

**Burbank Unified School District  
Administrative Services**

**REPORT TO THE BOARD**

TO: Members of the Board of Education

FROM: David Jaynes, Assistant Superintendent, Administrative Services

PREPARED BY: Ruthie DiFonzo, Senior Administrative Assistant

SUBMITTED BY: Ruthie DiFonzo, Senior Administrative Assistant

DATE: April 21, 2016

SUBJECT: Public Hearing of Intent to Raise Developer Fees

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**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:**

Pursuant to Government Code Sections 6062(a) and 65090, the Governing Board of the Burbank Unified School District will hold a public hearing to consider a resolution to adopt the Developer Fee Justification Study.

**Fiscal Impact:**

Additional income to support facilities program.

**Recommendation:**

The Board of Education will conduct a public hearing to receive input from any interested parties on its intent to raise developer fees consistent with the amounts set by the State Allocation Board and the results of the developer fee study which has been made available for public review prior to the Board meeting, per the requirements of law, as presented.



## SCHOOL FEE JUSTIFICATION STUDY

APRIL 4, 2016

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## **EXECUTIVE SUMMARY**

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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 \$3.48 per square foot for residential construction/reconstruction and \$0.56 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 \$3.48 per square foot for residential construction/reconstruction and the maximum authorized or \$0.56 per square foot for categories of commercial/industrial development, except for new construction classified as Rental Self-Storage, Industrial Parks/Warehousing/Manufacturing, and Hospitality (Lodging). The findings are summarized below:

### **RESIDENTIAL DEVELOPMENT**

New residential development in the School District is projected over the next ten (10) years. Based on historical student generation rates, such development will generate an estimated 880 new students over the next ten (10) years. Based on the School District’s existing facilities capacity and enrollment, the projected student enrollment does not support the need for the construction of additional school facilities. However, 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 District has identified and estimated that the total cost of needed capital improvement projects will be approximately \$123,858,678. Of that amount, approximately \$39,940,000 is estimated for modernization of classrooms and the replacement of portable classrooms with permanent classroom facilities. 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 impact per square foot shown in Table E-1 above exceeds the current maximum authorized residential School Fee of \$3.48, therefore, the School District is reasonably justified

in levying the Level I school fees in an amount up to but not exceeding \$3.48 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
<b>Residential Construction</b>	<b>\$4.10</b>	<b>\$3.48</b>

**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 “D”). The cost impacts per square foot for each category of commercial/industrial development are equal to or exceed the maximum authorized School Fee of \$0.56 per square foot, except for Rental Self-Storage and Hospitality (Lodging) 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 \$0.56 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 Rental Self-Storage and Hospitality (Lodging) up to their 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	<b>\$1.23</b>	<b>\$0.56</b>
Shopping Centers	<b>\$0.89</b>	<b>\$0.56</b>
Industrial Business Parks	<b>\$1.52</b>	<b>\$0.56</b>
Industrial Parks/ Warehousing/ Manufacturing	<b>\$0.59</b>	<b>\$0.56</b>
Rental Self-Storage	<b>\$0.03</b>	<b>\$0.03</b>
Research & Development	<b>\$1.32</b>	<b>\$0.56</b>
Hospitality(Lodging)	<b>\$0.49</b>	<b>\$0.49</b>
Commercial Offices (Standard)	<b>\$2.07</b>	<b>\$0.56</b>
Commercial Offices (Large High Rise)	<b>\$1.97</b>	<b>\$0.56</b>
Corporate Offices	<b>\$1.16</b>	<b>\$0.56</b>
Medical Offices	<b>\$1.85</b>	<b>\$0.56</b>

## **SECTION I. INTRODUCTION**

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### **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 15,016 kindergarten through twelfth grade students. The School District currently operates eleven (11) elementary schools, three (3) middle schools, three (3) high schools, one (1) adult school and one (1) alternative education school.

## **SECTION II. LEGISLATION AND LEGAL REQUIREMENTS**

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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. Most recently, 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.

