

**Burbank Unified School District
Administrative Services**

REPORT TO THE BOARD

TO: Members of the Board of Education and Superintendent

FROM: Debbie Kukta, Assistant Superintendent, Administrative Services

PREPARED BY: Ruthie DiFonzo, Senior Administrative Assistant

SUBMITTED BY: Ruthie DiFonzo, Senior Administrative Assistant

DATE: April 21, 2022

SUBJECT: Report on the Developer Fee Justification Study

Background:

The State Allocation Board sets the statewide rate for Level I Developer Fees and updates that amount every other year, publishing the new rate in January. In order to collect developer fees, school districts must conduct a study that meets all the requirements of code, make that study available for public review, hold a public hearing and then take action to adopt the fee structure justified in the study. The fees are to be used to finance the construction, reconstruction and modernization of school facilities, and to provide for interim housing.

Discussion/Issues:

The District contracted with Koppel & Gruber Public Finance to perform a Developer Fee Justification Study to determine the appropriateness of increasing current rates to the new statutory rates for collection of Developer Fees. The study is attached.

Fiscal Impact:

\$ \$8,495

Recommendation:

Debbie Kukta, Assistant Superintendent, Administrative Services, will introduce Doug Floyd of Koppel & Gruber Public Finance, who will present the developer fee justification study, as presented.



SCHOOL FEE JUSTIFICATION STUDY

APRIL 4, 2022

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

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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 school fee justification study pursuant to the provisions of Education Code Section 17620 and Sections 65995 and 66001 of the Government Code. The school 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 School Fee Justification Study (“Study”) has been prepared for the Burbank 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, modernization of existing 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 maximum School Fees authorized by Education Code Section 17620 are currently \$4.08 per square foot for residential construction/reconstruction and \$0.66 per square foot for commercial/industrial construction. The State Allocation Board (“SAB”) reviews and may adjust the maximum authorized School Fees every January in even-numbered years. Based on the findings presented in this Study, the School District is justified in collecting the amount equal to the maximum authorized Level I school fees or \$4.79 per square foot for residential construction/reconstruction and the maximum authorized or \$0.78 per square foot for categories of commercial/industrial development, except for new construction classified as Industrial Parks/Warehousing, Hospitality/Lodging and Rental Self-Storage. The findings are summarized below:

RESIDENTIAL DEVELOPMENT

New residential development is projected within the School District’s boundaries. Based on School District-wide student generation rates and the City of Burbank’s goal of adding 12,000 residential dwelling units by 2035, such development could generate an estimated 2,699 new students over the same timeframe. An analysis of the School District’s existing permanent facilities capacity and enrollment demonstrates the projected student enrollment does not support the need for the acquisition of new school sites or the construction of additional school campuses. The analysis does support expansion at the elementary school level. Additionally, the School District’s existing facilities are in need of modernization/re-construction and those facilities are deemed inadequate for the long-term housing of both existing students and students generated from future residential development. The school facilities cost impact per residential square foot attributable to students generated from new residential construction as determined in this Study is shown in the following table.

The cost impacts per square foot shown in Table E-1 exceeds the current maximum authorized residential School Fee of \$4.79, therefore, the School District is reasonably justified in levying the Level I school fees in an amount up to but not exceeding \$4.79 per square for residential development (“Applicable Residential School Fee”).

**TABLE E-1
RESIDENTIAL SCHOOL FACILITIES COST IMPACTS/APPLICABLE SCHOOL FEE**

| DESCRIPTION | IMPACT PER SQUARE FOOT | MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT |
|---------------------------------|------------------------|---|
| Residential Construction | \$5.22 | \$4.79 |

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. 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 development are equal to or exceed the maximum authorized School Fee of \$0.78 per square foot, except for Industrial Parks/Warehousing, Hospitality/Lodging and Rental Self-Storage development. Therefore, except for previously listed commercial/industrial categories, the School District is justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the maximum authorized School Fee of \$0.78 per square foot (“Applicable Com/Ind. School Fees”). The Applicable Com/Ind. School Fees may be imposed on new commercial/industrial construction or reconstruction classified as Industrial Parks/Warehousing/Manufacturing, Hospitality/Lodging and Rental Self-Storage up to the respective net cost impacts per square foot determined herein.

TABLE E-2
COMMERCIAL/INDUSTRIAL SCHOOL FACILITIES COST IMPACTS/APPLICABLE SCHOOL FEES

| COMMERCIAL/INDUSTRIAL CATEGORY | IMPACT PER SQUARE FOOT | MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT |
|--|------------------------|---|
| Banks | \$1.53 | \$0.78 |
| Community Shopping Center | \$0.83 | \$0.78 |
| Neighborhood Shopping Center | \$1.52 | \$0.78 |
| Industrial Business Parks | \$1.90 | \$0.78 |
| Industrial Parks/ Warehousing/ Manufacturing | \$0.73 | \$0.73 |
| Rental Self-Storage | \$0.04 | \$0.04 |
| Research & Development | \$1.65 | \$0.78 |
| Hospitality (Lodging) | \$0.61 | \$0.61 |
| Commercial Offices (Standard) | \$2.59 | \$0.78 |
| Commercial Offices (Large High Rise) | \$2.46 | \$0.78 |
| Corporate Offices | \$1.46 | \$0.78 |
| Medical Offices | \$2.31 | \$0.78 |

SECTION I. INTRODUCTION

A. PURPOSE OF THE STUDY

The purpose of this Study is to determine if a reasonable relationship exists between new residential and commercial/industrial development and the School District's need for the construction and/or reconstruction of school facilities. The findings presented in this Study have been made pursuant to and in compliance with Education Code Section 17620 and Government Code Section 66001 *et seq.* and serve as a basis for determining such a relationship.

