
DEVELOPMENT FEE JUSTIFICATION STUDY

Prepared for

Golden Valley Unified School District

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SECTION A

INTRODUCTION AND FINDINGS

INTRODUCTION

In accordance with Education Code Section 17620 and Government Code Section 65995, school districts are authorized to collect fees on new residential and commercial/industrial development for the purpose of constructing or reconstructing school facilities. The traditional development fees (referred to as “Level 1” fees) are currently capped at \$3.79 per square foot for residential development¹ and \$0.61 per square foot for commercial/industrial development. The purpose of this study is to provide the information and analysis necessary to demonstrate that the Golden Valley Unified School District is justified in collecting school facilities fees in accordance with the provisions of state law.

This study is organized into three sections:

- Section A sets forth the purpose of the study and the findings necessary to charge development fees;
- Section B determines the justifiable residential development fee; and
- Section C determines the justifiable commercial/industrial development fees by category of development.

FINDINGS

This study presents the information and analysis necessary to demonstrate that the Golden Valley Unified School District is justified in collecting school facilities fees for new residential and commercial/industrial development in accordance with Education Code Section 17620 and Government Code Sections 65995 and 66001. As required by law, this study demonstrates the following:

- a. New residential and commercial/industrial development relates directly to the need for school facilities in the District.**
 - Based upon past development activity and reasonable future projections, approximately 1,420 unmitigated residential units are projected to be developed within the District during the next ten years, including 1,000 urban single family residential units, 300 urban multiple family units and 120 rural single family units (see Section B, Step 1).
 - Students will be generated by new residential and commercial/industrial development. Residential development in the rural residential areas of the District generates an average of 0.524 grades TK-12 students per single family unit. Residential development in the

¹ The maximum residential fee is \$3.79 per square foot unless the District can justify higher alternative (Level 2 or Level 3) fees through the procedures specified in Government Code Sections 65995.5, 65995.6 and 65995.7. This study is not intended to justify alternative fees as specified in these code sections.

planned urban areas of the District will likely generate an average of 0.615 TK-12 students per single family unit and 0.261 TK-12 students per multiple family unit (see Section B, Step 2). Commercial and industrial development generates between 0.030 and 0.203 students per 1,000 square feet, depending on the category of development (see Section C, Table C-1).

- New unmitigated development is expected to generate approximately 756 additional students in the District during the next ten years, including 447 students in grades TK-6, 111 students in grades 7-8, 198 students in grades 9-12.

b. The District needs additional school facilities to accommodate students from new development.

- During the next ten years, the District will need additional school facilities for approximately 447 grades TK-6 students from unmitigated new development. Students in grades 7-8 and 9-12 generated by unmitigated new development can be accommodated in existing facilities (see Section B, Steps 3 and 4).

c. The amount of fees charged is reasonably related to the amount of need attributable to new development projects.

- The residential fee per square foot justified by this report to fully fund the cost of providing school facilities to students from unmitigated new development is \$4.99 per square foot (see Section B, Step 8).
- Government Code Section 65995(b) allows the District to charge a residential fee of up to \$3.79 per square foot.² This fee falls short of funding the full cost of providing school facilities to students from new development.
- A fee on commercial and industrial development may be charged as a supplement to the residential fee if the residential fee does not cover the cost of providing school facilities to students from new development. The justifiable fees for commercial and industrial development by category are presented in Table C-1, which shows that after subtracting the residential offset, the net justifiable fee for most categories of commercial/industrial development in Table C-1 is greater than the maximum statutory fee of \$0.61 per square foot. Therefore, for these categories of commercial/industrial development, the District may charge the maximum \$0.61 per square foot fee. For the categories of development that justify less than the maximum fee, the District may charge only the amounts identified in Table C-1 for these commercial/industrial uses. Or alternatively, the District may determine commercial/industrial fees on a case by case basis based on the employment characteristics of the proposed development.

² A fee can be charged on residential additions of greater than 500 square feet. Although definitive student generation information on residential additions is not available, an addition of more than 500 square feet may be reasonably expected to increase the potential for the unit to accommodate a larger number of persons, including school-age children.

