



School Facilities Fee Justification Report

Prepared Pursuant to Government Code Section 66001

2024

Redlands Unified School District

2024/2025



A division of California Financial Services

Table of Contents

I.	Introduction	1
II.	The School District.....	3
III.	District Facilities Needs	4
	A. Enrollment.....	4
	B. Capacity of District Facilities	9
	C. District Facilities Needs	9
	D. Plan to Provide for District Facilities Needs.....	10
IV.	Financial Impact of Residential Development	12
	A. Cost of School Facilities.....	12
	B. Cost of Providing School Facilities	12
	C. Cost of Providing School Facilities Per Square Foot of Future Residential Development.....	13
V.	Comparison of Impact and Residential School Fee Revenue	15
	A. Maximum Residential School Fee.....	15
	B. Comparison of Impact and Maximum School Fee.....	15
VI.	Financial Impact of Commercial/Industrial Development	16
	A. Employees Per 1,000 Square Feet	16
	B. Household Impact	17
	C. Student Generation Impact.....	18
	D. Cost of Providing School Facilities.....	20
	E. Residential School Fee Revenue Offset.....	21
VII.	Comparison of Impact and Commercial/Industrial Fee Revenues	23
	A. Maximum Commercial/Industrial School Fee	23
	B. Comparison of Impact and Maximum School Fee.....	23
	C. Senior Housing	24
VIII.	Conclusion and Statement of Findings	26

Exhibit A: Current SAB Forms

Exhibit B: Estimated School Facilities Cost

I. Introduction

In 1986, the Governor signed into law Assembly Bill (“AB”) 2926. AB 2926 provided for the addition of several sections to the Government Code establishing the ability of school districts to impose impact fees on new residential development (“Future Residential Development”) and commercial/industrial development (“Future Commercial/Industrial Development”) for the construction or reconstruction of school facilities (“School Fees”).

AB 2926 also established cities or counties may not issue a building permit for a development project unless such School Fees have been paid and set the maximum level of School Fees at \$1.50 per square foot for residential development and \$0.25 per square foot for commercial/industrial development. Initially, these maximums were subject to increase each year based on a statewide cost index, as determined by the State Allocation Board (“SAB”); however, the adjustment provisions were subsequently extended to every other year by AB 181. Pursuant to AB 2926, a school district wishing to impose School Fees must determine that the School Fees “are reasonably related and limited to the need for school facilities caused by the development”.

In 1987 AB 1600 was enacted providing additional guidance regarding the establishment of School Fees. Specifically, AB 1600 requires that public agencies satisfy the following requirements when establishing and imposing an impact fee as a condition of approval for a development project:

- Determine the purpose of the fee.
- Identify the facilities to which the fee will be applied.
- Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.
- Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the facility attributable to the development on which the fee is imposed.

- Provide an annual accounting of any portion of the fee remaining unexpended, whether committed or uncommitted, in the school district's accounts five or more years after it was collected.

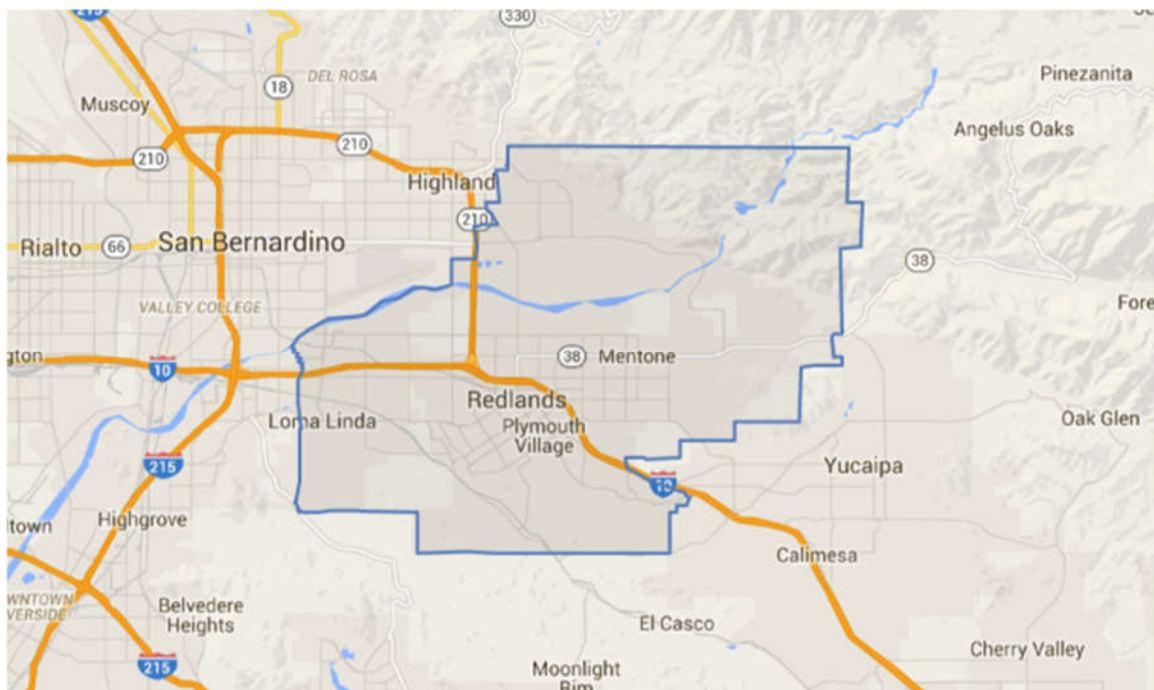
The purpose of this School Facilities Fee Justification Report (the "Report") is to provide the information necessary to satisfy these requirements for the imposition of School Fees, pursuant to AB 2926, by the Redlands Unified School District (the "District").

II. The School District

The District encompasses 147 square miles and serves the communities of Redlands, Loma Linda, Mentone, Forest Falls, and portions of San Bernardino and Highland. The District provides education in Transitional Kindergarten (“TK”) through 12th grade.