## **SECTION III. PROJECTED UNHOUSED STUDENTS AND FACILITY REQUIREMENTS**

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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 excess 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 one (1) alternative education school. Per Education Code Section 17071.10, these facilities have a capacity to accommodate 18,712 students, 10,006 seats of which are at the elementary school level, 2,884 seats at the middle school level and 5,822 seats are at the high school level. This capacity was reported on SAB form 50-02 and was updated to reflect new school facilities construction projects approved for funding by the state. Appendix "A" provides a calculation of the updated facility capacity.

Based on October 2015 California Basic Educational Data System (CBEDS) data, the student enrollment of the School District is 15,016 students. This enrollment figure does not include students enrolled in the School District's Options for Youth Charter program, an online teaching program, which does not require teaching stations. In order to be consistent with the SAB 50-02 reporting requirements, the enrollment school level configuration has been adjusted to represent kindergarten through grade 6 at the elementary level, grades 7 and 8 at the middle school level and grades 9 through 12 at the high school level. Current excess capacity is calculated by subtracting current student enrollment from existing school facilities capacity for each school level. This operation results in surplus seats at the elementary school, middle school and high school levels. The existing school facilities excess capacity determination is shown in Table 1.

**TABLE 1**  
**FACILITIES CAPACITY AND STUDENT ENROLLMENT**

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2015)	EXCESS/(DEFICIT) CAPACITY
Elementary School (K-6)	10,006	7,188	2,818
Middle School (6-8)	2,884	2,401	483
High School (9-12)	5,822	5,427	395
<b>Total</b>	<b>18,712</b>	<b>15,016</b>	<b>3,696</b>

**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. A projection of the number of new residential construction within the School District boundaries was derived from information obtained from the Planning Department of the City. Based on the information, it is estimated the School District could experience the development of 3,217 residential units over the next ten (10) years (“Total Projected Units”).

The Burbank 2035 General Plan, adopted by the City in February 2013, allows for the maximum development capacity of 61,647 with an estimated build-out of 50,219 units. According to the State Department of Finance, as of 2015 current housing within the City was estimated at 44,646<sup>1</sup> units. Therefore the remaining residential capacity to build-out is estimated at 5,573 units.

To estimate the development of projected residential units over the next ten (10) years, Koppel & Gruber Public Finance (“KGPF”) utilized information regarding the realistic potential for redevelopment contained in the City’s Housing Element 2014-2021 dated December 2013 (“Housing Element”) alongside updated information on current active projects from the City’s Planning Department to forecast a realistic potential for development at 3,217 units. It is worth noting that projected realistic units in the Housing Element are net of any existing residential units that could be demolished over the planning period. Therefore, no further adjustments are required to the Total Projected Units.

Projected residential units having mitigated their impact through an alternative to paying School Fees, such as participation in a Community Facilities District or through

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<sup>1</sup> 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 analysis.

execution of a mitigation agreement, have been identified and are subtracted from the Total Projected Units. Currently, none of the Total Projected Units have mitigated their impact to the School District through participation in a Community Facilities District or through execution of a mitigation agreement.

The determination of the Projected Units is summarized by residential category in Table 2. Single-Family Detached units (“SFD”) are those units with no common walls and Multi-Family (“MF”) are those units sharing a common wall and include townhouses, condominiums, apartments, duplexes, and other similar residential types.

**TABLE 2  
PROJECTED RESIDENTIAL UNITS**

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	PROJECTED MITIGATED UNITS	PROJECTED UNITS
SFD	140	0	140
MF	3,077	0	3,077
<b>TOTAL</b>	<b>3,217</b>	<b>0</b>	<b>3,217</b>

**2. Student Generation Rates**

In order to calculate student generation rates (“SGRs”), KGPF first obtained property characteristic data from the County Assessor’s Office. Parcels in the database were classified by unit type (SFD and MF) and residential parcels were extracted. Due to the County data missing unit counts in certain instances, KGPF compiled unit counts based on information from the US Census Bureau<sup>2</sup>, resulting in a total of 19,470 SFDs, and 22,360 MFs within the School District.

