

CAPISTRANO UNIFIED SCHOOL DISTRICT
San Juan Capistrano, California

RESOLUTION NO. 2324-30

**APPROVING AN INCREASE IN STATUTORY SCHOOL FEES IMPOSED ON NEW
RESIDENTIAL AND COMMERCIAL/INDUSTRIAL CONSTRUCTION PURSUANT
TO EDUCATION CODE § 17620 AND GOVERNMENT CODE § 65995**

WHEREAS, the Board of Trustees (Board) of the Capistrano Unified School District (District) provides for the educational needs for Grade K-12 students within the Cities of Aliso Viejo, Dana Point, Mission Viejo, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Laguna Niguel, (Cities), and the County of Orange (County); and

WHEREAS, on January 24, 2024, the State Allocation Board (SAB) authorized an adjustment in the Statutory School Fee amounts for unified school districts pursuant to Government Code § 65995(b)(3) to Five and 17/100 Dollars (\$5.17) per square foot for assessable space of new residential construction (Residential Statutory School Fees) and Eighty-Four Cents (\$0.84) per square foot of chargeable covered and enclosed space for the categories of new commercial/industrial construction (Commercial/Industrial Fees and collectively, Statutory School Fees), as long as such increases are properly justified by the District pursuant to law; and

WHEREAS, new residential and commercial/industrial construction continues to generate additional students for the District's schools and the District is required to provide school facilities (School Facilities) to accommodate those students; and

WHEREAS, overcrowded schools within the District have an impact on the District's ability to provide an adequate quality education and negatively impact the educational opportunities for the District's students; and

WHEREAS, the District does not have sufficient funds available for the construction or reconstruction of the School Facilities, including acquisition of sites, construction of permanent School Facilities, and acquisition of interim School Facilities, to accommodate students from new residential and commercial/industrial construction; and

WHEREAS, the Board received and considered reports entitled, "Developer Fee Justification Study" (Study), which includes information, documentation, and analysis of the School Facilities Needs of the District, including: (a) the purpose of the Statutory School Fees; (b) the use to which the Statutory School Fees are to be put; (c) the nexus (roughly proportional and reasonable relationship) between the residential and commercial/industrial construction and (1) the use for Statutory School Fees, (2) the need for School Facilities, (3) the cost of School Facilities and the amount of Statutory School Fees for new residential and commercial/industrial construction; (d) a determination of the impact of the increased number of employees anticipated to result from the commercial/industrial construction (by category) upon the cost of providing School Facilities within the District; (e) an evaluation and projection of the number of students

that will be generated by new residential construction; (f) the new School Facilities that will be required to serve such students; and (g) the cost of such School Facilities; and

WHEREAS, the Study pertaining to the Statutory School Fees and to the capital facilities needs of the District has been available to the public for at least ten days before the Board considered, at a regularly scheduled public meeting, the increase in the Statutory School Fees; and

WHEREAS, all notices of the proposed increase in the Statutory School Fees have been given in accordance with applicable law; and

WHEREAS, a public hearing was duly held at a regularly scheduled meeting of the Board of Trustees relating to the proposed increase in the Statutory School Fees on May 15, 2024; and

WHEREAS, as to the Statutory School Fees, Education Code § 17621 provides that the adoption, increase or imposition of any fee, charge, dedication, or other requirement, pursuant to Education Code § 17620 shall not be subject to the California Environmental Quality Act, Division 13 (commencing with § 21000) of the Public Resources Code.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Capistrano Unified School District as follows:

Section 1. That the Board of Trustees accepts and adopts the Study.

Section 2. That the Board finds that the purpose of the Statutory School Fees imposed upon new residential construction is to fund the additional School Facilities required to serve the students generated by the new residential construction upon which the Statutory School Fees are imposed.

Section 3. That the Board finds the Statutory School Fees imposed on new residential construction will be used only to finance those School Facilities described in the Studies and related documents, and that these School Facilities are required to serve the students generated by the new residential construction within the District; and that the use of the Statutory School Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms, and technology, and acquiring and installing additional portable classrooms and related School Facilities, as well as any required central administrative and support facilities, within the District.