B. GENERAL DESCRIPTION OF THE SCHOOL DISTRICT

The School District serves the City of Burbank ("City") area within the County of Los Angeles ("County") and educates a total student population of approximately 14,000 transitional kindergarten (TK) through twelfth grade students as of October 2021. The School District currently operates eleven (11) elementary schools, three (3) middle schools, three (3) high schools, one (1) adult school and two (2) alternative education schools.

SECTION II. LEGISLATION AND LEGAL REQUIREMENTS

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

A. LEGISLATIVE HISTORY

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:

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.

In addition, Proposition 55 was approved on March 2, 2004, which authorized the sale of \$12.3 billion in State bonds. Furthermore, 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.

Most recently, 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 III. PROJECTED UNHOUSED STUDENTS AND FACILITY REQUIREMENTS

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 V. to evaluate the impact of commercial/industrial development.

A. SCHOOL DISTRICT CAPACITY AND CURRENT 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 eleven (11) elementary schools, three (3) middle schools, three (3) high schools, one (1) adult school and three (3) alternative education schools. These facilities include approximately 793 teaching stations. The number of teaching stations was adjusted to exclude portable classrooms since the collection of Applicable School Fees will be used in part to replace portable classrooms with new permanent classrooms. The School District facilities capacity is determined based on loading standards set forth in the California Code of Regulations, Title II, Section 1859.35, which sets capacity on a district-wide basis rather than school-level, and is consistent with the loading standards recognized by the Office of Public-School Construction (OPSC). Appendix "B" provides a calculation of the updated estimated facilities capacity.

Based on October 2021 data, the student enrollment of the School District is 14,058 students. The total enrollment figure was then reduced due to the excluding of preschool students and students enrolled at Burbank Adult School, as those facilities were not evaluated for purposes of this Study, which left an eligible Student Enrollment of 13,959. The School District's total and eligible enrollment as of October 2021 is summarized 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 the elementary school, middle school and high school levels. The existing school facilities available capacity determination is shown in Table 1.

**TABLE 1
FACILITIES CAPACITY AND STUDENT ENROLLMENT**

| SCHOOL LEVEL | EXISTING FACILITIES CAPACITY ¹ | STUDENT ENROLLMENT (OCTOBER 2021) ² | AVAILABLE/(DEFICIT) CAPACITY |
|-----------------------------------|--|---|-------------------------------------|
| Elementary School (TK-5) | 6,450 | 5,738 | 712 |
| Middle School (6-8) | 4,293 | 3,296 | 997 |
| High School (9-12) ^[3] | 6,135 | 4,925 | 1,210 |
| Total | 16,878 | 13,959 | 2,919 |

¹ Appendix “B” provides a detailed analysis of the facility capacity determination.

² Student Enrollment excludes Students enrolled in Preschool and Adult Education programs as seen in Appendix “C”.

³ The capacity of facilities categorized as Other Programs has been included at the high school level since the students enrolled in these programs are within grades 9 through 12.

B. PROJECTED UNHOUSED STUDENTS

1. Projected Residential Units

Areas within the School District are largely developed and built-out, however opportunities exist for new development through infill and redevelopment projects. In 1989, the Residential Growth Management Ordinance, also known as Measure One, was approved by Burbank City voters, which prohibits the City from increasing the number of residential units beyond 63,704 units. The Department of Finance estimated housing stock at 45,069 units as of January 2021¹. While housing inventory has grown by just 1.5 percent over the past decade, in 2019, the Burbank City Council set a goal to facilitate the building of 12,000 new dwelling units through 2035 (in line with the City of Burbank’s 2035 General Plan timeframe). The housing goal is intended to facilitate new housing for various economic segments and mitigate the need for workforce housing².

The City’s Housing Element 2021-2029 dated March 2022 (draft) (“Housing Element”) establishes a framework for meeting the City’s housing growth goal by identifying opportunities for and the adequacy of potential housing sites. The Housing Element identifies a concentration of new housing opportunities along the Interstate 5 and within the Downtown TOD and Golden State Specific Plans with the vast majority of opportunities planned as high-density projects.

Given the long timeframe required for the planning, design, financing and implementation of school facilities capital improvements, the School District must carefully address and plan for impacts on school facilities based on the City’s housing

¹ Department of Finance: Table 2: E-5 City/County Population and Housing Estimates, 1/1/2021.

² Burbank 2021-2029 Housing Element (Revised draft) dated March 2022.

growth goals. Therefore, this Study utilizes the potential for 12,000 new housing units through 2035 as a basis for the projected number of residential units.

The residential categories considered in this Study include Single-Family Detached units (“SFD”), which are those units with no common walls and Multi-Family (“MF”), which are those units sharing a common wall, including but not limited to townhouses, condominiums, apartments, duplexes. It should be noted the City reports the issuance of building permits for new SFD units, however nearly all new SFD projects consist of the demolition of existing SFD units with the replacement of new SFD units, which net close to zero addition SFD units.

The determination of the Projected Units is summarized by residential category in Table 2.

TABLE 2
PROJECTED RESIDENTIAL UNITS

| RESIDENTIAL CATEGORY | PROJECTED UNITS |
|-----------------------------|------------------------|
| SFD ¹ | 0 |
| MF | 12,000 |
| TOTAL | 12,000 |

¹ Building permits for new SFD mostly consist of the rebuilding of existing SFD units.

2. Student Generation Rates

In order to calculate student generation rates (“SGRs”), K&G Public Finance first obtained property characteristic data from the County Assessor’s Office. Parcels in the data file were classified by unit type (SFD and MF) and residential parcels were extracted. Due to the County data missing unit counts in certain instances, K&G Public Finance compiled unit counts based on information from the Department of Finance³, resulting in a total of 19,993 SFDs, and 24,941 MFs within the School District.

K&G Public Finance then obtained a student database from the School District, which contained the school attended, grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2021. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic database. The number of students matched was then queried by school level and residential category. Table 3 provides a summary of the SGRs by school level and residential category. A more detailed analysis of the SGR determinations is contained within Appendix “D”.

