



Chico Unified School District

2024 Fee Justification Study

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KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz, Suite 256

San Marcos, California 92078

760-510-0290

info@kgpf.net

Chico Unified School District
1163 East Seventh Street
Chico, CA 95928
530-891-3000

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EXECUTIVE SUMMARY

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

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

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

The School District serves areas within the City of Chico (“City”) and portions of unincorporated Butte County (“County”) and provides education for transitional kindergarten (TK) through twelfth(12th) grade, as well as programs for preschool and adult special education. Based on the findings presented in this Study, the School District is justified in collecting the maximum residential and commercial/industrial School Fees¹. The findings are summarized as follows:

Residential Development

New residential development in the School District is projected over the next ten (10) years and beyond. Based on student generation rates determined for the School District, new residential development could generate an estimated 615 new students over the next ten (10) years. An analysis of the School District’s existing permanent facilities capacity and enrollment demonstrates the projected student enrollment supports the need for expansion, reconstruction and/or modernization of existing school facilities. The school facilities cost impact per residential square foot as determined in this Study are shown in Table E-1.

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

Impact Per Square Foot	Applicable Residential School Fee Per Square Foot
\$6.93	\$5.17

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

The cost impact per square foot of residential construction/reconstruction shown in Table E-1 is greater than the current maximum authorized residential School Fee, which is \$5.17 per square foot; therefore, the School District is reasonably justified in levying statutory Level I school fees in an amount up to but not exceeding \$5.17 per square foot (the “Applicable Residential School Fee”).

Commercial/Industrial Development

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

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

The cost impacts per square foot for each category of commercial/industrial construction are equal to or exceed \$0.84 per square foot, the maximum authorized School Fee per square foot applicable to new commercial/industrial development, except for Rental Self-Storage where a School Fee of \$0.10 per square foot is justified (“Applicable Commercial/Industrial School Fees”). Therefore, except for Rental Self-Storage development, the School District is fully justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the Applicable Commercial/Industrial School Fees. The Applicable Commercial/Industrial School Fees that may be charged by the School District are summarized in Table E-2.

TABLE E-2
Commercial/Industrial School Facilities Cost Impacts/Applicable School Fees

Commercial/Industrial Category	Impact Per Square Foot	Maximum Applicable School Fees
Banks	\$4.44	\$0.84
Community Shopping Center	\$2.42	\$0.84
Neighborhood Shopping Center	\$4.40	\$0.84
Industrial Business Parks	\$5.52	\$0.84
Industrial Parks/Warehousing/Manufacturing	\$2.12	\$0.84
Rental Self-Storage	\$0.10	\$0.10
Research & Development	\$4.78	\$0.84
Hospitality (Lodging)	\$1.78	\$0.84
Commercial Offices (Standard)	\$7.53	\$0.84
Commercial Offices (Large High Rise)	\$7.13	\$0.84
Corporate Offices	\$4.22	\$0.84
Medical Offices	\$6.70	\$0.84

SECTION I. LEGISLATION AND LEGAL REQUIREMENTS

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

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

AB 1600 was enacted by the State legislature in 1987 and created Government Code Sections 66000 *et seq.* These sections require a public agency to satisfy the following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project:

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

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

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

SB 50 also limited the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and suspended the court cases known as Mira-Hart-Murrieta. The Mira-Hart-Murrieta cases previously permitted school districts to collect mitigation fees in excess of school fees under certain circumstances.

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

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

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

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

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

A. SCHOOL DISTRICT CAPACITY AND STUDENT ENROLLMENT

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

The School District currently operates twelve (12) elementary schools serving grades transitional kindergarten (TK) through five (5), three (3) junior high school sites serving grades six (6) through eight (8), two comprehensive high school sites serving grades nine (9) through twelve (12), and one (1) continuation high school serving grades nine (9) through twelve (12), as well as four (4) schools offering specialized programs. Based on the 2023 Master Plan Update (as more fully defined in Section II.C herein), these facilities have a capacity to accommodate 13,911 students. Appendix "B" provides a calculation of the updated facility capacity. It should be noted these capacities are driven by State loading standards and do not necessarily reflect the School District's program goals or the condition of such facilities.

Based on Student Enrollment Data as of October 2023, the student enrollment of the School District is 12,321 students. A summary of the student enrollment data is included in Appendix "C". Current available capacity is calculated by subtracting current student enrollment from existing school facilities capacity for each school level. This operation results in available seats at all school levels. The available capacity calculation is shown in Table 1.