Section 4. That the Board finds there is a roughly proportional, reasonable relationship between the use of the Statutory School Fees and the new residential construction within the District because the Statutory School Fees imposed on new residential construction by this Resolution will be used to fund School Facilities which will be used to serve the students generated by such new residential construction.

Section 5. That the Board finds there is a roughly proportional, reasonable relationship between the new residential construction upon which the Statutory School Fees are imposed, and the need for additional School Facilities in the District because new students will be generated

from new residential construction within the District, which results in projected unhoused students.

Section 6. That the Board finds that the amount of the Statutory School Fees imposed on new residential construction as set forth in this Resolution is roughly proportional and reasonably related to, and does not exceed the cost of, providing the School Facilities required to serve the students generated by such new residential construction within the District.

Section 7. That the Board finds the purpose of the Statutory School Fees imposed on new commercial/industrial construction is to fund the additional School Facilities required to serve the students generated by the new commercial/industrial construction upon which the Commercial/Industrial Fees are imposed.

Section 8. That the Board finds that the Statutory School Fees imposed on new commercial/industrial construction (by category) will be used only to finance those School Facilities and that these School Facilities are required to serve the students generated by such new commercial/industrial construction; and that the use of the Statutory School Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms and technology, and acquiring and installing additional portable classrooms and related facilities, as well as any required central administrative and support facilities within the District.

Section 9. That the Board finds there is a roughly proportional, reasonable relationship between the use of the Statutory School Fees and new commercial/industrial construction by category within the District because the Statutory School Fees imposed on commercial/industrial construction by this Resolution will be used to fund School Facilities which will be used to serve the students generated by such new commercial/industrial construction.

Section 10. That the Board finds there is a roughly proportional, reasonable relationship between the new commercial/industrial construction by category, upon which the Statutory School Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new commercial/industrial construction within the District, which results in projected unhoused students.

Section 11. That the Board finds the amount of the Statutory School Fees imposed on new commercial/industrial construction by category as set forth in this Resolution is roughly proportional and reasonably related to and does not exceed the cost of providing the School Facilities required to serve the students generated by such new commercial/industrial construction within the District.

Section 12. That the Board finds a separate fund (Fund) and/or sub-funds (Sub-Funds) have been created or are authorized to be established for all monies received by the District for the deposit of Statutory School Fees imposed on construction within the District and that said Fund and Sub-Funds at all times have been separately maintained, except for temporary investments, with other funds of the District as authorized by law.

Section 13. That the Board finds that the monies of the separate Fund or the separate Sub-Funds described in Section 12, consisting of the proceeds of Statutory School Fees imposed for

the purposes of constructing and reconstructing those School Facilities necessitated by new residential and/or commercial/industrial construction, and thus, these monies may be expended for all those purposes permitted by applicable law. The Statutory School Fees may also be expended by the District for the costs of performing any study or otherwise making the findings and determinations required under subdivisions (a), (b), and (d) of § 66001 of the Government Code. In addition, the District may also retain, as appropriate, an amount not to exceed in any fiscal year, three percent of the fees collected in that fiscal year pursuant to Education Code § 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory School Fees.

Section 14. That the Board hereby increases the Statutory School Fees as a condition of approval of new residential development projects and imposes the Statutory School Fees on such development projects in the following amounts:

- (a) Five and 17/100 Dollars (\$5.17) per square foot of assessable space for new residential construction for construction, including new residential projects, manufactured homes and mobile homes as authorized under Education Code § 17625, and including residential construction or reconstruction resulting from an increase of assessable space, as defined in Government Code § 65995, in excess of 500 square feet.
- (b) Eighty-Four Cents (\$0.84) per square foot of assessable space, for new residential construction used exclusively for the housing of senior citizens, as described in Civil Code § 51.3 of the Civil Code or as described in subdivision (o) or (p) of the Health and Safety Code § 1596.2 or a multi-level facility as described in paragraph 9 of subdivision (d) of Government Code § 15432, or any mobile home or manufactured home that is located within a mobile home park, subdivision, cooperative or condominium for mobile homes limited to older persons as defined by the Federal Housing Amendments of 1988 as described in Government Code § 65995.2.