**TABLE 3
STUDENT GENERATION RATES SUMMARY**

| SCHOOL LEVEL | SFD UNITS | MF UNITS |
|--------------------------|---------------|---------------|
| Elementary School (TK-5) | 0.1490 | 0.0925 |
| Middle School (6-8) | 0.0817 | 0.0540 |
| High School (9-12) | 0.1161 | 0.0784 |
| TOTAL | 0.3468 | 0.2249 |

3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 3 by the number of Projected Units shown in Table 2. A total of 2,699 students are estimated to be generated from Projected Units. The projected student enrollment is summarized by school level in Table 4.

³ Department of Finance: Table 2: E-5 City/County Population and Housing Estimates, 1/1/2021.

**TABLE 4
PROJECTED STUDENT ENROLLMENT BY SCHOOL LEVEL**

| SCHOOL LEVEL | PROJECTED STUDENTS |
|--------------------------|--------------------|
| Elementary School (TK-5) | 1,110 |
| Middle School (6-8) | 648 |
| High School (9-12) | 941 |
| TOTAL | 2,699 |

4. Projected Unhoused Students

As shown in Table 1, there is available capacity at the elementary school, middle school and high 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 availability of capacity within areas of the School District where a greater and disproportionate amount of new development is expected (ii) the condition and adequacy of existing capacity, or (iii) the service and educational goals of the School District.

Furthermore, adjusting Projected Student Enrollment by the availability of classroom seats reveals 398 unhoused students projected at the elementary school level, demonstrating the need for expansion of classroom facilities. Table 5 shows the determination of Projected Unhoused Students by school level.

**TABLE 5
PROJECTED UNHOUSED STUDENTS**

| SCHOOL LEVEL | PROJECTED STUDENT ENROLLMENT | AVAILABLE SEAT ADJUSTMENT | PROJECTED UNHOUSED STUDENTS |
|--------------------------|------------------------------|---------------------------|-----------------------------|
| Elementary School (TK-5) | 1,110 | 712 | 398 |
| Middle School (6-8) | 648 | 648 | 0 |
| High School (9-12) | 941 | 941 | 0 |
| TOTAL | 2,699 | 2,301 | 398 |

C. FACILITIES NEEDS COSTS AND ESTIMATED PER 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.

The determination of projected unhoused students shown in Table 5 demonstrates that adequate permanent facilities capacity does not exist to house the total number of Projected Student Enrollment at the elementary level. Thus, the expansion of school facilities will be required to accommodate the Projected Unhoused Students. Further, California Assembly Bill 130, a TK-12 trailer bill which was signed by the Governor in September 2021, expands TK age eligibility in two-birth month increments over a period of 4 years commencing with the 2022-23 school year (the “Universal Transitional Kindergarten Program”). The Universal Transitional Program also requires TK programs to operate with a student-teacher ratio of 12:1 in 2022-23 and transitioning to a 10:1 ratio by 2023-24, contingent upon budget appropriations. While the effects of the Universal Transitional Program on the School District’s school facilities are difficult to realistically project for the purposes of this Study, it’s anticipated the program will increase enrollment growth from both existing housing as well as Projected Units, and such enrollment growth will increase the demand on school facilities.

In addition to the need for the expansion of school facilities to accommodate Projected Unhoused Students, capital improvement projects are necessary for the long-term use and adequate housing of student enrollment at the School District’s existing facilities to maintain and achieve an adopted level of service. The facilities needs exist regardless of the availability of capacity to house student enrollment, inclusive of student enrollment generated from new development; therefore without implementation of the capital improvement projects capacity available for Projected Student Enrollment is deemed inadequate.

Revenues from the imposition of the applicable school fees are intended to fund, in part, estimated costs for the construction of new classroom facilities and capital improvement projects required to accommodate Projected Student Enrollment.

2. Estimated per Seat/Student Cost

To evaluate the cost impacts on school facilities as a result of the Projected Student Enrollment, the Study estimates the cost per seat/student for (i) the seats required to accommodate the 398 Projected Unhoused Students at the elementary school level, by the construction of new classroom buildings (ii) the seats that will be occupied by the remaining Projected Student Enrollment, which will benefit from the implementation of

capital improvement projects necessary for the long-term use and adequacy of the seats and to meet the School District’s service goals.

The estimated cost for new classroom construction was derived using recent costs for construction of a new classroom building at Walt Disney Elementary School. Using the estimated construction costs and State Loading Factors for elementary classrooms at 25 students per classroom⁴, the cost per student/seat is estimated at \$52,749 in 2022 dollars.

To estimate the costs of capital improvement projects benefitting Projected Student Enrollment, the Study uses School Facility Program modernization grant amounts authorized under Education Code Section 17074.10 and last adjusted for inflation in February 2022. The modernization grants are intended to provide the State’s share (60%) of necessary project costs for *“improvements that extend the useful life of, or enhance the physical environment of, the school. Modernization grants can be used for the cost of designs and materials that promote the efficient use of energy and water, the maximum use of natural lighting and indoor air quality, the use of recycled materials and materials that emit a minimum of toxic substances, the use of acoustics conducive to instructing and learning, and other characteristics of high-performing schools”*⁵ ; thus the modernization grants are deemed an appropriate measure to estimate the costs of capital improvement implementation. Based on the modernization grants amounts as effective as of January 1, 2022, the cost per student seat is estimated at \$13,193 at the elementary school level, \$13,937 at the middle school level, and \$18,150 at the high school level.

⁴ California Code of Regulation, Title II, Section 1859.35.

⁵ School Facility Program Handbook, January 2019

SECTION IV. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

The following section presents the school facility impact analysis for new residential development and provides a step-by-step calculation 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 impacts per seat/student determined in Section III are multiplied by the Projected Enrollment and Projected Unhoused Students as shown in Table 5 for each school level. The result of this computation is shown in Table 6 and reflects the estimated school facilities cost impact to house Projected Enrollment.