The District has a student population of approximately 20,000 and operates 24 schools (16 elementary schools, 4 middle schools, 3 comprehensive high schools and 1 continuation high school).

**Redlands Unified School District
Boundary Map**



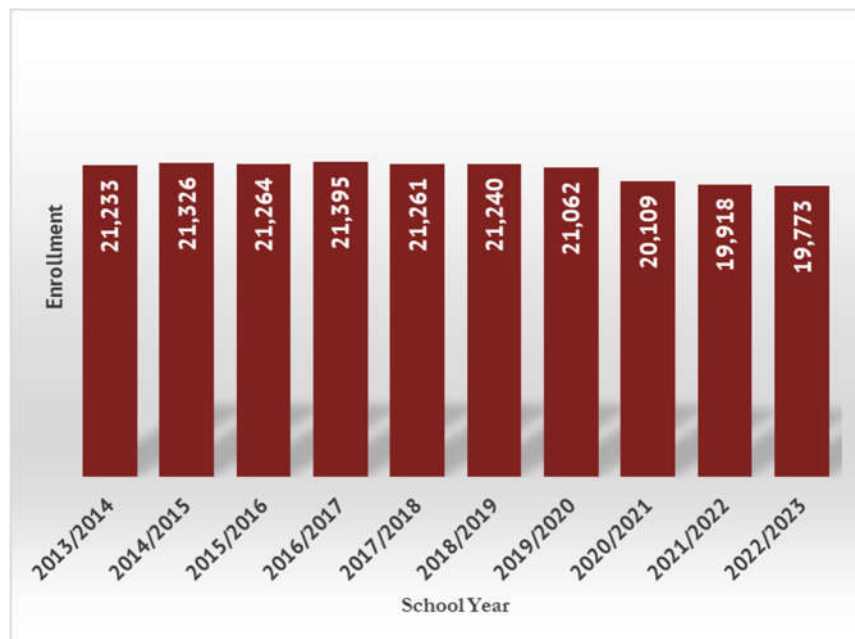
III. District Facilities Needs

In order to identify the impact of Future Residential Development on the facilities of the District, this Report (i) evaluates the District’s current and projected enrollment, (ii) establishes the capacity of the District’s existing facilities and (iii) identifies a plan to meet the District’s facility needs.

A. Enrollment

- 1. Historical Enrollment** – This Report uses the California Basic Educational Data System (“CBEDS”) to identify the District’s enrollment over the past ten years. Over the past ten years the District has experienced relatively flat enrollment. However, in the school year ending in 2021 the District saw a significant decrease in enrollment. This decrease is likely a result of COVID 19 mitigation measures and is not expected to change the overall enrollment trend for the District. Based on the amount of planned residential development, the District expects enrollment to increase in the future. Chart 1 shows the historical enrollment during this period.

Chart 1
Historical Enrollment Trend



2. Enrollment as a Result of Future Residential Development –

- a. Future Residential Development** - To evaluate the enrollment expected as a result of Future Residential Development, this Report must first determine the number of units that are expected to be constructed within the District's boundaries.

According to the Southern California Association of Governments ("SCAG"), approximately 28,475 additional residential units are expected to be constructed within the boundaries of the District through calendar year 2035 ("Future Units").

- b. Reconstruction** - Reconstruction means the voluntary demolition of existing residential dwelling units or commercial/industrial construction and the subsequent construction of new residential dwelling units ("Reconstruction").

The District acknowledges that Reconstruction projects may occur. In such a situation, the District shall levy School Fees if there is a nexus established between the impact of the new residential dwelling units in terms of a net increase in students generated and the fee to be imposed. In other words, the School Fees must bear a nexus to the burden caused by the Reconstruction project.

- i. Existing Residential Dwelling Units** - To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable School Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the District to provide school facilities for new student enrollment.

As of the date of this Report, the large-scale Reconstruction of residential development within the District has not occurred to the point where statistically significant data can be utilized to determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of School Fees on Replacement Square Footage, the District may undertake an analysis on any future proposed project(s) and may amend/update this Report. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the Report for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the School Fee that is in effect at such time.

- ii. **Existing Commercial/Industrial Construction** - As with Reconstruction of existing residential dwelling units, there is not significant information regarding (i) the amount of Commercial/Industrial Reconstruction planned within the District or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential

project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, hotel/motel or self-storage). The actual impacts of the planned residential project will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in this Report). Any reduction to the School Fee would only occur if the reduced amount falls below the School Fee. In such a case, the District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

- c. Student Generation Factors** - To estimate the impact on the District's enrollment of Future Units, Student Generation Factors ("SGFs") must be established.

The process of determining SGFs involved obtaining student enrollment from CBEDS and dividing it by the total number of units within the District's boundaries, which was obtained from the United State Census Bureau ("Census"). Table 1 outlines the results of this analysis.

Table 1
Student Generation Factors

School Level	Student Enrollment	Units	Student Generation Factors
Elementary School (Grades TK-6)	9,941	46,404	0.2142
Middle School (Grades 7-8)	3,097	46,404	0.0667
High School (Grades 9-12)	6,735	46,404	0.1451
Total	19,773		0.4261

The SGFs shown above and the analysis of facilities impact that follows reflect the grade configuration used by the State's School Facilities Program ("SFP"). Though the District's current grade level configuration is different, the Report utilizes the SFP

configuration to provide clarity in the calculation of the School Fees.

- d. **Projected Enrollment** - When these SGFs are applied to the projected Future Units the resulting enrollment impact is 12,133 students. Table 2 outlines this calculation.

