

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.

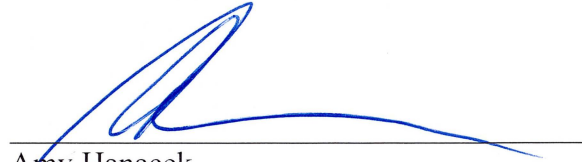
Section 23. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

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

# CAPISTRANO UNIFIED SCHOOL DISTRICT

## NOTICE OF PUBLIC HEARING

During the May 15, 2024, Board meeting, the Capistrano Unified School District Board of Trustees will hold a hearing to accept comments from members of the public.

### TOPIC OF HEARING

Approving an **INCREASE IN STATUTORY SCHOOL FACILITY FEES IMPOSED ON NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL CONSTRUCTION PURSUANT TO EDUCATION CODE § 17620 AND GOVERNMENT CODE § 65995.**

Copies of the materials may be inspected at:

Capistrano Unified School District - Reception Desk  
33122 Valle Road, San Juan Capistrano, CA from May 1, 2024, through May 15, 2024, between the hours of 8:00 a.m. and 4:30 p.m.

After the Public Hearing, the Capistrano Unified School District Board of Trustees will consider approval of the **INCREASE IN STATUTORY SCHOOL FACILITY FEES IMPOSED ON NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL CONSTRUCTION PURSUANT TO EDUCATION CODE § 17620 AND GOVERNMENT CODE § 65995.**

**HEARING DATE:** May 15, 2024  
**TIME:** 7:00 p.m.  
**LOCATION:** CUSD Education Center  
33122 Valle Road  
San Juan Capistrano, CA  
949-234-9200



# Developer Fee Justification Study

## Capistrano Unified School District

May 15, 2024

**Prepared for:**

**Capistrano Unified School District**

33122 Valle Road

San Juan Capistrano, CA 92675

949.234.9200

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## EXECUTIVE SUMMARY

The Capistrano Unified School District (“CUSD” or the “District”) serves the City of San Juan Capistrano, City of Dana Point, City of Laguna Niguel, and the City of San Clemente, as well as a portion of the City of Aliso Viejo, City of Mission Viejo, City of Rancho Santa Margarita, and a very small portion of the Cities of Laguna Beach and Laguna Woods and a portion of unincorporated Orange County. The District serves a total of 41,674 TK-12<sup>th</sup> grade students.

In January 2024, the State Allocation Board’s biennial inflation adjustment changed the fee to \$5.17 per square foot for residential construction and \$0.84 per square foot for commercial/industrial construction (except for mini-storage). The following Developer Fee Justification Study demonstrates the District is justified in collecting the full statutory Level I residential and statutory commercial/industrial fees on future development based on the following analysis:

- The District’s total enrollment at its school sites in 2023-24 was 41,674 students;
  - This includes 18,841 TK-5 students, 8,543 6-8 students, and 14,290 9-12 students;
- The District’s total enrollment with projected development is anticipated to be 43,804;
  - This includes 19,952 TK-5 students, 8,933 6-8 students, and 14,918 9-12 students;
- Based on State loading standards, the District has a classroom capacity of 43,645 students;
  - This includes 23,774 for TK-5 students, 7,328 for 6-8 students, and 12,543 for 9-12 students;
- The justification is based on this study’s findings that the District currently exceeds its capacity at grades 6-8 and 9-12 and will continue to exceed capacity with the additional students generated by development;
- The Cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Niguel, Laguna Woods, Mission Viejo, Rancho Santa Margarita, San Juan Capistrano and Orange County, collectively estimate a total of 4,329 single-family units, and 5,420 multi-family/affordable units may be constructed within the District over the next 20 years. The City of San Clemente was contacted but unable to provide an estimate, therefore The Southern California Association of Governments and Regional Housing Needs assessment for the City of San Clemente was used to estimate 1,074 single-family units and 1,366 multi-family/affordable units to be constructed within the District over the next 20 years. The District expects a total of approximately 5,403 single-family and 6,786 multi-family/affordable homes will be constructed in the next 20 years;
  - None of these units are currently in an alternate mitigation agreement with the District;
- It is estimated that the weighted average square footage of new homes will be 1,462 square feet;
- Based on an analysis of District enrollments and housing units, each new residence will generate students at a rate of 0.0836 6<sup>th</sup>-12<sup>th</sup> grade students per unit;
  - TK-5<sup>th</sup> grade students are not generated for the calculations since the District has capacity to house these students in the existing facilities;
- The 12,189 new units are projected to generate 1,019 6<sup>th</sup>-12<sup>th</sup> grade students, excluding students generated at the TK-5<sup>th</sup> grade level, for the District to house;
- Each square foot of residential construction will create a school facility cost of at least \$5.95 per square foot of new residential construction;

- Each square foot of commercial/industrial construction will create a school facility cost ranging from \$0.14 to \$6.13 per square foot of new commercial/industrial construction;
- The District is justified to adopt the full statutory Level I Developer Fees, currently \$5.17 per square foot for residential construction and \$0.84 per square foot for commercial/industrial construction, except for self-storage construction, for which the justified fee is \$0.14 per square foot.

## DEVELOPER FEES: BACKGROUND

School districts are continually evaluating the condition of their capital facilities and identifying whether construction of new facilities and/or improvements to existing facilities are necessary to sufficiently house their student body. Districts may use various sources of funds for these capital facility projects, including Developer Fees, State program funds, redevelopment funds, certificates of participation, sale of capital assets, and mitigation measures. In September 1986, the Governor signed into law Assembly Bill 2926 (Chapter 887/Statutes 1986), which granted school district governing boards the authority to impose developer fees. This authority is codified in Education Code Section 17620, et seq. which states in part "...the governing board of any school district is authorized to levy a fee, charge, dedication or other requirement against any construction within the boundaries of the district for the purpose of funding for the construction or reconstruction of school facilities."