**TABLE 6
FACILITIES COST IMPACT**

| SCHOOL LEVEL | FACILITIES COST IMPACT PER STUDENT/SEAT | PROJECTED STUDENT ENROLLMENT/ PROJECTED UNHOUSED STUDENTS | FACILITIES COST IMPACTS |
|---|---|---|-------------------------|
| New Classroom Construction | | | |
| Elementary School (TK-5) | \$52,749 | 398 | \$20,994,102 |
| Capital Improvement Projects (Modernization) | | | |
| Elementary School (TK-5) | \$13,193 | 712 | \$9,393,416 |
| Intermediate School (6-8) | \$13,937 | 648 | \$9,031,176 |
| High School (9-12) | \$18,150 | 941 | \$17,079,150 |
| TOTAL | | | \$56,497,844 |

The total school facilities impact shown in Table 6 above was then divided by the number of Projected Units shown in Table 2 to determine the school facilities cost per residential unit. The costs per residential categories are shown in Table 7.

**TABLE 7
SCHOOL FACILITIES COST PER RESIDENTIAL UNIT**

| FACILITIES COST IMPACT ALLOCATION | PROJECTED UNITS | FACILITIES COST IMPACT PER RESIDENTIAL UNIT |
|-----------------------------------|-----------------|---|
| \$56,497,844 | 12,000 | \$4,708 |

The school facilities cost impact per residential square foot is calculated by dividing the school facilities cost per residential unit determined in Table 7 by the average square footage of a residential unit. This calculation is shown in Table 8. Square footage information for planned

residential units within the School District was obtained from the Planning and Transportation Division of the City and was used to estimate the average square footage of the Projected Units.

TABLE 8
SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT

| FACILITIES COST IMPACT PER RESIDENTIAL UNIT | WEIGHTED AVERAGE SQUARE FOOTAGE | FACILITIES COST PER RESIDENTIAL SQUARE FOOT |
|--|--|--|
| \$4,708 | 902 | \$5.22 |

The school facilities impact per residential square foot determined in Table 8 is greater than the current maximum authorized residential School Fees of \$4.79 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 V. 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 impact.

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 9 below. The land use categories listed are based on those categories described in the Traffic Study and include land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

**TABLE 9
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 | 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 9 were first used to determine the impact of commercial/industrial development on a per household basis. Based on information obtained from the California Department of Finance⁶ and the U.S. Census Bureau data⁷, there are approximately 1.28 employed persons per household on average for households located within City of Burbank. Dividing the employee generation estimates listed in Table 9 by 1.28 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 therefore will have no impact on the School District, the figures are adjusted to reflect only those households within the School District occupied by employees generated from commercial/industrial development built within the School District. Based on information derived from U.S. Census Bureau data⁸, it is estimated that approximately 35.80% of employees both live and work within the School District. Multiplying the Total Household Impact by 35.80% 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 10.

⁶ Department of Finance: Table 2: E-5 City/County Population and Housing Estimates, 1/1/2021

⁷ 5-Year Estimates: DP03-Selected Economic Characteristics, 2020

⁸ 5-Year Estimates: S0801-Worked in place of residence, 2020.

TABLE 10
IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT ON
HOUSEHOLDS WITHIN THE SCHOOL DISTRICT

| COMMERCIAL/INDUSTRIAL CATEGORY | SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND. |
|--------------------------------------|---|
| Banks | 0.7902 |
| Community Shopping Center | 0.4293 |
| Neighborhood Shopping Center | 0.7827 |
| Industrial Business Parks | 0.9833 |
| Industrial/Warehousing/Manufacturing | 0.3768 |
| Rental Self-Storage | 0.0180 |
| Research & Development | 0.8505 |
| Hospitality (Lodging) | 0.3168 |
| Commercial Offices (Standard) | 1.3396 |
| Commercial Offices (Large High Rise) | 1.2710 |
| Corporate Offices | 0.7509 |
| Medical Offices | 1.1930 |

2. 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 10 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 11. The determination of the student generation rates are shown and described in Appendix “D” of this Study. Since all Projected Units are classified as MF units, only the SGRs determined for MF are utilized.

TABLE 11
STUDENT GENERATION PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

| COMMERCIAL/INDUSTRIAL CATEGORY | ELEMENTARY SCHOOL STUDENT GENERATION | MIDDLE SCHOOL STUDENT GENERATION | HIGH SCHOOL STUDENT GENERATION | TOTAL STUDENT GENERATION |
|--|--------------------------------------|----------------------------------|--------------------------------|--------------------------|
| Banks | 0.0731 | 0.0427 | 0.062 | 0.1778 |
| Community Shopping Center | 0.0397 | 0.0232 | 0.0337 | 0.0966 |
| Neighborhood Shopping Center | 0.0724 | 0.0423 | 0.0614 | 0.1761 |
| Industrial Business Parks | 0.0910 | 0.0531 | 0.0771 | 0.2212 |
| Industrial/Warehousing/ Manufacturing | 0.0349 | 0.0203 | 0.0295 | 0.0847 |
| Rental Self-Storage | 0.0017 | 0.0010 | 0.0014 | 0.0041 |
| Research & Development | 0.0787 | 0.0459 | 0.0667 | 0.1913 |
| Hospitality (Lodging) | 0.0293 | 0.0171 | 0.0248 | 0.0712 |
| Commercial Offices (Standard) | 0.1239 | 0.0723 | 0.1050 | 0.3012 |
| Commercial Offices (Large High Rise) | 0.1176 | 0.0686 | 0.0996 | 0.2858 |
| Corporate Offices | 0.0695 | 0.0405 | 0.0589 | 0.1689 |
| Medical Offices | 0.1104 | 0.0644 | 0.0935 | 0.2683 |

3. Inter-District Student Impact

Based on information provided by the School District, 1,233 students were enrolled at the School District on an inter-district basis as of October 2021, including 440 students at the elementary school level, 319 students at the middle school level and 474 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 57,692⁹ 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 9. The calculation results in the Inter-District Student Impacts shown in Table 12.