KGPF 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 2015. 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. Tables 3, 4, and 5 below summarize the calculation of the SGRs by residential category.

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<sup>2</sup> 2010-2014 American Community Survey 5-Year Estimate: DP04-Selected Housing.

**TABLE 3  
SINGLE FAMILY DETACHED (SFD)  
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Elementary School	3,516	19,470	0.1806
Middle School	1,199	19,470	0.0616
High School	2,502	19,470	0.1285
<b>TOTAL</b>	<b>7,217</b>	<b>NA</b>	<b>0.3707</b>

**TABLE 4  
MULTI-FAMILY (MF)  
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School	2,912	22,360	0.1302
Middle School	952	22,360	0.0426
High School	2,150	22,360	0.0962
<b>TOTAL</b>	<b>6,014</b>	<b>NA</b>	<b>0.2690</b>

**TABLE 5  
COMBINED STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	MF UNITS
Elementary School	0.1806	0.1302
Middle School	0.0616	0.0426
High School	0.1285	0.0962
<b>TOTAL</b>	<b>0.3707</b>	<b>0.2690</b>

### 3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 5 by the number of residential units anticipated to be constructed within the School District over the next ten (10) years (“Projected Units”) and shown in Table 2. A total of 880 students are estimated to be generated from Projected Units. The projected student enrollment is summarized by school level in Table 6.

**TABLE 6  
PROJECTED STUDENT ENROLLMENT BY SCHOOL LEVEL**

SCHOOL LEVEL	PROJECTED STUDENTS
Elementary School	426
Middle School	140
High School	314
<b>Total</b>	<b>880</b>

#### 4. Projected Unhoused Students

As shown in Table 1, there is available capacity at the elementary school, middle school and high school levels. In order to determine the projected unhoused students generated by Projected Units (“Projected Unhoused Students”) the Projected Student Enrollment is adjusted by the surplus seats available at the elementary school, middle school, and high school levels. Table 7 shows the existing surplus capacity at each school level may accommodate the projected student enrollment.

**TABLE 7  
PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	SURPLUS SEATS AVAILABLE	PROJECTED UNHOUSED STUDENTS
Elementary School	426	2,818	0
Middle School	140	483	0
High School	314	395	0
<b>Total</b>	<b>880</b>	<b>3,696</b>	<b>0</b>

#### C. FACILITIES NEEDS COSTS AND ESTIMATED PER STUDENT COST

##### 1. Estimated Cost Per Student

In 2015, the School District conducted a needs assessment and Bond Implementation Plan (“2015 Plan”) identifying certain improvements and modernization needs and preliminary cost estimates for the identified projects. The total cost of the planned facilities projects is estimated at approximately \$123,858,678. The primary source of funding for the projects is expected from general obligation bond sales issued under the School District’s Measure S bond authorization. Measure S was a local bond measure approved by the voters on March 5, 2013 and authorized the School District to issue \$110,000,000 in bonds to finance modernization and renovation projects throughout the School District. The estimated total bond program costs are approximately \$33,000,000 greater than bond authorization in 2015 dollars. Revenues from the imposition of the Applicable School Fees are intended to help bridge the funding gap between the estimated costs of the projects and monies available from general obligation bond proceeds or other sources.

The determination of projected unhoused students shown in Table 7 confirms surplus seats are available to accommodate Projected Student Enrollment from new residential development. However, the 2015 Plan demonstrates capital improvement projects are necessary for the long-term use and adequate housing of student enrollment at the School District’s existing facilities. The facilities need exists regardless of the availability of capacity to house student enrollment, inclusive of student enrollment

generated from new development; therefore facilities capacity available for Projected Student Enrollment is deemed inadequate.

