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# School Facilities Fee Justification Report

Residential and Commercial/Industrial Development

*Prepared pursuant to Government Code Section 66001*

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June 2016



**San Ysidro School District**

*"Quality education and opportunity for all students to succeed."*

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## EXECUTIVE SUMMARY

Government Code Section 66001 requires school districts to establish a nexus between the impact of proposed new development and the amount of fees to be levied upon such development. The purpose of this Report is to satisfy such requirement.

Based on the findings of this School Facilities Fee Justification Report (“Report”), the San Ysidro School District (“District”) is justified in collecting the legal maximum fee of \$2.12 per square foot of residential development as authorized by Government Code Section 65995, as future residential development creates a school facility cost impact greater than the legal maximum fee. The District is also justified in collecting the legal maximum fee of \$0.34 per square foot of commercial/ industrial development on all categories of commercial/ industrial development.

The finding of this Report are a based on the following:

1. According to the San Diego Association of Governments (“SANDAG”) there are 11,189 residential units planned to be built within the District;
2. 10,024 of the residential units planned to be built within the District have not mitigated their additional school facilities impact on the of the District;
3. These residential units are expected to generate 5,158 students. After accounting for 876 seats of surplus capacity, the District expects these students will require the District to construct new school facilities.
4. Each square foot of future residential development creates an estimated school facilities cost impact between \$7.38 - \$15.93.
5. If the District collects the maximum school fee of \$2.12, fee revenue will offset between 13.30 – 28.74 percent of the school facility cost impact of such residential development.
6. Future commercial/ industrial development will create the need for additional school facilities by increasing the number of households within the District and the number of inter-district transfer students.

7. After accounting for the collection of the maximum school fee from residential development the remaining school facilities cost impact of commercial/ industrial development ranges between \$0.88 and \$2.73 per square foot depending on the category of development.
8. If the District collects the maximum school fee of \$0.34 per commercial/ industrial square foot, fee revenue will offset between 12.51 – 38.82 percent of the school facility cost impact of such residential development.

## I. PURPOSE OF REPORT

In 1986, the Governor signed into law Assembly Bill (“AB”) 2926. AB 2926 provided for the addition of several sections to the Government Code establishing the ability of school districts to impose impact fees on new residential development (“Future Residential Development”) and commercial/industrial development (“Future Commercial/Industrial Development”) for the construction or reconstruction of school facilities (“School Fees”).

AB 2926 also established cities or counties may not issue a building permit for a development project unless such School Fees have been paid and set the maximum level of School Fees at \$1.50 per square foot for residential development and \$0.25 per square foot for commercial/industrial development. Initially these maximums were subject to increase each year based on a statewide cost index, as determined by the State Allocation Board (“SAB”); however, the adjustment provisions were subsequently extended to every other year by AB 181. Pursuant to AB 2926 a school district wishing to impose School Fees must determine that the School Fees “are reasonably related and limited to the need for school facilities caused by the development”.

In 1987 AB 1600 was enacted providing additional guidance regarding the establishment of School Fees. Specifically, AB 1600 requires that public agencies satisfy the following requirements when establishing and imposing an impact fee as a condition of approval for a development project:

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be applied.
3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.
4. Determine that there is a reasonable relationship between the amount of the fee and the public facility of portion of the facility attributable to the development on which the fee is imposed.

5. Provide an annual accounting of any portion of the fee remaining unexpended, whether committed or uncommitted, in the school district's accounts five or more years after it was collected.

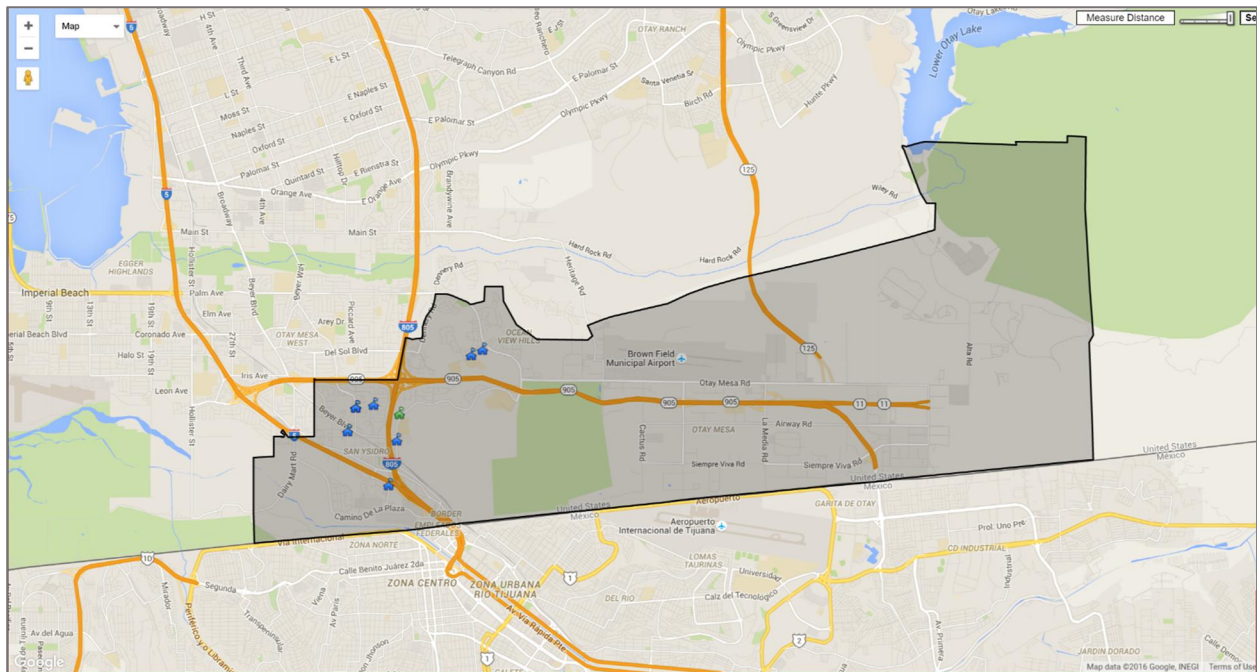
The purpose of this Report is to provide the information necessary to satisfy these requirements for the imposition of School Fees, pursuant to AB 2926, by the District.

