

SCHOOL FACILITIES NEEDS ANALYSIS

Prepared for

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May 2001

TABLE OF CONTENTS

SECTIONS		PAGE
A	INTRODUCTION	A-1
B	LEVEL 2 ALTERNATIVE FEE CALCULATION	
	Introduction	B-1
	Step 1: Five-Year Projection of Residential Units	B-1
	Step 2: Projection of Students Attributable to Residential Units Constructed During the Next Five Years	B-2
	Step 3: Determination of Excess Facilities Capacity	B-3
	Step 4: Determination of Unhoused Students Generated by New Development	B-4
	Step 5: Calculation of Allowable School Facilities Costs for Unhoused Students	B-4
	Step 6: Determination of Dedicated Local Funds	B-6
	Step 7: Calculation of Level 2 Alternative Fee	B-10
C	NEXUS FINDINGS	C-1
APPENDICES		
B-1	Student Generation Rate Methodology	
B-2	Existing School Building Capacity	
B-3	Allowable Site Acquisition Cost Estimates	
B-4	Allowable Site Development Cost Estimates	
LIST OF TABLES PAGE		
1-1	Residential Development 1991-2000	B-1
1-2	Projected Residential Development	B-2
2-1	Student Generation Rates	B-3
2-2	Students Generated by Residential Units Constructed During the Next Five Years	B-3
3-1	Excess Facilities Capacity (or Capacity Needed)	B-4
5-1	Allowable Building Construction Cost for Unhoused Students from New Development	B-5
5-2	Allowable Site Acquisition Cost for Unhoused Students from New Development	B-5
5-3	Allowable Site Development Cost for Unhoused Students from New Development	B-6
5-4	Total Allowable School Facilities Costs for Unhoused Students from New Development	B-6
6-1	Available Local Funds	B-7
6-2	Funding Allocation	B-7
6-3	District Cost to Provide Facilities for Unhoused Students from Existing	B-8

6-4	Assumed State Funding for Unhoused Students from Existing Development	B-9
6-5	Net Local Funding Available for Students from New Development	B-9
6-6	Remaining School Facilities Cost for New Development Students (After Local Funding Subtracted)	B-10
7-1	Projected Residential Square Footage (Five-Year Period)	B-10
7-2	Level 2 Alternative Residential Fee	B-11

SECTION A

INTRODUCTION

Senate Bill 50 ("SB 50"), also known as the Leroy F. Greene School Facilities Act of 1998, allows school districts to charge a fee on new residential construction as an alternative to the traditional ("Level 1 ") residential developer fee, if certain requirements are met. The alternative fees are referred to as Level 2 and Level 3 fees and may exceed the Level 1 fee (currently \$2.05 per square foot) up to an amount justified through the preparation of a school facilities needs analysis" in accordance with Government Code Section 65995.6 and the related fee calculation requirements of Sections 65995.5 and 65995.7.

This School Facilities Needs Analysis is intended replace the needs analysis adopted by the District on December 13, 2000. Although a needs analysis is effective for a maximum period of one year, the District has elected to revise the analysis to account for the passage of a \$79 million bond measure by District voters on March 6, 2001. (A school facilities needs analysis may be revised any time and is subject to the same conditions and requirements applicable to the original adoption.)

This School Facilities Needs Analysis is organized into three sections:

- Section A is an introductory section that sets forth the legal requirements that must be met in order to charge alternative fees on new residential construction.
- Section B provides the analysis for the determination of the Level 2 Alternative Fee. This section projects the number of unhoused students attributable to new residences projected to be constructed in the District during the next five years. The allowable building construction, site acquisition and site development costs for the unhoused students are calculated and divided by the projected square footage of residential development to determine the alternative fee.
- Section C fulfills the nexus requirements of Government Code Section 66001, demonstrating that a reasonable relationship exists between the fee and the development upon which the fee is to be charged.

As determined in this analysis, the District can justify charging a Level 2 Alternative Fee of \$2.26 per square foot for residential development.¹

In addition to preparing a needs analysis, Government Code Section 65995.5(b) states that a school district must meet two other requirements to be eligible to impose alternative fees:

(1) The district must make timely application to and be determined to be eligible by the State Allocation Board for new school facility construction funding.