Revenues collected from Applicable School Fees set forth and justified herein are authorized to be used for the construction or reconstruction of school facilities required to accommodate students generated by new residential and commercial/industrial development. The facilities projects identified in the School District's 2015 Plan include modernization of existing classrooms and the replacement of portable classrooms with permanent classrooms, which may be funded by revenues collected from Applicable School Fees. The estimated cost of replacing portable classrooms, along with additional modernization expenses applicable to those classrooms, is approximately \$39,940,000. Since the replacement of the portable classrooms is required to adequately house both existing students and students generated from new residential and commercial/industrial redevelopment, the estimated cost for this project category was used to determine a Cost Per Student.

This calculation is shown in Appendix "C" of this Report. Table 8 lists the estimated Cost per Student by school level.

**TABLE 8  
COSTS PER STUDENT**

<b>SCHOOL LEVEL</b>	<b>COST PER STUDENT</b>
Elementary School	\$15,417
Middle School	\$17,436
High School	\$20,584

## SECTION IV. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

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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 Costs per Student determined in Table 8 are multiplied by the blended SGRs per school level. The determination of the blended student generation rates are shown and described in Appendix “D” of this Study.

The result of this computation is shown in Table 9 and reflects the estimated facilities cost impact per new residential unit.

**Table 9**  
**FACILITIES COST IMPACT PER RESIDENTIAL UNIT**

School Level	Cost per Student	Blended Student Generation Rate	Facilities Cost Impact per Residential Unit
Elementary School (K-5)	\$15,417	0.1324	\$2,041
Middle School (6-8)	\$17,436	0.0434	\$757
High School (9-12)	\$20,584	0.0976	\$2,009
<b>Total</b>			<b>\$4,807</b>

The school facilities cost impact per residential square foot is calculated by dividing the school facilities cost per residential unit determined in Table 9 by the weighted average square footage of each residential unit type. This calculation is shown in Table 10 below. The weighted average square footage of the Projected Units is estimated based on information obtained from the County.

**TABLE 10**  
**SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT**

Facilities Cost Impact per Residential Unit	Estimated Weighted Average Square Footage per Residential Unit	Facilities Cost per Residential Square Foot
\$4,807	1,173	\$4.10

Since the school facilities impact per square foot identified in Table 10 exceeds the current maximum authorized residential School Fees of \$3.48 per square foot, the School District is justified in levying up to the maximum authorized amount for all unmitigated residential development.

## SECTION V. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

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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 16 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 11**  
**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
Shopping Centers	489	2.0464
Industrial Business Parks	284	3.5156
Industrial/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 11 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 Finance and the U.S. Census Bureau, there are approximately 1.32 employed persons per household on average for households located within City of Burbank. Dividing the employee generation estimates listed in Table 11 by 1.32 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 data, it is estimated that approximately 32.4% of employees both live and work within the School District. Multiplying the Total Household Impact by 32.4% 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 12.

**TABLE 12**  
**IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT ON**  
**HOUSEHOLDS WITHIN THE SCHOOL DISTRICT**

<b>COMMERCIAL/INDUSTRIAL CATEGORY</b>	<b>SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.</b>
Banks	0.6935
Shopping Centers	0.5023
Industrial Business Parks	0.8629
Industrial/Warehousing/Manufacturing	0.3307
Rental Self-Storage	0.0158
Research & Development	0.7464
Hospitality(Lodging)	0.2780
Commercial Offices (Standard)	1.1756
Commercial Offices (Large High Rise)	1.1154
Corporate Offices	0.6590
Medical Offices	1.0470

## 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 12 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 13. The determination of the blended student generation rates are shown and described in Appendix “B” of this Study.