School districts were provided a mechanism to assist in funding with the adoption of the Mitigation Fee Act (Government Code Section 66000 et seq.). This act governs the imposition of fees by a district as a condition of approval of a development project. In order to impose such a fee, a reasonable connection must exist between the new development and the construction and/or improvement of school facilities for which the fees are to be assessed.

Level I fees (also known as statutory fees) are adjusted every two years according to the inflation rate for Class B construction as determined by the State Allocation Board. With the passage of SB50 in 1998, a cap was placed on the amount that could be charged under the Level I fee calculation. The law allowed for adjustments of the cap as noted in Government Code Section 65995(b)(3), which specifies in part that "...fees shall be increased every two years, according to the adjustment for inflation set forth in the statewide cost index for Class B Construction, as determined by the State Allocation Board at its January meeting, which increase shall be effective as of the date of that meeting."

Level II developer fees are outlined in Government Code Section 65995.5 and allow a school district to impose a higher fee on residential construction only if certain conditions can be met and a study conducted to provide justification for the higher residential fee per square foot.

As of January 2024, Government Code Section 65995 authorizes school districts to collect Developer Fees on future development of no more than \$5.17 per square foot for residential construction and \$0.84 for commercial/industrial construction (Level I fees).

Recent legislation expounded the parameters of attached and detached living areas which are attached or detached from the primary single-family or multifamily dwelling unit (generally referred to as Accessory Dwelling Units (ADUs), and Junior Accessory Dwelling Units (JADUs)). Whether these types of dwelling units are called casitas, granny flats, in-law units, accessory units, or converted living space, these constructed areas are intended to provide an area for living and sleeping – whether the facilities and provisions for living, sleeping, eating, cooking, and sanitation are within that living space or within (or adjacent to) the attached single-family or multifamily dwelling unit. The District recognizes that students are generated from these types of living areas and will levy the appropriate fee rate for these types of construction projects.

The content of this Study will show that the Capistrano Unified School District is justified in levying the statutory maximum Level I Developer Fee.

## LEGISLATIVE HISTORY

State legislation, specifically AB 2926 and AB 1600, provides guidelines, procedures, and restrictions on the levy of School Fees for school facilities. Certain provisions of this legislation and history are summarized below:

### AB 2926

AB 2926 was enacted by the State in 1986. Among other things, AB 2926 added various sections to the Government Code which authorize school districts to levy School Fees on new residential and commercial/industrial developments in order to pay for school facilities. In addition, AB 2926 provides for the following:

1. No city or county can issue a building permit for a development project unless such School Fees have been paid.
2. School Fees for commercial/industrial development must be supported by the finding that such School Fees "are reasonably related and limited to the needs for schools caused by the development."
3. School Fees for 1987 were limited to \$1.50 per square foot on new residential construction and \$0.25 per square foot for new commercial/industrial construction.
4. Every year, School Fees are subject to annual increases based on the Statewide cost index for Class B construction, as determined by the SAB at its January meeting (This provision was changed to every other year by AB181).

The provisions of AB 2926 have since been expanded and revised by AB 1600.

### AB 1600

AB 1600, which created Sections 66000 et seq. of the Government Code, was enacted by the State in 1987. AB 1600 requires that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project.

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be put.
3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.
4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.
5. Provide an annual accounting of any portion of the fee remaining unexpended, whether committed or uncommitted, in the School District's accounts five or more years after it was collected.

In other words, AB 1600 limits the ability of a school district to levy School Fees unless (i) there is a need for the School Fee revenues generated and (ii) there is a nexus or relationship between the need for School Fee revenues and the type of development project on which the School Fee is imposed. (The requirements of AB 1600 were clarified with the passage in 2006 of AB 2751, which codifies the findings of *Shapell Industries vs. Milpitas Unified School District*.) The Study will provide information necessary to establish such a nexus between School Fees and residential development.

## AB 181

AB 181, enacted by the State in 1989, made significant changes in several State Codes, including Sections 53080 et seq. of the Government Code which was re-codified as Sections 17620 et seq. of the Education Code on January 1, 1998. Changes in Section 53080 included additional requirements and procedures for imposing School Fees and other conditions on new development. Specifically, AB 181 imposes more stringent nexus requirements on school districts that wish to levy School Fees on commercial/industrial development ("CID"), as follows:

1. In order to levy a School Fee on CID, a formal study must be conducted to determine the impact of "the increased number of employees anticipated to result" from new CID on the "cost of providing school facilities within the School District".
2. Only that portion of the School Fee justified by the "nexus findings" contained in this study may be levied. Nexus findings must be made on an individual project basis or on the basis of categories of CID and must "utilize employee generation estimates that are based on commercial/industrial factors within the school district."
3. Categories to be evaluated may include, but are not limited to, office, retail, transportation, communications and utilities, light industrial, heavy industrial, research and development, and warehouse uses.
4. Starting in 1990, maximum School Fees for residential and CID will be subject to increases every two (2) years rather than annually.
5. An appeals procedure shall be established whereby the levy of School Fees on a commercial/industrial project may be appealed to the governing board of a school district. Grounds for an appeal must include, but are not limited to, improper project classification by commercial/industrial category, or the application of improper or inaccurate employee or student generation factors to the project.

