

FALLBROOK UNION HIGH SCHOOL DISTRICT

2234 SOUTH STAGE COACH LANE, FALLBROOK, CA 92028
PHONE (760) 723-6332 • FAX (760) 723-1795 • www.fuhisd.net

Ilsa Garza-Gonzalez
Superintendent

Brenda Mefford
Chief Business Officer

COSD CLERK OF THE BOARD
2025 APR 24 AM 10:46

April 10, 2025

County of San Diego

Planning and Development Services Division
Attn: Vince Nicoletti, Director (Interim)
5510 Overland Avenue, Suite 210
San Diego, CA 92123
Email: vince.nicoletti@sdcounty.ca.gov

County Clerk's Office
Andrew Potter, Clerk of the Board of Supervisors
County Administration Center
1600 Pacific Highway, Room 402
San Diego, CA 92101
Email: Andrew.Potter@sdcounty.ca.gov

Department of Health Care Access and Information

Facilities Development Division
Southern California
355 South Grand Avenue, Suite 1900
Los Angeles, CA 90071
Email: FDDwebmaster@hcai.ca.gov

Re: Fallbrook Union High School District's Notice of School Impact Fee Increases

To Whom It May Concern:

This letter is to provide the County of San Diego and the California Department of Healthcare Access and Information ("HCAI") with notice pursuant to Education Code section 17621. The Fallbrook Union High School District (the "District") hereby provides notice that, on April 9, 2025, at its regularly scheduled meeting of the District's Board of Trustees ("Board"), the Board adopted Resolution No. 13-2425 enclosed herein, which approves and adopts the District's 2025 Fee Justification Study, dated March 28, 2025 ("Fee Study") and increases the amounts of statutory Level 1 school impact fees (or developer fees) for residential and commercial/industrial development within the District's boundaries, pursuant to Education Code section 17620 and Government Code section 65995.

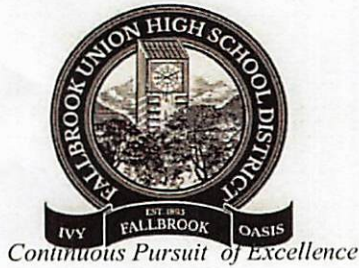
Please be advised that in accordance with Government Code 66017 and the District's fee sharing agreement with Fallbrook Union Elementary School District and Vallecitos Elementary School District, under which the District is eligible to collect approximately 33.33% of the statutory school fee rates set by the State Allocation Board (with the remainder collected by Fallbrook Union Elementary School District and Vallecitos Elementary School District), the following Level 1 fee rates imposed by District will become effective as of **June 8, 2025**. The District's previous statutory Level 1 fee rates shall remain in effect until that time.

- Commercial/Industrial: **\$0.28** per square foot of chargeable covered and enclosed space, except for rental self-storage projects (**\$0.20** per square foot).
- Residential: **\$1.72** per square foot of assessable space for residential development.

The justification and parameters for charging these amounts are set forth in the Fee Study, which was adopted by the Board at the same meeting. Relevant statutes mandate that no building permit or approval for occupancy may be issued by the County of San Diego or HCAI for any residential or commercial/industrial construction project,

Board of Trustees

Oscar Caralampio Paul Christensen Chris Haskell Eddie Jones Tauna Rodarte



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including rental self-storage, absent an effective and unexpired, fully completed certificate of compliance from the District demonstrating compliance of such residential, commercial/industrial (or rental self-storage project) with the District's adopted statutory Level 1 fee rate requirements.

In accordance with Education Code section 17621(c), please note that the collection of the developer fees discussed herein are not subject to the restrictions set forth in Government Code section 66007(a). Pursuant to Government Code section 66007(b), the developer fees collected by the District are: (A) for public improvements or facilities for which an account has been established, and funds appropriated, and for which the District has adopted a proposed construction schedule or plan, prior to final inspection or the issuance of the certificate of occupancy; OR (B) to reimburse the District for expenditures previously made.

Please note that the District's collection of statutory Level 1 fee rates is essential to provide necessary public school facilities to serve students generated from residential and commercial/industrial development projects, and is necessary to avoid, substantially lessen, or otherwise mitigate impacts of such projects under the California Environmental Quality Act (Public Resources Code, section 21000, et seq.).

Please find the following enclosed documents for your files:

- 1) 2025 Fee Justification Study, dated March 28, 2025;
- 2) Resolution No. 13-2425 Approving and Adopting Fee Justification Study for Residential, Commercial and Industrial Development Projects and Authorizing Increase in Statutory Level 1 Developer Fees; and
- 3) District boundary map, indicating the boundaries of the areas subject to these developer fees.

Should you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

Brenda Mefford

Chief Business Officer

Fallbrook Union School District

Board of Trustees

Oscar Caralampio

Paul Christensen

Chris Haskell

Eddie Jones

Tauna Rodarte

**APPROVED BY
THE BOARD OF TRUSTEES**

DATE: April 9, 2025

Certified: Jacqueline Meza/Executive Assistant



BOARD OF TRUSTEES REGULAR MEETING

04/09/2025 04:30 PM

2400 South Stage Coach Lane
Fallbrook, CA 92028

Printed : 4/1/2025 10:07 AM PT

ITEM : XIV.C.1. ACTION: Adopt Resolution No. 13-2425, Approving and Adopting Fee Justification Study for Residential, Commercial and Industrial Development Projects and Authorizing Increase in Statutory Level 1 Developer Fees

Quick Summary / Abstract

This item is for the Board of Trustees (Board) to consider adopting the Resolution Approving and Adopting Fee Justification Study for Residential, Commercial and Industrial Development Projects and Authorizing Increase in Statutory Level 1 Developer Fees (Resolution).

Moved by: _____

Seconded by: _____

Student Board Representatives:

Zarty ____ Hart ____ Savino ____

Board Members:

Caralampio ____ Christensen ____ Haskell ____ Jones ____ Rodarte ____

Background Information

Education Code section 17620, et seq., and Government Code section 65995, et seq., authorize school districts to impose certain fees on new development to mitigate the impact of development on school facilities. The maximum Level 1 developer fees that a school district may charge are set by statute. Statutory Level 1 developer fee rates are adjusted by the State Allocation Board (SAB) every two years, on even years. In January 2024, the SAB increased the maximum allowable Level 1 developer fee rates from \$4.79 to \$5.17 per square foot of assessable space for residential construction, and from \$0.78 to \$0.84 per square foot of chargeable covered and enclosed space for commercial/residential construction. Pursuant to the District's fee sharing agreement with the Fallbrook Elementary School District and Vallecitos Elementary School District, the District is eligible to collect 33.33% of the maximum Level 1 developer fees, with the remaining amount going to the elementary school districts.

Current Considerations

The District currently imposes school fees in the amount of \$1.16 per square foot of assessable space for residential construction and \$0.19 per square foot of covered and enclosed space for commercial and industrial construction in the District.

In order for the District to charge the new developer fee rate, a fee justification study is required to

establish: (i) a nexus exists between new development in the District and the need for school facilities, and (ii) the amount of the Level 1 developer fees imposed on each type of development. District's fee consultant, Koppel & Gruber Public Finance, prepared the 2025 Fee Justification Study, dated March 28, 2025 (Fee Justification Study), justifying the District's levy of its share of the maximum Level 1 developer fee rates, as further detailed in the Fee Justification Study.

Pursuant to Government Code section 66016(a), prior to the District levying a new fee or approving an increase in an existing fee, the Board must hold at least one open and public hearing, during a regularly scheduled meeting, at which oral or written presentations may be made by the public. The Board held the public hearing on this date hereof, during this regular Board meeting, and provided opportunity to the public to make oral and written presentations on the District's proposed Fee Justification Study. Pursuant to Government Code section 66016(b), fee increases must be adopted via resolution. The District may begin to impose the new Level 1 developer fee rates 60 days from the date of the Board's adoption of the Resolution.

Financial Implications

If the Resolution is adopted by the Board, the District may increase its developer fee rates, effective June 8, 2025, to \$1.72 per square foot of assessable space for residential development, and \$0.28 per square foot of chargeable covered and enclosed space for commercial and industrial development, except for rental-self storage (\$0.20).

Alignment with Local Control Accountability Plan

There is no direct alignment with the LCAP.

Recommendation

Adopt Resolution No. 13-2425 Approving and Adopting Fee Justification Study For Residential, Commercial, and Industrial Development Projects and Authorizing Increase in Statutory Level 1 Developer Fees, as presented.

Contact Person

Brenda Mefford
Chief Business Officer

Ilsa Garza-Gonzalez
Superintendent

Supporting Documents

FINAL Fallbrook-UHSD 2025 Fee-Justification-Study 2025-03-28(4376767.1)

11-26-23 FUHSDistrict FMP 2023(4371415.1)

2025 FUHSD Resolution Approving FJS and Authorizing Increase in Level 1 Fees (4.9.25 Bd Mtg) FINAL REV.(4376268.2)

Created on 3/27/2025 at 1:27 PM PT by Angela Goode
Last Modified on 3/31/2025 at 9:32 AM PT by Jacqueline Meza

FALLBROOK UNION HIGH SCHOOL DISTRICT

RESOLUTION NO. 13-2425

**RESOLUTION OF THE BOARD OF TRUSTEES
OF THE FALLBROOK UNION HIGH SCHOOL DISTRICT
APPROVING AND ADOPTING FEE JUSTIFICATION STUDY FOR RESIDENTIAL,
COMMERCIAL AND INDUSTRIAL DEVELOPMENT PROJECTS AND
AUTHORIZING INCREASE IN STATUTORY LEVEL 1 DEVELOPER FEES**

WHEREAS, Education Code section 17620, *et seq.*, and Government Code section 65995, *et seq.*, authorize the governing board of any school district within the state of California to levy a fee against residential, commercial and industrial development projects within the school district for the purpose of funding the construction and reconstruction of school facilities; and

WHEREAS, the Board of Trustees ("Board") of the Fallbrook Union High School District ("District") provides for the educational needs, including school facilities, for students in grades 9 through 12 within a portion of the unincorporated area of the County of San Diego ("County") and has previously adopted and imposed statutory school impact fees ("School Fees") for new residential, commercial and industrial development pursuant to Education Code section 17620; and