(2) The district must satisfy at least two of the four requirements set forth in Government Code Section 65995.5

(b)(3). The four requirements are:

(a) the district has substantial enrollment on a multi track year-round schedule;

¹A Level 3 fee is only applicable if state funds for new facility construction are not available. Pursuant to Government Code Section 65995.7(a), state funds are considered not available if the State Allocation Board is no longer approving apportionments for new construction pursuant to Article 5 (commencing with Section 17072.20) of Chapter 12.5 of Part 10 of the Education Code due to a lack of funds available for new construction.

A-1

(b) the district has placed a local general obligation bond measure for school facilities on the ballot in the last four years that received at least 50 percent plus one vote;

(c) the district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of its local bonding capacity; or in an amount equivalent to 30 percent of such local bonding capacity, if special taxes levied pursuant to Chapter 2.5 (commencing with Section 52211) of Division 2 of Title 5, approved by a vote of landowners after November 4, 1998, are included in the repayment of indebtedness.

(d) at least 20 percent of the district's teaching stations are relocatable classrooms.

With respect to the above requirements, District has been determined by the State Allocation Board to meet the eligibility requirements for new school construction funding. In addition, District voters passed a \$79 million general obligation bond measure for school facilities on March 6, 2001 by a 64 percent vote. Finally, at least 20 percent of the District's teaching stations are relocatable classrooms.

it is important to note that Government Code Sections 65995.5, 65995.6 and 65995.7 prescribe a specific and limited methodology for the determination of alternative fees, which does not reflect the full District cost for providing facilities for students from new development.

SECTION B

LEVEL 2 ALTERNATIVE FEE CALCULATION

INTRODUCTION

This section presents a step-by-step calculation of the Level 2 Alternative Fee in accordance with the requirements of Government Code Sections 65995.5 and 65995.6.

STEP 1 FIVE-YEAR PROJECTION OF 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 five years. This can be estimated by evaluating recent development activity and current proposals in the District, as well as local agency plans and projections for future development activity.

Residential development activity in the District between January 1, 1991 and December 31 2000 is shown below on Table 1-1.

TABLE 1-1
Clovis Unified School District
RESIDENTIAL DEVELOPMENT 1991-2000

Year	Single Family Units	Multiple Family Units
1991	2,209	200
1992	1,370	0
1993	1,925	4
1994	1377	339
1995	1176	435
1996	1094	102
1997	900	214
1998	1197	152
1999	1,196	18
2000	1,418	0
10-Year Average	1,386	146

Source: City of Fresno, City of Clovis and Fresno County Building Permit Records, 1991-2000

Table 1-1 indicates that building permits were issued for an average of 1,386 single family units and 146 multiple family units per year during the past ten years. The lowest number of single family permits occurred from 1995-1997, with a ten-year low of 900 permits in 1997. Since 1997, the number of single family permits has increased, with 1,418 permits issued in 2000-the highest total since 1993.

The District has a substantial amount of land available for future development. Full development of the adopted land use plans within the sphere of influence of the City of

B-1

Clovis and the portions of the City of Fresno's sphere of influence within the District would increase the population of the District from about 147,000 to approximately 226,000. Development of the Fresno County Millerton Specific Plan Area, which became part of the District in July 1999, and the Copper River Ranch development, would yield an additional population of 10,000 and 7,600, respectively.

The City of Clovis is proposing to develop several Urban Center Specific Plan areas, which would have a population potential (within the District) of about 42,000. The City of Fresno recently unveiled a new proposed General Plan that would add a southeast growth area in which about 18,000 of the proposed 55,000 population would be within the District.

As of April 30, 2001, there were over 6,500 residential lots available for development in the District within approved residential subdivision maps.

Projections for residential development during the next five years (by fiscal year) are presented in Table 1-2. The projections are cumulative in that they include the units projected in previous years. Table 1-2 projects that a total of 6,930 single family units and 1,036 multiple family units will be constructed during the next five years.