Table 2
Projected Enrollment
As a Result of Future Units

School Level	Student Generation Factors	Future Units	Projected Enrollment
Elementary School (Grades TK-6)	0.2142	28,475	6,100
Middle School (Grades 7-8)	0.0667	28,475	1,900
High School (Grades 9-12)	0.1451	28,475	4,133
Total	0.4261		12,133

B. Capacity of District Facilities

The District currently operates 24 campuses serving students TK through 12th grade. To establish the capacity of the District's facilities, this Report utilizes the District's baseline capacity established with the SAB and makes adjustments for subsequent construction projects funded by the State. Table 3 summarizes the District's current capacity.

Table 3
Current Facility Capacity

School Level	Facilities Capacity
Elementary School (Grades TK-6)	10,451
Middle School (Grades 7-8)	3,105
High School (Grades 9-12)	7,893
Total	21,449

C. District Facilities Needs

To evaluate the school facilities needed as a result of Future Units, this Report must first determine if there is any existing capacity that can be used to house future enrollment. This Report has determined there are 1,676 existing seats that may be utilized to house students expected to be generated by Future Units. Table 4 summarizes the District's available capacity.

Table 4
Summary of Available District Capacity

School Level	Facilities Capacity	School Year 2022/2023 Enrollment ¹	Available Capacity
Elementary School (Grades TK-6)	10,451	9,941	510
Middle School (Grades 7-8)	3,105	3,097	8
High School (Grades 9-12)	7,893	6,735	1,158
Total	21,449	19,773	1,676

¹ CBEDS

To determine the number of Additional Seats Needed as a Result of Future Units, *KeyAnalytics* subtracted the Available Capacity listed in Table 4 from the Projected Enrollment listed in Table 2. Table 5 outlines this calculation.

Table 5
Additional Seats Needed
As a Result of Future Units

School Level	Available Capacity	Projected Enrollment	Additional Seats Needed
Elementary School (Grades TK-6)	510	6,100	5,590
Middle School (Grades 7-8)	8	1,900	1,892
High School (Grades 9-12)	1,158	4,133	2,975
Total	1,676	12,133	10,457

D. Plan to Provide for District Facilities Needs

Though the District may house students generated from Future Units in existing facilities over the short term, the District plans to construct new school facilities.

The timing of these improvements is unknown and rely heavily on the District's ability to access both local and State funding for such projects

and the pace of Future Residential Development. Table 6 outlines the number of facilities needed by the District.

Table 6
School Facility Needs
As a Result of Future Units

School Level	Additional Seats Needed	Facility Capacity	Number of Facilities Needed
Elementary School (Grades TK-6)	5,590	733	7.6262
Middle School (Grades 7-8)	1,892	1,400	1.3514
High School (Grades 9-12)	2,975	2,500	1.1900

IV. Financial Impact of Residential Development

As outlined in Section III, Future Units are expected to generate additional enrollment for the District resulting in the need to construct new school facilities. This Section quantifies the financial impact of the additional enrollment resulting from Future Units.

A. Cost of School Facilities

School facilities cost estimates were prepared by *KeyAnalytics*. The school facilities costs represent the full cost of site acquisition, site development, construction, furniture and equipment, as well as technology stated in 2024 dollars. The estimated site acquisition and facility construction costs are shown in Table 7. A more detailed breakdown of the costs is listed in Exhibit B.

Table 7
Estimated School Facilities Cost

School Level	Construction Cost Per Facility	Site Cost Per Facility	Total Cost Per Facility
Elementary School (Grades TK-6)	\$37,742,518	\$7,992,453	\$45,734,971
Middle School (Grades 7-8) ¹	\$71,502,135	\$8,054,185	\$79,556,319
High School (Grades 9-12)	\$173,653,494	\$29,529,367	\$203,182,861

¹ Does not include site acquisition costs; The District currently owns a site for the construction of a Middle School facility.

B. Cost of Providing School Facilities

This Report determines the cost of providing school facilities to develop the Additional Seats Needed resulting from Future Units by multiplying the number of facilities needed, listed in Table 6, by the Estimated School Facilities Cost, listed in Table 7. Table 8 outlines the total cost of providing school facilities.

Table 8
Total Cost of Providing School Facilities
As a Result of Future Units

School Level	Number of Facilities	Cost Per Facility	Facilities Cost Impacts
Elementary School (Grades TK-6)	7.6262	\$45,734,971	\$348,784,035
Middle School (Grades 7-8)	1.3514	\$79,556,319	\$107,512,410
High School (Grades 9-12)	1.1900	\$203,182,861	\$241,787,604
Total Cost Impact			\$698,084,049

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

To determine the cost of providing school facilities per square foot of Future Residential Development, this Report first allocates the Total Cost of Providing School Facilities to the Future Units. Table 9 shows the calculation of the Cost of Providing School Facilities per Future Unit.

Table 9
Cost of Providing School Facilities
Per Future Units

Total Facilities Cost Impacts	Future Units	Facilities Cost Per Future Unit
\$698,084,049	28,475	\$24,516

The Cost of Providing School Facilities per Future Unit is then divided by the average square footage of Future Units.

To determine the average square footage of a Future Unit this Report utilizes developer fee logs from the District over the last two (2) years.

Table 10 shows the cost of providing school facilities per square foot of Future Unit.

Table 10
Cost of Providing School Facilities
Per Square Foot of Future Unit

Facilities Cost Per Future Unit	Average Square Footage	School Facilities Cost Impact Per Square Foot
\$24,516	1,866	\$13.14

V. Comparison of Impact and Residential School Fee Revenue

As noted in the introduction to this Report, the maximum level of School Fee that may be imposed by a school district on Future Residential Development is set by the SAB. In order to impose School Fees at this level, the District must demonstrate that the cost of providing school facilities equals or exceeds the amount of the School Fee to be imposed. This section compares the maximum School Fee that may be imposed by the District with the cost of providing school facilities per square foot of Future Residential Development as established in Section IV.

A. Maximum Residential School Fee

In January of 2024, the SAB approved an increase to the maximum School Fee that may be imposed by a unified school district on Future Residential Development to \$5.17 per square foot.