TABLE 1
Facilities Capacity and Student Enrollment

School Level	Target Facilities Capacity ¹	Student Enrollment (October 2023)	Available/ (Deficit) Capacity
Elementary School	5,952	5,456	496
Junior High School	3,159	2,719	440
High School	4,800	4,146	654
Total	13,911	12,321	1,590

¹ Source: 2023 Master Plan Update. Due to site locations of the alternative education programs and for the purpose of this analysis, capacity determined for the Academy for Change, Center for Alternative Learning, Fair View High School, and Oakdale School is allocated to the high school level (459 seats).

B. PROJECTED UNHOUSED STUDENTS

1. Projected Residential Units

To estimate projected residential unit growth over the next ten (10) years, Koppel & Gruber Public Finance ("K&G Public Finance") obtained and compiled a list of residential projects planned, approved and under construction, from the City Building & Development Services department and the County Development Services Department (collectively, the "Planning Agencies"). Such information was used to project residential development for areas within each planning jurisdiction by housing type. Based on the information, it is estimated the School District could experience the development of an estimated 3,257 residential units over the next ten (10) years ("Projected Units").

The types of residential units² considered include:

- (i) **Single family detached ("SFD")** – dwelling units with no common walls and assigned an individual and separate assessor's parcel;
- (ii) **Single family attached ("SFA")** – dwelling units sharing a common wall with each unit being on a separate and unique assessor's parcel (e.g. townhouses, condominiums, etc.);
- (iii) **Multi-family units ("MF")** – dwelling units which share a single assessor's parcel and share a common wall (e.g. apartments, duplexes, etc.).

It should be noted that Mobile homes are not included in this analysis.³ The estimated

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

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

total Projected Units in the School District are summarized by residential category in Table 2.

TABLE 2
Projected Units by Residential Category

Residential Category	Projected Units
Single-Family Detached (SFD)	1,810
Single-Family Attached (SFA)	0
Multi-Family Units (MF)	1,447
Total	3,257

2. Student Generation Rates

Student Generation Rates (“SGRs”) for new construction as reported in the Demographic Analysis and Student Housing Report, dated February 21, 2024, prepared by King Consulting for the School District (the “2024 Demographic Report”) were deemed appropriate and utilized for the purposes of this Study. A summary of the SGRs determined in the 2024 Demographic Report are shown in Table 3 by residential type and school level⁴. Table 3 provides a summary of the SGRs by school level and residential category. Additional SGR analysis is contained within Appendix “D”.

TABLE 3
Student Generation Rates

School Level	SFD Units	SFA Units	MF Units
Elementary School	0.121	0.053	0.068
Junior High School	0.065	0.105	0.023
High School	0.061	0.013	0.025
Total	0.247	0.171	0.116

3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 3 by the number of Projected Units as shown in Table 2. A total of 615 students are estimated to be generated from Projected Units. The projected student enrollment is summarized by school level in Table 4.

TABLE 4
Projected Student Enrollment by School Level

School Level	Total Projected Students
Elementary School	317
Junior High School	151
High School	147
TOTAL	615

⁴ Residential units included in the 2024 Demographic Report and designated as “Affordable SGR” have not been included in this Study.

4. Projected Unhoused Students

As shown in Table 1, based on a comparison of the model target capacity as defined in the 2023 Master Plan Update and the School District's October 2023 student enrollment, available capacity exists at all school levels. While these findings indicate the School District's collective capacity is available to accommodate projected students from new development over the course of the planning period, the analysis doesn't consider (i) the condition and adequacy of existing capacity, (ii) the availability of capacity within areas of the School District where a greater and disproportionate amount of new development is expected; and/or (iii) the service and educational goals of the School District.

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

TABLE 5
Projected Unhoused Students

School Level	Total Projected Students	Available Seat Adjustment	Projected Unhoused Students
Elementary School	317	0	317
Junior High School	151	0	151
High School	147	0	147
Total	615	0	615

C. FACILITY NEEDS AND ESTIMATED PER SEAT/STUDENT COST

1. Facilities Needs

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

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

The School District prepared and adopted a Facilities Master Plan in 2014 (the “2014 Master Plan”) that identifies and describes the School District’s facilities and certain facilities improvement needs and the preliminary cost estimates for the identified projects. The Master Plan estimates the costs of the facilities and technological improvement projects described therein to be approximately \$389,617,000 in 2014 dollars. As outlined in the 2014 Master Plan, replacement or expansion of facilities at the School District’s existing sites are planned to accommodate student enrollment rather than the acquisition and development of additional school sites. The 2014 Master Plan identifies six major phases of project development.