TABLE 1-2

**Clovis Unified School District
PROJECTED RESIDENTIAL DEVELOPMENT***

Year	Single Family Units	Multiple Family Units
2001-02	1,386	146
2002-03	21772	292
2003-04	4,158	540
2004-05	5,544	788
2005-06	61930	1,036

*The numbers of units shown each year are cumulative and include units projected for all previous years. Source: Michael Paoli and Associates, 2001

The single family residential unit projections in Table 1-2 are based on a yearly total of 1,386 units, which was the annual average during the past ten years. For multiple family units, the ten-year average of 146 units per year was used for the first two years. For the last three years of the projection, the multiple family unit projection was increased to 248 units per year, which was the annual average from 1994-1998. These projections are considered to be reasonable due to the substantial development potential in the District, the recent increase in single family residential development activity and the increased potential for multiple family development resulting from recent plan amendments.

STEP 2: PROJECTION OF STUDENTS ATTRIBUTABLE TO RESIDENTIAL UNITS CONSTRUCTED DURING THE NEXT FIVE YEARS

The number of students attributable to residential units constructed during the next five 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 for residential units in the District are shown in Table 2-1. The methodology used by the District to determine the student generation rates is detailed in Appendix B-1.

B-2

**TABLE 2-1
Clovis Unified School District
STUDENT GENERATION RATES**

Grade Level	Single Family Units	Multiple Family Units
Elementary (K-6)	.4526	.2306
Intermediate School (7-8)	.1038	.0340
High School (9-12)	.2258	.0684
Total (K-12)	.7822	.3330

Source: Michael Paoli & Associates, 2000

Table 2-2 shows the projected number of students generated by residential units constructed during the next five years. As indicated by the table, 3,376 elementary school students, 754 intermediate school students and 1,636 high school students are projected to be generated by residential units constructed during the next five years.

**TABLE 2 - 2
Clovis Unified School District
STUDENTS GENERATED BY RESIDENTIAL UNITS
CONSTRUCTED DURING THE NEXT FIVE YEARS**

Grade Level	Number of Units	Student Generation Rate	New Development Students
<i>Single Family Development</i>			
K-6	6,930	.4526	3,137
7-8	6,930	.1038	719
9-12	6,930	.2258	1,565
<i>Multiple Family Development</i>			
K-6	1,036	.2306	239
7-8	1,036	.0340	35
9-12	1,036	.0684	71
<i>Total Students From New Development</i>			
K-6			3,376
7-8			754
9-12			1,636

Source: Michael Paoli & Associates, 2001

STEP 3: DETERMINATION OF EXCESS FACILITIES CAPACITY

The District's school building capacity was determined to be 15,375 for grades K-6, 5,238 for grades 7-8, 8,407 for grades 9-12 and 225 for special education (see Appendix B-2).

Section 65995.6(b)(2) of the Government Code requires that the analysis "identify and consider the extent to which projected enrollment growth may be accommodated by excess

B-3

capacity in existing facilities." To determine whether there is any excess capacity to house new development students, Table 3-1 compares the District CBEDS enrollment in each grade grouping to the existing school building capacity.¹ As shown by Table 3-1, no facilities capacity exists to accommodate students from new development in grades K-12. In fact, the District needs capacity for 1,653 grades K-6 students, 41 grades 7-8 students and 1,344 grades 9-12 students.²

TABLE 3-1
Clovis Unified School District
EXCESS FACILITIES CAPACITY (OR CAPACITY NEEDED)

Grade Level	Facilities Capacity	2000 CBEDS Enrollment-	Excess Capacity (or Capacity Needed)
K-6	15,375	17,028	None (1,653)
7-8	5,238	5,279	None (41)
9-12	8,507	9,851	None (1,344)
Spec. Ed.	225	210	15

Source: Clovis Unified School District, SAB Form 50-02 (8/16/00) and 2000 CBEDS

STEP 4: DETERMINATION OF UNHOUSED STUDENTS GENERATED BY DEVELOPMENT

The number of unhoused students is determined by subtracting any excess capacity from the number of students generated by new development. Since Table 3-1 demonstrates that there is no excess capacity to accommodate projected students from new development, all of the projected new development students (3,376 elementary school students, 754 intermediate school students and 1,636 high school students [see Table 2-21]) are considered unhoused.