B. Comparison of Impact and Maximum School Fee

This Report identifies in Section IV that the cost of providing school facilities per square foot of Future Residential Development is approximately \$13.14. Since the current maximum School Fee is less than the cost of providing school facilities per square foot of Future Residential Development, the District is justified in imposing their portion of the maximum School Fee of \$5.17 per square foot for all Future Residential Development within its boundaries.

VI. Financial Impact of Commercial/Industrial Development

This Section analyzes the financial impact on the District resulting from students that are generated by Future Commercial/Industrial Development.

Future Commercial/Industrial Development will attract additional workers to the District. Because some of those workers will have school-age children, such Future Commercial/Industrial Development will generate additional enrollment for the District. The District is also likely to experience additional enrollment as a result of new workers who do not live within the District's boundaries, but whose children attend the District's schools as a transfer student.

A. Employees Per 1,000 Square Feet

To identify the impact of Future Commercial/Industrial Development this Report must first estimate the number of employees that will be generated by such development.

- 1. Employee Generation Rate** - As permitted by State law, this Report estimates the number of employees to be generated by Future Commercial/Industrial Development by utilizing the generation factors set forth by the San Diego Association of Governments ("SANDAG"). Table 11 shows these generation rates.

Table 11
Employee Generation Rates
Per 1,000 Square Feet of Commercial/Industrial Development

Commercial/Industrial Category	Employees Per 1,000 Square Feet
Retail and Services	2.2371
Office	3.4965
Research and Development	3.0395
Industrial/Warehouse/Manufacturing	2.6954
Hospital	2.7778
Hotel/Motel	1.1325
Self Storage	0.0643

Source: SANDAG

- 2. Percentage of Employees Residing Within the District** - To accurately identify the number of employees that will reside within the District, this Report adjusts the Employee Generation Rates list in Table 11 to account for employees that may not live within the District.

To estimate the percentage of employees that will reside within the District this Report utilizes data collected by the US Census Bureau measuring individual's commute time. Based on this information, approximately 34 percent of employees within the District have a commute time of less than 15 minutes and thus are likely to reside within the District. Table 12 shows the Resident Employee Generation Rates.

Table 12
Resident Employee Generation Rates
Per 1,000 Square Feet of Commercial/Industrial Development

Commercial/Industrial Category	Employee Generation Rates	Employees Residing Within the District	Resident Employee Generation Rates
Retail and Services	2.2371	0.3400	0.7606
Office	3.4965	0.3400	1.1888
Research and Development	3.0395	0.3400	1.0334
Industrial/Warehouse/Manufacturing	2.6954	0.3400	0.9164
Hospital	2.7778	0.3400	0.9445
Hotel/Motel	1.1325	0.3400	0.3851
Self Storage	0.0643	0.3400	0.0219

B. Household Impact

As noted in Section III, the SGFs calculated for the District is based on the number of students generated per housing unit. Therefore, this Report must convert the number of resident employees into the resulting number of new households to estimate the number of students to be generated.

1. **Average Number of Employees per Household** - To estimate the number of households to be generated by these resident employees, this Report utilizes information collected by the US Census Bureau. According to the US Census Bureau the average number of employed persons per household within the District is 1.4702.
2. **Household Impact Per 1,000 Square Feet of Commercial/Industrial Development** - The Household Impact per 1,000 Square Feet of Commercial/Industrial Development is calculated by dividing the Average Number of Employees per Household by the Resident Employee Generation Rates listed in Table 12. Table 13 summarizes this calculation.

Table 13
Household Impact
Per 1,000 Square Feet of Commercial/Industrial Development

Commercial/Industrial Category	Resident Employee Generation Rate	Average Employees Per Household	Household Impact Per 1,000 Square Feet
Retail and Services	0.7606	1.4702	0.5174
Office	1.1888	1.4702	0.8086
Research and Development	1.0334	1.4702	0.7029
Industrial/Warehouse/Manufacturing	0.9164	1.4702	0.6233
Hospital	0.9445	1.4702	0.6424
Hotel/Motel	0.3851	1.4702	0.2619
Self Storage	0.0219	1.4702	0.0149

C. Student Generation Impact

This Report recognizes that employees may impact the District in two (2) ways. First, some of the employees will reside within the District and have school aged children who attend the District's schools. Secondly, of those employees that do not reside within the District some will have school aged children who choose to attend the District's schools as transfer students.

- 1. Resident Student Generation Impact** - To estimate the number of resident students to be generated per 1,000 Square Feet of Commercial/Industrial Development this Report multiplies the SGFs, outlined in Section III, by the Household Impacts listed in Table 13. The resulting Resident Student Generation Impact per 1,000 Square Feet of Commercial/Industrial Development is listed in Table 14.

Table 14
Resident Student Generation Impact
Per 1,000 Square Feet of Commercial/Industrial Development

Commercial/Industrial Category	Elementary School (Grades TK-6)	Middle School (Grades 7-8)	High School (Grades 9-12)	Total
Retail and Services	0.1108	0.0345	0.0751	0.2205
Office	0.1732	0.0540	0.1174	0.3445
Research and Development	0.1506	0.0469	0.1020	0.2995
Industrial/Warehouse/Manufacturing	0.1335	0.0416	0.0905	0.2656
Hospital	0.1376	0.0429	0.0932	0.2737
Hotel/Motel	0.0561	0.0175	0.0380	0.1116
Self Storage	0.0032	0.0010	0.0022	0.0063

- 2. Inter-District Transfer Student Generation Impact** - To estimate the number of inter-district transfer students that may be generated, this Report utilizes enrollment data of the District. The total number of inter-district transfer students attending District schools was divided by the total number of employed persons within the District, as estimated by the US Census Bureau. This calculation is summarized in Table 15.

