd.	1567 Beach Blvd.	Pacifica	9	Building Permit Review
Ocean Shore Apartments	4000 block of Palmetto	Pacifica	4	Application Incomplete
Single Family Dwelling Units o	50 & 60 Oddstad Way	Pacifica	2	Pending Project Redesign
Fassler Ave.	801 Fassler Ave.	Pacifica	24	ADEIR Pending Review
San Pablo Ave.	505 San Pablo Ave.	Pacifica	2	Environmental Review Pending
Vista Mar	503-511 Monterey Road	Pacifica	8	Under Environmental Review
Mixed Use	2107 Palmetto Ave.	Pacifica	7	Application Incomplete
Montecito Ave.	15 & 29 Montecito Ave.	Pacifica	5	Building Permit Review
Adobe Court Townhomes	1335 Adobe Rd.	Pacifica	7	Pending Environmental Review

Jefferson Union High School District DEVELOPMENT SUMMARY				
Project Name	Address	City	Residential Units	Status
Duplex	2105-2115 Beach Blvd.	Pacifica	2	Pending Coastal Commission Appeal Period
Hillside Meadows	Adobe at Higgins Way	Pacifica	11	Application Incomplete
3 homes	10, 11 & 14 Oddstad Way	Pacifica	3	Application Incomplete
Mixed Use	570 Crespi	Pacifica	9	Application Incomplete
Pacific Skies Estates	1300 Palmetto Ave.	Pacifica	93	Application Incomplete
New Residences	San Pedro Terrace	Pacifica	6	Pending Review for Completeness
Bayshore/Santa Clara	Bayshore/Santa Clara	Brisbane	59	Preliminary Phase

TOTAL

1055

Sources: City of Daly City Planning Department, City of Pacifica Planning Department, City of Brisbane Planning Department.