STEP 5: CALCULATION OF ALLOWABLE SCHOOL FACILITIES COSTS UNHOUSED STUDENTS

School facilities costs are broken down into three categories: building construction, site acquisition and site development. The allowable District cost of school building construction for unhoused students from new development is calculated by multiplying the number of new development students needing facilities by the per student cost allowances specified in Education Code Section 17072.1 0(a), as annually adjusted by the State Allocation Board.³

As indicated by Table 5-1, the total allowable District building construction cost for unhoused students generated by new development during the next five years is \$36,313,774.

¹CBEDS (California Basic Educational Data System) is an annual data collection in October that includes enrollment and other data (such as graduates, dropouts and number of staff). CBEDS reports are submitted by each district to the California Department of Education. These reports provide a consistent, reliable record of district enrollment each year.

² Table 3-1 shows excess capacity for 15 special education students, which is the equivalent of one to two classrooms. Special education classrooms exist at most campuses in the District. Because of the substantial existing need at the regular K- 12 level, any existing capacity would be used to house students in grades K- 12 until it was needed for special education students.

³The per student cost allowances are intended to provide the District's 50 percent share of the cost of facilities, with the remaining 50 percent provided by the state building program. The actual District cost for school facilities is greater than the state allowances .

TABLE 5-1

**Clovis Unified School District
ALLOWABLE BUILDING CONSTRUCTION COST FOR UNHOUSED STUDENTS
FROM NEW DEVELOPMENT**

Grade Level	Unhoused Students	Cost Allowance Per Student	Total Allowable Cost
K-6	3,376	\$5,640	\$19,040,640
7-8	754	\$5,965	\$4,497,610
9-12	1,636	\$7,809	\$12,775,524
Total			\$36,313,774

Source: Michael Paoli & Associates, 2001

Government Code Section 65995.5(c)(1) allows one-half of site acquisition and site development costs to be added to the building construction cost for new development students.

The allowable site acquisition costs are estimated by the District to be \$700 per elementary school student and \$751 per high school and intermediate school student (see Appendix B3). (intermediate and high schools are constructed on combined sites). The allowable site acquisition costs are based upon the guidelines of the State Department of Education's School Site Analysis and Analysis Handbook as of January 1, 1998 and the loading factors specified in the Leroy F. Greene School Facilities Act of 1998.

Table 5-2 shows that the total allowable District site acquisition cost to accommodate projected students from new development is \$4,158,090.

TABLE 5-2

**Clovis Unified School District
ALLOWABLE SITE ACQUISITION COST FOR UNHOUSED STUDENTS
FROM NEW DEVELOPMENT**

Grade Level	Unhoused Students	Cost Per Student	Total Allowable Cost
K-6	3,376	\$700	\$2,363,200
7-8	754	\$751	\$566,254
9-12	1,636	\$751	\$1,228,636
Total			\$4,158,090

Source: Michael Paoli & Associates, 2001

The allowable site development costs are estimated by the District to be \$1,455 per elementary school student and \$1,173 per high school and intermediate school student (see Appendix B-4). The allowable site development costs are based upon the items listed under Section 1859.76 of the OPSC Regulations Relating to the Leroy F. Greene School Facilities Act of 1998 as applied to District schools and the loading factors specified in the act.

Table 5-3 shows that the total allowable District site development cost to accommodate projected students from new development is \$7,715,550.

TABLE 5-3
Clovis Unified School District
ALLOWABLE SITE DEVELOPMENT COST FOR UNHOUSED STUDENTS
FROM NEW DEVELOPMENT

Grade Level	Unhoused Students	Cost Per Student	Total Allowable Cost
K-6	3,376	\$1,455	\$4,912,080
7-8	754	\$1,173	\$884,442
9-12	1,636	\$1,173	\$1,919,028
Total			\$7,715,550

Source: Michael Paoli & Associates, 2001

The total allowable building construction, site acquisition and site development costs to accommodate students generated by new development during the next five years are shown on Table 5-4. The total costs were determined to be \$48,187,414.