⁹ 5-Year Estimates: DP03-Selected Economic Characteristics, 2020

TABLE 12
INTER-DISTRICT COST IMPACT PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

| COMMERCIAL/INDUSTRIAL CATEGORY | ELEMENTARY SCHOOL COST IMPACT | MIDDLE SCHOOL COST IMPACT | HIGH SCHOOL COST IMPACT | TOTAL INTER-DISTRICT COST IMPACT |
|--------------------------------------|-------------------------------|---------------------------|-------------------------|----------------------------------|
| Banks | 0.0215 | 0.0155 | 0.0232 | 0.0602 |
| Community Shopping Center | 0.0117 | 0.0084 | 0.0126 | 0.0327 |
| Neighborhood Shopping Center | 0.0213 | 0.0154 | 0.0229 | 0.0596 |
| Industrial Business Parks | 0.0267 | 0.0193 | 0.0288 | 0.0748 |
| Industrial/Warehousing/Manufacturing | 0.0102 | 0.0074 | 0.0110 | 0.0286 |
| Rental Self-Storage | 0.0005 | 0.0004 | 0.0005 | 0.0014 |
| Research & Development | 0.0231 | 0.0167 | 0.0249 | 0.0647 |
| Hospitality (Lodging) | 0.0086 | 0.0062 | 0.0093 | 0.0241 |
| Commercial Offices (Standard) | 0.0364 | 0.0263 | 0.0393 | 0.1020 |
| Commercial Offices (Large High Rise) | 0.0345 | 0.0250 | 0.0373 | 0.0968 |
| Corporate Offices | 0.0204 | 0.0148 | 0.0220 | 0.0572 |
| Medical Offices | 0.0324 | 0.0235 | 0.0350 | 0.0909 |

4. Total Student Generation Impact

The Total Student Generation Impact is determined by adding the Student Generation Impacts shown in Table 11 to the Inter-District Impacts determined in Table 12. The Total Student Generation Impacts are listed in Table 13.

TABLE 13
TOTAL STUDENT GENERATION IMPACT PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

| COMMERCIAL/INDUSTRIAL CATEGORY | ELEMENTARY SCHOOL COST IMPACT | MIDDLE SCHOOL COST IMPACT | HIGH SCHOOL COST IMPACT | TOTAL STUDENT GENERATION COST IMPACT |
|--------------------------------------|-------------------------------|---------------------------|-------------------------|--------------------------------------|
| Banks | 0.0946 | 0.0582 | 0.0852 | 0.2380 |
| Community Shopping Center | 0.0514 | 0.0316 | 0.0463 | 0.1293 |
| Neighborhood Shopping Center | 0.0937 | 0.0577 | 0.0843 | 0.2357 |
| Industrial Business Parks | 0.1177 | 0.0724 | 0.1059 | 0.2960 |
| Industrial/Warehousing/Manufacturing | 0.0451 | 0.0277 | 0.0405 | 0.1133 |
| Rental Self-Storage | 0.0022 | 0.0014 | 0.0019 | 0.0055 |
| Research & Development | 0.1018 | 0.0626 | 0.0916 | 0.2560 |
| Hospitality (Lodging) | 0.0379 | 0.0233 | 0.0341 | 0.0953 |
| Commercial Offices (Standard) | 0.1603 | 0.0986 | 0.1443 | 0.4032 |
| Commercial Offices (Large High Rise) | 0.1521 | 0.0936 | 0.1369 | 0.3826 |
| Corporate Offices | 0.0899 | 0.0553 | 0.0809 | 0.2261 |
| Medical Offices | 0.1428 | 0.0879 | 0.1285 | 0.3592 |

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 total school facilities cost per student was determined by multiplying the costs per seat/student summarized in Table 6 by the total student generation impacts calculated in Table 13. For the elementary school level, a weighted cost was applied based on the estimated costs for new construction and capital improvement projects, resulting in a cost per seat/student equal to \$27,376. The school facilities cost impacts are shown in Table 14 by commercial/industrial development category and school level.

TABLE 14
SCHOOL FACILITIES COSTS PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

| COMMERCIAL/INDUSTRIAL CATEGORY | ELEMENTARY SCHOOL IMPACT | MIDDLE SCHOOL IMPACT | HIGH SCHOOL IMPACT | TOTAL COST IMPACT |
|--------------------------------------|--------------------------|----------------------|--------------------|-------------------|
| Banks | \$2,590 | \$811 | \$1,546 | \$4,947 |
| Community Shopping Center | \$1,407 | \$440 | \$840 | \$2,687 |
| Neighborhood Shopping Center | \$2,565 | \$804 | \$1,530 | \$4,899 |
| Industrial Business Parks | \$3,222 | \$1,009 | \$1,922 | \$6,153 |
| Industrial/Warehousing/Manufacturing | \$1,235 | \$386 | \$735 | \$2,356 |
| Rental Self-Storage | \$60 | \$20 | \$34 | \$114 |
| Research & Development | \$2,787 | \$872 | \$1,663 | \$5,322 |
| Hospitality (Lodging) | \$1,038 | \$325 | \$619 | \$1,982 |
| Commercial Offices (Standard) | \$4,388 | \$1,374 | \$2,619 | \$8,381 |
| Commercial Offices (Large High Rise) | \$4,164 | \$1,305 | \$2,485 | \$7,954 |
| Corporate Offices | \$2,461 | \$771 | \$1,468 | \$4,700 |
| Medical Offices | \$3,909 | \$1,225 | \$2,332 | \$7,466 |

2. Residential Fee Offsets

New commercial/industrial development within the School District will generate new employees, thereby increasing 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 14.