## II. THE DISTRICT

The District serves Kindergarten through 8<sup>th</sup> grade students in the southern most portion of the County of San Diego (“County”). The coastal community of San Ysidro is located 15 miles south of downtown San Diego and lies adjacent to the United States-Mexico International Border. Often described as “The Gateway to Mexico,” San Ysidro attracts a tremendous number of tourists annually, making it the busiest border crossing in the world.

The District has a student population of approximately 5,100 students. Currently, the District operates five elementary schools and one middle school. The District has approximately 190 employees.

### San Ysidro School District Boundary Map





### III. DISTRICT FACILITIES NEEDS

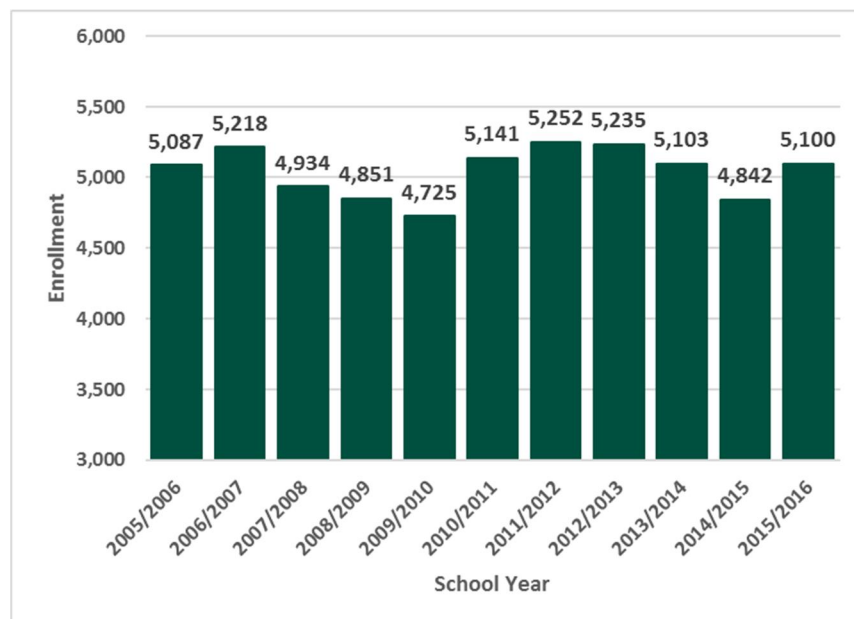
In order to identify the impact of Future Residential Development on the facilities of the District this Report (i) evaluates the District's current and projected enrollment, (ii) establishes the capacity of the District's existing facilities and (ii) identifies a plan to meet the District's facility needs.

#### A. Enrollment

##### 1. Historical Enrollment

This Report uses the California Basic Educational Data Systems (CBEDS) to identify the District's enrollment over the past ten years. Over the past ten years the District has experienced enrollment growth. Even though the District saw significant declines in enrollment from School Years 2011/2012 through 2014/2015 due to the economic recession and resulting slowdown in residential development. The District has seen an increase in enrollment in the most recent School Year and expects this trend to continue in the future. Chart 1 shows the historical enrollment during this period.

**CHART 1**  
**Historical Enrollment Trend**



## **2. Enrollment as a Result of Future Residential Development**

### **a. Future Residential Development**

To evaluate the enrollment expected as a result of Future Residential Development, this Report must first determine the number of units that are expected to be constructed within the District's boundaries.

According to SANDAG, a total of 11,189 residential units are planned within the boundaries of the District ("Future Units"). Of these 11,189 Future Units, 1,165 have already mitigated their impact on the District through participation in one of the three Community Facilities Districts located throughout the District ("Mitigated Future Units"). For the purpose of identifying the appropriate level of School Fees, this Report only includes the impact of Future Units subject to School Fees ("Non-Mitigated Future Units"). Table 1 outlines the Future Residential Development.

**TABLE 1**  
**Future Residential Development**

<b>Land Use</b>	<b>Mitigated Future Units</b>	<b>Non-Mitigated Future Units</b>	<b>Total Future Units</b>
Single Family Detached (SFD)	0	1,376	1,376
Single Family Attached (SFA)	1,165	82	1,247
Multi-Family Attached (MFA)	0	8,566	8,566
<b>Total</b>	<b>1,165</b>	<b>10,024</b>	<b>11,189</b>

### **b. Reconstruction**

Reconstruction means the voluntary demolition of existing residential dwelling units or commercial/industrial construction and the subsequent construction of new residential dwelling units ("Reconstruction").