WHEREAS, the District has previously received and expended School Fees in connection with the construction, reconstruction, rehabilitation, and refurbishment of school facilities of the District necessary to accommodate student population growth resulting from development, to cover costs attributable to the increased demand for school facilities reasonably related to new development and necessary to maintain existing levels of service, to reduce overcrowding caused by the development on which the fees were imposed, to reimburse the District for expenditures previously made on school facilities, and/or for indirect and support services and other school-related considerations relating to the District's ability to accommodate enrollment growth generated from new development as permitted by law, including administrative costs in connection with the collection of fees, and legal fees and other costs connected with the establishment of the fee and the required reporting; and

WHEREAS, the collection of the School Fees is essential to provide necessary public school facilities to serve residential and commercial/industrial development projects, and is necessary to avoid, substantially lessen, or otherwise mitigate impacts of such projects on school facilities under the California Environmental Quality Act (Public Resources Code, §§21000, *et seq.*); and

WHEREAS, pursuant to Government Code section 65995(b)(3), the State Allocation Board ("SAB"), at its meeting on January 24, 2024, adjusted the maximum amount of School Fees that may be imposed based on the RS Means Construction Cost Index, which is independently published and referenced in statute establishing the School Fees, to \$5.17 per square foot of assessable space for new residential construction, and \$0.84 per square foot of chargeable covered and enclosed space for the categories of new commercial/industrial construction; and

WHEREAS, where an elementary school district and a high school district both serve an area, the districts must agree on the appropriate sharing of the maximum amount of School Fees set by the SAB, pursuant to Education Code section 17623; and

WHEREAS, pursuant to the fee sharing agreement in place amongst the District, Fallbrook Elementary School District, and Vallecitos Elementary School District, and as justified in the District's Fee Justification Study (discussed below), the District is eligible to collect 33.33% of the statutory school fee rates set by the SAB, with the remaining amounts going to the elementary school districts; and

WHEREAS, approximately 337 new residential units are anticipated to be constructed within the District's jurisdictional boundaries within the next 10 years, and historical data indicates that a total of 60 new students will be generated as a result of development; and

WHEREAS, the District has identified school facility construction, reconstruction, rehabilitation, and refurbishment needs in the District's 2023 Facility Master Plan ("2023 FMP"); and

WHEREAS, although the District currently has capacity in school housing that exceeds its current school enrollment, the District has demonstrated that adequate school facilities and supporting facilities do not exist to accommodate students generated from new residential and commercial/industrial development by identifying the school facility construction, reconstruction, rehabilitation, and refurbishment needs in the 2023 FMP; therefore, there is insufficient capacity available to house students generated from future development; and

WHEREAS, the District does not have sufficient funds available for the construction, reconstruction, rehabilitation or refurbishment of school facilities to accommodate the new students from development, including the construction of new permanent school facilities and central administrative and support facilities, reconstruction, rehabilitation or refurbishment of existing facilities, purchase or lease and installation of interim or temporary school facilities in order to accommodate student capacity demands or to house students during construction, to accommodate those new students generated by development and maintain a level of service commensurate with that presently existing ("School Facilities"); and

WHEREAS, the total estimated average cost of providing School Facilities for students generated from future residential development is approximately \$84,000 per new student, resulting in an estimated School Facilities cost for future development being approximately \$8.53 per square foot; and

WHEREAS, future commercial/industrial development will further generate additional students in the District and all categories of this development will create an estimated School Facilities cost ranging from \$0.20 to \$14.96 per square foot, even after accounting for revenue from residential fees; and

WHEREAS, District's fee consultant, Koppel & Gruber Public Finance, prepared a "2025 Fee Justification Study," dated March 28, 2025 ("Fee Justification Study"), which analyzes the impacts of residential development and all categories of commercial/industrial development upon the District's enrollment, and the resulting needs for School Facilities, and the Board has received

a copy of the Fee Justification Study (which copy has been provided for public review) attached hereto as **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, more specifically, the Fee Justification Report, together with the 2023 FMP attached hereto as **Exhibit "B"** and incorporated herein by reference, includes information, documentation, and analysis of the School Facilities needs of the District, including, without limitation: (a) the purpose of the School Fees; (b) the use to which the School Fees are to be put; (c) the nexus (roughly proportional and reasonable relationship) between the residential and commercial/industrial development, and (1) the use of School Fees, (2) the need for School Facilities, (3) the cost of School Facilities and the amount of School Fees from new residential and commercial/industrial development; (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 residential construction; (f) the School Facilities that will be required to serve such students; and (g) the cost of such School Facilities; and

WHEREAS, the Board reviewed and considered the findings in the Fee Justification Study and 2023 FMP, which analyzes the District's current school facilities, the estimated number of students which will be generated by residential and commercial and industrial development projected within the District, the estimated number of students who may be unhoused based on District's current facilities and estimated number of students generated, and the estimated costs which will be required for the School Facilities to accommodate the students generated by such development; and

WHEREAS, the Fee Justification Study justifies the District's imposition of School Fees on residential construction as set forth in this Resolution by analyzing student generation data for residential development projects and by demonstrating that the construction, reconstruction and refurbishment of School Facilities is necessary to accommodate increased enrollment resulting from such development and maintain existing levels of service; and

WHEREAS, the Fee Justification Study further justifies the District's imposition of School Fees on new commercial and industrial construction as set forth in this Resolution by analyzing specific categories of commercial and industrial development which were determined to impact the District's school facilities based upon the anticipated number of employees per average square feet of each category of commercial and industrial development, and the cost of School Facilities calculated from those employees residing in the District; and

WHEREAS, the findings in the Fee Justification Study demonstrate that the estimated costs of providing adequate School Facilities for students generated by new development will exceed the maximum amount of revenue which will be collected from School Fees levied pursuant to Education Code section 17620, *et seq.* and Government Code section 65995, *et seq.*; and

WHEREAS, the increased rates of the School Fees levied against new residential, commercial and industrial development will be used to finance or fund School Facilities necessary to accommodate students generated from new development, including, without limitation, the construction of new permanent school facilities and central administrative and support facilities, reconstruction, rehabilitation, or refurbishment of existing facilities related to increased demand

as necessary to maintain existing levels of service, purchase or lease and installation of interim or temporary school facilities in order to accommodate student capacity demands or to house students during construction, , to reimburse the District for expenditures previously made on School Facilities, and related miscellaneous purposes resulting from student enrollment growth caused by projected new development, including, without limitation, other statutory authorized purposes; and

WHEREAS, no city or county or the California Department of Health Care Access and Information shall issue a building permit for any new residential, commercial or industrial development within the District absent a certification issued by the District evidencing compliance by the owner/developer with the requirements regarding payment of school facilities fees as set forth in Education Code section 17620, *et seq.* and Government Code section 65995, *et seq.*; and

WHEREAS, the District: (a) has made available to the public ten (10) days prior to its public hearing the proposed Fee Justification Study and data indicating the estimated cost required to provide the School Facilities for which the increased School Fees are levied and the revenue sources anticipated to provide the School Facilities as demonstrated in the Fee Justification Study; (b) published the notice of the hearing once at least ten (10) days prior to the hearing and a second publication five (5) days thereafter; (c) at least fourteen (14) days prior to this meeting, mailed to all interested parties who have requested in writing notice of the meeting on new or increased fees; and (d) held a duly noticed, regularly scheduled public hearing on this day, at which oral and written presentation was received regarding the Fee Justification Study and the proposed increase in School Fees; and

WHEREAS, the appropriate land use jurisdictions will be notified of the increased School Fees levied by the District and will be requested to cooperatively work with the District to assure that the school facilities fee program benefits the residents and students of the community; and

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

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE FALLBROOK UNION HIGH SCHOOL DISTRICT DOES HEREBY RESOLVES, DETERMINES, AND ORDERS AS FOLLOWS:

Section 1. The foregoing recitals are true and incorporated herein.

Section 2. That, based on all available information, the Board has reviewed and confirmed that the Fee Justification Study, attached hereto as **Exhibit "A"** and incorporated herein by reference, and the 2023 FMP, attached hereto as **Exhibit "B"** and incorporated herein by reference, together accurately reflect current information and justify the increase to School Fees pursuant to this Resolution, and the Board hereby adopts and approves the Fee Justification Study.

Section 3. That the Board hereby approves, adopts and increases the School Fees as a condition of approval of new development projects within the boundaries of the District and imposes the School Fees on such development projects in the amounts identified below in

accordance with the District's fee sharing agreement. Based on the foregoing, this Board hereby determines and approves:

a. To levy a fee on any new or other residential development, as described in Education Code section 17620(a), occurring within the District, in the amount of \$1.72 per square foot of assessable space as such space is defined in Government Code section 65995(b)(1).

b. To levy a fee on categories of new commercial or industrial development, as described in Education Code section 17620(a), occurring within the boundaries of the District, in the amount of \$0.28 per square foot of chargeable covered and enclosed space as such space is defined in Government Code section 65995(b)(2), except for rental-self storage (\$0.20 per square foot).

Section 4. That in accordance with Government Code section 66001(a)(1), the Board finds that the purpose of the School Fees imposed upon residential and commercial/industrial construction is to fund the construction, reconstruction or refurbishment of School Facilities related to accommodate the students generated by such new development upon which the School Fees are imposed.

Section 5. That in accordance with Government Code section 66001(a)(2), the Board finds that the School Fees imposed on residential construction and commercial/industrial construction (by category) will be used to finance construction, reconstruction, rehabilitation or refurbishment of School Facilities related to accommodate the students generated by such new development within the District, including to cover costs attributable to the increased demand for School Facilities reasonably related to new development and necessary to maintain existing levels of service, to reduce overcrowding caused by the development on which the fees were imposed, to reimburse the District for expenditures previously made on School Facilities, and/or for indirect and support services and other school-related considerations relating to the District's ability to accommodate enrollment growth generated from new development as permitted by law, including administrative costs in connection with the collection of fees, and legal fees and other costs connected with the establishment of the fee and the required reporting.