Table 15
Inter-District Transfer Rate Per Employee

Item	Elementary School (Grades TK-6)	Middle School (Grades 7-8)	High School (Grades 9-12)
Number of Employed Persons	64,546	64,546	64,546
Number of Inter-District Transfers	578	188	583
Inter-District Transfers Per Employee	0.0090	0.0029	0.0090

- 3. Total Student Generation Impact Per 1,000 Square Feet of Commercial/Industrial Development** - The Inter-District Transfer Rates, listed in Table 15, were multiplied by the Employee Generation Rates in Table 11 to calculate Inter-District Transfer Rates per 1,000 Square Feet of Future Commercial/Industrial Development. These Inter-District Transfer Rates were added to the Resident Student Generation Impact per 1,000 Square Feet of Commercial/Industrial Development, listed in Table 14, to calculate the Total Student Generation Impact per 1,000 Square Feet of Commercial/Industrial Development list in the Table 16.

Table 16
Total Student Generation Impact
Per 1,000 Square Feet of Commercial/Industrial Development

Commercial/Industrial Category	Elementary School (Grades TK-6)	Middle School (Grades 7-8)	High School (Grades 9-12)	Total
Retail and Services	0.1310	0.0410	0.2406	0.4126
Office	0.2047	0.0641	0.3760	0.6448
Research and Development	0.1779	0.0557	0.3269	0.5605
Industrial/Warehouse/Manufacturing	0.1578	0.0494	0.2899	0.4971
Hospital	0.1626	0.0509	0.2987	0.5123
Hotel/Motel	0.0663	0.0208	0.1218	0.2089
Self Storage	0.0038	0.0012	0.0069	0.0119

D. Cost of Providing School Facilities

To calculate the Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development, this Report calculates the cost impact per student using the information listed in Table 7 and multiplies the per student cost by the Total Student Generation Impacts listed in Table 16. Table 17 outlines the resulting Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development.

Table 17
Cost of Providing School Facilities
Per 1,000 Square Feet of Commercial/Industrial Development

Commercial/Industrial Category	Elementary School (Grades TK-6)	Middle School (Grades 7-8)	High School (Grades 9-12)	Total
Retail and Services	\$8,172.09	\$2,330.93	\$19,554.39	\$30,057.41
Office	\$12,771.64	\$3,642.87	\$30,560.12	\$46,974.63
Research and Development	\$11,102.17	\$3,166.69	\$26,565.35	\$40,834.20
Industrial/Warehouse/Manufacturing	\$9,844.96	\$2,808.09	\$23,557.03	\$36,210.09
Hospital	\$10,146.54	\$2,894.11	\$24,278.76	\$37,319.40
Hotel/Motel	\$4,136.65	\$1,179.90	\$9,898.22	\$15,214.77
Self Storage	\$235.27	\$67.11	\$563.03	\$865.41

E. Residential School Fee Revenue Offset

A portion of the Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development will be mitigated through the collection of School Fees from Future Residential Development. To estimate the amount of these School Fees that will be collected, this Report multiplies the estimated average square footage of a Future Unit, by the District's Residential School Fee of \$5.17. This amount is then multiplied by the Household Impacts listed in Table 13. Table 18 outlines this calculation.

Table 18
Residential School Fee Revenue
Per 1,000 Square Feet of Commercial/Industrial Development

Commercial/Industrial Category	Household Impact	Average Residential School Fees	Residential Revenue
Retail and Services	0.5174	\$9,647.22	\$4,991.47
Office	0.8086	\$9,647.22	\$7,800.74
Research and Development	0.7029	\$9,647.22	\$6,781.03
Industrial/Warehouse/Manufacturing	0.6233	\$9,647.22	\$6,013.11
Hospital	0.6424	\$9,647.22	\$6,197.37
Hotel/Motel	0.2619	\$9,647.22	\$2,526.61
Self Storage	0.0149	\$9,647.22	\$143.74

The Residential School Fee Revenue per 1,000 Square Feet of Commercial/Industrial Development listed in Table 18 is then subtracted from Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development identified in Table 17 to calculate the Remaining Cost of Providing Facilities per 1,000 Square Feet of Commercial/Industrial Development. Table 19 outlines this calculation.

Table 19
Remaining Cost of Providing Facilities
Per 1,000 Square Feet of Commercial/Industrial Development

Commercial/Industrial Category	Cost of Providing School Facilities	Residential School Fee Revenue	Remaining Cost of Providing School Facilities
Retail and Services	\$6,326.71	\$525.45	\$5,801.26
Office	\$9,888.09	\$821.20	\$9,066.90
Research and Development	\$8,595.95	\$713.91	\$7,882.04
Industrial/Warehouse/Manufacturing	\$7,622.87	\$633.10	\$6,989.77
Hospital	\$7,855.51	\$652.38	\$7,203.13
Hotel/Motel	\$3,202.55	\$265.95	\$2,936.60
Self Storage	\$181.98	\$15.13	\$166.85

VII. Comparison of Impact and Commercial/Industrial Fee Revenues

As with Future Residential Development the maximum level of School Fee that may be imposed by a school district on Future Commercial/Industrial Development is set by the SAB. In order to impose School Fees at the maximum level the District must demonstrate that the cost of providing school facilities does not exceed the amount of the School Fees to be imposed. This section compares the maximum School Fee that may be imposed by the District, with the cost of providing school facilities as a result of Commercial/Industrial Development, as established in Section V.

A. Maximum Commercial/Industrial School Fee

In January of 2024, the SAB approved an increase to the maximum School Fee that may be imposed by a unified school district on Commercial/Industrial Development to \$0.84 per square foot.

B. Comparison of Financial Impact and Maximum School Fee Revenues Per Square Foot of Commercial/Industrial Development

This Report identified in Section VI that the Remaining Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development ranges from \$721.66 to \$39,173.89. Table 20 compares these costs to the maximum School Fee for Commercial/Industrial Development.