In summary, AB 181 establishes additional requirements which must be satisfied by school districts prior to their levying School Fees on CID.

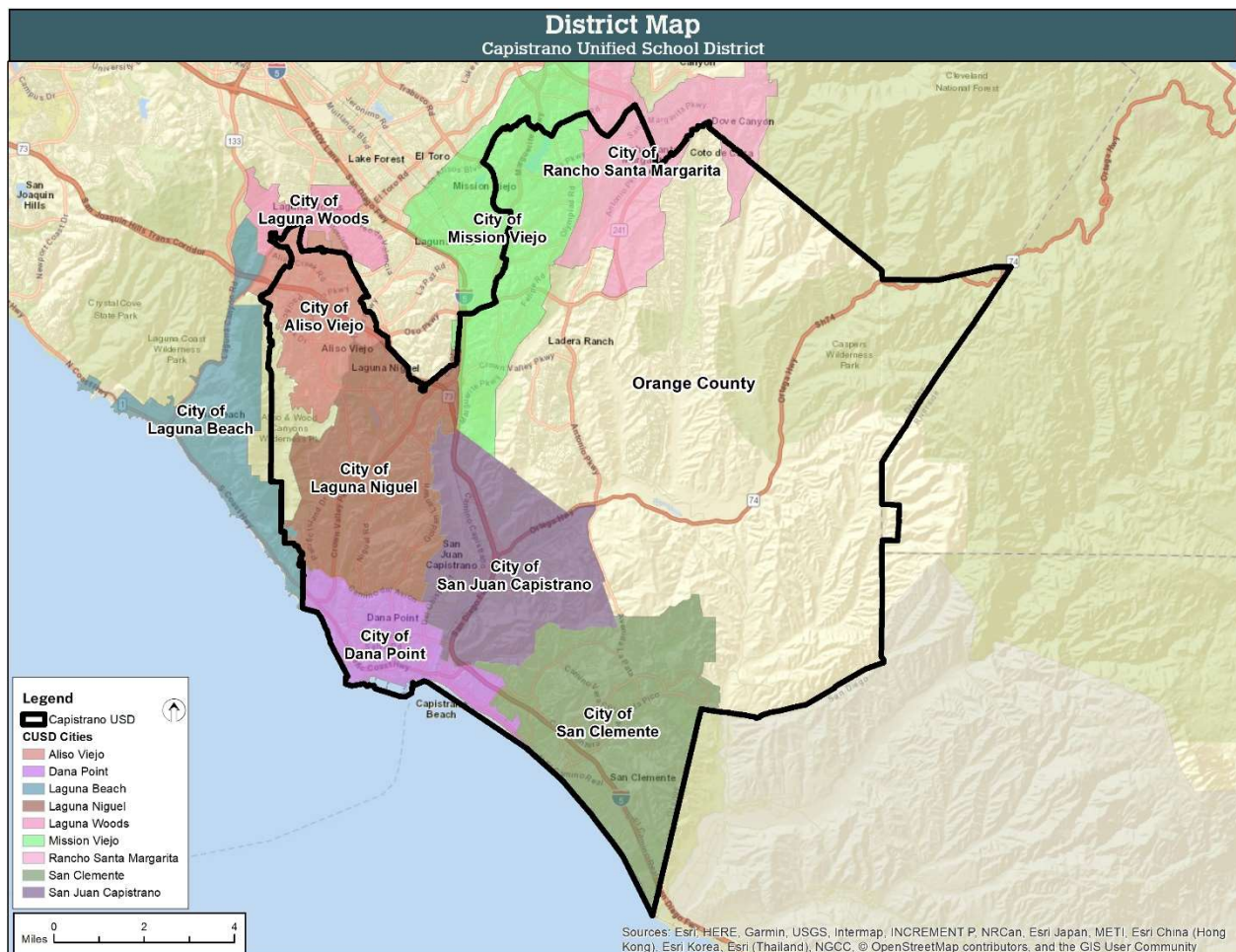


# DEVELOPER FEE JUSTIFICATION: RESIDENTIAL DEVELOPMENT

## Capistrano Unified School District

The Capistrano Unified School District serves the City of San Juan Capistrano, City of Dana Point, City of Laguna Niguel, and the City of San Clemente, as well as a portion of the City of Aliso Viejo, City of Mission Viejo, City of Rancho Santa Margarita, and a very small portion of the Cities of Laguna Beach and Laguna Woods and a portion of unincorporated Orange County. The District serves TK-12<sup>th</sup> grade students. Figure 1 provides the location of the District boundary and the communities it serves.

**Figure 1. Capistrano Unified School District Boundary**



## Projected Residential Development and Average Square Footage

Residential development generates students for the District to house in facilities, new and/or renovated. Therefore, it is imperative to research residential development to project growth and associated student generation within the District. All jurisdictions were contacted to obtain projections of residential development expected to be constructed over the next twenty years in the portion of their jurisdiction served by the District. According to the City of Aliso Viejo, City of Dana Point, City of Laguna Beach, City

of Laguna Niguel, City of Mission Viejo, City of Rancho Santa Margarita, City of San Juan Capistrano and Orange County estimate a total of 4,329 single-family units, 5,420 multi-family/affordable units may be constructed within the District over the next 20 years. It was confirmed that none of these units included are currently in an alternate mitigation agreement with the District. The City of San Clemente was contacted but unable to provide an estimate of residential development. According to the Southern California Association of Governments (“SCAG”) and Regional Housing Needs Assessment published in the 2021-2029 City of San Clemente Housing Element, an estimated 982 total units are projected from 2021-2029. This is an average of 123 units per year, which is then projected out over 20 years for a total of 2,440 units per year. Then using the average percentage split of unit types proved by all other jurisdictions at 44% single-family and 56% multi-family, results in 1,074 single-family units and 1,366 multi-family/affordable units to be constructed over the next 20 years. The City of Laguna Woods does not anticipate residential development in the next 20 years in the areas of the school district served by its jurisdiction. The District anticipates a total of 12,189 units to be built within the District over the next 20 years.