Section 6. That in accordance with Government Code section 66001(a)(3), the Board finds that there is a roughly proportional and reasonable relationship between the use of the School Fees and the residential and commercial/industrial construction within the District, because the School Fees imposed on such construction by this Resolution will be used to fund School Facilities which will be used to serve the students generated by such new construction.

Section 7. That in accordance with Government Code section 66001(a)(4), the Board finds that there is a roughly proportional and reasonable relationship between the residential and commercial/industrial construction upon which the School Fees are imposed and the need for School Facilities in the District, because new students will be generated from such new construction within the District, and the construction, reconstruction or refurbishment of District's School Facilities is necessary to accommodate these students and maintain existing levels of service.

Section 8. That in accordance with Government Code section 66001(b), the Board

finds that the amount of the School Fees imposed on residential and 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 construction within the District.

Section 9. That the collection of the School Fees is essential to provide necessary public school facilities to serve residential and commercial/industrial development projects, and is necessary to avoid, substantially lessen, or otherwise mitigate impacts of such projects under the California Environmental Quality Act (Public Resources Code, section 21000, et seq.).

Section 10. That accessory dwelling units ("ADUs") are independent residential dwelling units located on the same parcel as a primary residential dwelling, and whether detached, attached, or located within the primary dwelling, ADUs constitute new residential construction that did not previously exist on the parcel or as part of the primary home and therefore, ADUs generate new students in the District and will be charged the applicable School Fee.

Section 11. That redevelopment or reconstruction projects, consisting of voluntary demolition of existing residential or commercial/industrial structures and the subsequent construction of new residential or commercial/industrial structures, have the potential to generate new students in the District and therefore, School Fees will be imposed on redevelopment or reconstruction projects after the District evaluates the impact of the proposed redevelopment or reconstruction project, by comparing the pre-existing structures to be demolished with the new replacement structures, including each structure's type, category of construction, square footage, student generation, and cost impacts. (See *Warmington Old Town Associates, L.P. v. Tustin Unified School District* (2002) 101 Cal.App.4th 840; and *Cresta Bella, L.P. v. Poway Unified School District* (2013) 218 Cal.App.4th 438.)

Section 12. That for redevelopment or reconstruction projects consisting of a transition into commercial/industrial categorical classification or projects that involve a complete site redevelopment or reconstruction will be assessed based on the applicable School Fee for the new commercial/industrial category multiplied by the total chargeable covered and enclosed space of the new commercial/industrial project, and for projects that involve partial redevelopment or reconstruction, or an addition to an existing development, the applicable School Fee will be calculated on a basis of the marginal chargeable covered and enclosed space increase multiplied by the applicable School Fee for the space.

Section 13. That in accordance with Government Code sections 66001(c) and 66006, the Board finds that a separate fund ("Fund") of the District has been created or is authorized to be established for all monies received by the District for the deposit of School Fees imposed on construction within the District and that said Fund at all times has been separately maintained, except for temporary investments, with other funds of the District as authorized by law.

Section 14. That the Board finds that the monies of the separate Fund, consisting of the proceeds of School Fees, has been imposed for the purposes of constructing, reconstructing or refurbishing those School Facilities necessitated by residential and/or commercial/industrial construction, which School Facilities may be included in an adopted construction schedule and/or plan, and thus, these monies may be expended for all those purposes permitted by applicable law.

Section 15. That in accordance with Education Code section 17620(a)(5), the 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 Section 66001 of the Government Code, and, in addition, the District may also retain , as appropriate, an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year for reimbursement of the administrative costs incurred by the District in collecting the School Fees.

Section 16. That the Board hereby establishes a process that permits 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 required by Education Code section 17621(e)(2). The appeal process shall be as follows:

a. Within ten (10) calendar days of being notified, in writing, (by personal delivery or deposit in the U.S. Mail) of the commercial/industrial fees to be imposed or paying the commercial/industrial fees, pursuant to Education Code section 17620, a party shall file a written request for a hearing regarding the imposition of commercial/industrial fees. The party shall state in the written request the legal and factual grounds for opposing the imposition of commercial/industrial fees and said written request shall be served by personal delivery or certified or registered mail to the Superintendent with a copy to the Chief Business Officer.

b. The possible grounds for that appeal include, but are not limited to, the inaccuracy of including the project within the category pursuant to which the commercial/industrial fees are to be imposed, or that the employee generation or pupil generation factors utilized under the applicable category are inaccurate as applied to the project.

c. Within ten (10) calendar days of receipt of the written request for a hearing regarding the imposition of commercial/industrial fees, the Superintendent, or designee, shall give notice in writing of the date, place and time of the hearing to the party appealing the imposition of commercial/industrial fees. The Superintendent, or designee, shall schedule and conduct said hearing within thirty (30) calendar days of receipt of the written request. The Superintendent, or designee, shall render a written decision within ten (10) days following the hearing on the party's appeal and serve it by certified or registered mail to the last known address of the party.

d. The party against whom the commercial/industrial fees are imposed may appeal the Superintendent or designee's decision to the Board within ten (10) calendar days following receipt of the Superintendent's decision.

e. The party appealing the Superintendent's or designee's decision shall state in a written appeal the factual and legal grounds for opposing the imposition of the commercial/industrial fees, and the written appeal shall be served by personal delivery or certified or registered mail to the Superintendent.

f. The possible grounds for that appeal to the Board include, but are not limited to, the inaccuracy of including the project within the category pursuant to which the commercial/industrial fees are to be imposed, or that the employee generation or pupil generation factors utilized under the applicable category are inaccurate as applied to the project.

g. Within ten (10) calendar days of receipt of the notice of appeal, the

Superintendent, or designee, shall give notice in writing of the date, place and time of the hearing to the party appealing the imposition of commercial/industrial fees. The Board shall schedule and conduct said hearing at the next available regular meeting of the Board, provided that the party is given notice at least five (5) working days prior to the regular meeting of the Board. The Board shall render a written decision within ten (10) days following the hearing on the party's appeal and serve the decision by certified or registered mail to the last known address of the party.

h. The party appealing the imposition of the commercial/industrial fees shall bear the burden of establishing that the commercial/industrial fees are improper.

Section 17. That, in accordance with Education Code sections 17620(d) and 17621(c), District staff is hereby instructed to transmit copies of this Resolution, accompanied by all relevant supporting documentation including the Fee Justification Study and a map of the boundary area of the District subject to the School Fees, to all appropriate land use jurisdictions issuing building permits within the District, informing each of them of the District's adopted School Fees for development projects.

Section 18. That a Certificate of Compliance shall be issued for each development project for which there is compliance with the requirement for payment of the School Fees in the amounts specified by this Resolution, including in furtherance of the requirements of Education Code section 17620(b). In the event a Certificate of Compliance is issued for the payment of School Fees for a development project, 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 official of the land use jurisdiction shall be so notified.

Section 19. That pursuant to Education Code section 17621(a), the increase in the District's School Fees pursuant to this Resolution will become effective sixty (60) days from the date of this Resolution (i.e., June 8, 2025), unless the Board adopts a separate resolution increasing the fees immediately on an urgency basis.

Section 20. That no statement or provision set forth in this Resolution, or referred to herein, shall be construed to repeal any preexisting fee or mitigation amount previously imposed by the District on any residential or nonresidential construction.

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

PASSED AND ADOPTED, this 9th day of April 2025, by the Board of Trustees vote:

AYES: 4 NOES: 0 ABSTAIN: 0 ABSENT: 1

I, Ilsa Garza-Gonzalez Superintendent/Secretary to the Board of Trustees of the District, hereby certify that the foregoing is a complete, true, and correct copy of the Resolution adopted by the Board of Trustees on this 9th day of April 2025.



Secretary of the Board of Trustees
Fallbrook Union High School District

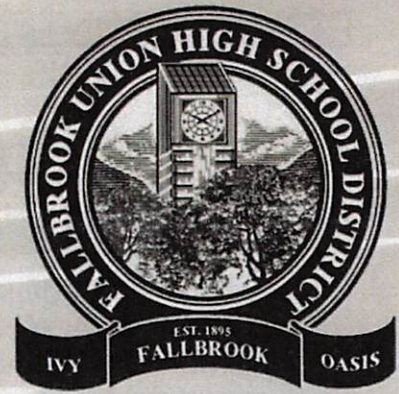
EXHIBIT "A"
FEE JUSTIFICATION STUDY

[To be attached]

EXHIBIT "B"

2023 FMP

[To be attached]



Fallbrook Union High School District 2025 Fee Justification Study

March 28, 2025

KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz, Suite 256
San Marcos, California 92078

760-510-0290

info@kgpf.net

Fallbrook Union High School District
2234 South Stage Coach Lane
Fallbrook, CA 92028
760-723-1795

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EXECUTIVE SUMMARY

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

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

The State Allocation Board ("SAB") reviews and may adjust the maximum authorized School Fees every January in even-numbered years. The SAB increased the Level I fee on January 24, 2024 and the maximum School Fees authorized by Education Code Section 17620 are currently \$5.17 per square foot for residential construction/reconstruction and \$0.84 per square foot for commercial/industrial construction for unified school districts.

The School District serves the Fallbrook community and provides education for grades nine (9) through twelve (12). Pursuant to Education Code Section 17623(a), the School District, as a nonunified school district sharing common jurisdiction with other nonunified school district(s), entered into school facilities fee allocation agreements with Fallbrook Union Elementary School District and Vallecitos Elementary School District. The agreements specify the percentage of the maximum School Fees that may be levied and collected by each school district. According to the agreements, approximately 33.33% of the maximum School Fees may be charged and collected by the School District, or \$1.72 and \$0.28 for residential and commercial/industrial development, respectively. Based on the findings presented in this Study, the School District is justified in collecting its portion of the maximum residential and commercial/industrial School Fees¹. The findings are summarized as follows:

Residential Development

New residential development in the School District is projected over the next ten (10) years and beyond. Based on student generation rates determined for the School District, new residential development could generate an estimated 60 new students over the next ten (10) years. An analysis of the School District's existing permanent facilities capacity supports expansion, reconstruction and/or modernization of existing school facilities. The school facilities cost impact per residential square foot as determined in this Study are shown in Table E-1.

¹ Except for the new commercial/industrial development categorized as Rental Self-Storage facilities, as further described in this Study.