The residential fee offsets are first calculated by using the proposed Level I Fee of \$4.79 per square foot for residential development and multiplying that amount by the

weighted average square footage of a residential unit in the School District, which is 902 square feet. This calculation provides the average residential revenues from a residential unit of \$4,321 (\$4.79 x 902). The average residential revenues from a residential unit multiplied by Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 10, 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 15.

**TABLE 15
RESIDENTIAL FEE OFFSET**

| CATEGORY | HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND. | RESIDENTIAL FEE OFFSET PER 1,000 SQUARE FEET COM./IND. |
|--------------------------------------|--|---|
| Banks | 0.7902 | \$3,414 |
| Community Shopping Center | 0.4293 | \$1,855 |
| Neighborhood Shopping Center | 0.7827 | \$3,382 |
| Industrial Business Parks | 0.9833 | \$4,248 |
| Industrial/Warehousing/Manufacturing | 0.3768 | \$1,628 |
| Rental Self-Storage | 0.0180 | \$78 |
| Research & Development | 0.8505 | \$3,675 |
| Hospitality (Lodging) | 0.3168 | \$1,369 |
| Commercial Offices (Standard) | 1.3396 | \$5,788 |
| Commercial Offices (Large High Rise) | 1.2710 | \$5,491 |
| Corporate Offices | 0.7509 | \$3,244 |
| Medical Offices | 1.1930 | \$5,154 |

3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 15 from the total school facilities costs listed in Table 14 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 16.

TABLE 16
NET SCHOOL FACILITIES COSTS
PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT

| CATEGORY | TOTAL SCHOOL FACILITIES COSTS | RESIDENTIAL FEE OFFSET | NET SCHOOL FACILITIES COSTS |
|--------------------------------------|-------------------------------|------------------------|-----------------------------|
| Banks | \$4,947 | \$3,414 | \$1,533 |
| Community Shopping Center | \$2,687 | \$1,855 | \$832 |
| Neighborhood Shopping Center | \$4,899 | \$3,382 | \$1,517 |
| Industrial Business Parks | \$6,153 | \$4,248 | \$1,905 |
| Industrial/Warehousing/Manufacturing | \$2,356 | \$1,628 | \$728 |
| Rental Self-Storage | \$114 | \$78 | \$36 |
| Research & Development | \$5,322 | \$3,675 | \$1,647 |
| Hospitality (Lodging) | \$1,982 | \$1,369 | \$613 |
| Commercial Offices (Standard) | \$8,381 | \$5,788 | \$2,593 |
| Commercial Offices (Large High Rise) | \$7,954 | \$5,491 | \$2,463 |
| Corporate Offices | \$4,700 | \$3,244 | \$1,456 |
| Medical Offices | \$7,466 | \$5,154 | \$2,312 |

The Net School Facilities Costs determined in Table 16 were then divided by 1,000¹⁰ to provide the cost impact on a square foot basis. These cost impacts are listed in Table 17.

TABLE 17
NET COST IMPACTS
PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

| CATEGORY | NET COST IMPACTS |
|--------------------------------------|------------------|
| Banks | \$1.53 |
| Community Shopping Center | \$0.83 |
| Neighborhood Shopping Center | \$1.52 |
| Industrial Business Parks | \$1.90 |
| Industrial/Warehousing/Manufacturing | \$0.73 |
| Rental Self-Storage | \$0.04 |
| Research & Development | \$1.65 |
| Hospitality (Lodging) | \$0.61 |
| Commercial Offices (Standard) | \$2.59 |
| Commercial Offices (Large High Rise) | \$2.46 |
| Corporate Offices | \$1.46 |
| Medical Offices | \$2.31 |

¹⁰ The Employee Generation Rates derived from the SANDAG Traffic Study are estimated per 1,000 square feet of development.

The net cost impacts shown in Table 17 are equal to or exceed the maximum authorized statutory school fee for commercial/industrial development of \$0.78 per square foot, except for the categories of Industrial Parks/Warehousing/Manufacturing, Hospitality/Lodging and Rental Self-Storage development. 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 categories of Industrial Parks/Warehousing, Hospitality/Lodging and Rental Self-Storage.

SECTION VI. OTHER CONSIDERATIONS

A. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 18, 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.

B. 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 \$0.78 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 VII. 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 units 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 construction 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 residential units resulting from Redevelopment projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraph, but not exceeding the applicable school fees.

SECTION VIII. GOVERNMENT CODE SECTION 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 Residential School Fee and Applicable Com/Ind. School Fees described herein (collectively referred to as the “Applicable School Fees”), 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 or reconstruction of school facilities required to accommodate students generated by new residential and commercial/industrial development in areas of the School District where existing school facilities are needed;
- (ii). Construction or reconstruction 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). Furniture for use in new school facilities;
- (vi). Costs associated with the administration, collection, and justification for the Applicable School Fees;
- (vii). 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, existing school facilities are in need of upgrade for their continued long-term use and to provide adequate and safe housing for existing student enrollment and students generated from new residential and commercial/industrial development. The fees imposed on such new development will be used, in part, to finance 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 \$4.79 per square foot of residential development is justified, as this fee is below the per square foot cost impact 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 \$0.78 per square foot of commercial/industrial development are justified as the fees are 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 the categories of Industrial Parks/Warehousing, Hospitality/Lodging and Rental Self-Storage development. For the listed commercial/industrial categories, the net cost impacts determined herein are below the applicable maximum outlined fee of \$0.78 per square foot. Therefore, the applicable commercial/industrial School Fees imposed on new commercial/industrial development classified under these categories shall not exceed the Net Cost Impacts.