To calculate the needs generated by students from new development, the District must analyze the number of new units to be constructed, the square footage of those units, and, utilizing the weighted student generation rate, the number of students to be generated by those developments. To calculate a weighted average square footage, the average square footage for each type of residential development, as supplied by the City of Aliso Viejo, City of Dana Point, City of Laguna Niguel, City of Mission Viejo, City of San Juan Capistrano, and Orange County, are multiplied by the number of units expected to be constructed. The City of Laguna Beach, City of San Clemente and City of Rancho Santa Margarita were contacted but unable to provide an estimate. Estimates are assumed to be consistent with the units from majority of the jurisdictions that provided estimates. The City of Laguna Woods estimated zero units and therefore zero square feet. This provides a total square footage, which is divided by the total number of units to produce the average square footage for all units. These calculations are shown in Table 1.

**Table 1. Residential Development: Total Units and Weighted Average Square Footage**

Housing Type	Projected Housing Units	Average Square Footage	Total Square Footage	Weighted Square Footage
Single-Family Detached	5,403	2,017	10,897,851	
Multi-Family/Affordable	6,786	1,021	6,928,506	
<b>Total</b>	<b>12,189</b>		<b>17,826,357</b>	<b>1,462</b>

**Student Generation Rates (6-12 Students Only)**

The average number of students generated by each housing unit provides a student generation rate or “yield factor”. The number of students generated from new housing units within the District’s boundaries was assessed for the District by surveying recently constructed housing units in comparison with the 2023-24 CUSD student list to see how many students, by grade level, are generated by a new home. Because the District has the capacity to accommodate students from TK-5<sup>th</sup> grade, this figure has been omitted from the student generation analysis. However, the calculation for TK-5<sup>th</sup> grade is being incorporated to

provide context for Table 3 referenced later in the study that will utilize those student generation rates. King Consulting surveyed 445 recently built single-family homes throughout CUSD, which collectively generated 92 students, for a TK-5 rate of 0.119, 6-8 grade student generation rate of 0.027, and a 9-12 student generation rate of 0.061, which results in a single-family student generation rate of for 6-12 students of 0.088. 2,840 multi-family/affordable units were also surveyed, which collectively generated 424 students for a TK-5 rate of 0.069, a 6-8 grade student generation rate of 0.036 and a 9-12 grade students for a rate of 0.044, which results in a multi-family/affordable student generation rate for 6-12 students only of 0.080.

King Consulting examined various methodologies and opted for the most conservative estimate to substantiate the District's rationale for fee collection. By using the numbers of each type of unit projected to be built in the District over the next 20 years, a weighted average is determined for their student generation rate. The number of students expected to be generated by each type of residential development are totaled and divided by the total number of all residential units to obtain this weighted average. This weighted student generation rate can then be applied to the projected housing units to assist in determining the new students entering the District. This calculation is shown in Table 2.

**Table 2. Student Generation Rates and Students Generated (6-12 Students Only)**

<b>Development Type</b>	<b>Projected Number of Units</b>	<b>Student Generation Rate</b>	<b>Expected Students Generated</b>	<b>Weighted Student Generation Rate</b>
Single-Family	5,403	0.088	476	
Multi-Family/Affordable	6,789	0.080	543	
<b>Total</b>	<b>12,189</b>		<b>1,019</b>	<b>0.0836</b>

### Facility Capacity and Enrollments

The District's capacity calculation utilizes State loading standards of 25 pupils per TK-5<sup>th</sup> grade classroom and 27 pupils per 6<sup>th</sup>-12<sup>th</sup> grade classroom. The District's existing capacity was evaluated and compared to student enrollment to determine if available capacity exists to house students generated by new residential and commercial development.

Based on the District's SAB Form 50-02 as approved by the State Allocation Board (SAB), and as modified to include additional classrooms the District has constructed since that time, the District's school facilities have capacity to accommodate 23,774 TK-5<sup>th</sup> grade students, 7,328 6<sup>th</sup>-8<sup>th</sup> grade students, and 12,543 9<sup>th</sup>-12<sup>th</sup> grade students. The District's SAB Form 50-02 and a detailed summary of the District's recalculated capacity is included as Appendix B.

The District's 2023-24 enrollment is 41,674 students, excluding students that are not housed in District owned facilities. To accurately assess the suitability of the District's existing capacity to accommodate future enrollments, an enrollment projection was prepared by multiplying the student generation rates calculated above at each grade level by the projected units for single-family and multi-family/affordable units and then adding the projected students to the current enrollment below. For grade level TK-5<sup>th</sup> the SGR for single-family as mentioned previously, 0.119 is multiplied by the projected single-family unit

estimate of 5,403 to equal 643 students. The multi-family SGR for TK-5<sup>th</sup>, also mentioned previously, of 0.069 is multiplied by the projected multi-family/affordable estimated units of 6,786 to equal 468 projected students. They are then combined for a total projection of 1,111 TK-5<sup>th</sup> student projection. This is done for 6<sup>th</sup>-8<sup>th</sup> grade level as well as 9<sup>th</sup>-12<sup>th</sup> grade level. The total projected enrollment is then compared to the current capacity by grade level. Table 3 outlines the capacity vs. the current and projected enrollments, noting unused capacity after applying the projected students from development.