SECTION B

RESIDENTIAL FEE JUSTIFICATION

INTRODUCTION

This section presents a step-by-step calculation of the Level 1 residential development fee as authorized by Education Code Section 17620 and Government Code Section 65995. The maximum Level 1 residential fee that can currently be charged under Section 65995(b) is \$3.79 per square foot.

STEP 1: PROJECT NUMBER OF NEW RESIDENTIAL UNITS

The first step in the analysis is to project the number of residential units to be constructed in the District during the next ten years. This can be estimated by evaluating recent development activity and current proposals in the District, reviewing local agency land use plans and making reasonable assumption about future activity.

The number of residential units constructed in the District during the past five years (by calendar year) is shown on Table B-1.

TABLE B-1
Golden Valley Unified School District
RESIDENTIAL DEVELOPMENT 2013-2017

Calendar Year	Rural Residential Units*	Urban Units*
2013	5	0
2014	8	0
2015	8	0
2016	15	15
2017	26	173
TOTAL	62	188

Source: GVUSD Developer Fee Records

*All units are single family units

Table B-1 indicates that 62 rural residential units and 188 urban single family units have been permitted in the District during the past five years. Rural residential units are those that occur on existing rural lots within the Madera Ranchos and Bonadelle Ranchos subdivisions, while the urban units are residential units that have occurred within the denser Riverstone development. The greatest level of development occurred in 2017, reflecting an improving housing market and the start of the Riverstone development.

Although the District is primarily agricultural and rural residential in nature, substantial areas within the eastern portion of the District are planned for large-scale urban development, including

Riverstone, Gunner Ranch West, Liberty Groves, the southern portion of Tesoro Viejo; the Rio Mesa Area Plan; and the Southeast Madera County Area Plan.

Riverstone, with a potential for 6,578 residential units, is the only large project that has constructed residential units—188 units have received building permits through the end of 2017. The final map currently approved for Riverstone is for 858 units in Village A, which will be built in four phases. Phase one is currently under construction and phases two and three are preparing infrastructure. The District previously entered into an agreement with the developer of Riverstone (formerly Gateway Village) to provide school facilities mitigation for the students the development would generate. Therefore, any units to be constructed in Riverstone are not included in this report as justification for statutory development fees.

The Tesoro Viejo project is the first development within the Rio Mesa Area Plan with an approved EIR and final subdivision map. Construction of infrastructure for the project and an elementary school in the Chawanakee Unified School District is under way. Tesoro Viejo consists of seven villages, but only the area south of Avenue 14 in the southern-most village of Southern Gateway is within the District. The portion of Southern Gateway within the District is expected to yield approximately 500 dwelling units at full buildout. The buildout timeframe for Tesoro Viejo is expected to last approximately 15 years and since the southern portion is planned to be the last area to be developed, it is unclear whether any of this area will be developed during the next ten years. The remaining portion of the Rio Mesa Area Plan within the District is still conceptual at this time, with no formal applications having been filed, but is expected to yield approximately 6,000 dwelling units.

A draft specific plan has been prepared for Gunner Ranch West (2,840 residential units), and the EIR was approved by the Madera County Board of Supervisors in July 2014 with some water supply issues still to be resolved. No tentative map approval has been granted for residential development, and the project apparently is in a state of suspension. Based on the traffic study prepared for the project, of the 2,840 dwelling units proposed for the Gunner Ranch West project, 1,645 would be single family units and 1,195 would be multiple family units (townhomes, duplexes, triplexes and apartments). The Gunner Ranch West project is planned for a twenty year build out to completion. The project is planned for five phases, with housing and commercial uses planned in each phase. The actual residential construction schedule will be in part dictated by market demand for housing. This report assumes that about 25 percent of the units (approximately 400 single family and 300 multiple family units) would be constructed during the next ten years. Although the District has sought an agreement with the developer to mitigate school facilities impacts, no agreement is pending.

In addition, a number of other projects have been proposed for land within the District. These projects are within an area referred to as the Southeast Madera County Area Plan and include San Joaquin River Ranch (21,954 units, 3,795 acres); Tatham (9,040 units, 1,250 acres); Liberty Groves (7,012 units, 1,320 acres); Shaw (997 units, 215 acres); and Morgan (700 units, 149 acres).