TABLE E-1
**Residential School Facilities Cost Impact/
Applicable Residential School Fee Per Square Foot**

Impact Per Square Foot	Applicable Residential School Fee Per Square Foot
\$8.53	\$1.72

The cost impact per square foot of residential construction/reconstruction shown in Table E-1 is greater than the School District's share of the current maximum authorized residential School Fee, which is \$1.72 per square foot; therefore, the School District is reasonably justified in levying statutory Level I school fees at the legal maximum rate, which is currently \$1.72 per square foot (the "Applicable Residential School Fee").

Commercial/Industrial Development

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

Section 17621(e)(1)(B) of the Education Code requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. This code section further adds that employee generation estimates shall be based on the applicable employee generation estimates set forth in the January 1990 edition of "San Diego Traffic Generator Study" ("Traffic Study"), a report by San Diego Association of Governments ("SANDAG"). The school facilities cost impacts per commercial/industrial square foot as determined in this Study are shown in Table E-2 by commercial/industrial land use type (each commercial/industrial category is further described in Appendix "A").

The cost impacts per square foot for each category of commercial/industrial construction are equal to or exceed \$0.28 per square foot, the School District's maximum authorized School Fee per square foot applicable to new commercial/industrial development, except for Rental Self-Storage where a School Fee of \$0.20 per square foot is justified ("Applicable Commercial/Industrial School Fees"). Therefore, the School District is fully justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the Applicable Commercial/Industrial School Fees. The Applicable Commercial/Industrial School Fees that may be charged by the School District are summarized in Table E-2.

TABLE E-2

Commercial/Industrial School Facilities Cost Impacts/Applicable School Fees

Commercial/Industrial Category	Impact Per Square Foot	Maximum Applicable School Fees
Banks	\$8.82	\$0.28
Community Shopping Center	\$4.79	\$0.28
Neighborhood Shopping Center	\$8.75	\$0.28
Industrial Business Parks	\$10.97	\$0.28
Industrial Parks/Warehousing/Manufacturing	\$4.21	\$0.28
Rental Self-Storage	\$0.20	\$0.20
Research & Development	\$9.50	\$0.28
Hospitality (Lodging)	\$3.53	\$0.28
Commercial Offices (Standard)	\$14.96	\$0.28
Commercial Offices (Large High Rise)	\$14.20	\$0.28
Corporate Offices	\$8.39	\$0.28
Medical Offices	\$13.33	\$0.28

SECTION I. LEGISLATION AND LEGAL REQUIREMENTS

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

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

AB 1600 was enacted by the State legislature in 1987 and created Government Code Sections 66000 *et seq.* These sections require a public agency to satisfy the 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 use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;
5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and
6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

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

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

SB 50 also limited the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and suspended the court cases known as Mira-Hart-Murrieta. The Mira-Hart-Murrieta cases previously permitted school districts to collect mitigation fees in excess of school fees under certain circumstances. Per SB 50, the payment of school fees “shall be the exclusive methods of considering and mitigating impacts on school facilities” under the California Environmental Quality Act (Pub. Res. Code, §§21000, et seq.; “CEQA”). This is the mandate of SB 50, thus, the collection of the fees is essential to provide necessary public school facilities to serve residential and commercial/industrial development projects, and is necessary to avoid, substantially lessen, or otherwise mitigate impacts of such projects under CEQA

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

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

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

On November 5, 2024, California voters passed Proposition 2 which authorized the issuance of \$10 billion in State bonds for repair, upgrade, and construction of facilities at K–12 public schools (including charter schools), community colleges, and career technical education programs, including for improvement of health and safety conditions and classroom upgrades.

SECTION II. PROJECTED UNHOUSED STUDENTS AND ESTIMATED FACILITY AND PER STUDENT COSTS

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

A. SCHOOL DISTRICT CAPACITY AND STUDENT ENROLLMENT

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

The School District currently operates three (3) high schools. Per Education Code Section 17071.10, these facilities have a capacity to accommodate 3,018 students. Pursuant to Education Code Section 17071.30, portable classrooms were not included in the calculation to the extent they are (i) leased through the State Relocatable Classroom Program, (ii) leased for a period of less than five (5) years, (iii) leased when needed as interim housing (project basis), or (iv) represent the number of portables that exceed 25% of the School District's permanent classrooms. Appendix "B" provides a calculation of the updated facility capacity. It should be noted these capacities are driven by State loading standards and do not necessarily reflect the School District's program goals or the condition of such facilities.

Based on Student Enrollment Data as of October 2024, the student enrollment of the School District is 1,996 students. A summary of the student enrollment data is included in Appendix "C". Current available capacity is calculated by subtracting current student enrollment from existing school facilities capacity. This operation results in available seats. The available capacity calculation is shown in Table 1.

TABLE 1
Facilities Capacity and Student Enrollment

Existing Facilities Capacity	Student Enrollment (October 2024)	Available/(Deficit) Capacity
3,018	1,996	1,022

B. PROJECTED UNHOUSED STUDENTS

1. Projected Residential Units

To estimate projected residential unit development over the next ten (10) years, Koppel & Gruber Public Finance ("K&G Public Finance") obtained and compiled a list of residential projects planned, approved and under construction, from the County of San Diego's ("County") planning department. Such information was used to project residential development for areas within each planning jurisdiction by housing type. Based on the information, it is estimated the School District could experience the development of an estimated 337 residential units over the next ten (10) years ("Projected Units").

The types of residential units² considered include:

- (i) **Single family detached ("SFD")** – dwelling units with no common walls and assigned an individual and separate assessor's parcel;
- (ii) **Multi-family attached ("MFA")** – dwelling units which share a common wall (e.g. townhouses, condominiums, apartments, duplexes, triplexes, etc.).

It should be noted that Mobile homes are not included in this analysis.³ The estimated total Projected Units in the School District are summarized by residential category in Table 2.

TABLE 2
Projected Units by Residential Category

Residential Category	Projected Units
Single-Family Detached (SFD)	139
Multi-Family Attached (MFA)	198
Total	337

2. Student Generation Rates

In order to calculate student generation rates ("SGRs"), K&G Public Finance first obtained property characteristic/GIS data from the County Assessor's Office. The data contained all residential parcels within the School District and was classified by unit type (SFD and MFA).

Since the property data information obtained from the County was missing unit counts

² Accessory Dwelling Units (ADUs) or Junior ADUs are independent, separate residential dwelling units located on the same parcel as an existing or proposed primary residential dwelling. (Gov. Code, § 66313.) ADUs may be detached, attached, or located within the primary dwelling, including within garages and storage areas. ADUs are generally considered new construction because they are living areas that did not previously exist on the parcel or as a part of the primary home. Whether ADUs are called casitas, granny flats, in-law units, generational units, or converted living space, these areas are intended to provide a new area for living and sleeping – essentially a new residential unit which did not previously exist. The School District recognizes that students are projected to be generated from ADUs and will charge the appropriate fee rate for these types of new construction projects

³ Education Code Section 17625 sets forth the prerequisites that must be met before school districts may levy school fees on mobile homes. Since it is often difficult to determine and make projections relating to mobile homes that meet those requirements, the mobile home category is omitted from this Study.

for many of the residential parcels contained therein, K&G Public Finance relied on housing information from the U.S. Census Bureau⁴ to estimate the total number of residential units located within the School District by residential category.

K&G Public Finance then obtained a student database from the School District, which contained the school attended, grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2024. The student enrollment address information was matched to the address (situated address) information of parcels in the Counties' property characteristic database as well to GIS data provided by the San Diego Geographic Information Source ("SanGIS"). The number of students matched was then queried by residential category. Table 3 provides a summary of the SGRs by residential category. A more detailed analysis of the SGR determinations is contained within Appendix "D".

TABLE 3
Student Generation Rates

SFD Unit	MFA Unit
0.1410	0.1998

3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 3 by the number of Projected Units as shown in Table 2. A total of 60 students are estimated to be generated from Projected Units. The projected student enrollment is summarized by residential category in Table 4.

TABLE 4
Projected Student Enrollment

Residential Category	Total Projected Students
SFD	20
MFA	40
Total	60

4. Projected Unhoused Students

As shown in Table 1, facilities capacity exceeds enrollment. While these findings indicate the School District's collective capacity is available to accommodate projected students from new development over the course of the planning period, the analysis doesn't consider the following:

- i. The condition and adequacy of the existing capacity, or the service and educational goals of the School District. Government Code Section 66001 (g) allows School Fees to include the costs attributable to the increased demand for

⁴ 2023 American Community Survey 5-Year Estimates; DP04 – Selected Housing; S0801 – Commuting Characteristics (workers 16 years and over).

public facilities reasonably related to the development project(s) in which the fee is imposed in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan. Certain existing facilities reflected in Table 1 will require refurbishment, upgrade, and/or replacement for their long-term and useful life, or other capital improvements, including reconstruction, refurbishment or construction of supporting facilities that are necessary to maintain a level of service commensurate with that presently existing or to achieve program goals of the School District.

ii. Service and educational goals of the School District.

As further described in this Study, capacity improvements are necessary for the long-term use to adequately house the existing student population and future enrollment from new housing. The School District's facility needs are discussed in more detail in Section II.C.1. The facilities needs exist regardless of the availability of capacity to house student enrollment, inclusive of student enrollment generated from new development. Given the realistic school facilities needs required to meet the service and educational goals of the School District for the purpose of this analysis, Projected Student Enrollment is not adjusted by available capacity. Student enrollment attributable to new housing that requires a seat (facilities), including new facilities and/or facilities to be replaced, reconstructed or refurbished for their continued useful life ("Projected Unhoused Students") is equal to Projected Student Enrollment. Table 5 shows the determination of Projected Unhoused Students.