**Table 3. District Capacities and Enrollments**

School Level	2023-24 Enrollments	Projected Students	Total Projected Enrollments	Current Capacity	Unhoused Students
TK-5 <sup>th</sup> Grade	18,841	1,111	19,952	23,774	0
6 <sup>th</sup> -8 <sup>th</sup> Grade	8,543	390	8,933	7,328	1,605
9 <sup>th</sup> -12 <sup>th</sup> Grade	14,290	629	14,919	12,543	2,376
<b>Total</b>	<b>41,674</b>	<b>2,130</b>	<b>43,804</b>		<b>3,981</b>

As demonstrated by Table 3, the Capistrano Unified School District only has available capacity to house students generated by projected new residential development at its TK-5<sup>th</sup> grade school facilities. All students generated at grades 6<sup>th</sup>-8<sup>th</sup> and 9<sup>th</sup>-12<sup>th</sup> will require additional facilities. The District currently exceeds its capacity in grades 6<sup>th</sup>-8<sup>th</sup> by 1,605 students. The District exceeds its capacity in grades 9<sup>th</sup>-12<sup>th</sup> by 2,376 students. Therefore, due to the projected development of 12,189 units generating a total of 1,019 6<sup>th</sup>-12<sup>th</sup> grade students, the District will exceed their capacity by 3,981 students at those grade levels.

**Cost per Student**

The weighted cost per student to construct new school facilities within the Capistrano Unified School District is \$104,161 as shown in Table 4. Construction costs were provided by TELACU Construction Management based on records of past and present projects in new construction school projects within the Capistrano Unified School District (Appendix A). These costs are based on permanent construction and do not include land costs, as the District currently owns sites which are suitable for the construction of school facilities. Only costs associated with students in grade 6<sup>th</sup> to 8<sup>th</sup> and 9<sup>th</sup> to 12<sup>th</sup> are included.

**Table 4. Cost per Student for New Construction**

Grade Level	New Construction Cost per Student
6 <sup>th</sup> -8 <sup>th</sup>	\$98,554
9 <sup>th</sup> -12 <sup>th</sup>	\$108,366
<b>Weighted Average</b> <b>((98,554*3) + (\$108,366*4))/7</b>	<b>\$104,161</b>

## Residential Fee Calculation

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 District.

Capistrano Unified School District's long-term plan is to provide future students with permanent school facilities, constructed as stand-alone permanent school structures or permanent additions to existing structures. The District's short-term plan is to house projected students in portable facilities.

To calculate the facility needs generated by students from new development to justify the collection of a Level I Developer Fee, the Developer Fee Justification Study must correlate:

1. The total amount of projected new housing units expected to be built within the District;
2. The approximate number of students that will be generated by the new housing units, and;
3. The estimated cost to provide the necessary school facilities for that number of new students.

The total amount of new housing units projected to be built within the District is 12,189 units. These units, based on the student generation rate, will generate approximately 1,019 new 6<sup>th</sup>-12<sup>th</sup> students, all of whom will be unhoused based on projected enrollment totals and available capacity. The cost to house 1,019 6<sup>th</sup>-12<sup>th</sup> grade students in permanent facilities, not including site acquisition, is \$106,140,059 (Unhoused Students x Cost Per Student). As outlined in Table 1, the total square footage projected to be constructed is 17,826,357. The residential fee is generated by dividing the total cost to house students in permanent facilities by the total projected square footage, as shown in Table 5.

**Table 5. Residential Fee Calculation**

<b>Total Costs</b>	<b>Total Square Footage</b>	<b>Residential Fee</b>
\$106,140,059	17,826,357	<b>\$5.95</b>

Based on the residential fee calculation, the Capistrano Unified School District is justified in collecting residential developer fees at a rate of \$5.95 that exceeds the proportion of the current statutory Level I fee \$5.17. Therefore, the District is justified in collecting the full amount of the statutory fee per square foot of new residential construction.

## DEVELOPER FEE JUSTIFICATION: COMMERCIAL/INDUSTRIAL PROJECTS

California Assembly Bill 181 provides that a district “must 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 district. For the purposes of making this determination, the 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”. However, Assembly Bill 530 modified the requirements of AB 181 by allowing the use of a set of statewide employee generation factors. These factors are identified in the San Diego Association of Governments report, “San Diego Traffic Generators”. This study has become the standard in the industry for the calculation of the commercial/industrial fees.

### Commercial/Industrial Development Fee Calculations

The construction of commercial/industrial buildings within a community generates new employees and, therefore, new residents for a school district. The link between creating new jobs and student enrollment has been acknowledged by the State Allocation Board and in statute. The Legislature has also determined that if there is more impact than can be mitigated by residential fees, and some of this impact is caused by commercial/industrial development, then commercial/industrial development can also be charged fees. As shown above, the District is justified to collect a higher residential fee than the current statutory level.

To determine the impact of commercial/industrial development, several factors must be analyzed to calculate the new construction cost per 1000 square feet of this development. Assembly Bill 530 allows for the use of state-wide employee generation factors, specifically those derived from a report entitled San Diego Traffic Generators published by the San Diego Association of Governments in 1990. This report demonstrates the number of employees generated per square foot of commercial/industrial development, by category. Table 6 displays these categories and the number of employees generated for each square foot of space. An average employees/square foot value is then determined for Capistrano Unified School District based on these categories.