An update to the 2014 Master Plan was prepared by the School District in 2023 (the “2023 Master Plan Update”). The 2023 Master Plan Update continues to emphasize the goals of the 2014 Master Plan while providing updates and additional analysis with respect to enrollment projections, capacity utilization, athletic master plans as well as new projects. At the time the 2023 Master Plan Update was prepared, phases I through III outlined in the 2014 Master Plan had all been completed. The update provides more current cost estimates for the remaining project phases (phases IV through VII) and applies an escalation factor to such estimated costs beyond 2015. The total estimated cost for remaining projects identified in the 2023 Master Plan Update total \$675,856,000.

The 2014 Master Plan and the subsequent 2023 Master Plan Update were designed around the concept of issuing general obligation debt as a primary source of funding to pay for needed facilities improvement projects. School districts can, with the required approval of its voters, issue general obligation bonds that are secured by an annual levy on taxable parcels within the boundaries of a school district. The levy is based on the assessed value of a parcel as determined by the County, pursuant to Proposition 13. In November 2016, Measure “K” was approved by the voters, which authorized the issuance of \$152,000,000 in general obligation bond indebtedness to fund many of the capital improvement projects identified in the 2014 Master Plan (the “2016 Authorization”). As of the date of this Study, School District has issued the entire \$152,000,000 in general obligation bonds under the 2016 Authorization.

Revenues from the imposition of the Applicable School Fees are intended to help bridge the funding gap between the estimated remaining costs of the projects and monies available from general obligation bond proceeds, State funding or other sources.

The facilities improvement needs described in the 2014 Master Plan and 2023 Master Plan Update as well as the results of the 2024 Demographic Report demonstrate capital improvement projects are necessary for the long-term use and adequate housing of student enrollment at the School District’s existing facilities and to meet the educational goals of the School District. Student enrollment as a result of new development contributes to the demand for the proposed capital improvements, and without implementation of the capital improvement projects, adequate facilities do not exist within the School District to house student enrollment as a result of new development.

2. Estimated Cost Per Seat/Student

The estimated costs of the School District's facilities needs were used to determine a per seat/student cost. This calculation is shown in Appendix "E" of this Study. Table 6 shows the estimated Cost per Student by school level.

TABLE 6
Estimated Facilities Costs Per Seat/Student

School Level	Facilities Cost Impact per Seat/Student
Elementary School	\$56,768
Junior High School	\$43,461
High School	\$41,809

SECTION III. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

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

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

TABLE 7
Total Facilities Cost Impact

School Level	Facilities Cost Impact Per Seat/Student	Projected Unhoused Students	Facilities Cost Impact Attributable to Projected Units
Elementary School	\$56,768	317	\$17,995,456
Junior High School	\$43,461	151	\$6,562,611
High School	\$41,809	147	\$6,145,923
Total			\$30,703,990

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

TABLE 8
School Facilities Cost per Residential Unit

Total Facilities Cost Impact	Projected Units	Facilities Cost Impact Per Residential Unit
\$30,703,990	3,257	\$9,427

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

TABLE 9
School Facilities Cost per Residential Square Foot

Facilities Cost Impact Per Residential Unit	Weighted Average Square Footage	Facilities Cost Per Residential Square Foot
\$9,427	1,360	\$6.93

The school facilities impact per residential square foot determined in Table 9 is greater than the current maximum authorized residential School Fees of \$5.17 per square foot; therefore, the School District is justified in levying up to but not exceeding the maximum authorized amount for residential construction and reconstruction.

SECTION IV. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

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

A. EMPLOYEE GENERATION

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

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

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

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

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

B. RESIDENTIAL IMPACT

1. Households

To evaluate the impact of commercial/industrial development on School District facilities, the employee generation estimates listed in Table 10 were first used to determine the impact of commercial/industrial development on a per household basis. Based on information derived from U.S. Census Bureau data⁶, there are approximately 1.15 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 10 by 1.15 results in the estimated number of households per 1,000 square feet of commercial/industrial development ("Total Household Impact").