TABLE 5
Projected Unhoused Students

Total Projected Students	Available Seat Adjustment	Projected Unhoused Students
60	0	60

C. FACILITY NEEDS AND ESTIMATED PER SEAT/STUDENT COST

1. Facilities Needs

Government Code Section 66001 (g) allows School Fees to include the costs attributable to the increased demand for public facilities reasonably related to the development project(s) in which the fee is imposed in order to (1) refurbish existing facilities to maintain the existing level of service, or (2) achieve an adopted level of service that is consistent with the general plan.^{5,6}

In 2023, the School District formalized a Long-Range Facilities Master Plan dated November 26, 2023 ("2023 Plan"). The 2023 Plan identifies both the short-range

⁵ See also *Shapell Industries, Inc. v. Governing Board* (1991) 1 Cal. App. 4th 218.

⁶ In addition, the SAB adopted a report on January 26, 1994 in accordance with SB 1612 requiring approximately four (4) square feet of central administrative and support facilities for every student.

and long-range facility needs of the School District and focuses on repairs, major maintenance, upgrades, modernization and construction of new facilities that are necessary for the continued use of the School District's existing facilities and to meet educational program needs. The total budgeted cost of the facilities projects outlined in the 2023 Plan was \$258,852,010 in 2023 dollars.

The availability capacity evaluation of projected unhoused students shown in Table 5 confirms seats are available to accommodate Projected Student Enrollment from new residential development. However, the 2023 Plan demonstrates that the majority of the School District's building systems are well beyond their useful life, and capital improvement projects are necessary for the long-term use and adequate housing of student enrollment at the School District's existing facilities, supporting facilities to maintain a level of service commensurate with that presently existing. The facilities needs exist regardless of the availability of capacity to house student enrollment, inclusive of student enrollment generated from new development; therefore facilities capacity available for Projected Student Enrollment is deemed inadequate. Revenues from the imposition of the Applicable School Fees are intended to help bridge the funding gap between (i) monies available from general obligation bond proceeds, State funding, or other sources, and (ii) the estimated costs of the capital improvement projects outlined in the 2023 Plan, and (iii) other project costs not specified in the 2023 Plan

The proposed 2023 Plan capital improvement projects will benefit both student enrollment from existing housing and student enrollment as a result of new development, and the presence of Projected Student Enrollment from new development will contribute toward the demand for such capital improvement projects. Revenues from the imposition of the applicable School Fees are intended to fund, in part, estimated costs for the implementation of capital improvement projects, inclusive of those identified in the 2023 Plan, required to accommodate Projected Unhoused Students.

2. Estimated Cost Per Seat/Student

Eligible estimated costs described in the 2023 Plan, adjusted to 2024 dollars were used to determine a per seat/student cost. eligible estimated costs exclude deferred maintenance items identified in the 2023 Plan that do not qualify for School Fee expenditure, such as the upgrade and repair of HVAC systems and lighting.

This calculation is shown in Appendix "E" of this Study. Table 6 shows the estimated Facilities Cost Impact per Seat/Student.

TABLE 6
Estimated Facilities Costs Per Seat/Student

Description	Amount
Facilities Cost Impact per Seat/Student	\$84,000

SECTION III. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

The following sections present the school facility impact analysis for new residential development and provide step-by-step calculations of the estimated per residential square foot cost impact.

To determine the school facilities cost impact per square foot of residential development, first the Facilities Cost Impact per Seat/Student determined in Table 6 is multiplied by the Projected Unhoused Students as shown in Table 5. The result of this computation is shown in Table 7 and reflects the estimated school facilities cost impact to house Projected Unhoused Students.

TABLE 7
Total Facilities Cost Impact

Facilities Cost Impact Per Seat/Student	Projected Unhoused Students	Facilities Cost Impact Attributable to Projected Units
\$84,000	60	\$5,040,000

The total school facilities impact shown in Table 7 above was then divided by the number of Projected Units shown in Table 2 to determine the school facilities cost per residential unit. The cost per residential unit is shown in Table 8.

TABLE 8
School Facilities Cost per Residential Unit

Total Facilities Cost Impact	Projected Units	Facilities Cost Impact Per Residential Unit
\$5,040,000	337	\$14,955

The school facilities cost impact per residential square foot is calculated by dividing the school facilities cost per residential unit determined in Table 8 by the weighted average square footage of a residential unit. This calculation is shown in Table 9. The weighted average square footage of the Projected Units is estimated based on square footage information from planned residential developments within the School District.

TABLE 9
School Facilities Cost per Residential Square Foot

Facilities Cost Impact Per Residential Unit	Weighted Average Square Footage	Facilities Cost Per Residential Square Foot
\$14,955	1,753	\$8.53

The school facilities impact per residential square foot determined in Table 9 is greater than the School District's share of the current maximum authorized residential School Fees of \$1.72 per square foot; therefore, the School District is justified in levying up to but not exceeding the maximum authorized amount for residential construction and reconstruction.

SECTION IV. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

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

A. EMPLOYEE GENERATION

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

The employee generation estimates per 1,000 square feet of development derived from the Traffic Study are listed by commercial/industrial land use category in Table 10. The land use categories listed are based on those categories described in the Traffic Study and include all land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

TABLE 10
Employee Generation per 1,000 Square Feet of Commercial/Industrial Development

Commercial/Industrial Category	Average Square Footage per Employee	Employees Per 1,000 Square Feet
Banks	354	2.8253
Community Shopping Center	652	1.5348
Neighborhood Shopping Center	357	2.7985
Industrial Business Parks	284	3.5156
Industrial Parks/Warehousing/Manufacturing	742	1.3473
Rental Self-Storage	15,541	0.0643
Research & Development	329	3.0408
Hospitality (Lodging)	883	1.1325
Commercial Offices (Standard)	209	4.7897
Commercial Offices (Large High Rise)	220	4.5442
Corporate Offices	372	2.6848
Medical Offices	234	4.2654

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

B. RESIDENTIAL IMPACT

1. Households

To evaluate the impact of commercial/industrial development on School District facilities, the employee generation estimates listed in Table 10 were first used to determine the impact of commercial/industrial development on a per household basis. Based on information derived from U.S. Census Bureau data⁷, there are approximately 1.32 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 10 by 1.32 results in the estimated number of households per 1,000 square feet of commercial/industrial development ("Total Household Impact").

The Total Household Impact determined in the preceding paragraph takes into consideration all employees generated from commercial/industrial development. Since some of those employees will live outside the School District and will therefore have no impact on the School District, the figures are adjusted to reflect only those households within the School District occupied by employees generated from commercial/industrial development built within the School District. Based on information derived from U.S. Census Bureau data⁸, it is estimated that approximately 32.7% of employees both live and work within the School District. Multiplying the Total Household Impact by 32.7% results in the households within the School District impacted per 1,000 square feet commercial/industrial development. The results of these computations are shown in Table 11.

TABLE 11
Impact of Commercial/Industrial Development on
Households within the School District

Commercial/Industrial Category	School District Households per 1,000 Square Feet Com./Ind.
Banks	0.6999
Community Shopping Center	0.3802
Neighborhood Shopping Center	0.6933
Industrial Business Parks	0.8709
Industrial Parks/Warehousing/Manufacturing	0.3338
Rental Self-Storage	0.0159
Research & Development	0.7533
Hospitality(Lodging)	0.2806
Commercial Offices (Standard)	1.1865
Commercial Offices (Large High Rise)	1.1257
Corporate Offices	0.6651
Medical Offices	1.0567

⁷ 2023 American Community Survey 5-Year Estimates; DP04-Selected Housing; DP03-Economic Characteristics (Civilian Employed).

⁸ 2023 American Community Survey 5-Year Estimates; S0801-Commuting Characteristics (Work in place of residence).

2. New Household Student Generation

The student generation impacts per 1,000 square feet of commercial/industrial development were calculated by multiplying the household impacts shown in Table 11 by blended student generation rates. The result of this calculation is shown in Table 12. The determination of student generation rates are shown and described in Appendix "D" of this Study.

TABLE 12
Student Generation per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Total Student Generation
Banks	0.1228
Community Shopping Center	0.0667
Neighborhood Shopping Center	0.1217
Industrial Business Parks	0.1528
Industrial Parks/Warehousing/Manufacturing	0.0586
Rental Self-Storage	0.0028
Research & Development	0.1322
Hospitality (Lodging)	0.0492
Commercial Offices (Standard)	0.2082
Commercial Offices (Large High Rise)	0.1976
Corporate Offices	0.1167
Medical Offices	0.1855

3. Inter-District Student Impact

Based on information provided by the School District, 34 students were enrolled at the School District on an inter-district basis as of October 2024. Many of those inter-district students attend the School District as a result of their parents or guardians being employed at businesses located within the School District boundaries. To determine the inter-district impact of new commercial/industrial development, the number of inter-district students was first divided by the estimated number of employees within the School District's area. Employment was estimated at 13,244 based on data obtained from the U.S. Census Bureau. The ratio of inter-district students to estimated employment was then multiplied by the employee generation factors for each of the commercial/industrial categories as shown in Table 10. The calculation results in the Inter-District Student Impacts shown in Table 13.

TABLE 13
Inter-District Cost Impact per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Total Student Generation
Banks	0.0073
Community Shopping Center	0.0040
Neighborhood Shopping Center	0.0073
Industrial Business Parks	0.0091
Industrial Parks/Warehousing/Manufacturing	0.0035
Rental Self-Storage	0.0002
Research & Development	0.0079
Hospitality (Lodging)	0.0029
Commercial Offices (Standard)	0.0125
Commercial Offices (Large High Rise)	0.0118
Corporate Offices	0.0070
Medical Offices	0.0111

4. Total Student Generation Impact

The Total Student Generation Impact is determined by adding the Student Generation Impacts shown in Table 12 to the Inter-District Impacts determined in Table 13. The Total Student Generation Impacts are listed in Table 14.

TABLE 14
Total Student Generation Impact per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Total Student Generation
Banks	0.1301
Community Shopping Center	0.0707
Neighborhood Shopping Center	0.1290
Industrial Business Parks	0.1619
Industrial Parks/Warehousing/Manufacturing	0.0621
Rental Self-Storage	0.0030
Research & Development	0.1401
Hospitality (Lodging)	0.0521
Commercial Offices (Standard)	0.2207
Commercial Offices (Large High Rise)	0.2094
Corporate Offices	0.1237
Medical Offices	0.1966

C. NET IMPACT PER COMMERCIAL/INDUSTRIAL SQUARE FOOT

1. Cost Impact

To estimate the school facilities costs required to house new students as a result of additional commercial/industrial development, the Facilities Cost Impact per Seat/Student determined in Table 6 is multiplied by the household impacts calculated in Table 14, resulting in the total school facilities cost impact per 1,000 square feet of commercial/industrial development. The total school facilities cost impacts are shown in Table 15 by commercial/industrial development category.