A Notice of Preparation for an EIR for the Liberty Groves development has been issued, but the Draft EIR has yet to be completed and circulated for comment. The developer has agreed to reimburse the District for the cost of preparing a mitigation agreement for the project. It is probable

that the school facility impacts of the development will be subject to a mitigation agreement, so no units from Liberty Groves will be used in this study to justify school impact fees.

Although there is a very large potential for development activity in the District, the actual number of units to be constructed is difficult to predict given the unknowns relating to the housing market, the uncertainties of the project approval process, infrastructure logistics and whether mitigation agreements will be adopted. The three projects for which the most development activity is anticipated during the next ten years are Riverstone, Tesoro Viejo and Gunner Ranch West. As previously noted, Riverstone has a mitigation agreement, so it will not be used in this report to justify developer fees. Units within the GVUSD portion of Tesoro Viejo may or may not be developed during the next ten years. There is a large potential for development in the Rio Mesa Area Plan within the District between Tesoro Viejo and the San Joaquin River (approximately 6,000 units) and it is likely that some development within this area would occur within the next ten years and/or within the other potential development areas within the District. For purposes of this report, it is assumed that 25 percent of the Gunner Ranch West units (400 single family and 300 multiple family) will be constructed during the next ten years. It is also assumed that approximately 10 percent of the unit potential in the Rio Mesa Area east of State Route 41 and north of the San Joaquin River, or about 600 units, will be constructed. Thus, the sum of the potential urban units within the large developments to be used in this report would be 1,000 single family units and 300 multiple family units.

During the next ten years, it is also assumed that incremental housing construction will continue to occur in the existing rural residential areas of the District. As indicated by Table B-1, 62 rural single family residential units have been constructed in the District during the past five years or an average of about 12 per year. The number of vacant rural residential lots within the existing Madera Ranchos and Bonadelle Ranchos areas is estimated at approximately 370. Furthermore, since some of the lots may have building constraints, it is estimated that the potential number of units that could be constructed is 280. It is probable, however, that only a portion of the potential units will be constructed, and for this study it is assumed that no more than 120 of the remaining buildable lots will have homes built on them during the next ten years. This is a continuation of the average of the past five years (12 per year).

Based on the previous discussion, Table B-2 indicates that approximately 1,420 unmitigated residential units are projected to be constructed in the District during the next ten years, including 1,000 urban single-family units, 300 urban multiple family units and 120 single family units on rural residential lots. The reader is cautioned, however, that due to unpredictable economic and housing market conditions, the uncertainties involved in the project approval process and infrastructure logistics for the large development projects, the actual number of units constructed could be less or more than the number projected.

TABLE B-2
Golden Valley Unified School District
PROJECTED RESIDENTIAL UNITS (UNMITIGATED)
(Ten-Year Period)

Suburban Single Family Units	Suburban Multiple Family Units	Rural Single Family Units	Total Units
1,000	300	120	1,420

Source: Odell Planning & Research, Inc., 2018

**STEP 2: PROJECT NUMBER OF STUDENTS GENERATED BY
NEW UNMITIGATED RESIDENTIAL UNITS**

The number of students generated by unmitigated residential units constructed during the next ten years is projected by multiplying the student generation rates for residential development in the District by the number of units projected in Step 1. The student generation rates used for projected residential units in the District are shown in Table B-3. The basis for using these generation rates is described in the following paragraphs.

The residential development that has occurred in the District prior to 2016 has occurred in rural residential areas. The student generation rates for rural residential development was determined by using the US Census Bureau American Community Survey housing data for 2016 (most recent available) and 2016-17 enrollment data. The grade level student generation rates are based on a ratio of the number of public school students residing in the District, by grade level grouping, to the number of residences in the District (3,569).

As development continues to occur within the planned large projects within the District, it will be more urban in nature (on smaller lots and higher density) than existing residential development in the District. The generation rates of these new units will more closely approximate residential units in nearby urban areas. Since there is no history of urban residential units in the District, the student generation rates for residential units in the adjacent Clovis Unified School District are used in this report as being more representative of the urban residential units anticipated to be developed in the District during the next ten years. (Note: once sufficient urban development takes place to determine District-specific generation rates, these will be used in future fee studies.)