TABLE 5-4
Clovis Unified School District
TOTAL ALLOWABLE SCHOOL FACILITIES COSTS
FOR UNHOUSED STUDENTS FROM NEW DEVELOPMENT

Type of Cost	Allowable Costs
Building Construction	\$36,313,774
Site Acquisition	\$4,158,090
Site Development	\$7,715,550
Total	\$48,187,414

The District's potential school facilities projects over the next five years include the Third Educational Center (northwest corner of Willow and International), the Behymer/Chestnut Elementary School (southeast corner of Behymer and Chestnut), the Gettysburg/Locan Elementary School (northwest corner of Gettysburg and Locan), the Cedar/Olympic Elementary School (west side of Cedar, between International and Copper), an elementary school on the Reagan Educational Center site and an elementary school in the Millerton Specific Plan Area.

STEP 6: DETERMINATION OF DEDICATED LOCAL FUNDS

Pursuant to Section 69995.5(c)(2), the full amount of any local funds dedicated to school facilities necessitated by students from new development must be subtracted from the cost determined in Step 5. On March 6, 2001, the voters of the District approved a \$79 million bond measure for the purpose of constructing new facilities and improving existing facilities. In addition to local bond funds, the District also has developer fees, past bond carry-over funds, interest on investments and reimbursement from other agencies. The District's local funds, totaling \$94,186,000, are shown in Table 6-1.

TABLE 6-1

**Clovis Unified School District
AVAILABLE LOCAL FUNDS**

Category	Amount
Local Bonds	\$79,000,000
-Developer Fees	\$7,086,000
Past Bond Carry-Over Funds	\$5,600,000
Interest on Investments	\$2,000,000
Reimbursements	500,000
Total	\$94,186,000

Source: Clovis Unified School District, 2001

Table 6-2 shows a breakdown of how the \$94,186,000 in local funds will be allocated: \$52,750,000 will be used for new schools and sites; \$3,525,000 will be used for school modernizations; \$24,489,000 will be used for building additions and remodels; and \$13,422,000 will be used for site improvement projects at existing sites.

TABLE 6-2

**Clovis Unified School District
FUNDING ALLOCATION**

Category	Cost
New Schools and Sites	\$52,750,000
School Modernizations	\$3,525,000
Building Additions and Remodels	\$24,489,000
Site Improvement Projects	\$13,422,000
Total	\$94,186,000

Source: Clovis Unified School District, 2001

Based upon Table 6-2, the District will have \$52,750,000 in local funding to put towards new school facilities and sites. A substantial portion of this local funding, however, will be needed to provide facilities for currently unhoused students.

As shown in Step 3, the District currently lacks capacity for 1,653 grades K-6 students, 41 grades 7-8 students, and 1,344 grades 9-12 students. The full District cost to house these students is shown in Table 6-1. The costs in Table 6-1 are based upon the information contained in the District's Development Fee Justification Study, Appendices B-3 and B-4 (July 2000). These appendices reflect the full District cost to house students, as opposed to the relatively limited state cost allowances.

As shown in Table 6-3, it would cost the District \$69,061,720 to provide facilities for current unhoused students from existing development. However, since a fundamental premise of the Level 2 fee methodology is the assumption that the state will provide 50% of state-allowable costs for unhoused students, it is reasonable to assume that the state will provide 50% of state-allowable costs for the existing unhoused students.

TABLE 6-3

**Clovis Unified School District
DISTRICT COST TO PROVIDE FACILITIES FOR UNHOUSED STUDENTS
FROM EXISTING DEVELOPMENT**

Grade Level	Number of Students	Cost Per Student	Total Cost
<i>Building Construction Cost</i>			
K-6	1,653	\$14,444	\$23,875,932
7-8	41	\$17,349	\$711,309
9-12	1,344	\$17,349	\$23,317,056
<i>Site Acquisition Cost</i>			
K-6	1,653	\$2,824	\$4,668,072
7-8	41	\$2,796	\$114,636
9-12	1,344	\$2,796	\$3,757,824
<i>Site Development Cost</i>			
K-6	1,653	\$3,652	\$6,036,756
7-8	41	\$4,751	\$194,791
9-12	1,344	\$4,751	\$6,385,344
<i>Total Cost</i>			
K-6			\$34,580,760
7-8			\$1,020,736
9-12			\$33,460,224
Total			\$69,061,720