**Table 6. Commercial/Industrial Employee Generation Factors**

<b>Development Category</b>	<b>Employees/Square Foot</b>
Agriculture	0.00031
Banks	0.00282
Commercial Offices	0.00478
Community Shopping Centers	0.00109
Corporate Offices	0.00268
Industrial Parks	0.00168
Industrial/Business Parks	0.00221
Lodging	0.00155
Medical Offices	0.00427
Neighborhood Shopping Centers	0.00362
Scientific R&D	0.00304
<b>Average</b>	<b>0.00255</b>

Additional data is used to determine the base school facility impact incurred to the District by commercial/industrial development. As shown in Table 7, the calculations also consider the percent of employees in the District who also live in the District, the number of households per employee, the students generated per household, and the facilities cost for each student. Data for percent of employees living in the District and households per employee are sourced from The United States Census Bureau’s 2022 American Community Survey. The students generated per household was previously shown in Table 2, while the facilities cost per student was shown in Table 4.

**Table 7. Commercial/Industrial Base Cost per Square Foot (Except Self-Storage)**

<b>Employees/ Square Foot</b>	<b>% Employees Living in District</b>	<b>Households per Employee</b>	<b>6-12 Students per Household</b>	<b>Cost per Student</b>	<b>Commercial/Industrial Cost per Square Foot</b>
0.00255	37.2	0.742	0.0836	\$104,161	<b>\$6.13</b>

It is important to note the self-storage category of commercial development as an exception to the rates in Table 6. This type of development has a much lower impact than all other categories of commercial/industrial development, with only 0.00006 employees generated per square foot. Table 8 demonstrates the base cost per square foot for self-storage development only.

**Table 8. Self-Storage Base Cost per Square Foot**

<b>Employees/ Square Foot</b>	<b>% Employees Living in District</b>	<b>Households per Employee</b>	<b>6-12 Students per Household</b>	<b>Cost per Student</b>	<b>Commercial/Industrial Cost per Square Foot</b>
0.00006	37.2	0.742	0.0836	\$104,161	<b>\$0.14</b>

The Capistrano Unified School District is therefore justified in collecting commercial/industrial developer fees at a rate \$6.13 that exceeds the proportion of the current statutory Level I fee of \$0.84, except for self-storage development, for which the District is justified to collect a fee of \$0.14. Therefore, the District is justified to collect the full amount of the statutory fee per square foot of new commercial/industrial construction, with the exception of self-storage development.



## SUMMARY AND FINDINGS

This study finds that the Capistrano Unified School District is justified in the collection of the full statutory developer fees per square foot of both residential and commercial/industrial construction. The District should move forward with adopting the new fees. This requires the District to follow the appropriate notices for a public hearing and meeting all noticing requirements.

This justification is based on the following conclusions of the study:

- The District 's projected enrollment exceeds its available capacity to house its students at 6<sup>th</sup>-12<sup>th</sup> grade levels, so each student generated will create a cost to the District to provide new school facilities;
  - Facilities costs are estimated to be \$104,161 per student;
- Residential development will generate 0.0836 6th-12<sup>th</sup> grade students per unit for the District to house;
  - The District's cost for students generated from residential development is \$5.95 per square foot;
- Commercial/Industrial calculations also indicate a cost to house pupils that would be generated from local housing as a result of residents moving into the District;
  - This facilities cost for students generated from commercial/residential development is \$6.13 per square foot, except for self-storage development which is \$0.14 per square foot;
- The District meets the criteria to impose the statutory developer fee.

Due to these factors, the District should proceed with adopting the full amount of the statutory Level I Developer Fees, currently \$5.17 per square foot for residential construction and \$0.84 per square foot for commercial/industrial construction, except for self-storage development, for which fees of \$0.14 per square foot should be collected.

## ADMINISTRATION OF THE FEES

### Administrative Requirements

The District must maintain a special account for the developer fees collected and any interest which accrues from the fees collected.

### Reporting Requirements

Government Code sections 66006 and 66001 require, annually within 180 days of the end of each fiscal year, that the District make available to the public certain information and adopt prescribed findings relative to Developer Fees adopted pursuant to Education Code section 17620 and Government Code section 65995.

For the fifth fiscal year following the first deposit into the fund, and every five years thereafter, the District is required to make additional findings with respect to that portion of the fund remaining unexpended, whether committed or uncommitted.

This accounting will identify a description of the fee and its amount as well as a beginning and ending fund balance. Also, the report will detail the portion of the collected funds that have been expended, those remaining funds, and the purpose to which those have been and will be put to use. The report must also identify the approximate date upon which a school district anticipates receiving adequate revenue to complete any improvements required as a result of students generated from residential or commercial construction projects.

### Government Code Section 66001 (a) (1): Purpose of Fees

The purpose of the fee is school facility construction to help the District continue to provide school facilities to all pupils, current and new, over the next 20 years by constructing new facilities to house students generated from new development.

### Government Code Section 66001 (a) (2): Use of Fees

The District's use of the fee will involve construction and/or reconstruction of school facilities and/or additional permanent facilities on existing school campuses, including but not limited to the types of projects included in this Study and the District's Facility Master Plan. In addition, the District may need to 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. Design of School Facilities;
2. Purchase of land for School Facilities;
3. Construction or reconstruction of school facilities including both classroom and instructional spaces, and ancillary supporting facilities;
4. Furniture for use in new school facilities;
5. Testing and inspection of school sites and school buildings and permit and plan check fees;
6. Interim school facilities to house students generated by new development while permanent facilities are being constructed;
7. Legal and administrative costs associated with providing facilities to students generated by new development;

8. Administration of the collection of developer fees;
9. Miscellaneous purposes resulting from student enrollment growth caused by new residential development; and
10. Any other use permitted by law.