The District acknowledges that Reconstruction projects, may occur within the next five-year period. In such a situation, the District shall

levy School Fees if there is a nexus established between the impact of the new residential dwelling units in terms of a net increase in students generated and the fee to be imposed. In other words, the School Fees must bear a nexus to the burden caused by the Reconstruction project.

**i. Existing Residential Dwelling Units**

To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable School Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the District to provide school facilities for new student enrollment.

As of the date of this Report, the large-scale Reconstruction of residential development within the District has not occurred to the point where statistically significant data can be utilized to determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of School Fees on Replacement Square Footage, the District may undertake an analysis on any future proposed project(s) and may amend/update this Report. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the Report for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining

the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the School Fee that is in effect at such time.

**ii. Existing Commercial/Industrial Construction**

As with Reconstruction of existing residential dwelling units, there is not significant information regarding (i) the amount of Commercial/Industrial Reconstruction planned within the District over the next five years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, or hotel/motel). The actual impacts of the planned residential project (taken from Table 21A) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in this Report). Any reduction to the School Fee would only occur if the reduced amount falls below the School Fee. In such a case, the District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

**c. Student Generation Factors**

To estimate the impact on the District's enrollment of Non-Mitigated Future Units, Student Generation Factors ("SGFs") must be established. CFS calculated SGFs for each of the following land use categories:

**Single Family Detached (“SFD”)** – Units are stand-alone structures on their own lot with a unique Assessor’s parcel number.

**Single Family Attached (“SFA”)** – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor’s parcel number (e.g. townhomes, condominiums, duplexes).

**Multi-Family Attached (“MFA”)** – Units share common walls in a building or structure designed to house several families in separate housing units. All units are on the same lot with one Assessor’s parcel number (e.g. apartments).

The process of determining SGFs involved cross-referencing the District’s enrollment data against the County Assessor residential data. Sorting and extracting the County Assessor records by land use, CFS developed a database of residential units. This database was then compared with the District's student enrollment database to identify address matches. Table 2 outlines the results of this analysis.

**TABLE 2A**  
**Student Generation Factors**  
**Single Family Detached Units (SFD)**

School Level	Students Matched	Single Family Detached Units	Student Generation Factors
Elementary School (Grades K-6)	1,102	3,198	0.3446
Middle School (Grades 7-8)	314	3,198	0.0982
<b>Total</b>	<b>1,416</b>	<b>NA</b>	<b>0.4428</b>

**TABLE 2B**  
**Student Generation Factors**  
**Single Family Attached Units (SFA)**

School Level	Students Matched	Single Family Attached Units	Student Generation Factors
Elementary School (Grades K-6)	315	923	0.3413
Middle School (Grades 7-8)	89	923	0.0964
<b>Total</b>	<b>404</b>	<b>NA</b>	<b>0.4377</b>

**TABLE 2C**  
**Student Generation Factors**  
**Multi-Family Attached Units (MFA)**

School Level	Students Matched	Multi-Family Attached Units	Student Generation Factors
Elementary School (Grades K-6)	2,101	5,546	0.3788
Middle School (Grades 7-8)	503	5,546	0.0907
<b>Total</b>	<b>2,604</b>	<b>NA</b>	<b>0.4695</b>

Due to incomplete and incorrect address information in both the student enrollment and residential databases, CFS was unable to match all of the District's students. The results are SGFs that understate the number of students that will be generated by Non-Mitigate Future Units. After accounting for incoming inter-district transfer students that reside outside of the District's boundaries, there were 467 students that were not matched.

CFS adjusted the SGFs listed in Table 2 based on a rate which considers the number of students successfully matched at each school level and land use. The adjusted SGFs for each land use by school level are shown in Table 3.

**TABLE 3**  
**Adjusted Student Generation Factors**

School Level	Single Family Detached Units	Single Family Attached Units	Multi-Family Attached Units
Elementary School (Grades K-6)	0.3790	0.3759	0.4167
Middle School (Grades 7-8)	0.1107	0.1083	0.1022
<b>Total</b>	<b>0.4897</b>	<b>0.4842</b>	<b>0.5189</b>

**d. Projected Enrollment**

When these SGFs are applied to the projected Non-Mitigated Future Units the resulting enrollment impact is 5,158 students. Table 4 outlines this calculation.

**TABLE 4**  
**Projected Enrollment**  
**As a Result of Non-Mitigated Future Units**

School Level	Non-Mitigated SFD Future Units	Non-Mitigated SFA Future Units	Non-Mitigated MFA Future Units	Total Non-Mitigated Future Units
Elementary School (Grades K-6)	522	31	3,569	4,122
Middle School (Grades 7-8)	152	9	875	1,037
<b>Total</b>	<b>674</b>	<b>40</b>	<b>4,445</b>	<b>5,158</b>

**B. Capacity of District Facilities**

The District currently operates six campuses serving students Kindergarten through 8<sup>th</sup> grade. To establish the capacity of the District's facilities, this Report utilizes the District's baseline capacity established with the SAB and makes adjustments for subsequent construction projects funded by the State. Additional information regarding the determination of the District's capacity has been included in Exhibit A. Table 5 summarizes the District's current capacity.