Source: Clovis Unified School District, 2000; Michael Paoli & Associates, 2001

B-7

Table 6-4 calculates the allowable state funding for the unhoused students from existing development. The allowable per student costs are identical to those used in Tables 5-1, 5-2 and 5-3. Table 6-4 shows that the District would potentially receive a maximum of \$26,289,736 in state funding for the existing unhoused students.

Table 6-5 shows the net amount of local funding that would be available to provide new facilities to students from new development. As determined in Table 6-3, the estimated cost to provide facilities for existing unhoused students is \$69,061,720. When the potential state funding for existing unhoused students (\$26,289,736, see Table 6-4) is subtracted, a cost of \$42,771,984 remains. As shown in Table 6-2, \$52,750,000 in local funding will be allocated for new schools and sites. Since the cost to provide facilities to existing unhoused students is \$42,771,984, the net funds available for providing facilities for projected students from new development would total \$9,978,016.

Table 6-4

**Clovis Unified School District
ASSUMED STATE FUNDING FOR UNHOUSED STUDENTS
FROM EXISTING DEVELOPMENT**

Grade Level	Number of Students	Cost Per Student	Total Cost
<i>Building Construction Cost</i>			
K-6	1,653	\$5,640	\$9,322,920
7-8	41	\$5,965	\$244,565
9-12	1,344	\$7,809	\$10,495,296
<i>Site Acquisition Cost</i>			
K-6	1,653	\$700	\$1,157,100
7-8	41	\$751	\$30,791
9-12	1,344	\$751	\$1,009,344
<i>Site Development Cost</i>			
K-6	1,653	\$1,455	\$2,405,115
7-8	41	\$1,173	\$48,093
9-12	1,344		\$1,576,512
<i>Total Cost</i>			
K-6			\$12,885,135
7-8			\$323,449
9-12			\$13,081,152
Total			\$26,289,736

Clovis Unified School District, 2000; Michael Paoli & Associates, 2001

TABLE 6-5

**Clovis Unified School District
NET LOCAL FUNDING AVAILABLE FOR STUDENTS
FROM NEW DEVELOPMENT**

Category	Amount
District Cost for Existing Unhoused Students	\$69,061,720
Assumed State Funding for Existing Unhoused Students	\$26,289,736
Remaining Cost for Existing Unhoused Students	\$42,771,984
Local Funding Available for New School and Sites	\$52,750,000
Remaining Cost for Existing Unhoused Students	\$42,771,984
Net Funds Available for New Development Students	\$9,978,016

Source: Clovis Unified School District, 2001; Michael Paoli & Associates, 2001

In Step 5, Table 5-4, it was determined that the allowable cost to house projected new development students is \$48,187,414. After subtracting the net funds available for new development students (\$9,978,016), the remaining cost to house new development students would be \$38,209,398. This is shown in Table 6-6.

TABLE 6-6

**Clovis Unified School District
REMAINING SCHOOL FACILITIES COST FOR NEW DEVELOPMENT STUDENTS
(After Local Funding Subtracted)**

Allowable Cost For New Development Students	Available Local Funding	Remaining Cost For New Development Students
\$48,187,414	\$9,978,016	\$38,209,398

Source: Clovis Unified School District, 2001; Michael Paoli & Associates, 2001

The District does not own any surplus property that can be used as a school site or that is available for sale to finance school facilities.

STEP 7: CALCULATION OF LEVEL 2 ALTERNATIVE FEE

In accordance with Section 65995.5(c)(3) of the Government Code, the District's Level 2 Alternative Fee is calculated by dividing the allowable facilities costs for new development students determined in Step 5 by the projected total square footage of assessable space of residential units anticipated to be constructed during the next five years. The total square footage for residential units projected to be constructed in the District is presented in Table 7-1. This was determined by multiplying the respective average square footage of single family and multiple family units developed in the District by the projected number of units determined in Step 1.

