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,

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Education Code Section 17620 authorizes the governing board of a school district to levy school

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 d

TABLE E-1
RESIDENTIAL SCHOOL FACILITIES COST IMPACTS

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		

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

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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, Cal

TABLE 1
FACILITIES CAPACITY AND S

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

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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¶ school facilities are difficult to realistically project for the purposes of this Study, it¶ 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 D LVWULFW¶V LQIUDVWUXFWXUH 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

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 in Section III are multiplied

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 Finance[6] and the U.S. Census Bureau data[7], 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

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 therefor

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-

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 [illegible] omputation is shown in Table 15.

TABLE 15
RESIDENTIAL FEE OFFSET

CATEGORY	HOUSEHOLDS PER

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.

The School District must exercise discretion in determining whether a particular project

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 (col [illegible], 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 reasonab [illegible] 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 [illegible] of school [illegible] 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.

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.

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 t
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]	

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 ble
into a single student generation rate for each school level based o
percentage allocation residential categories of Total Projected Uni