### Government Code Section 66001 (a) (3): Reasonable Relationship between the Fee's Use and the Type of Development Project on which the Fee is Imposed

Future residential development will cause new families to move into the District and, consequently, generate additional students in the District. In order to continue providing facilities at the District's adopted level of service for future students, the District will need to construct facilities. The fee's use is therefore reasonably related to the type of project upon which it is imposed.

In addition, new commercial/industrial development will cause new workers to move into the District. Because these workers will have school-age children, the District will need to provide facilities for these students. The fee's use is reasonably related to the type of project upon which it is imposed.

#### Fees on Residential Reconstruction

Residential Reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent reconstruction increases the residential square footage beyond what was demolished, the increase in square footage is subject to the applicable developer fees as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage the determination of the applicable fee, if any, is subject to a showing that the replacement square footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide facilities for new student enrollment. Prior to the imposition of fees on Replacement Square Footage, the School District shall undertake an analysis on any future proposed projects(s) to examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in SGRs as identified in the Study for the applicable unit types between existing square footage and Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the School Fee that is in effect at such time.

#### Reconstruction of Commercial/Industrial Square Footage

The voluntary demolition of existing commercial/industrial buildings and replacement with new residential development is a different category of Reconstruction. The School District will evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

### Government Code Section 66001 (a) (4): Reasonable Relationship Between the Need for the Public Facility and the Type of Project Upon Which the Fee is Imposed

As demonstrated in this Study, current District school facilities require renovation/reconstruction to continue providing the existing level of service for the next 20 years. Existing residents and residents from new development, both residential and commercial/industrial, should share in these costs. Therefore, the need for adequate school facilities is directly related to the new residential and commercial/industrial development projects upon which the fee is imposed.

## Government Code Section 66001 (b): Reasonable Relationship Between the Amount of the Fee and the Cost of the Public Facility

The State School Facility Program provides a reference for the relative cost of reconstruction/modernization projects to new construction. This report demonstrates the cost per student for new construction projects, and by using the School Facility Program grant amounts for reference, the cost per student for reconstruction/modernization projects that will need to be undertaken to ensure CUSD can continue to provide school facilities at the existing level of service for all future students. This report also demonstrates that the cost impact to the District per square foot of development, whether residential or commercial/industrial, is greater than the statutory developer fees to be collected.

## REVENUE SOURCES/FUNDING FACILITIES

The District may also utilize other sources of funding for modernizing and/or reconstructing school facilities. These funding sources include:

### State School Facility Program

Senate Bill 50 reformed the State School Building Lease-Purchase Program in August, 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 is a 50/50 match for new construction projects and a 60/40 match for modernization projects. While there is generally a shortfall between State funding and the District’s actual facility needs, the State monies aid in assisting the District in its facility needs.

### General Obligation Bonds

School districts can, with the approval of 2/3 or 55% of voters, issue General Obligation Bonds which are paid out of property taxes.

The District has not passed any bonds recently. CUSD was unsuccessful in passing bond Measure M in November 2016, Measure H and Measure I in March 2020.

### Parcel Taxes

Approval by 2/3 of the voters is required to impose taxes that are not based on the assessed value of individual parcels. The revenues from these taxes are usually minor. Parcel taxes are typically not used for capital outlay. Instead, revenue from such programs is generally used to fund curriculum, instructional enhancements, and other non-facility related expenditures.

### Mello-Roos Community Facilities Districts

This alternative uses a tax on property owners within a defined area to pay long-term bonds issued for specific public improvements. Mello-Roos taxes require approval from 2/3 of the voters in an election.

## RECOMMENDATIONS

This report recommends that the Capistrano Unified School District levy the maximum statutory fee authorized by Government Code Section 65995 on new residential development currently \$5.17 per square foot. This report also recommends that the Capistrano Unified School District levy the maximum statutory fee authorized by Government Code Section 65995 currently \$0.84 per square foot on all categories of commercial/industrial development (except self-storage, for which the justified fee is \$0.14 per square foot).

These recommendations are based on the findings that residential and commercial/industrial development create a school facility cost for the Capistrano Unified School District.

## SOURCES

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Deines, Belinda Ann. City of Dana Point. Principal Planner.  
District.

Dominguez, Chris. City of Laguna Beach. Senior Planner.

Hampton, Clark. Deputy Supt. Business Support. Capistrano Unified School

Martin, Tim. City of Mission Viejo. Senior Planner.

Morales, Karla. City of San Clemente. Community Development Technician.

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

Pennington, Rebecca. City of Laguna Woods. Development Administrator.

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Rivera, Rose. City of Aliso Viejo. Senior Planner.

Roess, Erica. City of Laguna Niguel. Senior Planner.

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Starks, Wendy. City of Rancho Santa Margarita. Principal Planner.

Stokes, Laura. City of San Juan Capistrano. Principal Planner.

United States Census Bureau, 2022 American Community Survey.