The Total Household Impact determined in the preceding paragraph takes into consideration all employees generated from commercial/industrial development. Since some of those employees will live outside the School District and will therefore have no impact on the School District, the figures are adjusted to reflect only those households within the School District occupied by employees generated from commercial/industrial development built within the School District. Based on information derived from U.S. Census Bureau data⁷, it is estimated that approximately 64.9% of employees both live and work within the School District. Multiplying the Total Household Impact by 64.9% results in the households within the School District impacted per 1,000 square feet commercial/industrial development. The results of these computations are shown in Table 11.

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

Commercial/Industrial Category	School District Households per 1,000 Square Feet Com./Ind.
Banks	1.5945
Community Shopping Center	0.8662
Neighborhood Shopping Center	1.5793
Industrial Business Parks	1.9840
Industrial Parks/Warehousing/Manufacturing	0.7603
Rental Self-Storage	0.0363
Research & Development	1.7161
Hospitality(Lodging)	0.6391
Commercial Offices (Standard)	2.7031
Commercial Offices (Large High Rise)	2.5645
Corporate Offices	1.5152
Medical Offices	2.4072

⁶ 2022 American Community Survey 5-Year Estimates; DP04-Selected Housing; DP03-Economic Characteristics (Civilian Employed).

⁷ 2022 American Community Survey 5-Year Estimates; S0801-Commuting Characteristics (Work in place of residence).

2. New Household Student Generation

The student generation impacts per 1,000 square feet of commercial/industrial development were calculated by multiplying the household impacts shown in Table 11 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 12.

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

Commercial/Industrial Category	Elementary School Student Generation	Junior High School Student Generation	High School Student Generation	Total Student Generation
Banks	0.1555	0.0738	0.0718	0.3011
Community Shopping Center	0.0845	0.0401	0.0390	0.1636
Neighborhood Shopping Center	0.1540	0.0731	0.0711	0.2982
Industrial Business Parks	0.1934	0.0919	0.0893	0.3746
Industrial Parks/Warehousing/Manufacturing	0.0741	0.0352	0.0342	0.1435
Rental Self-Storage	0.0035	0.0017	0.0016	0.0068
Research & Development	0.1673	0.0795	0.0772	0.3240
Hospitality (Lodging)	0.0623	0.0296	0.0288	0.1207
Commercial Offices (Standard)	0.2636	0.1252	0.1216	0.5104
Commercial Offices (Large High Rise)	0.2500	0.1187	0.1154	0.4841
Corporate Offices	0.1477	0.0702	0.0682	0.2861
Medical Offices	0.2347	0.1115	0.1083	0.4545

3. Inter-District Student Impact

Based on information provided by the School District, 281 students were enrolled at the School District on an inter-district basis as of October 2023, including 98 students at the elementary school level, 51 students at the junior high school level, and 132 students at the high school level. Many of those inter-district students attend the School District as a result of their parents or guardians being employed at businesses located within the School District boundaries. To determine the inter-district impact of new commercial/industrial development, the number of inter-district students at each school level was first divided by the estimated number of employees within the School District's area. Employment was estimated at 61,244 based on data obtained from the U.S. Census Bureau. The ratio of inter-district students to estimated employment for each school level was then multiplied by the employee generation factors for each of the commercial/industrial categories as shown in Table 10. The calculation results in the Inter-District Student Impacts shown in Table 13.

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

Commercial/Industrial Category	Elementary School Student Generation	Junior High School Student Generation	High School Student Generation	Total Student Generation
Banks	0.0045	0.0023	0.0062	0.0130
Community Shopping Center	0.0025	0.0012	0.0034	0.0071
Neighborhood Shopping Center	0.0045	0.0022	0.0062	0.0129
Industrial Business Parks	0.0056	0.0028	0.0077	0.0161
Industrial Parks/Warehousing/Manufacturing	0.0022	0.0011	0.0030	0.0063
Rental Self-Storage	0.0001	0.0001	0.0001	0.0003
Research & Development	0.0049	0.0024	0.0067	0.0140
Hospitality (Lodging)	0.0018	0.0009	0.0025	0.0052
Commercial Offices (Standard)	0.0077	0.0038	0.0105	0.0220
Commercial Offices (Large High Rise)	0.0073	0.0036	0.0100	0.0209
Corporate Offices	0.0043	0.0021	0.0059	0.0123
Medical Offices	0.0068	0.0034	0.0094	0.0196