TABLE B-3
Golden Valley Unified School District
STUDENT GENERATION RATES

Grade Level	Urban Single Family Units	Urban Multi-Family Units	Rural Single Family Units
Elementary (TK-6)	0.378	0.124	0.265
Intermediate School (7-8)	0.090	0.040	0.079
High School (9-12)	0.147	0.097	0.180
Total (TK-12)	0.615	0.261	0.524

Source: Clovis Unified School District, 2018; US Census Bureau American Community Survey, 2016.

Table B-4 shows the projected number of students generated by unmitigated residential units constructed during the next ten years. As indicated by Table B-4, approximately 756 students in grades TK-12 are projected to be generated by residential units constructed during the next ten years, including 447 in grades TK-6, 111 in grades 7-8 and 198 in grades 9-12.

TABLE B-4
Golden Valley Unified School District
STUDENTS GENERATED BY UNMITIGATED RESIDENTIAL UNITS
(Ten-Year Period)

Grade Level	Number of Units	Student Generation Rate	New Development Students
<i>Urban Single Family Units</i>			
TK-6	1,000	0.378	378
7-8	1,000	0.090	90
9-12	1,000	0.147	147
<i>Urban Multiple Family Units</i>			
TK-6	300	0.124	37
7-8	300	0.040	12
9-12	300	0.097	29
<i>Rural Single Family Units</i>			
TK-6	120	0.265	32
7-8	120	0.079	9
9-12	120	0.180	22
<i>Total Students</i>			
TK-6			447
7-8			111
9-12			198
K-12			756

Source: Odell Planning & Research, Inc., 2018

STEP 3: DETERMINE AVAILABLE FACILITIES CAPACITY FOR NEW DEVELOPMENT STUDENTS

To determine whether there is any excess capacity to house new development students, Table B-5 compares the District's enrollment in each grade grouping to the District's school building capacity. (Note: the enrollment numbers in Table B-5 do not include Valley Teen Ranch Community Day School and students receiving instruction at Valley Children's Hospital as these students do not require traditional school facilities.) The school building capacity shown in Table B-5 is based on the information in Appendix 1.

As shown by Table B-5, no capacity is available for students in grades TK-6. In fact, the District needs adequate capacity for 347 students in grades TK-6. Capacity is available for 407 students in grades 7-8, and 481 students in grades 9-12.

TABLE B-5
Golden Valley Unified School District
AVAILABLE FACILITIES CAPACITY FOR NEW DEVELOPMENT STUDENTS

Grade Level	Facilities Capacity	2017-18 Enrollment	Available Capacity (or Capacity Needed)
TK-6	690	1,037	(347)
7-8	720	313	407
9-12	1,080	599	481

Source: Golden Valley Unified School District, 2018; Odell Planning & Research, Inc., 2018

STEP 4: DETERMINE NUMBER OF UNHOUSED STUDENTS GENERATED BY UNMITIGATED NEW DEVELOPMENT

The number of unhoused students from unmitigated new development is determined in Table B-6 by subtracting any available capacity in Table B-5 from the number of students generated by unmitigated new development. As shown in Table B-6, the District will have the 447 unhoused grades TK-6 students from projected new development. All projected unmitigated new development students in grades 7-8 and grades 9-12 can be accommodated in existing facilities, although it is important to note that mitigated development will also occupy capacity in existing 7-8 and 9-12 facilities.

TABLE B-6
Golden Valley Unified School District
UNHOUSED STUDENTS GENERATED BY NEW DEVELOPMENT

Grade Level	New Development Students	Available Capacity	Unhoused Students
TK-6	447	0	447
7-8	111	407	None
9-12	198	481	None

Source: Odell Planning & Research, Inc., 2018

STEP 5: CALCULATE SCHOOL FACILITIES COST FOR UNHOUSED STUDENTS FROM UNMITIGATED NEW DEVELOPMENT

School facilities costs are broken down into three categories: building construction, site acquisition and site development. Since new development will only result in unhoused students in grades TK-6, only TK-6 values will be used in this study for all facilities costs for future students from unmitigated new development.

Based on cost estimates in the GVUSD Long Range Facilities Master Plan, the estimated per student cost to house future new development students in grades TK-6 will be \$33,322 and this is used in Table B-7 to determine the total cost for projected future new development students in grades TK-6. The total cost to house the 447 projected grades TK-6 students is estimated to be \$14,894,934.