**TABLE 13**  
**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	0.0918	0.0301	0.0677	0.1896
Shopping Centers	0.0665	0.0218	0.0490	0.1373
Industrial Business Parks	0.1142	0.0374	0.0842	0.2358
Industrial/Warehousing/ Manufacturing	0.0438	0.0144	0.0323	0.0905
Rental Self-Storage	0.0021	0.0007	0.0015	0.0043
Research & Development	0.0988	0.0324	0.0728	0.2040
Hospitality(Lodging)	0.0368	0.0121	0.0271	0.0760
Commercial Offices (Standard)	0.1556	0.0510	0.1147	0.3213
Commercial Offices (Large High Rise)	0.1477	0.0484	0.1089	0.3050
Corporate Offices	0.0873	0.0286	0.0643	0.1802
Medical Offices	0.1386	0.0454	0.1022	0.2826

## 3. Inter-District Student Impact

Based on information provided by the School District, 760 students were enrolled at the School District on an inter-district basis as of October 2015, including 268 students at the elementary school level, 181 students at the middle school level and 311 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 53,526<sup>3</sup> 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

<sup>3</sup> 2010-2014 American Community Survey 5-Year Estimate: DP03-Selected Economic Characteristics.

the commercial/industrial categories as shown in Table 12. The calculation results in the Inter-District Student Impacts shown in Table 14.

**TABLE 14**  
**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	0.0141	0.0096	0.0164	0.0401
Shopping Centers	0.0176	0.0012	0.0204	0.0500
Industrial Business Parks	0.0176	0.0012	0.0204	0.0500
Industrial/Warehousing/Manufacturing	0.0067	0.0046	0.0078	0.0191
Rental Self-Storage	0.0003	0.0002	0.0004	0.0009
Research & Development	0.0152	0.0103	0.0176	0.0431
Hospitality(Lodging)	0.0057	0.0039	0.0066	0.0162
Commercial Offices (Standard)	0.0239	0.0163	0.0278	0.0680
Commercial Offices (Large High Rise)	0.0227	0.0155	0.0264	0.0646
Corporate Offices	0.0134	0.0091	0.0156	0.0381
Medical Offices	0.0213	0.0145	0.0247	0.0605

#### 4. Total Student Generation Impact

The Total Student Generation Impact is determined by adding the Student Generation Impacts shown in Table 13 to the Inter-District Impacts determined in Table 14. The Total Student Generation Impacts are listed in Table 15.

**TABLE 15**  
**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 INTER-DISTRICT COST IMPACT
Banks	0.1059	0.0397	0.0841	0.2297
Shopping Centers	0.0767	0.0288	0.0609	0.1644
Industrial Business Parks	0.1318	0.0494	0.1046	0.2858
Industrial/Warehousing/Manufacturing	0.0505	0.0190	0.0401	0.1096
Rental Self-Storage	0.0024	0.0009	0.0019	0.0052
Research & Development	0.1140	0.0427	0.0904	0.2471
Hospitality(Lodging)	0.0425	0.0160	0.0337	0.0922
Commercial Offices (Standard)	0.1795	0.0673	0.1425	0.3893
Commercial Offices (Large High Rise)	0.1704	0.0639	0.1353	0.3696
Corporate Offices	0.1007	0.0377	0.0799	0.2183
Medical Offices	0.1599	0.0599	0.1269	0.3467

**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 student summarized in Table 8 by the total student generation impacts calculated in Table 15. The school facilities cost impacts are shown in Table 16 by commercial/industrial development category and school level.

**TABLE 16**  
**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	\$1,633	\$692	\$1,731	\$4,056
Shopping Centers	\$1,182	\$502	\$1,254	\$2,938
Industrial Business Parks	\$2,032	\$861	\$2,153	\$5,046
Industrial/Warehousing/Manufacturing	\$779	\$331	\$825	\$1,935
Rental Self-Storage	\$37	\$16	\$39	\$92
Research & Development	\$1,758	\$745	\$1,861	\$4,364
Hospitality(Lodging)	\$655	\$279	\$694	\$1,628
Commercial Offices (Standard)	\$2,767	\$1,173	\$2,933	\$6,873
Commercial Offices (Large High Rise)	\$2,627	\$1,114	\$2,785	\$6,526
Corporate Offices	\$1,552	\$657	\$1,645	\$3,854
Medical Offices	\$2,465	\$1,044	\$2,612	\$6,121

## 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 16.

The residential fee offsets are first calculated by using the School District’s current Level I Fee of \$3.48 as determined and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 1,173 square feet. This calculation provides the average residential revenues from a residential unit of \$4,082 ( $\$3.48 \times 1,173$ ). 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 14, 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 17.

