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**SCHOOL FACILITY FEE JUSTIFICATION REPORT  
FOR RESIDENTIAL, COMMERCIAL & INDUSTRIAL  
DEVELOPMENT PROJECTS**

for the  
**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**

June 2020

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*Prepared by*  
School Facility Consultants

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# **SCHOOL FACILITY FEE JUSTIFICATION REPORT**

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        The Public Facility Attributable to the Development on Whic



# **INTRODUCTION**



## **I. DISTRICT FACILITY NEEDS**

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

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



**Table 1-2  
Loading Standards**

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**Table 1-4**  
**2019/20 Classroom Utilization**

<b>Grade Group</b>	<b>Pupil Capacity</b>	<b>2019/20 Enrollment</b>	<b>Percent Utilization</b>
<b>K-6</b>	12,529	18,785	149.9%
<b>7-8</b>	4,499	5,140	114.2%
<b>9-12</b>	7,436	10,611	142.7%
<b>Total</b>	<b>24,464</b>	<b>34,536</b>	<b>141.2%</b>

As Table 1-4 shows, the District is currently operating at over 100 percent of capacity at all grade groupings.

**C. District Facility Requirements**

Table 1-5 calculates the District's requirements for school facilities by subtracting its current capacity from its enrollment.

**Table 1-5**  
**District Facility Needs/Unhoused Students**

<b>Grade Group</b>	<b>2019/20 Enrollment</b>	<b>District Capacity (Pupils)</b>	<b>Unhoused Students</b>
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completed or that are currently underway. It should be noted that the District may experience interim housing costs while permanent facilities are being constructed. Interim housing costs, however, are not quantified in this Report.

**Table 1-8  
Per-Pupil Facility Costs for K-12 Students**

<b>Grade Group</b>	<b>Project</b>	<b>Project Cost</b>	<b>Project Capacity</b>	<b>Per-Pupil Facility Cost</b>
<b>K-6</b>	Michelle Obama ES Reconstruction Project	\$39,873,133	575	\$69,345
<b>7-8</b>	Montalvin K-8 Conversion	\$993,932	81	\$12,271
<b>9-12</b>	Pinole HS Reconstruction Project	\$196,486,351	1,455	\$135,042
<b>K-12</b>	Interim Housing	N/A	N/A	N/A

**C. Cost of Providing School Facilities per New K-12 Student Generated by Future Development**

This Report determines the facility cost of a K-

**Table 1-10**  
**K-12 School Facility Cost per New Housing Unit**

<b>Student Generation Rate</b>	<b>K-12 Per-pupil Facility Cost</b>	<b>Cost Per New Housing Unit</b>
0.131	\$71,930	\$9,423

**E. Cost of Providing School Facilities per Square Foot of Future Residential Development**

This Report calculates the school facility cost per square foot of future development by dividing the cost per housing unit by the average square footage of housing units.

Based on information provided by the local planning departments, this report estimates

**Table 1-12  
Alternative Calculation of 9-12 School Facility Cost per Square  
Foot of Residential Development**

<b>Future Units</b>	<b>Pupils from New Development</b>	<b>Cost to House Pupils from New Development</b>	<b>Total Anticipated SQFT</b>	<b>Facility Cost Per Square Foot of Development</b>
1,939 <sup>†</sup>	254 <sup>††</sup>	\$18,270,220*	1,737,344**	\$10.52

<sup>†</sup> 1,939 units expected to be constructed in five years (see page 2), of these: 874 units are reported by the City of El Cerrito, 871 units are reported by the City of Hercules, 190 units are reported by the City of Richmond and four units are reported by the City of Pinole. The City of San Pablo and Contra Cost County Planning Department each indicated that no units were anticipated over the next five years..