TABLE 15
School Facilities Costs per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Total Cost Impact
Banks	\$10,928
Community Shopping Center	\$5,939
Neighborhood Shopping Center	\$10,836
Industrial Business Parks	\$13,600
Industrial Parks/Warehousing/Manufacturing	\$5,216
Rental Self-Storage	\$252
Research & Development	\$11,768
Hospitality (Lodging)	\$4,376
Commercial Offices (Standard)	\$18,539
Commercial Offices (Large High Rise)	\$17,590
Corporate Offices	\$10,391
Medical Offices	\$16,514

2. Residential Fee Offsets

The total cost impacts determined in Table 15 represent the amounts required to fully mitigate the impact on school facilities, as a result of new commercial/industrial development within the School District. Many employees as a result of new commercial/industrial development will commute from areas outside of the School District boundaries or will reside in existing homes, from which no mitigation will be received from the housing in which they reside. However, new commercial/industrial development, and thereby new employee generation, will also increase the need for new residential development to house those employees living in the School District. Applicable Residential School Fees adopted by the School District under applicable law will also be imposed by the School District on such new residential development. To prevent new commercial/industrial development from paying the portion of impact that is mitigated by the Applicable Residential School Fees, this amount has been calculated and deducted from the school facilities impact costs calculated in Table 15.

The residential fee offsets are first calculated by using the Applicable Residential School Fee of \$1.72 per square foot and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 1,753 square feet. This calculation provides the average residential revenues from a residential unit of \$3,016 ($\$1.72 \times 1,753$). The average residential revenues from a residential unit multiplied by the Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 11, results in the residential school fee revenues per 1,000 square feet of commercial/industrial development ("Residential Fee Offset"). This computation is shown in Table 16.

TABLE 16
Residential Fee Offsets

Commercial/Industrial Category	School District Households per 1,000 Square Feet Com./Ind.	Residential Fee Offset per 1,000 Square Feet Com./Ind.
Banks	0.6999	\$2,111
Community Shopping Center	0.3802	\$1,147
Neighborhood Shopping Center	0.6933	\$2,091
Industrial Business Parks	0.8709	\$2,627
Industrial Parks/Warehousing/Manufacturing	0.3338	\$1,007
Rental Self-Storage	0.0159	\$48
Research & Development	0.7533	\$2,272
Hospitality (Lodging)	0.2806	\$846
Commercial Offices (Standard)	1.1865	\$3,578
Commercial Offices (Large High Rise)	1.1257	\$3,395
Corporate Offices	0.6651	\$2,006
Medical Offices	1.0567	\$3,187

3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 16 from the total school facilities costs listed in Table 15 results in the net school facilities costs per 1,000 square feet of commercial/industrial development ("Net School Facilities Costs"). The Net School Facilities Costs are listed in Table 17.

TABLE 17
Net School Facilities Costs Per 1,000 Square Feet of
Commercial/Industrial Development

Commercial/Industrial Category	Total School Facilities Costs	Residential Fee Offset	Net School Facilities Costs
Banks	\$10,928	\$2,111	\$8,817
Community Shopping Center	\$5,939	\$1,147	\$4,792
Neighborhood Shopping Center	\$10,836	\$2,091	\$8,745
Industrial Business Parks	\$13,600	\$2,627	\$10,973
Industrial Parks/Warehousing/Manufacturing	\$5,216	\$1,007	\$4,209
Rental Self-Storage	\$252	\$48	\$204
Research & Development	\$11,768	\$2,272	\$9,496
Hospitality (Lodging)	\$4,376	\$846	\$3,530
Commercial Offices (Standard)	\$18,539	\$3,578	\$14,961
Commercial Offices (Large High Rise)	\$17,590	\$3,395	\$14,195
Corporate Offices	\$10,391	\$2,006	\$8,385
Medical Offices	\$16,514	\$3,187	\$13,327

The Net School Facilities Costs determined in Table 17 were then divided by 1,000⁹ to provide the cost impact on a square foot basis. These cost impacts are listed in Table 18.

TABLE 18
Net School Facilities Cost Impacts Per Square Foot of
Commercial/Industrial Development

Commercial/Industrial Category	Net School Facilities Cost Impacts per Square Foot
Banks	\$8.82
Community Shopping Center	\$4.79
Neighborhood Shopping Center	\$8.75
Industrial Business Parks	\$10.97
Industrial Parks/ Warehousing/Manufacturing	\$4.21
Rental Self-Storage	\$0.20
Research & Development	\$9.50
Hospitality (Lodging)	\$3.53
Commercial Offices (Standard)	\$14.96
Commercial Offices (Large High Rise)	\$14.20
Corporate Offices	\$8.39
Medical Offices	\$13.33

⁹ The Employee Generation Rates derived from the SANDAG Traffic Study are estimated per 1,000 square feet of development.

The net school facilities cost impacts per commercial/industrial square foot of assessable space shown in Table 18 are equal to or exceed the School District's share of the maximum authorized statutory school fee for commercial/industrial development of \$0.28 per square foot, except for the category of Rental Self-Storage. Therefore, the School District is justified in levying school fees on commercial/industrial in amount up to but not exceeding the maximum authorized statutory fee, or the net cost impacts determined for the category Rental Self-Storage.

D. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 10, the School District shall evaluate such development on a case-by-case basis to determine if the imposition of the School Fees on the development meets the nexus requirements set forth under Government Code Section 66000 et seq. The School District may levy School Fees on such development in an amount up to but not exceeding the cost per square foot impact determined through such evaluation.

E. AGE-RESTRICTED (SENIOR) HOUSING

The School District must exercise discretion in determining whether a particular project qualifies as "senior citizen housing" for the purpose of imposing developer fees. (See *California Ranch Homes Development Co. v. San Jacinto Unified School Dist.* (1993) 17 Cal.App.4th 573, 580–581.) The School District acknowledges Section 65995.1 and will levy its share of School Fees on qualifying senior citizen housing projects at the current commercial/industrial rate of \$0.28 per square foot as justified herein. The School District will require proof that such senior units are indeed restricted to seniors (i.e. a copy of the recorded CC&Rs or deed(s)) and reserves the right to revoke a Certificate of Compliance and/or require payment of difference of the amount per square foot paid to the then current amount of School Fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students/families to reside in such the housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond initial approval, the School District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial School Fee rate. Such cooperation could take the form of an agreement by the developer to include a restriction in the recorded CC&Rs conditioning subsequent changes in residency requirements on the owner's payment of applicable developer fees, and to notify the School District of changes in residency requirements and/or to provide current residency data upon School District's request.

SECTION V. REDEVELOPMENT/RECONSTRUCTION

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

Redevelopment or reconstruction means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new construction ("Redevelopment"). The School District is aware of Redevelopment projects completed within the School District boundaries and anticipates similar Redevelopment projects may be completed in the next ten (10) years and beyond. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. shall be levied by the School District on new construction resulting from Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new construction on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new development by comparing the projected square footage, student generation and cost impacts of the proposed new units and the pre-existing residential, commercial and/or industrial development. The School District may also take into consideration the type of proposed new structures with the type of pre-existing structure demolished and replaced. For example, the impact of a pre-existing single family detached home demolished and replaced with a new triple-unit townhome, or the impact of pre-existing commercial structures demolished and replaced with new residential structures. Such analysis may utilize the student generation rates identified in Table 3 of this Study, and historical fee records, as applicable. The District may also take into consideration the reconstruction of a structure that converts its pre-existing commercial use (e.g., church) to residential use (e.g., single family home). In these situations, the entire project is assessed the fee rate as new development because they are considered new construction projects.

Redevelopment projects featuring a transition in commercial/industrial categorical classification (e.g. a project redeveloping a Hospitality (lodging) into Commercial office (standard) space) should be assessed based on the Applicable School Fee for the new commercial/industrial category multiplied by the total chargeable covered and enclosed space of the new commercial/industrial project in the case of a complete site redevelopment. In the case where there is a partial redevelopment, or an addition to an existing development, the Applicable School Fee should be calculated on a basis of the marginal chargeable covered and enclosed space increase multiplied by the maximum Applicable School Fee for the for the chargeable covered and enclosed space.

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

SECTION VI. GOVERNMENT CODE 66000

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

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

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

Purpose of the School Fee

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

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

Identify the Use of the School Fee

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

- i. Construction, reconstruction and/or refurbishment of school facilities required to accommodate students generated by new residential and commercial/industrial development in areas of the School District where school facilities are needed, *and to* maintain existing levels of service due to increased demand on the school facilities as a result of new development within the School District's boundaries;
- ii. Construction, reconstruction and/or refurbishment of administrative, operations, and other supporting facilities required either in response to new student growth from new development or to maintain a level of service commensurate with that presently existing School District-wide;
- iii. Acquisition or lease of property for unhoused students generated from new development;
- iv. Purchase or lease of interim and/or temporary school facilities in order to accommodate student capacity demands or to house students during construction, reconstruction, or refurbishment of school facilities;
- v. Costs associated with the administration, collection, and justification for the Applicable School Fees;
- vi. Provide local funding that may be required if the School District applies for State funding, for example, through SB 50 or Proposition 2.
- vii. Reimbursement for School District expenditures previously made on school facilities necessitated by development (including, without limitation, COP repayment installments and interest).
- viii. ix. Any other indirect and support services, and school-related considerations relating to the School District's ability to accommodate enrollment growth generated from new development, such as costs connected with the establishment of the fee and the required reportings and findings, as permitted by law.