TABLE 7-1

**Clovis Unified School District
PROJECTED RESIDENTIAL SQUARE FOOTAGE
(FIVE-YEAR PERIOD)**

Number/Type of Units	Average Square Footage Per Unit	Total Square Footage Constructed
6,930 Single Family	2,285	15,835,050
1,036 Multiple Family	1,013	1,049,468
Total		16,884,518

Clovis Unified School District (Developer Fee Records) 1998-2000; Michael Paoli & Associates, 2001

Table 7-2 calculates the Level 2 Alternative Fee by dividing the allowable facilities costs for projected students generated by new residential development, as reduced by available local funding (Table 6-6), by the projected residential square footage determined in Table 7-1. The resulting maximum residential fee is \$2.26 per square foot.

TABLE 7-2

**Clovis Unified School District
LEVEL 2 ALTERNATIVE RESIDENTIAL FEE**

Allowable Facilities Costs For New Development Students	Projected Residential Square Footage	Cost Per Square Foot (Maximum Fee)
\$38,209,398	16,884,518	\$2.26

Source: Michael Paoli & Associates, 2001

B-11

SECTION C

NEXUS FINDINGS

In order to charge development fees, Section 66001 of the Government Code requires that the District determine that there is a reasonable relationship between:

- the fee's use and the type of development project on which the fee is imposed;
- the need for the public facility and the type of development project on which the fee is imposed; and
- the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As required by Section 66001, this report demonstrates the following:

1. Use of the fee for new school facilities relates directly to the development of new single family and multiple family residential units.
 - Based upon past development activity, adopted land use plans, and approved development projects, an additional 6,930 single family units and 1,036 multiple family units are projected to be constructed in the District during the next five years (see Section B, Step 1).
 - Students will be generated by new residential development. Single family residential development generates an average of .782 grades K-12 students per unit (see Section B, Step 2). An average of .333 grades K-1 2 students are generated by each multiple family unit.
 - Residential units constructed during the next five years will generate 3,376 grades K-6 students, 754 grades 7-8 students and 1 636 grades 9-12 students (see Section B, Step 2).
2. The District needs additional school facilities to accommodate students from new development.
 - The District currently lacks facilities capacity to house a substantial number of existing students in grades K-6, 7-8 and 9-12 (see Section B, Step 3).
 - The District will need school facilities to house 3,376 grades K-6 students, 754 grades 7-8 students and 1,636 grades 9-12 students generated by residential units constructed during the next five years (see Section B, Step 4).
3. The amount of fees charged is reasonably related to the amount of need attributable to new development projects.

Section B justifies a Level 2 Alternative Fee of \$2.26 per square foot. The Level 2 fee is intended to provide 50%

allowances. However, the specific and limited methodology required to be used in the alternative fee calculation does not reflect the full cost to the District for providing facilities for students from new development.

C-1

Appendix B-1

Student Generation Rate Methodology

Appendix B-1

Clovis Unified School District STUDENT GENERATION RATE METHODOLOGY

The student generation rates for new residential units were determined using an address-match methodology in which address lists for all dwelling units constructed in the District between 1995 and 2000 were matched with the addresses of all enrolled students. Separate lists for single family and multiple family units were prepared so that generation rates for each type of unit could be determined. The unit addresses were then compared to the addresses of all enrolled students within the District to determine the number of students in each grade residing in the units included in the lists. The number of matched students was divided by the number of units to determine the student generation rates (see Table B-1 A).

The dwelling unit lists were compiled using the Transamerica Intellitech MetroScan software program CD for Fresno County and building permit data from the City of Fresno, City of Clovis and Fresno County. The MetroScan program, which uses County assessor and other public data sources, allows for the selection and exportation of desired property data. The student address list was provided by the District.