**APPENDIX A**  
**CONSTRUCTION COSTS**





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TELACU Construction Management  
604 N. Eckhoff St.  
Orange • CA 92868  
T 714.547.2390  
F 714.541.9411  
www.TELACU.com

April 4, 2024

RE: Estimated Construction Costs  
Subject: Per-Student Costs at Capistrano Unified School District

To Whom it May Concern,

We have reviewed our records of past and present projects that involve recent school construction within the Capistrano Unified School District. Based on these projects, and recently completed projects in the region, our estimate for adding classrooms to existing middle and/or high schools within the District are as follows:

Middle School - capacity of 1000 students:	\$98,553,520
Construction cost per student	\$98,554
High School - capacity of 1000 students:	\$108,365,920
Construction cost per student	\$108,366

These costs assume a reasonably flat site with access to utilities consistent with an urban/residential area. These costs exclude site acquisition. The above estimated costs are for the purposes of discussing State eligibility and developer fees, and are not intended for use in developing budgets for specific projects with unique conditions.

Thank you,

A handwritten signature in black ink, appearing to read "D.C.", written over a light gray rectangular background.

Daniel Clem  
Director  
TELACU Construction Management

604 N. Eckhoff Street  
Orange, CA 92868  
T 714.541.2390 ext. 308  
M 714.656.7315

F 714.541.9411

**APPENDIX B**  
**SAB 50-02 &**  
**RECALCULATED CAPACITY**

STATE OF CALIFORNIA  
**EXISTING SCHOOL BUILDING CAPACITY**

SAB 50-02 (Rev. 09/02) Excel (Rev. 11/21/2002)

SCHOOL DISTRICT <b>CAPISTRANO UNIFIED</b>	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 66464
CITY ANGELES	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

**PART I - Classroom Inventory**       NEW       ADJUSTED

Line 1. Leased State Relocatable Classrooms	115	16	25	15	171
Line 2. Portable Classrooms leased less than 5 years					
Line 3. Interim Housing Portables leased less than 5 years					
Line 4. Interim Housing Portables leased at least 5 years					
Line 5. Portable Classrooms leased at least 5 years					
Line 6. Portable Classrooms owned by district	360	114	196	20	690
Line 7. Permanent Classrooms	444	132	225	20	821
Line 8. Total (Lines 1 through 7)	919	262	446	55	1,682

**PART II - Available Classrooms**

a. Part I, line 4					
b. Part I, line 5					
c. Part I, line 6	360	114	196	20	690
d. Part I, line 7	444	132	225	20	821
e. Total (a, b, c, & d)	804	246	421	40	1,511

**Option B:**

a. Part I, line 8	919	262	446	55	1,682
b. Part I, lines 1, 2, 5 and 6 (total only)					861
c. 25 percent of Part I, line 7 (total only)					206
d. Subtract c from b (enter 0 if negative)	361	99	168	27	655
e. Total (a minus d)	558	163	278	28	1,027

**PART III - Determination of Existing School Building Capacity**

Line 1. Classroom capacity	13,850	4,401	7,506	364	
Line 2. SER adjustment	452	142	243	12	
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	452	142	243	12	
Line 5. Total of lines 1 and 4	14,402	4,543	7,749	376	

I certify, as the District Representative, that the information reported on this form is true and correct and that:  
 I am designated as an authorized district representative by the governing board of the district; and,  
 This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).  
 In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE 	DATE 4-7-03
--	----------------

<b>Capistrano Unified School District</b>				
<b>Recalculated Facility Capacity</b>				
	<b>K-6</b>	<b>7-8</b>	<b>9-12</b>	<b>OPSC Application #</b>
<b>SAB 50-02 Existing School Building Capacity (Includes Special Day Class)</b>	<b>14,604</b>	<b>4,601</b>	<b>7865</b>	
Las Flores Elementary School	150	0	0	50/66464-00-001
Rancho Santa Margarita Elementary School	600	0	0	50/66464-00-002
Marblehead Elementary School	900	0	0	50/66464-00-003
Don Juan Avila Elementary School	250	0	0	50/66464-00-004
Chaparral Elementary School	775	0	0	50/66464-00-005
Shorecliffs Middle School	0	81	0	50/66464-00-006
Aliso Viejo Elementary School	750	0	0	50/66464-00-007
Ladera Ranch Elementary School	1,000	756	0	50/66464-00-008
Laguna Niguel Elementary School	775	0	0	50/66464-00-009
Vista Del Mar Elementary School	850	648	0	50/66464-00-010
Oso Grande Elementary School	725	0	0	50/66464-00-011
San Juan Hills High School	0	0	2,646	50/66464-00-012
Arroyo Vista Elementary School	245	0	0	50/66464-00-013
Ambuehl Elementary School	175	0	0	50/66464-00-014
Arroyo Vista Elementary School	400	54	0	50/66464-00-015
Arroyo Vista Elementary School	50	0	0	50/66464-00-016
Carl Hankey Elementary School	100	108	0	50/66464-00-017
San Juan Hills High School	0	0	422	50/66464-00-021
Esencia School	825	459	0	50/66464-00-022
Tesoro High School	0	0	422	50/66464-00-023
Aliso Niguel High School	0	0	216	50/66464-00-024
Newhart Middle School	0	324	0	50/66464-00-025
Relocatables Added - 2005	75	54	162	
Relocatables Added - 2006	125	0	135	
Relocatables Added - 2007	75	108	0	
Relocatables Added - 2017	50	135	27	
Relocatables Added - 2019	50	0	0	
San Clemente High School	0	0	648	
Esencia School - Relocatables Added 2022	225	0	0	
<b>Total Recalculated Facility Capacity</b>	<b>23,774</b>	<b>7,328</b>	<b>12,543</b>	