4. Total Student Generation Impact

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

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

Commercial/Industrial Category	Elementary School Student Generation	Junior High School Student Generation	High School Student Generation	Total Student Generation
Banks	0.1600	0.0761	0.0780	0.3141
Community Shopping Center	0.0870	0.0413	0.0424	0.1707
Neighborhood Shopping Center	0.1585	0.0753	0.0773	0.3111
Industrial Business Parks	0.1990	0.0947	0.0970	0.3907
Industrial Parks/Warehousing/Manufacturing	0.0763	0.0363	0.0372	0.1498
Rental Self-Storage	0.0036	0.0018	0.0017	0.0071
Research & Development	0.1722	0.0819	0.0839	0.3380
Hospitality (Lodging)	0.0641	0.0305	0.0313	0.1259
Commercial Offices (Standard)	0.2713	0.1290	0.1321	0.5324
Commercial Offices (Large High Rise)	0.2573	0.1223	0.1254	0.5050
Corporate Offices	0.1520	0.0723	0.0741	0.2984
Medical Offices	0.2415	0.1149	0.1177	0.4741

C. NET IMPACT PER COMMERCIAL/INDUSTRIAL SQUARE FOOT

1. Cost Impact

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

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

Commercial/Industrial Category	Elementary School Impact	Junior High School Impact	High School Impact	Total Cost Impact
Banks	\$9,083	\$3,307	\$3,261	\$15,651
Community Shopping Center	\$4,939	\$1,795	\$1,773	\$8,507
Neighborhood Shopping Center	\$8,998	\$3,273	\$3,232	\$15,503
Industrial Business Parks	\$11,297	\$4,116	\$4,055	\$19,468
Industrial Parks/Warehousing/Manufacturing	\$4,331	\$1,578	\$1,555	\$7,464
Rental Self-Storage	\$204	\$78	\$71	\$353
Research & Development	\$9,775	\$3,559	\$3,508	\$16,842
Hospitality (Lodging)	\$3,639	\$1,326	\$1,309	\$6,274
Commercial Offices (Standard)	\$15,401	\$5,606	\$5,523	\$26,530
Commercial Offices (Large High Rise)	\$14,606	\$5,315	\$5,243	\$25,164
Corporate Offices	\$8,629	\$3,142	\$3,098	\$14,869
Medical Offices	\$13,709	\$4,994	\$4,921	\$23,624

2. Residential Fee Offsets

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

The residential fee offsets are first calculated by using the Applicable Residential School Fee of \$5.17 per square foot and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 1,360 square feet. This calculation provides the average residential revenues from a residential unit of \$7,031 ($\$5.17 \times 1,360$). The average residential revenues from a residential unit multiplied by the Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 11, results in the residential school fee revenues per 1,000 square feet of commercial/industrial development ("Residential Fee Offset"). This computation is shown in Table 16.

TABLE 16
Residential Fee Offsets

Commercial/Industrial Category	School District Households per 1,000 Square Feet Com./Ind.	Residential Fee Offset per 1,000 Square Feet Com./Ind.
Banks	1.5945	\$11,211
Community Shopping Center	0.8662	\$6,090
Neighborhood Shopping Center	1.5793	\$11,104
Industrial Business Parks	1.9840	\$13,950
Industrial Parks/Warehousing/Manufacturing	0.7603	\$5,346
Rental Self-Storage	0.0363	\$255
Research & Development	1.7161	\$12,066
Hospitality (Lodging)	0.6391	\$4,494
Commercial Offices (Standard)	2.7030	\$19,005
Commercial Offices (Large High Rise)	2.5645	\$18,031
Corporate Offices	1.5152	\$10,653
Medical Offices	2.4072	\$16,925