Section 15. That the Board hereby increases the Statutory School Fees as a condition of approval of new commercial/industrial construction projects and levies the Statutory School Fees on such development projects in the following amounts per square foot of chargeable covered and enclosed space for all categories of commercial/industrial construction, except for the category of rental self-storage, to \$0.84. For the commercial/industrial construction category of rental self-storage, the Board may levy Statutory School Fees in the amount of \$0.14 per square foot of chargeable covered and enclosed space.

Section 16. That the proceeds of the Statutory School Fees increased and established pursuant to this Resolution shall continue to be deposited into those Funds and Sub-Funds identified in Section 12 of this Resolution, the proceeds of which shall be used exclusively for the purpose for which the Statutory School Fees are to be collected, including, as to Statutory School Fees, accomplishing any study, findings or determinations required by subdivisions (a), (b), and (d) of § 66001 of the Government Code, or retaining an amount not to exceed in any fiscal year, three percent of the fees collected in that fiscal year pursuant to Education Code § 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory School Fees or in financing the described Study or in defending the imposition of Statutory School Fees.

Section 17. That the District's Superintendent, or designee, is directed to cause a copy of this Resolution to be delivered to the building officials of the Cities and the County, as well as the Office of Statewide Health Planning and Development (OSHPD), along with a copy of all the supporting documentation referenced herein and a map of the District clearly indicating the boundaries thereof, advising the Cities, the County and OSHPD that new residential and commercial/industrial construction is subject to the Statutory School Fees increased pursuant to this Resolution and requesting that no building permit or approval for occupancy be issued by any of these entities for any new residential development project, mobile home or manufactured home subject to the Statutory School Fees absent a certification of compliance (Certificate of Compliance) from the District demonstrating compliance of such project with the requirements of the Statutory School Fees, nor that any building permit be issued for any nonresidential construction absent a Certificate of Compliance from the District demonstrating compliance of such project with the requirements of the applicable Statutory School Fees.

Section 18. That the Board hereby adopts and establishes the procedures that permit the party against whom the Commercial/Industrial Fees are imposed the opportunity for a hearing to appeal that imposition of Commercial/Industrial Fees for commercial/industrial construction as stated in Education Code § 17621 and Government Code § 66020 and § 66021. The procedures are posted on the District's website.

Section 19. That the Superintendent or designee, is authorized to cause a Certificate of Compliance to be issued for each residential or commercial project, mobile home, and manufactured home for which there is compliance with the requirement for payment of the Statutory School Fees in the amounts specified in this Resolution. In the event a Certificate of Compliance is issued for the payment of Statutory School Fees for a development project, mobile home or manufactured home and it is later determined that the statement or other representation made by an authorized party concerning the development project as to square footage is untrue or in the event the zoning is declared invalid, then such Certificate of Compliance shall automatically terminate, and the appropriate Cities, County, or OSHPD shall be so notified.

Section 20. That no statement or provision set forth in this Resolution, or referred to herein, shall be construed to repeal any mitigation amount set forth in a mitigation agreement.


Section 21. That if any portion or provision hereof is held invalid, the remainder hereof is intended to be and shall remain valid.

Section 22. That the increase in the District's Statutory School Fees will become effective 60 days from the date of this Resolution unless a separate resolution increasing the fees immediately on an urgency basis is adopted by the Board.

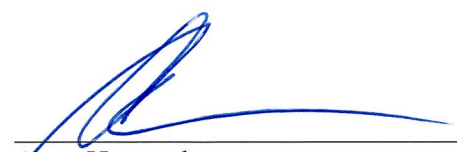
Section 23. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

AYES	(7)
NOES	(0)
ABSTAIN	(0)
ABSENT	(0)

I, Amy Hanacek, Clerk of the Capistrano Unified School District Board of Trustees, hereby certify that the above and foregoing Resolution was adopted by the Board of Trustees of said District at a meeting held on the 15th day of May 2024, by a roll call vote.



Krista Castellanos
President of the Board of Trustees



Amy Hanacek
Clerk of the Board of Trustees