**TABLE 5**  
**Current Facility Capacity**

School Level	Facilities Capacity
Elementary School (Grades K-6)	4,702
Middle School (Grades 7-8)	1,362
<b>Total</b>	<b>6,064</b>

### **c. District Facility Needs**

To evaluate the school facilities needed as a result of Non-Mitigated Future Units, this Report must first determine if there is any existing capacity that can be used to house future enrollment. This Report has determined there are 964 existing seats that may be utilized to house students expected to be generated by Future Units. In order to identify the impact associated with Non-Mitigated Future Units this excess capacity has been allocated between Mitigated Future Units and Non-Mitigated Future Units. As a result of this allocation CFS has identified 876 existing seats that may be utilized to house students expected to be generated by Non-Mitigated Future Units. Table 6 outlines the determination of surplus capacity and the allocation of such surplus over the Future Units.

**TABLE 6A**  
**Summary of Available District Capacity**

School Level	Facilities Capacity	School Year 2015/2016 Enrollment	Existing Surplus Seats
Elementary School (Grades K-6)	4,702	4,033	669
Middle School (Grades 7-8)	1,362	1,067	295
<b>Total</b>	<b>6,064</b>	<b>5,100</b>	<b>964</b>



**TABLE 6B**  
**Allocation of Existing Excess Capacity**

School Level	Non-Mitigated Future Units	Mitigated Future Units	Total
Elementary School (Grades K-6)	610	59	669
Middle School (Grades 7-8)	266	29	295
<b>Total</b>	<b>876</b>	<b>88</b>	<b>964</b>

To determine the number of unhoused students expected to be generated by Non-Mitigated Future Units CFS subtracted the Excess Capacity listed in Table 6B from the Projected Enrollment listed in Table 4. Table 7 outlines this calculation.

**TABLE 7**  
**Projected Unhoused Students**  
**As a Result of Non-Mitigation Future Units**

School Level	Existing Excess Capacity	Projected Enrollment	Projected Unhoused Students
Elementary School (Grades K-6)	610	4,122	3,512
Middle School (Grades 7-8)	266	1,037	771
<b>Total</b>	<b>876</b>	<b>5,159</b>	<b>4,283</b>

#### **D. Plan to Provide for District Facility Needs**

Though the District may house students generated from Non-Mitigated Future Units in existing facilities over the short term, the District plans to construct new Kindergarten thru 8<sup>th</sup> grade school facilities.

The timing of these improvements are unknown and rely heavily on the District's ability to access both local and State funding for such projects and the pace of Future Residential Development. Table 8 outlines the number of facilities needed by the District to house the projected unhoused students resulting from Non-Mitigated Future Units.

**TABLE 8**  
**School Facility Needs**  
**As a Result of Non-Mitigation Future Units**

School Level	Projected Unhoused Students	Facility Capacity	Number of Facilities Needed
K-8 School	4,283	850	5.0388

## IV. FINANCIAL IMPACT OF FUTURE RESIDENTIAL DEVELOPMENT

As outlined in Section III, Non-Mitigated Future Units are expected to generate additional enrollment for the District resulting in the need to construct new school facilities. This Section quantifies the financial impact of the additional enrollment resulting from Non-Mitigated Future Units.

### A. Cost of School Facilities

School facilities cost estimates at the K-8 School level were prepared by CFS. The school facilities costs represent the full cost of site acquisition, site development, construction, furniture and equipment, as well as technology stated in 2016 dollars. The estimated site acquisition and facility construction costs are shown in Table 9. A more detailed breakdown of the costs is listed in Exhibit B.

**TABLE 9**  
**Estimated School Facilities Cost**

School Level	Construction Cost Per Facility	Site Cost Per Facility	Total Cost Per Facility
K-8 School	\$37,624,108	\$2,568,326	\$40,192,434

The costs in Table 9 do not include costs associated with Central Administrative and Support Facilities. As indicated in Table 7, Non-Mitigated Future Units will cause the enrollment of the District to increase by approximately 4,282 Unhoused Students. In accordance with the provisions of Chapter 341, Statutes of 1992, SB 1612, the SAB adopted a report on January 26, 1994, requiring approximately four (4) square feet of central administrative and support facilities for every student. Based on this report and the estimated cost per square foot to construct and furnish these types of facilities, the Report incorporates a Central Administrative and Support Facilities cost impact of \$800 per student.

## B. Cost of Providing School Facilities

This Report determines the cost of providing school facilities to house unhouse students resulting from Non-Mitigated Future Units by (i) multiplying the number of facilities needed, listed in Table 8, by the Estimated School Facilities Cost, listed in Table 9 and (ii) multiplying the number of Unhoused Students listed in Table 7 by the central administrative and support facilities cost per student. Table 10 outlines the total cost of providing school facilities to house unhouse students resulting from Non-Mitigated Future Units.

**TABLE 10**  
**Total Cost of Providing School Facilities**  
**As a Result of Non-Mitigated Future Units**

School Level	Number of Facilities/ Students	Cost Per Facility/ Student	Total Cost
K-8 School	5.0388	\$40,192,434	\$202,521,635
Central Administrative Impacts	4,283	\$800	\$3,426,400
<b>Total Cost Impact</b>			<b>\$205,948,035</b>

## C. Cost of Providing School Facilities per Square Foot of Future Residential Development

To determine the cost of providing school facilities per square foot of Future Residential Development, this Report first allocates the Total Cost of Providing School Facilities to the Non-Mitigated Future Units based on land use. Table 11 show the calculation of the Cost of Providing School Facilities per Non-Mitigated Future Unit.