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

As determined in the preceding sections, future residential and commercial/industrial development will cause new families to move into and/or work within the District's boundaries, and consequently, will generate additional students in the District. As further described in this Study, adequate school facilities do not exist to accommodate these students, and capital improvements, including refurbishment and expansion projects, and construction of supporting facilities that are necessary to maintain a level of service commensurate with that presently existing district-wide, are necessary for the long-term use to adequately house the existing student population and future enrollment from new housing and commercial/industrial development within the District's boundaries. Future development therefore creates a need for

additional or expanded school facilities, as well as a need to refurbish existing school facilities due to such increased demand on these facilities, in addition to the other purposes identified above, to maintain existing levels of service. There is a reasonable relationship between the School Fees for residential and commercial/industrial development justified herein and the purposes for which they will be expended (as described above), in that the students that are generated by residential and commercial/industrial development will be accommodated by the school facilities for which the School Fees are expended. The School Fees justified herein do not exceed the cost of accommodating students generated by development. Rather, the School Fees only partially mitigate the impact caused by residential and commercial/industrial development and do not adequately fund the school facilities necessary to accommodate student growth.

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

The imposition of the Applicable Residential School Fee of \$1.72 per square foot of residential development is justified as the fee is equal to or below the per square foot cost impacts to provide adequate school facilities required as a result of such new residential development.

Similarly, the imposition of the Applicable Commercial/Industrial School Fees of \$0.28 per square foot of commercial/industrial development is justified as the fee is equal to or below the estimated per square foot net cost impact to provide adequate school facilities required as a result of such new commercial/industrial development, except for Rental Self-Storage where a School Fee of \$0.20 per square foot is justified.

Accounting Procedures For The Fees

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

APPENDIX "A"

COMMERCIAL/INDUSTRIAL DEVELOPMENT DESCRIPTIONS¹

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

¹ Source: San Diego Traffic Generator Study, January 1990 Edition; SANDAG.

² Office space used for activities described under banks, research and development, or medical offices should be classified under those categories.

APPENDIX "B"

FACILITIES CAPACITY UPDATE

TABLE B-1
Classroom Inventory

Site Name	Permanent Classrooms	Portable Classrooms	Total Classrooms	Special Use Classrooms	General Education Classrooms
Fallbrook High School	91	16	107	12	95
Ivy High School	7	0	7	0	7
Oasis High School	4	0	4	0	4
Grand Total	102	16	118	12	106

Source: School District.

TABLE B-2
Estimated Student Capacity
(In Accordance with California Code of Regulation, Title II, Section 1859.35)

Description	General Education	Special Education	Total
I. Total Classroom Inventory	106	12	118
II. Permanent Classrooms	90	10	100
III. Portable Classrooms	16	2	18
IV. 25% of Permanent Classrooms	23	3	26
V. Adjustment (III. Minus IV.)	-	-	-
VI. Total (I. Minus V.)	106	12	118
Loading Factor per Classroom ¹	27	13	N/A
Student Capacity	2,862	156	3,018

¹ School capacities are determined based on loading factors of 27 pupils per classroom for grades 7 through 12, 9 pupils per classroom for severe pupils and 13 pupils per classroom for non-severe pupils as set forth in the California Code of Regulation, Title II, Section 1859.35.

APPENDIX "C"

ENROLLMENT SUMMARY

School Name/Program	High School					Grand Total
	Grades					
	9	10	11	12	Adult Transition	
Fallbrook High School	498	495	419	412	29	1,853
Ivy High School	-	1	28	40	-	69
Oasis High School	9	10	31	24	-	74
Grand Total	507	506	478	476	29	1,996

Source: School District; October 2024 Enrollment.

APPENDIX "D"

DISTRICT-WIDE STUDENT GENERATION RATES

Student Generation Rates ("SGRs") used in this Study are based on student enrollment address information from the School District, as of October 2024.

The student enrollment address information was matched to the address (situs) information from the Counties' property characteristic/GIS data. The number of students matched was then queried by residential category. Students could not be matched if they were inter-district or if they did not have a valid physical address (e.g. only P.O. Box was listed). Mobile homes are not considered in the SGR determination, and therefore have been omitted. The determination of the SGRs is summarized in Tables D-1 through D-4.

TABLE D-1
Student Generation Rates

SFD Unit	MFA Unit
0.1410	0.1998

TABLE D-2
Single Family Detached (SFD) Student Generation Rates

Students Matched	SFD Units ¹	SGR by School Level
942	6,680	0.1410

¹ 2023 American Community Survey 5-Year Estimates; DP04 – Selected Housing

TABLE D-3
Multi-Family Attached (MFA) Student Generation Rates

Students Matched	MFA Units ¹	SGR by School Level
670	3,354	0.1998

¹ 2023 American Community Survey 5-Year Estimates; DP04 – Selected Housing

The student generation rates for each residential category listed in Table D-1 were blended into a single student generation rate based on the percentage allocation of Projected Units. The percentage allocations are shown in Table D-4.

TABLE D-4
Allocation of Projected Units by Residential Category

Residential Category	Projected Units	Percentage Allocation
SFD	139	41.25%
MFA	198	58.75%
Total	337	100.00%

The Blended Student Generation Rates were determined by applying the percentage allocations in Table D-4 by the Student Generation Rates shown in Table D-1, the results of which are shown in Table D-5.

TABLE D-5
Blended Student Generation Rate

0.1755

APPENDIX "E"

ESTIMATED SCHOOL FACILITIES COSTS

TABLE E-1
Adjusted Estimated Facilities Cost Estimates

Description	Amount
Total Estimated Eligible Facilities Costs ¹	\$255,677,009
Adjusted Estimated Facilities Costs (2025 Dollars) ²	\$253,512,660
School Capacity	3,018
Total Cost per Seat/Student	\$84,000

¹ 2023 Facilities Master Plan, dated November 26, 2023; excludes deferred maintenance items that do not qualify for School Fee expenditure, such as repairs or upgrades to HVAC systems and electrical.

² Adjusted based on the percentage change in the State of California SAB Approved Construction Cost Index.





ANDREW POTTER, CCB
EXECUTIVE OFFICER/CLERK

CLERK OF THE BOARD OF SUPERVISORS
1600 PACIFIC HIGHWAY, ROOM 402, SAN DIEGO, CALIFORNIA 92101-2422
(619) 531-5600

RYAN SHARP
ASSISTANT CLERK

ANN MOORE
ASSISTANT CLERK

April 25, 2025

TO: Supervisor Terra Lawson-Remer, Vice Chair
Supervisor Joel Anderson
Supervisor Monica Montgomery Steppe
Supervisor Jim Desmond

FROM: Andrew Potter
Clerk of the Board of Supervisors

REFERRAL

Attached, for your information, is correspondence from Congressman Mike Levin with the United States House of Representatives, regarding ongoing concerns about operations at McClellan-Palomar Airport located in Carlsbad, California.

Respectfully,



ANDREW POTTER

Attachment

cc: Ebony N. Shelton, Chief Administrative Officer
Dahvia Lynch, Deputy Chief Administrative Officer, Land Use & Environment Group
Board of Supervisors Communications Received

AJP:sh

MIKE LEVIN
49TH DISTRICT, CALIFORNIA
LEVIN.HOUSE.GOV

HOUSE COMMITTEE
ON APPROPRIATIONS

SUBCOMMITTEE ON MILITARY CONSTRUCTION,
VETERANS AFFAIRS, AND RELATED AGENCIES

SUBCOMMITTEE ON ENERGY AND WATER
DEVELOPMENT AND RELATED AGENCIES



Congress of the United States
House of Representatives
Washington, DC 20515-0549

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WASHINGTON, DC 20515
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CARLSBAD DISTRICT OFFICE
2385 CAMINO VIDA ROBLE, SUITE 211
CARLSBAD, CA 92011
(760) 599-5000

DANA POINT DISTRICT OFFICE
33282 GOLDEN LANTERN, SUITE 102
DANA POINT, CA 92629
(949) 281-2449

April 24, 2025

Terra Lawson-Remer
Acting Chair / Vice Chair
San Diego County Board of Supervisors
1600 Pacific Highway
Room 335
San Diego, CA 92101

Dear Acting Chair Lawson-Remer,

I write to you regarding ongoing concerns from my constituents about operations at McClellan-Palomar Airport. Residents are being impacted by noise from low-flying planes, planes flying over their homes, and flights operating during early morning and nighttime hours. I have consistently received communications from my constituents requesting an opportunity to meet with the FAA to discuss their concerns.

Last year, the City of Carlsbad sent a formal request to the County of San Diego asking that the County convene a community roundtable with FAA participation. The FAA assured my office and the City of Carlsbad that they will participate in a virtual community engagement for Palomar Airport as they have done for other airports and communities with similar concerns.

In a letter dated April 17, 2025, the FAA Administrator for the Western Pacific Region Raquel Girvin stated that the airport manager, an employee of the County of San Diego, should "contact the Community Engagement Officer in the Regional Administrator's Office to schedule an initial phone call to start the planning process." Please see the full letter enclosed.

My office is ready to assist in ensuring FAA participation in a community engagement event once a request has been made.

Thank you for your attention to this matter. I look forward to working with you on behalf of our shared constituents.

Sincerely,

A handwritten signature in black ink that reads "Mike Levin". The signature is fluid and cursive, with a long horizontal stroke at the end.

MIKE LEVIN

Member of Congress

CC: Joel Anderson, Supervisor, County of San Diego
Monica Montgomery Steppe, Supervisor, County of San Diego
Jim Desmond, Supervisor, County of San Diego

ENC April 17, 2025

Response Letter from FAA to Congressman Levin

ENC March 21, 2025

Congressman Levin Letter to FAA



U.S. Department
of Transportation
**Federal Aviation
Administration**

Western-Pacific Region
Office of the Regional Administrator

777 S. Aviation Blvd., Suite 150
El Segundo, CA 90245

April 17, 2025

The Honorable Mike Levin
United States Congress
Washington, DC, 20515

Dear Congressman Levin:

Thank you for your letter dated March 21, 2025, regarding concerns about operations at McClellan-Palomar Airport in Carlsbad, California.

You specifically asked what the process is for requesting the Federal Aviation Administration's (FAA) participation at a community engagement event and whether the airport should initiate this request. An airport manager wishing to partner with the FAA to address community interests via a virtual workshop should contact the Community Engagement Officer in the Regional Administrator's Office to schedule an initial phone call to start the planning process. Generally, the airport sponsor would host the event and provide the video platform for public participation, while the FAA would contribute to agenda development and invite subject matter experts to address the communities' topics of interest.