TABLE B-1A

STUDENT GENERATION RATES (New Residential Units)

Single Family		Multiple Family	
Grade	Students	Grade	Students
SP	17	SP	4
K	274	K	24
1	289	1	24
2	263	2	32
3	272	3	25
4	257	4	24
5	232	5	28
6	230	6	23
7	258	7	19
8	232	8	27
9	237	9	21
10	205	10	
11	213	11	19

Total	3,156	Total	320
Number of Units	5,085	Number of Units	1,066
Student Generation		Student Generation	
K-6	.3607	K-6	.1726
7-8	.0964	7-8	.0432
9-12	.1636	9-12	.0844
K-12	.6206	K-1 2	.3002

Appendix B-1 Page 1

Government Code Section 65995.6(a) states:

The school facilities needs analysis required by paragraph (2) of subdivision (b) of Section 65995 shall be conducted by the governing board of a school district to determine the need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five years.

District generation rate analyses dating back to 1986 have shown that student generation rates generally increase as residential units age. Therefore, it is very likely that the units constructed during the next five years will generate an increasing number of students as they age. An estimate of the increase in generation rates must be determined in order to realistically predict the number of students attributable to the development of new residential units over the next five years.

To predict the probable increase in generation rates, the 789 single family units and 834 multiple family units that were five or less years old during the 1995 generation analysis were again analyzed in 1999. The average generation rates of the units were then compared to determine the degree of change in the generation rates during this approximately four and one-half year period.

Table B-1B shows that between 1995 and 1999, the grades K-6 generation rate of the same 789 single family units increased by 25.5 percent, the grades 7-8 rate increased by 7.7 percent and the grades 9-12 rate increased by 38.0 percent. For the 834 multiple family units (see Table B-1C), the generation rates increased by 33.6 percent for grades K-6, but decreased by 21.3 percent for grades 7-8 and by 19.0 percent for grades 9-12.

TABLE B - 1B

**PERCENTAGE INCREASE IN STUDENT GENERATION RATES 1995-1999
New Single Family Residences**

	K-6	7-8	9-12
1995 SF SGR (5 or less yrs)	.3257	.0913	.1369
SGR for Same Units in 1999	.4094	.0976	.1888
% Increase (Decrease)	25.5%	7.7%	38.0%

TABLE B-1C

**PERCENTAGE INCREASE IN STUDENT GENERATION RATES 1995-1999
New Multiple Family Residences**

	K - 6	7 - 8	9-12
1995 IVIF SGR (5 or less yrs)	.1187	.0468	.0791
SGR for Same Units in 1999	.1595	.0372	.0635
% Increase (Decrease)	33.6%	(21.3%)	(19.0%)

Appendix B-1

Page 2

By applying the percentage increases (and decreases) shown in Tables B- 1B and B- 1C to the generation rates of the new units in the current analysis, a prediction of the effective generation rates attributable to new units in the District can be made (see following Tables B-1D and B-1E). These are the generation rates that are used in Section B (Table 2-2) to predict the number of students attributable to new development constructed during the next five years.

TABLE B-1D

ADJUSTED SINGLE FAMILY RESIDENTIAL STUDENT GENERATION RATES

	K-6	7-8	9-12	K-12
2000 New SF SGR	.3607	.0964	.1636	.6206
% Increase (Decrease)	25.5%	7.7%	38.0%	
Adjusted SGR	.4526	.1038	.2258	.7822

TABLE B - 1E

ADJUSTED MULTIPLE FAMILY RESIDENTIAL STUDENT GENERATION RATES

	K-6	7-8	9-12	K-12
2000 New MF SGR	.1726	.0432	.0844	.3002
% Increase (Decrease)	33.6%	(21.3%)	(19.0%)	
Adjusted SGR	.2306	.0340	.0684	.3330

Appendix B-1

Page 3

Existing School Building Capacity

Appendix B-2

Clovis Unified School District SCHOOL BUILDING CAPACITY

	K-6	7-8	9-12	Spec. Ed.
Form SAB 50-02 ¹	14,075	5,238	8,127	225
Century Elementary ²	575			
Clovis Elementary ²	725			
CART ³			380	
TOTAL	15,375	5,238	8,507	225

¹Clovis Unified School District Form SAB 50-02, Existing School Building Capacity, 8/16/00 (includes capacity of Reyburn Intermediate School and Clovis East High School)

²Opened September 2000

³Center for Advanced Research and Technology. Opened September 2000.