3. Net School Facilities Costs

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

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

Commercial/Industrial Category	Total School Facilities Costs	Residential Fee Offset	Net School Facilities Costs
Banks	\$15,651	\$11,211	\$4,440
Community Shopping Center	\$8,507	\$6,090	\$2,417
Neighborhood Shopping Center	\$15,503	\$11,104	\$4,399
Industrial Business Parks	\$19,468	\$13,950	\$5,518
Industrial Parks/Warehousing/Manufacturing	\$7,464	\$5,346	\$2,118
Rental Self-Storage	\$353	\$255	\$98
Research & Development	\$16,842	\$12,066	\$4,776
Hospitality (Lodging)	\$6,274	\$4,494	\$1,780
Commercial Offices (Standard)	\$26,530	\$19,005	\$7,525
Commercial Offices (Large High Rise)	\$25,164	\$18,031	\$7,133
Corporate Offices	\$14,869	\$10,653	\$4,216
Medical Offices	\$23,624	\$16,925	\$6,699

The Net School Facilities Costs determined in Table 17 were then divided by 1,000⁸ to provide the cost impact on a square foot basis. These cost impacts are listed in Table 18.

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

Commercial/Industrial Category	Net School Facilities Cost Impacts per Square Foot
Banks	\$4.44
Community Shopping Center	\$2.42
Neighborhood Shopping Center	\$4.40
Industrial Business Parks	\$5.52
Industrial Parks/ Warehousing/Manufacturing	\$2.12
Rental Self-Storage	\$0.10
Research & Development	\$4.78
Hospitality (Lodging)	\$1.78
Commercial Offices (Standard)	\$7.53
Commercial Offices (Large High Rise)	\$7.13
Corporate Offices	\$4.22
Medical Offices	\$6.70

⁸ The Employee Generation Rates derived from the SANDAG Traffic Study are estimated per 1,000 square feet of development.

The net school facilities cost impacts per commercial/industrial square foot of assessable space shown in Table 18 are equal to or exceed the maximum authorized statutory school fee for commercial/industrial development of \$0.84 per square foot, except for the category of Rental Self-Storage. Therefore, the School District is justified in levying school fees on commercial/industrial in amount up to but not exceeding the maximum authorized statutory fee, or the net cost impacts determined for the category Rental Self-Storage.

D. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES

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

E. AGE-RESTRICTED (SENIOR) HOUSING

The School District must exercise discretion in determining whether a particular project qualifies as “senior citizen housing” for the purpose of imposing developer fees. (See *California Ranch Homes Development Co. v. San Jacinto Unified School Dist.* (1993) 17 Cal.App.4th 573, 580–581.) The School District acknowledges Section 65995.1 and will levy its share of School Fees on qualifying senior citizen housing projects at the current commercial/industrial rate of \$0.84 per square foot as justified herein. The School District will require proof that such senior units are indeed restricted to seniors (i.e. a copy of the recorded CC&Rs or deed(s)) and reserves the right to revoke a Certificate of Compliance and/or require payment of difference of the amount per square foot paid to the then current amount of School Fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students to reside in such the housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond initial approval, the School District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial School Fee rate. Such cooperation could take the form of an agreement by the developer to include a restriction in the recorded CC&Rs conditioning subsequent changes in residency requirements on the owner’s payment of applicable developer fees, and to notify the School District of changes in residency requirements and/or to provide current residency data upon School District’s request.

SECTION V. REDEVELOPMENT

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

Redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new construction ("Redevelopment"). The School District is aware of Redevelopment projects completed within the School District boundaries and anticipates similar Redevelopment projects may be completed in the next ten (10) years and beyond. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. shall be levied by the School District on new construction resulting from Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new construction on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new development by comparing the projected square footage, student generation and cost impacts of the proposed new units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Table 3 of this Study, as applicable.

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

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

SECTION VI. GOVERNMENT CODE 66000

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

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

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

Purpose of the School Fee

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

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

Identify the Use of the School Fee

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

- i. Construction, reconstruction and/or refurbishment of school facilities required to accommodate students generated by new residential and commercial/industrial development in areas of the School District where school facilities are needed;
- ii. Construction, reconstruction and/or refurbishment of administrative and operations facilities required in response to new student growth from new development;
- iii. Acquisition or lease of property for unhoused students generated from new development;
- iv. Purchase or lease of interim and/or temporary school facilities in order to accommodate student capacity demands;
- v. Costs associated with the administration, collection, and justification for the Applicable School Fees;
- vi. Provide local funding that may be required if the School District applies for State funding through SB 50.