If you have any questions or would like to discuss this further, please contact my office at (424) 405-7000.

Sincerely,

Raquel Girvin
Regional Administrator

MIKE LEVIN
49TH DISTRICT, CALIFORNIA
LEVIN.HOUSE.GOV

HOUSE COMMITTEE
ON APPROPRIATIONS

SUBCOMMITTEE ON MILITARY CONSTRUCTION,
VETERANS AFFAIRS, AND RELATED AGENCIES

SUBCOMMITTEE ON ENERGY AND WATER
DEVELOPMENT AND RELATED AGENCIES



Congress of the United States
House of Representatives
Washington, DC 20515-0549

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(760) 599-5000

DANA POINT DISTRICT OFFICE
33787 GOLDFIN LANE, SUITE 102
DANA POINT, CA 92629
(949) 261-2449

March 21, 2025

Raquel Girvin
Western-Pacific Regional Administrator
Federal Aviation Administration
777 S. Aviation Blvd, Suite 150
El Segundo, CA 90245

Dear Administrator Girvin,

I write to you regarding ongoing concerns from my constituents about operations at McClellan-Palomar Airport located in Carlsbad, California. Namely, residents are impacted by noise from low-flying planes, planes flying over their homes, and flights operating during early morning and nighttime hours.

The County of San Diego is the owner and operator of McClellan-Palomar Airport. The County underwent a Part 150 Noise Study in 2006 and implemented a Voluntary Noise Abatement Program to address noise issues at the airport. However, the recommendations made in the approved Part 150 Study are voluntary and my constituents have expressed that the voluntary procedures are not being followed by pilots.

My office has been engaged on this issue on behalf of my constituents. At the request of my office, the FAA Safety Team held a friendly flying presentation at the airport with more than 20 pilots and flying instructors. Additionally, my office recently coordinated a meeting between the FAA, the County of San Diego, and the City of Carlsbad to discuss ways to address noise impacts. I have consistently received communications from my constituents requesting an opportunity to meet with the FAA to discuss their concerns.

Last year, the City of Carlsbad sent a formal request to the County of San Diego asking that the County convene a community roundtable with FAA participation. It is my understanding that the FAA is open to participating in a virtual community engagement for Palomar as you have done for other airports.

I respectfully request responses to the following questions:

1. What is the process for requesting a community engagement event with FAA participation?

2. Should the airport owner make this request and initiate this process?

Thank you for your attention to this matter. I look forward to working with you to address community concerns related to operations at McClellan-Palomar Airport.

Sincerely,

A handwritten signature in black ink that reads "Mike Levin". The signature is fluid and cursive, with a prominent "M" and "L".

MIKE LEVIN
Member of Congress



ANDREW POTTER, CCB
EXECUTIVE OFFICER/CLERK

CLERK OF THE BOARD OF SUPERVISORS
1600 PACIFIC HIGHWAY, ROOM 402, SAN DIEGO, CALIFORNIA 92101-2422
(619) 531-5600

RYAN SHARP
ASSISTANT CLERK

ANN MOORE
ASSISTANT CLERK

May 07, 2025

TO: Supervisor Terra Lawson-Remer, Vice Chair
Supervisor Joel Anderson
Supervisor Monica Montgomery Steppe
Supervisor Jim Desmond

FROM: Andrew Potter
Clerk of the Board of Supervisors

REFERRAL

Attached, for your information, is correspondence from Monny Slezak, MSN, RN, HACP Director, regarding closure of the Hillcrest Medical Center Senior Behavioral Health Inpatient Unit.

Respectfully,



ANDREW POTTER

Attachment

cc: Ebony N. Shelton, Chief Administrative Officer
Kim Giardina, Deputy Chief Administrative Officer, Health & Human Services Agency
Board of Supervisors Communications Received

AJP:sh

UC San Diego Health

May 1, 2025

San Diego County Supervisor, District 1
1600 Pacific Highway, Room 335
San Diego, CA 92101

**RE: Closure of the Hillcrest Medical Center Senior Behavioral Health (SBH) Inpatient Unit located at 200 W Arbor Drive, San Diego, CA 92103, and relocation of services to East Campus Medical Center located at 6655 Alvarado Road, San Diego, CA 92121.
License #: 090000101**

Dear District 1 staff,

By receipt of this letter, and in accordance with Health and Safety Code Section 1255.25 and Senate Bill 1300 (SB1300), this serves as notice to the County of San Diego that UC San Diego Health will be closing the Hillcrest Medical Center Senior Behavioral Health (SBH) Inpatient Unit (7East) located at 200 W Arbor Drive, San Diego, CA 92103. UC San Diego Health will be relocating senior behavioral health inpatient services to the East Campus Medical Center, integrating patients currently being cared for at Hillcrest Medical Center into the growing East Campus behavioral health hub.

The relocation will allow for senior behavioral health resources to be congregated in a clinically appropriate medical-psychiatric inpatient unit on a UC San Diego Health campus that also offers expanded outpatient services, new partial hospital programs and home-based care. The transition aims to improve access, streamline care delivery, and better meet the behavioral health needs of the region. The proposed effective closing date will be no sooner than 120 days from the date of this notice for the SBH Inpatient Unit.

The SBH Inpatient Unit, consisting of 14 beds, provided inpatient treatment for a variety of behavioral health conditions commonly experienced by older adults, as categorized under Medicare Severity Diagnosis-Related Groups (MS-DRGs); these included a broad mix of psychiatric conditions managed in an acute care setting.

The SBH Inpatients served over the past five years have been covered by Medicare, Medi-Cal, and commercial insurance plans. Between July 1, 2019, and June 30, 2024, the SBH Inpatient Unit discharged over 1,100 patients, averaging approximately 244 discharges and 190 unique individuals per year. Patients were primarily aged 65 and older and represented a racially and ethnically diverse population, with the majority identifying as White/Caucasian and a portion of patients choosing not to disclose demographic information. Aggregate demographic and service data will be shared with Medi-Cal managed care plans in compliance with SB1300.

Potential impacts may occur to less than 50 employment positions which will be prioritized for re-deployment within UC San Diego Health where possible.

UC San Diego Health will continue to provide inpatient and outpatient psychiatric services at the

Department of Quality and Patient Safety | Licensing Division
9435 Medical Center Drive | MC7949 | La Jolla, CA 92037 | health.ucsd.edu

Hillcrest Campus (age >18) and East Campus Medical Center (age >50). The closest comparable facilities offering inpatient geriatric behavioral health services are:

- San Diego County Psychiatric Hospital (3 miles)
3853 Rosecrans Street, San Diego, CA 92110
- Sharp Mesa Vista Hospital (5 miles)
7850 Vista Hill Avenue, San Diego, CA 92123
- Paradise Valley Hospital – Bayview Behavioral Health Campus 14 miles)
330 Moss Street, Chula Vista, CA 91911

The facilities are contracted with Medi-Cal, Medicare and various commercial insurance plans for inpatient behavioral health services.

A public hearing will be scheduled within 60 days; details will be posted at <https://health.ucsd.edu/policies-notice>. Comments may be submitted to: govtcomm@ucsd.edu.

UC San Diego Health will ensure that all required notifications pursuant to AFL 21-04 and AFL 21-05 are completed, including but not limited to public notices, notifications to the City of San Diego, postings on relevant websites, and signage at the entrance of the facility.

Should you need additional information, please do not hesitate to contact me at [REDACTED]

Respectfully,

Monny Slezak

Monny Slezak, MSN, RN, HACP
Director, Licensing



ANDREW POTTER, CCB
EXECUTIVE OFFICER/CLERK

CLERK OF THE BOARD OF SUPERVISORS
1600 PACIFIC HIGHWAY, ROOM 402, SAN DIEGO, CALIFORNIA 92101-2422
(619) 531-5600

RYAN SHARP
ASSISTANT CLERK

ANN MOORE
ASSISTANT CLERK

May 06, 2025

TO: Supervisor Terra Lawson-Remer, Vice Chair
Supervisor Joel Anderson
Supervisor Monica Montgomery Steppe
Supervisor Jim Desmond

FROM: Andrew Potter
Clerk of the Board of Supervisors

REFERRAL

Attached, for your information, is correspondence from Robert Sarnie, regarding eviction regulations.

Respectfully,


ANDREW POTTER

Attachment

cc: Ebony N. Shelton, Chief Administrative Officer
Kimberly Giardina, Deputy Chief Administrative Officer, Health & Human Services Agency
Board of Supervisors Communications Received

AJP:sh

CONFIDENTIAL

ORIGINAL LETTER ON FILE WITH THE
CLERK OF THE BOARD OF SUPERVISORS.



ANDREW POTTER, CCB
EXECUTIVE OFFICER/CLERK

CLERK OF THE BOARD OF SUPERVISORS
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(619) 531-5600

RYAN SHARP
ASSISTANT CLERK

ANN MOORE
ASSISTANT CLERK

April 25, 2025

TO: Supervisor Terra Lawson-Remer, Vice Chair
Supervisor Joel Anderson
Supervisor Monica Montgomery Steppe
Supervisor Jim Desmond

FROM: Andrew Potter
Clerk of the Board of Supervisors

REFERRAL

Attached, for your information, is correspondence from Vanessa L., regarding concerns of judicial misconduct and mistreatment in Las Colinas Detention Facility.

Respectfully,


ANDREW POTTER

Attachment

cc: Ebony N. Shelton, Chief Administrative Officer
Andrew Strong, Deputy Chief Administrative Officer, Public Safety Group
Board of Supervisors Communications Received

AJP:sh

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BOARD OF SUPERVISORS.



ANDREW POTTER, CCB
EXECUTIVE OFFICER/CLERK

CLERK OF THE BOARD OF SUPERVISORS
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(619) 531-5600

RYAN SHARP
ASSISTANT CLERK

ANN MOORE
ASSISTANT CLERK

May 01, 2025

TO: Supervisor Terra Lawson-Remer, Vice Chair
Supervisor Joel Anderson
Supervisor Monica Montgomery Steppe
Supervisor Jim Desmond

FROM: Andrew Potter
Clerk of the Board of Supervisors

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