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 | 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

**BURBANK UNIFIED SCHOOL DISTRICT
FACILITIES CAPACITY UPDATE
APPENDIX B**

CLASSROOM INVENTORY ^[1]

| School Site | Portable Classrooms ^[2] | Permanent Classrooms | Total Classrooms |
|--------------------------------------|------------------------------------|----------------------|------------------|
| ELEMENTARY SCHOOL | | | |
| WALT DISNEY ELEMENTARY SCHOOL | 13 | 13 | 26 |
| THOMAS EDISON ELEMENTARY SCHOOL | 4 | 27 | 31 |
| RALPH EMERSON ELEMENTARY SCHOOL | 4 | 24 | 28 |
| BRET HARTE ELEMENTARY SCHOOL | 19 | 22 | 41 |
| THOMAS JEFFERSON ELEMENTARY SCHOOL | 12 | 29 | 41 |
| JOAQUIN MILLER ELEMENTARY SCHOOL | 0 | 49 | 49 |
| WILLIAM MCKINLEY ELEMENTARY SCHOOL | 12 | 21 | 33 |
| PROVIDENCIA ELEMENTARY SCHOOL | 12 | 20 | 32 |
| THEODORE ROOSEVELT ELEMENTARY SCHOOL | 6 | 20 | 26 |
| R.L. STEVENSON ELEMENTARY SCHOOL | 15 | 7 | 22 |
| GEORGE WASHINGTON ELEMENTARY SCHOOL | 8 | 26 | 34 |
| ELEMENTARY SCHOOL SUBTOTAL | 105 | 258 | 363 |
| MIDDLE SCHOOL | | | |
| LUTHER BURBANK MIDDLE SCHOOL | 0 | 51 | 51 |
| DOLORES HUERTA MIDDLE SCHOOL | 6 | 49 | 55 |
| JOHN MUIR MIDDLE SCHOOL | 4 | 59 | 63 |
| MIDDLE SCHOOL SUBTOTAL | 10 | 159 | 169 |
| HIGH SCHOOL | | | |
| JOHN BURROUGHS HIGH SCHOOL | 13 | 117 | 130 |
| BURBANK HIGH SCHOOL | 0 | 100 | 100 |
| MONTEREY HIGH SCHOOL | 2 | 8 | 10 |
| HIGH SCHOOL SUBTOTAL | 15 | 225 | 240 |
| OTHER PROGRAM | | | |
| COMMUNITY DAY SCHOOL | 7 | 4 | 11 |
| MAGNOLIA PARK | 5 | 0 | 5 |
| INDEPENDENT LEARNING ACADEMY | 3 | 2 | 5 |
| OTHER PROGRAM SUBTOTAL | 15 | 6 | 21 |
| GRAND TOTAL | 145 | 648 | 793 |

^[1] Source: School District; does not include classrooms located at the Burbank Adult School or the Horace Mann Preschool, as the enrollment at these sites is not considered in this analysis.

^[2] Includes relocatable classrooms that have not been replaced.

ADJUSTED CLASSROOM COUNT AND ESTIMATED STUDENT CAPACITY

| School Level | Adjusted Eligible Classrooms ^[1] | Estimated Student Capacity ^[2] |
|--------------------------|---|---|
| ELEMENTARY SCHOOL (TK-5) | 258 | 6,450 |
| MIDDLE SCHOOL (6-8) | 159 | 4,293 |
| HIGH SCHOOL (9-12) | 225 | 6,075 |
| OTHER PROGRAM | 6 | 60 |
| TOTAL | 648 | 16,878 |

^[1] Many of the School District's classrooms are aged and/or have been deemed inadequate for long-term use and require replacement. Furthermore, since the general intent of levying the Level I Fee is to replace the portable classrooms with permanent facilities, the portable classrooms are not considered as capacity in the justification of the Level I Fees.

^[2] School capacities are determined based on loading factors of 25 students per classroom for grades K through 6 and 27 students per classroom for grades 7 through 12, and 13 non-severe and 9 severe students per classroom for those students enrolled in Special Education facilities. Other School District programs have been loaded at 10 students per classroom due to the program requirements. Since the School District serves grades kindergarten through 5 at the elementary school level and grades 6 through 8 at the middle school level, the loading factors have been adjusted to coincide with the school levels (ie. 25 students per classroom at the elementary school level).