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

As determined in the preceding sections, adequate school facilities do not exist to accommodate students generated from new residential and commercial/industrial development in the areas of the School District where new development is anticipated. The fees imposed on such new development will be used to finance the acquisition of property and the construction and/or reconstruction of school facilities required to accommodate student enrollment growth generated by new residential and commercial/industrial development.

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

The imposition of the Applicable Residential School Fee of \$5.17 per square foot of residential development is justified as the fee is equal to or below the per square foot cost impacts to provide adequate school facilities required as a result of such new residential development.

Similarly, the imposition of the Applicable Com/Ind. School Fees of \$0.84 per square foot of commercial/industrial development is justified as the fee is equal to or below the estimated per square foot net cost impact to provide adequate school facilities required as a result of such new commercial/industrial development, except for Rental Self-Storage where a School Fee of \$0.10 per square foot is justified.

ACCOUNTING PROCEDURES FOR THE FEES

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

APPENDIX A

COMMERCIAL/INDUSTRIAL DEVELOPMENT DESCRIPTIONS

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

¹ Office space used for activities described under banks, research and development, or medical offices should be classified under those categories.

APPENDIX B FACILITIES CAPACITY UPDATE

**TABLE B-1
Capacity Detail by Site**

School Level	Site Name	Target Facilities Capacity
Elementary	Chapman Elementary ¹	320
	Citrus Avenue Elementary	320
	Emma Wilson Elementary	672
	Hooker Oak Elementary	320
	Little Chico Creek Elementary	496
	Marigold Elementary	672
	McManus (John A.) Elementary	672
	Neal Dow Elementary	320
	Parkview Elementary	496
	Rosedale Elementary	672
	Shasta Elementary	496
	Sierra View Elementary	496
	Elementary School Totals	5,952
Junior High	Bidwell Junior High	1,050
	Chico Junior High	1,098
	Marsh (Harry M.) Junior High	1,011
	Junior High School Totals	3,159
High	Chico High	2,095
	Pleasant Valley High	2,246
	High School Totals	4,341
Alternative	Alternative Education ³	459
	Alternative School Totals	459
Grand Total		13,911

¹ Does not include capacity currently utilized by a charter program (9 classrooms multiplied by a student loading factor of 24:1 per classroom).

² Includes Academy for Change, Center for Alternative Learning, Fair View Continuation School, and Oakdale School.
Source: Facilities Master Plan Update, dated August 2023

**TABLE B-2
Capacity Summary by School Level (Adjusted)¹**

School Level	Existing Student Capacity
Elementary School	5,952
Junior High School	3,159
High School	4,800
Grand Total	13,911

¹ Capacity listed in the detail section under Alternative Education is allocated to the high school level.

APPENDIX C ENROLLMENT SUMMARY

School Name	Elementary						Junior High			High School				Total
	TK/K	1	2	3	4	5	6	7	8	9	10	11	12	
Academy for Change	--	--	--	--	--	--	1	3	5	2	2	6	1	20
Bidwell Junior High	--	--	--	--	--	--	366	312	332	--	--	--	--	1,010
Center for Alternative Learning	--	--	--	--	--	--	5	5	2	5	1	2	1	21
Chapman Elementary	63	54	56	44	50	53	--	--	--	--	--	--	--	320
Chico High	--	--	--	--	--	--	--	--	--	444	446	479	504	1,873
Chico Junior High	--	--	--	--	--	--	275	335	321	--	--	--	--	931
Citrus Avenue Elementary	84	53	67	66	54	59	--	--	--	--	--	--	--	383
Emma Wilson Elementary	138	81	106	101	92	95	--	--	--	--	--	--	--	613
Fair View High (Continuation)	--	--	--	--	--	--	--	--	--	7	20	36	51	114
Hooker Oak Elementary	66	46	43	53	37	54	--	--	--	--	--	--	--	299
Little Chico Creek Elementary	90	71	68	79	74	73	--	--	--	--	--	--	--	455
Marigold Elementary	112	73	99	86	86	82	--	--	--	--	--	--	--	538
Marsh (Harry M.) Junior High	--	--	--	--	--	--	259	245	260	--	--	--	--	764
McManus (John A.) Elementary	81	64	64	69	63	67	--	--	--	--	--	--	--	408
Neal Dow Elementary	86	44	59	41	70	39	--	--	--	--	--	--	--	339
Nonpublic School (NPS)	--	--	--	--	--	--	--	1	2	--	--	2	--	5
Oak Bridge Academy	4	5	5	2	3	2	3	4	4	8	18	41	42	141
Oakdale Independent Study	--	--	--	--	--	--	--	7	8	9	6	20	35	85
Parkview Elementary	88	67	46	64	81	77	--	--	--	--	--	--	--	423
Pleasant Valley High	--	--	--	--	--	--	--	--	--	533	463	494	432	1,922
Rosedale Elementary	113	94	94	91	82	81	--	--	--	--	--	--	--	555
Shasta Elementary	79	115	117	116	110	96	--	--	--	--	--	--	--	633
Sierra View Elementary	104	75	60	74	88	68	--	--	--	--	--	--	--	469
Total	1,108	842	884	886	890	846	909	912	934	1,008	956	1,080	1,066	12,321
Total By School Level	5,456						2,755			4,110				12,321
Total Adjusted for Analysis¹	5,456						2,719			4,146				12,321