TABLE B-7
Golden Valley Unified School District
SCHOOL FACILITY COST FOR
UNHOUSED NEW DEVELOPMENT STUDENTS

Grade Level	Unhoused Students	Cost Per Student	Cost
TK-6	447	\$33,322	\$14,894,934

Source: Odell Planning & Research, Inc., 2018; GVUSD Long Range Facilities Master Plan, 2016

STEP 6: REVIEW AVAILABLE FUNDING

The District currently (as of January 2018) has \$909,555 in capital facilities funds. Table B-5 indicates that there are currently 347 TK-6 students that are considered inadequately housed primarily due to the large number of older portable classrooms at existing elementary sites. Using the per student facilities cost for TK-6 in Step 5 of this study, the estimated cost to provide facilities for the 347 TK-6 inadequately housed students is approximately \$11,562,734. Since the cost to house existing unhoused TK-6 students far exceeds the \$909,555 potentially available, there will be no existing funds available to house TK-6 students from projected new development.

STEP 7: CALCULATE LEVEL 1 FEE

The District's potential Level 1 fee is calculated by dividing the facilities cost for new development students determined in Step 5, Table B-7, by the projected total square footage of assessable space of residential units anticipated to be constructed during the next ten years.

The total square footage for unmitigated residential units projected to be constructed in the District during the next ten years is presented in Table B-8. This was determined by multiplying the average square footage of residential units in the District by the number of new dwelling units projected in Step 1.

TABLE B-8
Golden Valley Unified School District
PROJECTED UNMITIGATED RESIDENTIAL SQUARE FOOTAGE
(Five-Year Period)

Number/Type of Units	Average Square Footage Per Unit*	Total Square Footage to be Constructed
1,000 Urban Single Family	2,385	2,385,000
300 Urban Multi-Family	1,148	344,400
120 Rural Residential	2,152	258,240
Total		2,987,640

Source: Odell Planning & Research, Inc., 2018; Golden Valley Unified School District Developer Fee Records; Clovis Unified School District School Facilities Needs Analysis, 2017.

*There are currently no multiple family units in the District. The average size of these units is based on the average unit sizes in the Clovis Unified School District. The average square footage for urban single family and rural residential units is based on residences constructed in the District.

Table B-9 shows the calculation of the Level 1 fee by dividing the facilities cost for projected students generated by new residential development (Table B-7) by the projected residential square footage (Table B-8). The resulting Level 1 residential fee justified is \$4.99 per square foot. The Level 1 fee, however, is currently capped at \$3.79 per square foot. Therefore, the District can justify charging the maximum Level 1 fee of \$3.79 per square foot.

TABLE B-9
Golden Valley Unified School District
LEVEL 1 FEE CALCULATION

Cost For New Development Students	Projected Residential Square Footage	Cost Per Square Foot
\$14,894,934	2,987,640	\$4.99

Source: Odell Planning & Research, Inc., 2018

SECTION C

COMMERCIAL/INDUSTRIAL FEE JUSTIFICATION

INTRODUCTION

This section presents a step-by-step explanation of the methodology used to determine the District's commercial/industrial development fees, as shown in Table C-1. The maximum commercial/industrial fee that can be charged pursuant to Education Code Section 17620 and Government Code Section 65995 is \$0.61 per square foot.

STEP 1: DETERMINE SQUARE FOOTAGE PER EMPLOYEE

Commercial and industrial development generates employees, and the children of employees living in the District will need to be housed in District schools. The number of employees per 1,000 square feet generated by various types of commercial and industrial development is shown in Table C-1.¹

STEP 2: DETERMINE NUMBER OF STUDENTS PER EMPLOYEE

The average number of students per employee was determined by using U.S. Census Bureau 2016 American Community Survey (ACS) data for the Golden Valley Unified School District and CBEDS enrollment information from the California Department of Education (CDE) DataQuest web site. According to ACS data, there were 4,830 civilian employed persons residing the District. The CDE web site indicates that 1,875 students were enrolled in grades TK-12 in the District in 2016-17. However, since facilities costs were not generated for grades 7-12 students in Section B, grades 7-12 students have been excluded from the calculation. There were 947 students enrolled in the District in 2016-17, excluding grades 7-12. This calculates to a ratio of 0.196 students per employee. This ratio, however, must be further adjusted by including only the estimated percentage of employees that would move into the District as a result of employment opportunities (21.9 percent).² The discounted student per employee ratio, therefore, is 0.043 (21.9 percent of 0.196).