**TABLE 17  
RESIDENTIAL FEE OFFSET**

CATEGORY	HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.	RESIDENTIAL FEE OFFSET PER 1,000 SQUARE FEET COM./IND.
Banks	0.6935	\$2,831
Shopping Centers	0.5023	\$2,050
Industrial Business Parks	0.8629	\$3,522
Industrial/Warehousing/Manufacturing	0.3307	\$1,350
Rental Self-Storage	0.0158	\$64
Research & Development	0.7464	\$3,047
Hospitality(Lodging)	0.2780	\$1,135
Commercial Offices (Standard)	1.1756	\$4,799
Commercial Offices (Large High Rise)	1.1154	\$4,553
Corporate Offices	0.6590	\$2,690
Medical Offices	1.0470	\$4,274

## 3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 17 from the total school facilities costs listed in Table 16 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 18.

**TABLE 18  
NET SCHOOL FACILITIES COSTS  
PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT**

<b>CATEGORY</b>	<b>TOTAL SCHOOL FACILITIES COSTS</b>	<b>RESIDENTIAL FEE OFFSET</b>	<b>NET SCHOOL FACILITIES COSTS</b>
Banks	\$4,056	\$2,831	\$1,225
Shopping Centers	\$2,938	\$2,050	\$888
Industrial Business Parks	\$5,046	\$3,522	\$1,524
Industrial/Warehousing/Manufacturing	\$1,935	\$1,350	\$585
Rental Self-Storage	\$92	\$64	\$28
Research & Development	\$4,364	\$3,047	\$1,317
Hospitality(Lodging)	\$1,628	\$1,135	\$493
Commercial Offices (Standard)	\$6,873	\$4,799	\$2,074
Commercial Offices (Large High Rise)	\$6,526	\$4,553	\$1,973
Corporate Offices	\$3,854	\$2,690	\$1,164
Medical Offices	\$6,121	\$4,274	\$1,847

The Net School Facilities Costs determined in Table 18 were then divided by 1,000<sup>4</sup> to provide the cost impact on a square foot basis. These cost impacts are listed in Table 19.

**TABLE 19  
NET COST IMPACTS  
PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

<b>CATEGORY</b>	<b>NET COST IMPACTS</b>
Banks	<b>\$1.23</b>
Shopping Centers	<b>\$0.89</b>
Industrial Business Parks	<b>\$1.52</b>
Industrial/Warehousing/Manufacturing	<b>\$0.59</b>
Rental Self-Storage	<b>\$0.03</b>
Research & Development	<b>\$1.32</b>
Hospitality(Lodging)	<b>\$0.49</b>
Commercial Offices (Standard)	<b>\$2.07</b>
Commercial Offices (Large High Rise)	<b>\$1.97</b>
Corporate Offices	<b>\$1.16</b>
Medical Offices	<b>\$1.85</b>

<sup>4</sup> 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 19 are equal to or exceed the maximum authorized statutory school fee for commercial/industrial development of \$0.56 per square foot, except for the categories of Rental Self-Storage and Hospitality (Lodging) 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 Rental Self-Storage and Hospitality (Lodging).

#### **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 19, 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**

Government Code Sections 65995.1 and 65995.2 provides school districts may only charge the fees applicable for commercial/industrial development for qualified age-restricted (senior citizen) housing. Qualified age-restricted housing generates employees resulting in school facility impacts similar to those impacts from other commercial/industrial categories specified herein.

## **SECTION VI. REDEVELOPMENT**

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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 residential units resulting from residential redevelopment projects within the School District.

Residential redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new residential dwelling units ("Residential Redevelopment"). The School District is aware of Residential Redevelopment projects completed within the School District boundaries, and anticipates similar Residential 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 residential units resulting from Residential Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new residential units 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 residential development by comparing the projected square footage, student generation and cost impacts of the proposed new residential units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Table 5 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 Residential 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 VII. GOVERNMENT CODE SECTION 66000**

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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 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.