Table 20
Comparison of Remaining Cost of Providing School Facilities
And Maximum School Fee for Commercial/Industrial Development

Commercial/Industrial Category	Remaining Cost of School Facilities		Maximum School Fee	Justified School Fee
	Per 1,000 Square Feet	Per Square Foot		
Retail and Services	\$25,065.94	\$25.07	\$0.84	\$0.84
Office	\$39,173.89	\$39.17	\$0.84	\$0.84
Research and Development	\$34,053.17	\$34.05	\$0.84	\$0.84
Industrial/Warehouse/Manufacturing	\$30,196.98	\$30.20	\$0.84	\$0.84
Hospital	\$31,122.03	\$31.12	\$0.84	\$0.84
Hotel/Motel	\$12,688.16	\$12.69	\$0.84	\$0.84
Self Storage	\$721.66	\$0.72	\$0.84	\$0.72

Since the District's share of the current maximum School Fee is less than the Remaining Cost of Providing School Facilities per Square Foot of Commercial/Industrial Development in each category the District is justified in imposing a School Fee \$0.84 per square foot for all Future Commercial/Industrial Development, except those developments categorized for self-storage in which the District is justified in imposing a School Fee of \$0.72 per square foot.

C. Senior Housing

As it relates to the imposition of developer fees upon senior citizen housing projects, Section 65995.1(a) of the Government Code reads as follows:

Notwithstanding any other provision of law, as to any development project for the construction of senior citizen housing, as described in section 51.3 of the Civil Code, a residential care facility for the elderly as described in subdivision (k) of Section 1569.2 of the Health and Safety Code[1], or a multilevel facility for the elderly as described in paragraph (9) of subdivision (d) of Section 15432, any fee charge, dedication or other requirement that is levied under Section 53080[2] may be applied only to new construction and is subject to the limits and conditions applicable to under subdivision (b) of Section 65995 in the case of commercial or industrial development.

[1] Although described in subdivision (k), definition found under subdivision (o) and (p).

[2] Government Code section 53080 was revised to Education Code section 17620.

The 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 District also acknowledges that students typically do not reside in senior citizen housing units unless the CC&Rs permit such living arrangements. However, the development of such housing generally generates jobs for facilities maintenance and administration, and in the case of assisted care living situations, health professionals. These jobs may be filled by persons living either within the boundaries of the District or outside the boundaries of the District. In either case, the employees may enroll their

students in the District. As a result, some students may be generated as a result of the development of new senior citizen housing.

The District acknowledges Section 65995.1 and will levy developer fees on any senior citizen housing projects at the current commercial/industrial rate of \$0.84 per square foot. The 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 developer fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students to reside 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 District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial rate. Such cooperation could take the form of an agreement by the developer to record a condition upon the property that then current residential fees would be due to be paid should the residency requirements change so as to allow students to reside on the property.

VIII. Conclusion and Statement of Findings

Based on the findings of this School Facilities Fee Justification Report (“Report”), the Redlands Unified School District (“District”) is justified in collecting the legal maximum fee of **\$5.17** per square foot of residential development as authorized by Government Code Section 65995, as future residential development creates a school facility cost impact greater than the legal maximum fee. The District is also justified in collecting the legal maximum fee of **\$0.84** per square foot of commercial/industrial development on all categories of commercial/industrial development except self-storage where the District is justified in collecting a School Fee of **\$0.72** per square foot

The findings of this Report are based on the following:

- According to SCAG approximately 28,475 residential units are planned to be built within the District.
- These residential units are expected to generate 12,133 students. The District expects these students will require the District to construct new school facilities.
- Each square foot of future residential development creates an estimated school facility cost impact of \$13.14.
- If the District collects the maximum school fee which is \$5.17, fee revenue will offset approximately 39.35 percent of the school facility cost impact of such residential development.
- Future commercial/industrial development will create the need for additional school facilities by increasing the number of households within the District and the number of inter-district transfer students.
- After accounting for the collection of the maximum school fee from residential development the remaining school facilities cost impact of commercial/industrial development ranges between \$0.72 and \$39.17 per square foot depending on the category of development.

- If the District collects their portion of the maximum school fee which is \$0.84 per commercial/industrial square foot, fee revenue will offset between 2.14 – 6.62 percent of the school facility cost impact of such development. If the District collects the maximum school fee for the self-storage category, which is \$0.72 per square foot, the fee revenue will offset 100 percent of the school facility cost impact of such development.

Exhibit A

Current SAB Forms

SCHOOL DISTRICT Redlands Unified School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 67843
COUNTY San Bernardino	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable) n/a

Check one: ☒ Fifth-Year Enrollment Projection ☐ Tenth-Year Enrollment Projection
 HSAA Districts Only - Check one: ☐ Attendance ☐ Residency
☐ Residency - COS Districts Only - (Fifth Year Projection Only)

<input type="checkbox"/> Modified Weighting (Fifth-Year Projection Only)	3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current
<input type="checkbox"/> Alternate Weighting - (Fill in boxes to the right):			

Part G. Number of New Dwelling Units
 (Fifth-Year Projection Only) 590

Part H. District Student Yield Factor
 (Fifth-Year Projection Only) 0.7

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	/	/	/	/	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011
K					1337	1336	1309	1309
1					1417	1442	1469	1418
2					1501	1445	1467	1490
3					1496	1502	1462	1467
4					1468	1508	1514	1488
5					1497	1499	1534	1563
6					1531	1523	1503	1550
7					1627	1612	1609	1581
8					1640	1639	1617	1594
9					1831	1858	1908	1820
10					1881	1815	1858	1889
11					1742	1801	1718	1768
12					1650	1581	1654	1578
TOTAL					20618	20561	20622	20515

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
				0	0	0	0

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9					0	0	0	0
10					4	1	1	2
11					89	78	95	70
12					202	220	204	239
TOTAL					295	299	300	311

Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)

	Elementary	Secondary	TOTAL
Non-Severe	121	315	436
Severe	57	127	184
TOTAL	178	442	

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
/	/	/	/	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011

Part F. Birth Data - (Fifth-Year Projection Only)