STEP 3: CALCULATE STUDENT GENERATION RATE PER 1,000 SQUARE FEET

The TK-6 student generation rate per 1,000 square feet of commercial/industrial development in each category was calculated by multiplying the number of employees per 1,000 square feet by the number of TK-6 students per employee. (The numbers are presented per 1,000 square feet rather than per square foot for ease of presentation and data manipulation.)

¹ Employee density data from the San Diego Association of Governments (SANDAG) Traffic Generators Manual is used in Table C-1, as allowed by law.

² Based on 2016 U.S. Census Bureau American Community Survey data.

TABLE C-1
Golden Valley Unified School District
COMMERCIAL/INDUSTRIAL FEE CALCULATION

Category	Employees Per 1,000 Square Feet	Students Per Employee	Students Per 1,000 Square Feet	Facilities Cost Per Student	Cost Per Square Foot	Residential Offset	Net Cost Per Square Foot (Justifiable Fee)
Warehouse	0.70	0.043	0.030	\$33,322	\$1.00	\$0.81	\$0.19
Lodging	1.11	0.043	0.048	\$33,322	\$1.59	\$1.28	\$0.31
Industrial Park	1.68	0.043	0.072	\$33,322	\$2.41	\$1.94	\$0.46
Community Shopping Center	1.74	0.043	0.075	\$33,322	\$2.49	\$2.01	\$0.48
Corporate Office	2.68	0.043	0.115	\$33,322	\$3.84	\$3.10	\$0.74
Neighborhood Shopping Center	2.80	0.043	0.120	\$33,322	\$4.01	\$3.24	\$0.77
Bank	2.83	0.043	0.122	\$33,322	\$4.05	\$3.27	\$0.78
Scientific Research & Development	3.04	0.043	0.131	\$33,322	\$4.36	\$3.52	\$0.84
Business Park	3.73	0.043	0.160	\$33,322	\$5.34	\$4.31	\$1.03
Medical Office	4.27	0.043	0.184	\$33,322	\$6.12	\$4.94	\$1.18
Commercial Office	4.71	0.043	0.203	\$33,322	\$6.75	\$5.45	\$1.30

Note: Distribution of cost per square foot between the residential offset and the net cost per square foot may not sum precisely due to rounding.
Source: SANDAG Traffic Generators Manual, 1990; U.S. Census American Community Survey, 2016; Odell Planning & Research, Inc., 2018

STEP 4: DETERMINE SCHOOL FACILITIES COST PER STUDENT

The average cost of school facilities per student is \$33,322 and was determined by using costs in the GVUSD Long Range Facilities Master Plan as described in Step 5 of Section B.

STEP 5: CALCULATE COST PER SQUARE FOOT

The school facilities cost per square foot for each commercial/industrial category was calculated by multiplying the student generation rate per 1,000 square feet by the average school facilities cost per student, and then dividing the product by 1,000.

STEP 6: CALCULATE RESIDENTIAL OFFSET

When employees are generated in the District as a result of new commercial/industrial development, fees will also be charged on the new residential units occupied by the employees and students generated by commercial/industrial development. To prevent a commercial or industrial development from paying for the portion of the impact that will be covered by the residential fee, this amount has been calculated and deducted from each category. This is referred to as the “residential offset” and is intended to avoid any possibility of overpayment for the same student impact. The residential offset amount is calculated by multiplying the following factors together and dividing the total by 1,000 (to convert from cost per 1,000 square feet to cost per square foot):

- The student generation rate per 1,000 square feet of commercial/industrial development, adjusted to exclude grades 7-12 (since no facilities costs were generated for grades 7-12 students in Section B).
- The number of dwelling units constructed for each student (excluding grades 7-12). This is 3.52, which is derived by taking the weighted student generation rate for projected residential development, excluding grades 7-12 (0.284) and dividing it into one.
- The weighted average square feet per dwelling unit (2,016).
- The maximum residential fee that could be charged by the District (\$3.79 per square foot).