<sup>††</sup> 1,939 units with an SGR of 0.131 equals 254 pupils. Table 1-8

\* 254 pupils with a per-pupil facility cost of \$71,930 equals \$18,270,220 total cost. Table 1-9

\*\*1,939 ueac20-3(8)7(7)(s)-47(-3(-)-3(T)14(a(-)-3(8)7(7)7(.97 546.55[(1)] TJETBT1 0 0 1 696(p)7(i)-5(15 556.27 Tm96[(e)11(q)7(u)7(a)-3(1)9(20.3

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

This Section compares the projected revenues from fees levied on future residential





**Table 1-15  
Facility Cost of Residential Development versus Fee Revenue**

<b>Total School Facility Costs</b>	<b>Total Revenues From Fees</b>	<b>Net Facility Cost to the District</b>
\$18,271,197	\$7,088,364	\$11,182,833

**H. Senior Citizen Restricted Housing**

As required by law, a lower fee, currently the commercial/industrial maximum of \$0.66 per square foot, is established for certain types of residences that are restricted in occupancy to senior citizens. Housing of this type generates employees and has an indirect impact on the school district similar to that from commercial/industrial development projects.

**End of Section**

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**B. Percentage of Employees Residing Within the District**

U.S. Census data from the year 2000 (School District Tabulation (STP2) Data, Table P27: *Place of Work for Workers 16 Years and Over - Place Level*), indicates that approximately 14 percent of people working in the District also live in the District.

**C. Number of Households per Employee**

U.S. Census data from the year 2000 (School District Tabulation (STP2) Data, Table H6: *Occupancy Status* and Table P27: *Place of Work for Workers 16 Years and Over - Place Level*), indicates that there are approximately 1.20 workers per household. Likewise, this data indicates that there are 0.84





Table 1-19 compares the school facility costs generated by 140,000 square feet of the community shopping center development in the District’s K-12 service area to the fee revenues it provides to the District.

**Table 1-19**  
**Comparison of Facility Cost and Fee Revenue Generated by**  
**New Community Shopping Center Development**

	Fee Revenues	Facility Costs
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## **V. FINDINGS**

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

### **A. Government Code Section 66001(a)(1)—Purpose of the Fee**

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

### **B. Government Code Section 66001(a)(2)—Use of the Fee**

The District's use of the fee is expected to involve constructing and/or reconstructing elementary, middle and high school campuses and/or providing additional permanent facilities on existing campuses. The District is looking for alternatives to provide adequate housing and program options to all students including reconstruction of K-6 and 9-12 schools on existing District campuses and the conversion of K-6 schools to K-8 schools. In addition, the District may build other school related facilities, or purchase, or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

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

- (1) Land (purchased or leased) for school facilities,
- (2) Design of school facilities,
- (3) Permit and plan checking fees,
- (4) Construction or reconstruction of school facilities,
- (5) Testing and inspection of school sites and school buildings,
- (6) Furniture for use in new school facilities,
- (7) Interim school facilities (purchased or leased) to house students generated by new development while permanent facilities are being constructed,
- (8) Legal and administrative costs associated with providing facilities to students generated by new development,
- (9)



of this Report, adequate school facilities do not exist for these students. Future residential development, therefore, creates a need for additional school facilities. The fee's use (acquiring school facilities) is, therefore, reasonably related to the type of project (future residential development) upon which it is imposed.

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

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

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

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

This Report demonstrates that the school facility cost attributable to future residential development is \$10.52 per square foot. The maximum Level I fee of \$4.08 per square foot on residential development is, therefore, fully justified.

This Report also demonstrates that the school facility costs attributable to all categories of commercial/industrial development except rental self-storage range from \$0.77 per square foot to \$3.27 per square foot, even when fees from linked residential units are accounted for. The maximum Level I fee of \$0.66 on these types of development is, therefore, fully justified. The school facility cost attributable to rental self-storage units is only \$0.03 per square foot when fees from linked residential units are accounted for and therefore fee amounts for self-storage and other low-employee-generating businesses should be examined on a case-by-case basis.

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

*(continued on the next page)*

**Table 1-20  
Projected Five-Year District Revenue**

	<b>Revenues</b>
1. Capital Assets:	





## **Appendix**

### **Employee Statistics From the San Diego Association Of Governments By Various Categories of Commercial/Industrial Development (from Traffic Generators Report January 1990)**

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	Employees	Total Sq. ft	Sq Ft / Employee	Employee Per Sq. ft
<b>Industrial Parks</b>				

Sorrento West

Employees	Total Sq.
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