**TABLE 11**  
**Cost of Providing School Facilities**  
**Per Non-Mitigated Future Units**

Land Use	Total School Facilities Cost Impacts	Non-Mitigated Future Units	School Facilities Cost per Non-Mitigated Future Unit
Single Family Detached (SFD)	\$26,902,258	1,376	\$19,551
Single Family Attached (SFA)	\$1,585,181	82	\$19,331
Multi-Family Attached (MFA)	\$177,460,596	8,566	\$20,717

The Cost of Providing School Facilities per Non-Mitigated Future Unit is then divided by the average square footage of Non-Mitigated Future Unit for each land use category.

To determine the average square footage of a Non-Mitigated Future Unit this Report utilizes information from building permits issued within the boundaries of the District over the last five years. Table 12 shows the cost of providing school facilities per square foot of Non-Mitigated Future Unit.

**TABLE 12**  
**Cost of Providing School Facilities**  
**Per Square Foot of Non-Mitigated Future Unit**

Land Use	School Facilities Cost per Non-Mitigated Future Unit	Average Square Footage	School Facilities Cost Impact Per Square Foot
Single Family Detached (SFD)	\$19,551	2,650	\$7.38
Single Family Attached (SFA)	\$19,331	1,600	\$12.08
Multi-Family Attached (MFA)	\$20,717	1,300	\$15.94

## V. COMPARISON OF IMPACTS AND SCHOOL FEE REVENUE FROM FUTURE RESIDENTIAL DEVELOPMENT

As noted in the introduction to this Report, the maximum level of School Fee that may be imposed by a school district on Future Residential Development is set by the SAB. In order to impose School Fees at this level, the District must demonstrate that the cost of providing school facilities does not exceed the amount of the School Fee to be imposed. This section compares the maximum School Fee that may be imposed by the District with the cost of providing school facilities per square foot of Future Residential Development as established in Section IV.

### A. Maximum Residential School Fee

In February of 2016, the SAB approved an increase to the maximum School Fee that may be imposed by a unified school district on Future Residential Development to \$3.48 per square foot.

In the District's case they must share this maximum School Fee with the Sweetwater Union High School District ("High School District"), which provides education in grades 9 through 12 to students residing within the boundaries of the District. Based on the District's fee sharing agreement with the High School District, the District can collect 61 percent of the maximum School Fee with the balance being collected by the High School District. Table 13 show the allocation of the current maximum School Fee.

**TABLE 13**  
**Allocation of Maximum Residential School Fee**

School District	Percentage Share	Maximum Fee
San Ysidro School School District (Grades K-8)	61.00%	\$2.12
Sweetwater Union High School District (Grade 9-12)	39.00%	\$1.36
<b>Total</b>	<b>100.00%</b>	<b>\$3.48</b>

## **B. Comparison of Financial Impact and Maximum School Fee Revenues Per Square Foot**

This Report identifies in Section IV that the cost of providing school facilities per square foot of Future Residential Development ranges from \$7.38 - \$15.93. Since the current maximum School Fee is less than the cost of providing school facilities per square foot of Future Residential Development, the District is justified in imposing the maximum School Fee of \$3.48 per square foot for all Future Residential Development within its boundaries.

## VI. FINANCIAL IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

This Section analyzes the financial impact on the District resulting from students that are generated by Future Commercial/Industrial Development.

Future Commercial/Industrial Development will attract additional workers to the District. Because some of those workers will have school-age children, such Future Commercial/Industrial Development will generate additional enrollment for the District. The District is also likely to experience additional enrollment as a result of new workers who do not live within the District's boundaries, but whose children attend the District's schools as a transfer student.

### **A. Employees Per 1,000 Square Feet of Commercial/Industrial Development**

To identify the impact of Future Commercial/Industrial Development this Report must first estimate the number of employees that will be generated by such development.

#### **1. Employee Generation Rate**

As permitted by State law, this Report estimates the number of employees to be generated by Future Commercial/Industrial Development by utilizing the generation factors set forth SANDAG. Table 14 shows these generation rates.



**TABLE 14**  
**Employee Generation Rates**  
**Per 1,000 Square Feet of Commercial/Industrial Development**

Commercial/Industrial Category	Average Square Feet Per Employee	Employees Per 1,000 Square Feet
Retail and Services	447	2.2371
Office	286	3.4965
Research and Development	329	3.0395
Industrial/Warehouse/Manufacturing	371	2.6954
Hospital	360	2.7778
Hotel/Motel	883	1.1325

## **2. Percentage of Employees Residing Within The District**

To accurately identify the number of employees that will reside within the District, this Report adjusts the Employee Generation Rates list in Table 14 to account for employees that may not live within the District.

To estimate the percentage of employees that will reside within the District this Report utilizes data collected by the US Census Bureau measuring individual's commute time. Based on this information, approximately 28.62 percent of employees will reside within the District. Table 15 show the Resident Employee Generation Rates.