¹ Due to the site location of the programs, all students enrolled in Academy for Change, Center for Alternative Learning, Fair View High School, and Oakdale School have been classified as high school students.

Source: School District

APPENDIX D

STUDENT GENERATION RATES

Student Generation Rates (“SGRs”) used in this Study are taken from the Demographic Analysis and Student Housing Report, dated February 21, 2024, prepared by King Consulting (the “2024 Demographic Report”).

TABLE D-1
Student Generation Rates

School Level	SFD Units	SFA Units	MF Units
Elementary School	0.121	0.053	0.068
Junior High School	0.065	0.105	0.023
High School	0.061	0.013	0.025
Total	0.2470	0.171	0.116

The student generation rates for each residential category listed in Table D-1 were blended into a single student generation rate for each school level based on the percentage allocation of Projected Units. The percentage allocations are shown in Table D-2.

TABLE D-2
Allocation of Net Projected Units by Residential Category

Residential Category	Projected Units	Percentage Allocation
SFD	1,810	55.57%
SFA	0	0.00%
MF	1,447	44.43%
Total	3,257	100.00%

The blended student generation rates were determined by applying the percentage allocations in Table D-2 by the student generation rates shown in Table D-1. The results are shown in Table D-3.

TABLE D-3
Blended Student Generation Rates

School Level	Blended Student Generation Rates
Elementary School	0.0975
Junior High School	0.0463
High School	0.0450
Total	0.1888

APPENDIX E

ESTIMATED SCHOOL FACILITIES COSTS

TABLE E-1
Estimated Facilities Costs

Phase	Project Site/Description	Eligible Costs
Phase IV	Citrus Elementary	\$18,493,750
	Emma Wilson ES & Marigold ES – TK Implementation	\$12,581,250
	Restroom Upgrades – Allowances	\$13,750,000
	Security Upgrades – Allowances	\$5,500,000
	Chapman Elementary Soft Costs for Phase V	\$4,650,000
	Rosedale Elementary Soft Costs for Phase V	\$6,575,000
	Parkview Elementary Soft Costs for Phase V	\$4,840,000
	Total Phase IV Eligible Costs	\$66,390,000
Phase V	Chapman Elementary	\$58,822,500
	Rosedale Elementary	\$83,173,750
	Parkview Elementary	\$61,226,000
	Total Phase V Eligible Costs	\$203,222,250
Phase VI	Sierra View Elementary	\$68,268,750
	Fair View High School	\$50,531,250
	Chico High School	\$104,087,500
	Total Phase VI Eligible Costs	\$222,887,500
Phase VII	Pleasant Valley High School	\$46,062,500
	Bidwell Junior High School	\$40,356,250
	Chico Junior High School	\$45,031,250
	Marsh Junior High School	\$51,906,250
	Total Phase VII Eligible Costs	\$183,356,250
Grand Total		\$675,856,000

Source: Facilities Master Plan Update, dated August 2023

TABLE E-2
Estimated Facilities Costs per Seat/Student

School Level	Eligible Costs ¹	Facilities Capacity ²	Cost per Student
Elementary School	\$337,881,000	5,952	\$56,768
Junior High School	\$137,293,750	3,159	\$43,461
High School	\$200,681,250	4,800	\$41,809

¹ Assumes implementation of capital improvement projects as further described and detailed in the Facilities Master Plan, 2014 and 2023 Facilities Master Plan update.

² Source: Facilities Master Plan Update, dated August 2023