APPENDIX C
STUDENT ENROLLMENT SUMMARY

**BURBANK UNIFIED SCHOOL DISTRICT
ENROLLMENT SUMMARY -OCTOBER 2021
APPENDIX C**

| Enrollment | | | | | | | | | | | | | | | | |
|--|--------------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| School Name/Program | School Level/Grade | | | | | | | | | | | | | | | Grand Total |
| | Elementary | | | | | | | Middle | | | High | | | | Other | |
| | Pre-School | TK/K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | Ungraded Sec | |
| BRET HARTE ELEMENTARY SCHOOL | - | 81 | 91 | 93 | 88 | 92 | 91 | - | - | - | - | - | - | - | - | 536 |
| BURBANK ADULT SCHOOL | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 15 | 15 |
| BURBANK HIGH SCHOOL | - | - | - | - | - | - | - | - | - | - | 636 | 593 | 593 | 597 | - | 2,419 |
| COMMUNITY DAY HIGH SCHOOL | - | - | - | - | - | - | - | - | - | - | 3 | 5 | 6 | - | - | 14 |
| DOLORES HUERTA MIDDLE SCHOOL | - | - | - | - | - | - | - | 331 | 364 | 320 | - | - | - | - | - | 1,015 |
| GEORGE WASHINGTON ELEMENTARY SCHOOL | - | 100 | 68 | 67 | 63 | 84 | 59 | - | - | - | - | - | - | - | - | 441 |
| HORACE MANN PRESCHOOL | 42 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 42 |
| INDEPENDENT LEARNING ACADEMY | - | - | - | - | - | - | - | - | 3 | 13 | 7 | 14 | 19 | - | - | 56 |
| JOAQUIN MILLER ELEMENTARY SCHOOL | - | 118 | 106 | 107 | 118 | 117 | 112 | - | - | - | - | - | - | - | - | 678 |
| JOHN BURROUGHS HIGH SCHOOL | - | - | - | - | - | - | - | - | - | - | 613 | 573 | 588 | 588 | - | 2,362 |
| JOHN MUIR MIDDLE SCHOOL | - | - | - | - | - | - | - | 449 | 449 | 500 | - | - | - | - | - | 1,398 |
| LUTHER BURBANK MIDDLE SCHOOL | - | - | - | - | - | - | - | 285 | 285 | 297 | - | - | - | - | - | 867 |
| MAGNOLIA PARK | - | - | - | - | - | - | - | - | - | - | 3 | 5 | 8 | 5 | - | 21 |
| MONTEREY HIGH SCHOOL | - | - | - | - | - | - | - | - | - | - | - | 11 | 45 | 13 | - | 69 |
| NONPUBLIC, NONSECTARIAN SCHOOLS | - | - | - | - | 4 | 1 | 1 | 2 | 2 | 5 | 7 | 5 | 6 | 9 | - | 42 |
| PROVIDENCIA ELEMENTARY SCHOOL | - | 79 | 72 | 70 | 46 | 61 | 57 | - | - | - | - | - | - | - | - | 385 |
| R.L. STEVENSON ELEMENTARY SCHOOL | - | 93 | 84 | 91 | 84 | 119 | 84 | - | - | - | - | - | - | - | - | 555 |
| RALPH EMERSON ELEMENTARY SCHOOL | - | 89 | 90 | 91 | 86 | 120 | 96 | - | - | - | - | - | - | - | - | 572 |
| THEODORE ROOSEVELT ELEMENTARY SCHOOL | - | 108 | 86 | 87 | 92 | 93 | 86 | - | - | - | - | - | - | - | - | 552 |
| THOMAS EDISON ELEMENTARY SCHOOL | - | 97 | 86 | 90 | 83 | 88 | 61 | - | - | - | - | - | - | - | - | 505 |
| THOMAS JEFFERSON ELEMENTARY SCHOOL | - | 104 | 112 | 115 | 112 | 144 | 119 | - | - | - | - | - | - | - | - | 706 |
| WALT DISNEY ELEMENTARY SCHOOL | - | 54 | 64 | 65 | 62 | 66 | 62 | - | - | - | - | - | - | - | - | 373 |
| WILLIAM MCKINLEY ELEMENTARY SCHOOL | - | 76 | 65 | 67 | 75 | 78 | 74 | - | - | - | - | - | - | - | - | 435 |
| GRAND TOTAL | 42 | 999 | 924 | 943 | 913 | 1,063 | 902 | 1,067 | 1,103 | 1,135 | 1,269 | 1,206 | 1,265 | 1,212 | 15 | 14,058 |
| ELIGIBLE | - | 999 | 924 | 943 | 909 | 1,062 | 901 | 1,065 | 1,101 | 1,130 | 1,262 | 1,201 | 1,259 | 1,203 | - | 13,959 |
| ELIGIBLE BY SCHOOL LEVEL ^[1] | | | | | | | 5,738 | | | 3,296 | | | | 4,925 | - | 13,959 |

^[1] Does not include preschool students, students enrolled in adult education or students enrolled in nonpublic/nonsectarian programs.

APPENDIX D
DISTRICT-WIDE STUDENT GENERATION RATES

**BURBANK UNIFIED SCHOOL DISTRICT
DISTRICT-WIDE STUDENT GENERATION RATES
APPENDIX D**

DISTRICT-WIDE SUMMARY

| School Level | SFD | MF |
|-------------------------|---------------|---------------|
| ELEMENTARY SCHOOL (K-5) | 0.1490 | 0.0925 |
| MIDDLE SCHOOL (6-8) | 0.0817 | 0.0540 |
| HIGH SCHOOL (9-12) | 0.1161 | 0.0784 |
| TOTAL | 0.3468 | 0.2249 |

SINGLE-FAMILY DETACHED (SFD)

| School Level | No. of Students Matched | Total SFD Units ^[1] | Student Generation Rate ^[2] |
|-------------------------|-------------------------|--------------------------------|--|
| ELEMENTARY SCHOOL (K-5) | 2,979 | 19,993 | 0.1490 |
| MIDDLE SCHOOL (6-8) | 1,633 | 19,993 | 0.0817 |
| HIGH SCHOOL (9-12) | 2,321 | 19,993 | 0.1161 |
| TOTAL | 6,933 | NA | 0.3468 |

[1] Department of Finance: Table 2: E-5 City/County Population and Housing Estimates, 1/1/2021

[2] Numbers may not compute due to rounding.

MULTI-FAMILY ATTACHED (MF)

| School Level | No. of Students Matched | Total MF Units ^[1] | Student Generation Rate ^[2] |
|-------------------------|-------------------------|-------------------------------|--|
| ELEMENTARY SCHOOL (K-5) | 2,306 | 24,941 | 0.0925 |
| MIDDLE SCHOOL (6-8) | 1,346 | 24,941 | 0.0540 |
| HIGH SCHOOL (9-12) | 1,956 | 24,941 | 0.0784 |
| TOTAL | 5,608 | NA | 0.2249 |

[1] Department of Finance: Table 2: E-5 City/County Population and Housing Estimates, 1/1/2021

[2] Numbers may not compute due to rounding.

BLENDED STUDENT GENERATION RATES

| School Level | Blended Student Generation Rate ^[1] |
|-------------------------|--|
| ELEMENTARY SCHOOL (K-5) | 0.0925 |
| MIDDLE SCHOOL (6-8) | 0.0540 |
| HIGH SCHOOL (9-12) | 0.0784 |
| TOTAL | 0.2249 |

[1] Student generation rates for each residential category were blended into a single student generation rate for each school level based on the percentage allocation residential categories of Total Projected Units.