**TABLE 15**  
**Resident Employee Generation Rates**  
**Per 1,000 Square Feet of Commercial/Industrial Development**

Commercial/Industrial Category	Employee Generation Rates	Employees Residing Within the District	Resident Employee Generation Rates
Retail and Services	2.2371	0.2862	0.6403
Office	3.4965	0.2862	1.0007
Research and Development	3.0395	0.2862	0.8699
Industrial/Warehouse/Manufacturing	2.6954	0.2862	0.7714
Hospital	2.7778	0.2862	0.7950
Hotel/Motel	1.1325	0.2862	0.3241

## **B. Household Impact**

As noted in Section III, the SGFs calculated for the District is based on the number of students generated per housing unit. Therefore, this Report must convert the number of resident employees into the resulting number of new households to estimate the number of students to be generated.

### **1. Average Number of Employees per Household**

To estimate the number of households to be generated by these resident employees, this Report utilizes information collected by the US Census Bureau. According to the US Census Bureau the average number of employed persons per household within the District is 1.5590.

### **2. Household Impact Per 1,000 Square Feet of Commercial/Industrial Development**

The Household Impact per 1,000 Square Feet of Commercial/Industrial Development is calculated by dividing the Average Number of Employees per Household by the Resident Employee Generation Rates listed in Table 15. Table 16 summarizes this calculation.

**TABLE 16**  
**Household Impact**  
**Per 1,000 Square Feet of Commercial/Industrial Development**

Commercial/Industrial Category	Resident Employee Generation Rate	Average Employees Per Household	Household Impact Per 1,000 Square Feet
Retail and Services	0.6403	1.5590	0.4107
Office	1.0007	1.5590	0.6419
Research and Development	0.8699	1.5590	0.5580
Industrial/Warehouse/Manufacturing	0.7714	1.5590	0.4948
Hospital	0.7950	1.5590	0.5099
Hotel/Motel	0.3241	1.5590	0.2079

### **3. Net Household Impact Per 1,000 Square Feet of Commercial/Industrial Development**

To identify the Net Household Impact per 1,000 Square Feet of Commercial/Industrial Development this Report must account for employees that will reside within existing residential units.

Based on home sales information and the number of building permits issued over the last five years within the District, new home sales in the District are estimated to equal 10.76 percent of the total housing units which will experience occupant turnover during the period considered in this Report. Multiplying the Household Impact per 1,000 Square Feet of Commercial/Industrial Development shown in Table 16 by 10.76 percent results in the Net Household Impact per 1,000 Square Feet of Commercial/Industrial Development shown in Table 17.

**TABLE 17**  
**Net Household Impact**  
**Per 1,000 Square Feet of Commercial/Industrial Development**

Commercial/Industrial Category	Household Impact Per 1,000 Square Feet	Adjustment for Resale Units	Net Household Impact Per 1,000 Square Feet
Retail and Services	0.4107	0.1076	0.0442
Office	0.6419	0.1076	0.0691
Research and Development	0.5580	0.1076	0.0600
Industrial/Warehouse/Manufacturing	0.4948	0.1076	0.0532
Hospital	0.5099	0.1076	0.0549
Hotel/Motel	0.2079	0.1076	0.0224

Only the Net Household Impacts are assumed to generate potential new students, thereby increasing school facilities costs to the District.

## **C. Student Generation Impact**

This Report recognizes that employees may impact the District in two ways. First, some of the employees will reside within the District and have school aged children who attend the District's schools. Secondly, of those employees that do not reside within the District some will have school aged children who choose to attend the District's school as transfer students.

### **1. Resident Student Generation Impact**

To estimate the number of resident students to be generated per 1,000 Square Feet of Commercial/Industrial Development this Report multiplies the SGFs, outlined in Section III, by the Net Household Impacts listed in Table 17. The resulting Resident Student Generation Impact per 1,000 Square Feet of Commercial/Industrial Development is listed Table 18.

**TABLE 18**  
**Resident Student Generation Impact**  
**Per 1,000 Square Feet of Commercial/Industrial Development**

Commercial/Industrial Category	Elementary School (Grades K-6)	Middle School (Grades 7-8)	Total
Retail and Services	0.0182	0.0046	0.0228
Office	0.0284	0.0071	0.0356
Research and Development	0.0247	0.0062	0.0309
Industrial/Warehouse/Manufacturing	0.0219	0.0055	0.0274
Hospital	0.0226	0.0057	0.0282
Hotel/Motel	0.0092	0.0023	0.0115

## **2. Inter-District Transfer Student Generation Impact**

To estimate the number of inter-district transfer students that may be generated, this Report utilizes enrollment data of the District. The total number of inter-district transfer students attending District schools was divided by the total number of employed persons within the District, as estimated by SANDAG. This calculation is summarized in Table 19.

**TABLE 19**  
**Inter-District Transfer Rate Per Employee**

Item	Elementary School (Grades K-6)	Middle School (Grades 7-8)
Number of Employed Persons	25,178	25,178
Number of Inter-District Transfers	163	46
<b>Inter-District Transfers Per Employee</b>	<b>0.0065</b>	<b>0.0018</b>

## **3. Total Student Generation Impact Per 1,000 Square Feet of Commercial/Industrial Development**

The Inter-District Transfer Rates, listed in Table 19, were multiplied by the Employee Generation Rates in Table 14 to calculate Inter-District Transfer Rates per 1,000 Square Feet of Future Commercial/Industrial

Development. These Inter-District Transfer Rates were added to the Resident Student Generation Impact per 1,000 Square Feet of Commercial/Industrial Development, listed in Table 18, to calculate the Total Student Generation Impact per 1,000 Square Feet of Commercial/Industrial Development list in the Table 20.