☒ County Birth Data ☐ Birth Data by District ZIP Codes ☐ Estimate ☐ Estimate ☒ Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
29696	30824	31914	33075	34675	35193	33788	31984	N/A

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
10735	3295	7430	21460

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	126	316	442
Severe	59	127	186
TOTAL	185	443	

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- I am designated as an authorized district representative by the governing board of the district.
- If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

Cameron Brown

SIGNATURE OF DISTRICT REPRESENTATIVE



DATE

08-29-2011

TELEPHONE NUMBER

(909)307-5300 ext. 6730

E-MAIL ADDRESS

cameron_brown@redlands.k12.ca.us

Dwelling Unit Worksheet

School District: Redlands Unified School District Local Planning Authority Representative; See Letters Signed and Attached
 County: San Bernardino Signature, Date, Printed Name, Title and
 Enrollment Year: 2010-11 phone/email required if no other supporting documentation is submitted

A. Tract Map Number	B. Development	C. Tract Map Approval Date	D. Tract Map Expiration Date	E. Tract Map Status	F. Number of Approved Dwelling Units	G. Number of Permits Pulled or Occupied Dwelling Units to Date (on SAB 50-01)	H. Total Number of Eligible Dwelling Units to be Reported to Date (on SAB 50-01)	Comments (Optional)
<i>City of Redlands</i>								
TT 12382	SF	05/01/99	n/a-Recorded	Final	34	27	7	
TT 16460	SF	05/27/03	n/a-Recorded	Final	6	5	1	
TT 16480	SF	05/27/03	n/a-Recorded	Final	6	4	2	
TT 16551	SF	08/12/02	n/a-Recorded	Final	5	-	5	
TT 15469	SF	01/18/04	n/a-Recorded	Final	22	14	8	
TT 16276	SF	04/13/04	n/a-Recorded	Final	6	3	3	
TT 16722	SF	05/11/04	n/a-Recorded	Final	6	5	1	
TT 16907	SF	09/07/04	n/a-Recorded	Final	9	2	7	
TT 17253	SF	06/28/09	06/28/12		37	-	37	
TT 17691	MF	06/29/05	n/a-Recorded	Final	26	-	26	
TT 17533	SF	06/30/05	n/a-Recorded	Final	10	-	10	
TT 17265	SF	02/07/09	02/07/12		15	-	15	
TT 17676	SF	07/04/05	n/a-Recorded	Final	6	3	3	
TT 16465	SF	06/20/10	06/20/12		74	-	74	
TT 16627	SF	06/20/10	06/20/12		33	-	33	
TT 17080	SF	08/01/06	08/01/11		8	-	8	
TT 17675	SF	08/26/07	08/26/11		11	-	11	
TT 17962	MF	07/11/05	n/a-Recorded	Final	39	21	18	
TT 17693	MF	07/12/05	n/a-Recorded	Final	77	42	35	
TT 16816	SF	02/22/05			10	-	10	
TT 16488	SF				7	4	3	
<i>City of Highland</i>								
15960	SF	05/15/05	n/a-Recorded	Final	16	8	8	
16745	SF	07/06/04	07/06/12		11	-	11	
17682	Condos	10/25/05	01/24/15		121	-	121	
18583	SF	04/26/11	04/26/15		122	-	122	
<i>City of Loma Linda</i>								
PPD 10-06	SF	12/14/10			11	-	11	
Total					728	138	590	

EXISTING SCHOOL BUILDING CAPACITY

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 50-02 (Rev. 07/00) Excel (Rev. 08/15/2000)

Page 4 of 4

SCHOOL DISTRICT

FIVE DIGIT DISTRICT CODE NUMBER (see *California Public School Directory*)

F ANDS UNIFIED

67843

SAN BERNARDINO

HIGH SCHOOL ATTENDANCE AREA (if applicable)

PART I - Classroom Inventory ☐ NEW ☒ ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms		8	13			21
Line 2. Portable Classrooms leased less than 5 years	24	18	17	1		60
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	85	26	41	8		160
Line 7. Permanent Classrooms	298	45	177	8	9	537
Line 8. Total (Lines 1 through 7)	407	97	248	17	9	778

PART II - Available Classrooms**Option A.**

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	85	26	41	8		160
d. Part I, line 7	298	45	177	8	9	537
e. Total (a, b, c, & d)	383	71	218	16	9	697

Option B.

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	407	97	248	17	9	778
b. Part I, lines 1,2,5 and 6 (total only)						241
c. 25 percent of Part I, line 7 (total only)						135
d. Subtract c from b (enter 0 if negative)	48	23	31	4		106
e. Total (a minus d)	359	74	217	13	9	672

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	8,975	1,998	5,859	169	81
Line 2. SER adjustment					
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4	8,975	1,998	5,859	169	81

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

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

Jeri Shire

Resolution No. 29, 2000-2001

Construction Grant Eligibility (Grade Level Grants) - State School Facility Program

Project No. 50-67843-00-01 – Middle School No. 4

- WHEREAS, The Redlands Unified School District intends to apply for new construction funding for one middle school project under the state School Facility Program (SFP) as provided in Education Code Section 17170 et seq. (Senate Bill 50); and
- WHEREAS, The State Allocation Board has implemented School Facility Program (SFP) regulations that will allow a school district to utilize new construction grant eligibility determined at a different grade level than the proposed project; and
- WHEREAS, The per-pupil grants requested in the project application may be for eligibility determined at a different grade level than the project (based on loading standards) and the district representative is hereby authorized to make said determination as needed to obtain approval of the project; and
- WHEREAS, The Board is aware that utilization of the District's available eligibility will not result in the construction of the same number of classrooms or the housing of students in the same grade level that said eligibility designates, but that some of the eligibility will be utilized to adequately construct the project's core facilities or house students in a different grade level, which will divert some funding for the purpose of housing students to alternative uses; and
- WHEREAS, The school district will adequately house the pupils for which the district is receiving grants determined at a different grade level, as described on the attached Exhibit A; and
- WHEREAS, The district shall use all new construction grant eligibility for the middle school in the following order: (a) at the grade level of the proposed project, (b) at the lowest grade level other than the proposed project, and (c) at the next highest grade level other than the proposed project; and
- WHEREAS, Teri Shira, Coordinator, Facility and Community Services, is District Representative to the Office of Public School Construction, and is authorized to make adjustments to student grants, eligibility, and project capacity numbers contained within this resolution and its exhibit(s), as deemed necessary to meet the intent of this resolution and as determined to be in the best interest of the district; and