The 2015 Plan outlined the proposed capital improvement projects to a number of existing school facilities. As previously noted and described herein, the Alternative Fees will be used to provide adequate facilities for student enrollment generated from Projected Units to the extent described in this Study and permitted by applicable law. Such Applicable School Fees may be used to fund, in part, the facilities needs identified in the 2015 Plan and as allowable by applicable law, inclusive of those school facilities described in this Study.

## **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 \$3.48 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 \$0.56 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 Rental Self-Storage and Hospitality (Lodging) development. For the listed commercial/industrial categories, the net cost impacts determined herein are below the applicable maximum outlined fee of \$0.56 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 - FACILITIES CAPACITY UPDATE**

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

	Elementary School	Middle School	High School
<u>SAB Form 50-02 (as of 2001)</u>	9,461	2,727	3,375
Severe/Non-Severe	545	157	194
<u>Added Capacity Based on SAB 50-04 Application for New Construction</u>			
001* Burbank Senior High	0	0	1,650
002* Burroughs Senior High	0	0	603
<u>Subtotal New Construction</u>	<u>0</u>	<u>0</u>	<u>2,253</u>
<b>Total</b>	<b>10,006</b>	<b>2,884</b>	<b>5,822</b>

\*Based on information provided on SAB 50-04 Applications for New Construction Funding

## **APPENDIX B – BLENDED STUDENT GENERATION RATES**

In order to evaluate students generated from future households by school level, the student generation rates determined in Table 5 of this Study were used. These student generation rates are listed by residential category and by school level.

**TABLE C-1  
STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	MF UNITS
Elementary School	0.1806	0.1302
Middle School	0.0616	0.0426
High School	0.1285	0.0962
<b>TOTAL</b>	<b>0.3707</b>	<b>0.2690</b>

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

**TABLE C-2  
ALLOCATION OF UNMITIGATED PROJECTED UNITS BY RESIDENTIAL CATEGORY**

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	PERCENTAGE ALLOCATION
SFD	140	4.35%
MF	3,077	96.65%
<b>TOTAL</b>	<b>3,217</b>	<b>100.00%</b>

The Blended Student Generation Rates were determined by applying the percentage allocations, the results of which are shown in Table C-3.

**TABLE C-3  
BLENDED STUDENT GENERATION RATES**

SCHOOL LEVEL	BLENDED STUDENT GENERATION RATE <sup>1</sup>
Elementary School	0.1324
Middle School	0.0434
High School	0.0976
<b>TOTAL</b>	<b>0.2734</b>

<sup>1</sup> Numbers may not compute due to rounding

## **APPENDIX C – ESTIMATED FACILITY COSTS**

**BURBANK UNIFIED SCHOOL DISTRICT  
ESTIMATED CAPITAL IMPROVEMENT COSTS  
APPENDIX C**

**SITE IMPROVEMENT COSTS**

School Site(s)	Estimated Capital Improvement Costs <sup>1</sup>	Total Classrooms <sup>1</sup>	Total Student Capacity <sup>2</sup>	Cost per Student
Elementary	\$26,595,000	69	1,725	\$15,417
Middle	\$6,120,000	13	351	\$17,436
High	\$7,225,000	13	351	\$20,584
<b>Total/Average</b>	<b>\$39,940,000</b>	<b>95</b>	<b>2,427</b>	<b>\$16,457</b>

<sup>1</sup> Estimated costs for modernization and classroom counts as per the Burbank Unified School District. Costs include portable replacement, EMS, lighting, and doors/hardware upgrades for safety.

<sup>2</sup> School capacities are determined based on loading factors of 25 pupils per classroom for grades K through 6 and 27 pupils per classroom for grades 7 through 12 as set forth in the California Code of Regulation, Title II, Section 1859.35.

**APPENDIX D – 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)*	Include general office space occupying less than 100,000 square feet with multiple tenants.
Commercial Offices (Large High Rise)*	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.

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