**TABLE 20**  
**Total Student Generation Impact**  
**Per 1,000 Square Feet of Commercial/Industrial Development**

Commercial/Industrial Category	Elementary School (Grades K-6)	Middle School (Grades 7-8)	Total
Retail and Services	0.0327	0.0086	0.0413
Office	0.0511	0.0134	0.0646
Research and Development	0.0445	0.0117	0.0561
Industrial/Warehouse/Manufacturing	0.0394	0.0104	0.0498
Hospital	0.0406	0.0107	0.0513
Hotel/Motel	0.0166	0.0044	0.0209

#### **D. Cost of Providing School Facilities Per 1,000 Square Feet of Commercial/Industrial Development**

To calculate the Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development, this Report calculates the cost impact per student using the information listed in Table 10 and multiplies the per student cost by the Total Student Generation Impacts listed in Table 20. Table 21 outlines the resulting Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development.

**TABLE 21A**  
**Cost of Providing School Facilities**  
**Per Student**

School Level	Facility Cost	Facility Capacity	Facility Cost Per Student
K-8 School	\$40,192,434	850	\$47,285
Central Administrative Impacts			\$800
<b>Total Cost Impact</b>			<b>\$48,085</b>

**TABLE 21B**  
**Cost of Providing School Facilities**  
**Per 1,000 Square Feet of Commercial/Industrial Development**

Commercial/Industrial Category	Elementary School (Grades K-6)	Middle School (Grades 7-8)	Total
Retail and Services	\$1,573.60	\$413.27	\$1,986.87
Office	\$2,459.46	\$645.92	\$3,105.38
Research and Development	\$2,138.00	\$561.50	\$2,699.50
Industrial/Warehouse/Manufacturing	\$1,895.90	\$497.92	\$2,393.82
Hospital	\$1,953.80	\$513.12	\$2,466.92
Hotel/Motel	\$796.59	\$209.21	\$1,005.80

## **E. Residential School Fee Revenue Offset**

A portion of the Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development will be mitigated through the collection of School Fees from Future Residential Development. To estimate the amount of these School Fees that will be collected, this Report multiplies the estimated average square footage of a Non-Mitigated Future Unit, by the District's Alternative No. 2 School Fee of \$3.16. This amount is then multiplied by the Net Household Impacts listed in Table 17. Table 22 outlines this calculation.

**TABLE 22**  
**Residential School Fee Revenue**  
**Per 1,000 Square Feet of Commercial/Industrial Development**

Commercial/Industrial Category	Net Household Impact	Average Alternative No. 2 Fees	Residential Revenue
Retail and Services	0.0442	\$5,501.56	\$243.14
Office	0.0691	\$5,501.56	\$380.01
Research and Development	0.0600	\$5,501.56	\$330.34
Industrial/Warehouse/Manufacturing	0.0532	\$5,501.56	\$292.92
Hospital	0.0549	\$5,501.56	\$301.86
Hotel/Motel	0.0224	\$5,501.56	\$123.08

The Residential School Fee Revenue per 1,000 Square Feet of Commercial/Industrial Development listed in Table 22 is then subtracted from Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development identified in Table 21B to calculate the Remaining Cost of Providing Facilities per 1,000 Square Feet of Commercial/Industrial Development. Table 23 outlines this calculation.

**TABLE 23**  
**Remaining Cost of Providing Facilities**  
**Per 1,000 Square Feet of Commercial/Industrial Development**

Commercial/Industrial Category	Cost of Providing School Facilities	Residential School Fee Revenue	Remaining Cost of Providing School Facilities
Retail and Services	\$1,986.87	\$243.14	\$1,743.73
Office	\$3,105.38	\$380.01	\$2,725.37
Research and Development	\$2,699.50	\$330.34	\$2,369.16
Industrial/Warehouse/Manufacturing	\$2,393.82	\$292.92	\$2,100.90
Hospital	\$2,466.92	\$301.86	\$2,165.06
Hotel/Motel	\$1,005.80	\$123.08	\$882.72



## VII. COMPARISON OF IMPACTS AND SCHOOL FEE REVENUE FROM FUTURE COMMERCIAL/INDUSTRIAL DEVELOPMENT

As with Future Residential Development the maximum level of School Fee that may be imposed by a school district on Future Commercial/Industrial Development is set by the SAB. In order to impose School Fees at the maximum level the District must demonstrate that the cost of providing school facilities does not exceed the amount of the School Fees to be imposed. This section compares the maximum School Fee that may be imposed by the District, with the cost of providing school facilities as a result of Commercial/Industrial Development, as established in Section V.

### A. Maximum Commercial/Industrial School Fee

In February of 2016, the SAB approved an increase to the maximum School Fee that may be imposed by a unified school district on Commercial/Industrial Development to \$0.56 per square foot.

In the District's case they must share this maximum School Fee with the Sweetwater Union High School District ("High School District"), which provides education in grades 9 through 12 to students residing within the boundaries of the District. Based on the District's fee sharing agreement with the High School District, the District can collect 61 percent of the maximum School Fee with the balance being collected by the High School District. Table 24 show the allocation of the current maximum School Fee.