Resolution No. 29, 2000-2001
Construction Grant Eligibility
November 14, 2000

NOW, THEREFORE, BE IT RESOLVED, that the Board of Education of the Redlands Unified School District is in support of the above-referenced middle school project application under the School Facility Program and authorizes district staff to file the necessary documents needed to apply for funding pursuant to the provisions of this resolution; and

BE IT FURTHER RESOLVED that upon approval and funding of the District's plan and application, the Board of Education acknowledges that the State will satisfy its obligation to house the pupils for which the grants are received; and

The foregoing resolution is adopted this 14th day of November, 2000, by the following vote:

Redlands Unified School District
Board of Education

Patricia A. Kohlmeier

Mark Kassar

Ron McPeck

Barbara Phelps

Ayes: 4

Noes: 0

Absent: -

Abstain: -

Exhibit B

Estimated School Facilities Cost

**Redlands Unified School District
Estimated "True" Cost
Elementary School Facility**

A. Site			\$8,032,453
Site Purchase Price		\$7,992,453	
Acres	13.10		
Cost Per Acre ¹	\$610,111		
EIR		\$20,000	
Appraisals		\$10,000	
Surveys		\$5,000	
Escrow/Title		\$5,000	
B. Plans			\$1,981,550
Architect's Fee	\$1,770,780		
Preliminary Testing	\$20,000		
DSA/SDE Plan Check	\$170,770		
Energy Fee Analysis	\$15,000		
Other	\$5,000		
C. Construction			\$31,665,600
Square Feet Per Student	100		
Cost Per Square Foot	\$432		
D. Testing			\$50,000
E. Inspection			\$144,000
Cost Per Month	\$12,000		
Months	12		
F. Furniture and Equipment			\$1,099,500
Cost Per Square Foot	\$15		
G. Contingency			\$859,462
Percent of Project	2.00%		
H. Items Not Funded By State			\$1,942,406
Technology (5% of Constriction)	\$1,583,280		
Library Books (8 books/student @ \$15)	\$87,960		
Landscaping (\$0.44 per Sq. Ft.)	\$251,080		
Landscaping Architect Fees (8% of Landscaping)	\$20,086		
I. Total Estimated Cost			\$45,774,971
School Facility Capacity			733
School Facility Cost Per Student			\$62,449

¹ Includes site aquistion and site development costs.

**Redlands Unified School District
Estimated "True" Cost
Middle School Facility**

A. Site			\$8,094,185
	Site Purchase Price	\$8,054,185	
	Acres	23.10	
	Cost Per Acre ¹	\$348,666	
	EIR		\$20,000
	Appraisals		\$10,000
	Surveys		\$5,000
	Escrow/Title		\$5,000
B. Plans			\$3,569,223
	Architect's Fee	\$3,211,500	
	Preliminary Testing	\$20,000	
	DSA/SDE Plan Check	\$317,723	
	Energy Fee Analysis	\$15,000	
	Other	\$5,000	
C. Construction			\$60,480,000
	Square Feet Per Student	100	
	Cost Per Square Foot ¹	\$432	
D. Testing			\$50,000
E. Inspection			\$144,000
	Cost Per Month	\$12,000	
	Months	12	
F. Furniture and Equipment			\$2,100,000
	Cost Per Square Foot	\$15	
G. Contingency			\$1,488,748
	Percent of Project	2.00%	
H. Items Not Funded By State			\$3,670,163
	Technology (5% of Construction)	\$3,024,000	
	Library Books (8 books/student @ \$15)	\$168,000	
	Landscaping (\$0.44 per Sq. Ft.)	\$442,744	
	Landscaping Architect Fees (8% of Landscaping)	\$35,420	
I. Total Estimated Cost			\$79,596,320
	School Facility Capacity		1,400
	School Facility Cost Per Student		\$56,855

¹ Includes only site development costs.

**Redlands Unified School District
Estimated "True" Cost
High School Facility**

A. Site			\$29,569,367
	Site Purchase Price	\$29,529,367	
	Acres	48.40	
	Cost Per Acre ¹	\$610,111	
	EIR		\$20,000
	Appraisals		\$10,000
	Surveys		\$5,000
	Escrow/Title		\$5,000
B. Plans			\$8,140,182
	Architect's Fee	\$7,359,375	
	Preliminary Testing	\$20,000	
	DSA/SDE Plan Check	\$740,807	
	Energy Fee Analysis	\$15,000	
	Other	\$5,000	
C. Construction			\$143,437,500
	Square Feet Per Student	125	
	Cost Per Square Foot ¹	\$459	
D. Testing			\$50,000
E. Inspection			\$144,000
	Cost Per Month	\$12,000	
	Months	12	
F. Furniture and Equipment			\$4,687,500
	Cost Per Square Foot	\$15	
G. Contingency			\$3,720,571
	Percent of Project	2.00%	
H. Items Not Funded By State			\$13,473,741
	Technology (5% of Construction)	\$7,171,875	
	Library Books (8 books/student @ \$15)	\$300,000	
	Landscaping (\$0.44 per Sq. Ft.)	\$927,654	
	Landscaping Architect Fees (8% of Landscap	\$74,212	
	Stadium and Track	\$5,000,000	
I. Total Estimated Cost			\$203,222,861
	School Facility Capacity		2,500
	School Facility Cost Per Student		\$81,289

¹ Includes site acquisition and site development costs.