STEP 7: DETERMINE NET COST PER SQUARE FOOT (JUSTIFIABLE FEE)

After subtracting the residential offset, the net justifiable fee for most categories of commercial/industrial development in Table C-1 is greater than the maximum statutory fee of \$0.61 per square foot. Therefore, for these categories of commercial/industrial development, the District may charge the maximum \$0.61 per square foot fee. For the categories of development that justify less than the maximum fee, the District may charge only the amounts identified in Table C-1 for these commercial/industrial uses. Or alternatively, the District may determine commercial/industrial fees on a case by case basis based on the employment characteristics of the proposed development.

APPENDICES

APPENDIX 1
SCHOOL FACILITIES CAPACITY

The capacity of the District’s school facilities is shown in Table 1-1 based on the classroom count included in District’s Long Range Facility Master Plan and the District’s loading standards. The number of classrooms is adjusted to exclude (1) pullout classrooms used for reading and computer labs, resource specialists (RSP) and music, dance and theater programs; and (2) portable classrooms twenty years or older, which are considered past their useful life expectancy.

TABLE 1-1
Golden Valley Unified School District
SCHOOL FACILITIES CAPACITY

	Webster TK-6	Sierra View TK-6	Ranchos Middle 7-8	Liberty High 9-12
Permanent Classrooms	17	4	23	35
<i>Pullout Classrooms</i>	0	-1	-3	-4
<i>Other Not Loaded</i>	-1	0	0	-1
Net Permanent Classrooms	16	3	20	30
Portable Classrooms	13	23	0	0
<i>Pullout Classrooms</i>	-4	-3	0	0
<i>20+ Years Old</i>	-5	-17	0	0
<i>Other Not Loaded</i>	-2	-1	0	0
Net Portable Classrooms	2	2	0	0
Total Loaded Classrooms	18	5	20	30
District Loading*	30	30	36	36
Total Capacity	540	150	720	1,080

Source: GVUSD Long Range Facility Master Plan, 2016; Odell Planning & Research, Inc., 2018

*For TK-6 the loading standard is the weighted average of 25 for TK-1, 27 for 2-3 and 35 for 4-6

APPENDIX 2

FEE STUDY INTENDED USE AND LIMITATIONS

This purpose of this appendix is to provide information on the intended use and limitations of the fee study.

The intent of the fee study is to provide an appropriate level of information in accordance with state law to show that the District is justified in charging Level 1 fees. The study is not intended to be an all encompassing financial analysis that identifies all possible and/or probable costs the District would incur in providing school facilities required by new development. Furthermore, the study is not intended to serve as a sole basis or as a limiting factor for any future discussions and negotiations between developers and the District as to financial resources required for school facilities necessary to accommodate students generated by new development.

Although a Level 1 fee of \$4.99 per residential square foot was justified in this study, the Level 1 fee is currently capped statewide at \$3.79 per square foot for residential development. It is important to note that the Level 1 fee calculations do not include the cost of District-wide non-classroom support facilities (such as administrative offices, transportation facilities, warehouses, and central kitchens), interim housing costs, many of the administrative costs internally incurred by the District in implementing of new school facilities projects or financing costs associated with the use of short- or long-term financing vehicles that may be necessary to leverage revenues from school facilities fees.

Furthermore, the Level 1 fee calculation in this study is based on a ten year time frame and justifies fees solely based on the cost of providing facilities for new development students in grades TK-6. This is because capacity currently exists in grades 7-8 and 9-12 facilities to accommodate projected new development students at these grade levels. However, in determining potential fees for a large development project mitigation agreement or another funding mechanism, such as a community facilities district, the District should not limit itself to TK-6 costs or to a ten year period, as the buildout time frame for most large development projects is greater than ten years and will result in facilities needs for students in grades TK-6, 7-8 and 9-12.

In conclusion, this study is not intended to limit, restrict, or constrain any future school facilities master planning process, the District's evaluation of the impacts of new residential development on the District, or the remedies that the District may pursue to seek the required revenues to fund the cost of school facilities, District-wide support facilities and other costs associated with the impacts of new residential development.

APPENDIX 3

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