**TABLE 24**  
**Allocation of Maximum**  
**Commercial/Industrial School Fee**

School District	Percentage Share	Maximum Fee
San Ysidro School District (Grades K-8)	61.00%	\$0.34
Sweetwater Union High School Distict (Grades 9-12)	39.00%	\$0.22
<b>Total</b>	<b>100.00%</b>	<b>\$0.56</b>

## **B. Comparison of Financial Impact and Maximum School Fee Revenues Per Square Foot of Commercial/Industrial Development**

This Report identified in Section VI that the Remaining Cost of Providing School Facilities per 1,000 Square Feet of Commercial/Industrial Development ranges from \$882.72 to \$2,725.37. Table 25 compares these costs to the maximum School Fee for Commercial/Industrial Development.

**TABLE 25**  
**Comparison of Remaining Cost of Providing School Facilities  
And Maximum School Fee for Commercial/Industrial Development**

Commercial/Industrial Category	Remaining Cost of School Facilities		Maximum School Fee	Justified School Fee
	Per 1,000 Square Feet	Per Square Foot		
Retail and Services	\$1,743.73	\$1.74	\$0.34	\$0.34
Office	\$2,725.37	\$2.73	\$0.34	\$0.34
Research and Development	\$2,369.16	\$2.37	\$0.34	\$0.34
Industrial/Warehouse/Manufacturing	\$2,100.90	\$2.10	\$0.34	\$0.34
Hospital	\$2,165.06	\$2.17	\$0.34	\$0.34
Hotel/Motel	\$882.72	\$0.88	\$0.34	\$0.34

Since the District's share of the current maximum School Fee is less than the Remaining Cost of Providing School Facilities per Square Foot of Commercial/Industrial Development in each category the District is justified in imposing a School Fee of \$0.34 per square foot for all Future Commercial/Industrial Development within its boundaries.

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# EXHIBIT A

State Allocation Board

Form 50-02 and State Funded Project Detail

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STATE OF CALIFORNIA  
**ENROLLMENT CERTIFICATION/PROJECTION**  
 SAB 60-01 (REV 05/09)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION  
 Page 6 of 6

SCHOOL DISTRICT San Ysidro School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 68379
COUNTY San Diego	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Check one: ☐ Fifth-Year Enrollment Projection ☒ Tenth-Year Enrollment Projection

HSAA Districts Only - Check one: ☐ Attendance ☐ Residency  
☐ Residency - COS Districts Only - (Fifth Year Projection Only)

☐ Modified Weighting (Fifth-Year Projection Only)  
☐ Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part G. Number of New Dwelling Units  
 (Fifth-Year Projection Only)

--

Part H. District Student Yield Factor  
 (Fifth-Year Projection Only)

--

Part A. K-12 Pupil Data

Grade	7th Prev. 2004/2005	6th Prev. 2005/2006	5th Prev. 2006/2007	4th Prev. 2007/2008	3rd Prev. 2008/2009	2nd Prev. 2009/2010	Previous 2010/2011	Current 2011/2012
K	523	492	534	560	475	468	525	571
1	528	547	512	578	555	524	517	588
2	538	548	513	521	546	551	539	560
3	530	534	554	548	501	528	542	576
4	550	528	529	572	520	514	531	582
5	568	560	539	574	537	521	621	574
6	498	591	570	604	552	528	606	542
7	591	542	608	639	666	579	482	591
8	620	631	582	622	582	640	584	578
9	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0
TOTAL	4936	4971	4913	5218	4934	4851	4727	5140

Part I. Projected Enrollment  
 1. Fifth-Year Projection  
 Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

2. Tenth-Year Projection  
 Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
5089	1460	0	6549

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	161	109	270
Severe	21	11	32
TOTAL	182	120	

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
0	0	0	0	0	0	0	0

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev. 2004/2005	6th Prev. 2005/2006	5th Prev. 2006/2007	4th Prev. 2007/2008	3rd Prev. 2008/2009	2nd Prev. 2009/2010	Previous 2010/2011	Current 2011/2012
9	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0

Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)

	Elementary	Secondary	TOTAL
Non-Severe	126	81	207
Severe	16	8	24
TOTAL	142	89	

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012

Part F. Birth Data - (Fifth-Year Projection Only)


☐ County Birth Data ☐ Birth Data by District ZIP Codes ☐ Estimate ☐ Estimate ☐ Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- I am designated as an authorized district representative by the governing board of the district.
- If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (e), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)  
 Dena Whittington

SIGNATURE OF DISTRICT REPRESENTATIVE  


DATE  
 10-31-11

TELEPHONE NUMBER  
 (619) 428-4476 ext 3004

EMAIL ADDRESS  
 dwhittington@sysd.k12.ca.us

STATE OF CALIFORNIA

## EXISTING SCHOOL BUILDING CAPACITY

SAB 60-02 (Rev. 07/01) Form (Rev. 03/03/2002)

SCHOOL DISTRICT

SAN YSIDRO ELEMENTARY

COUNTY

SAN DIEGO

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

Page 4 of 4

FIVE DIGIT DISTRICT CODE NUMBER (SEE CURRENT PUBLIC SCHOOL DIRECTORY)

68379

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HERRA (if applicable)

PART I - Classroom Inventory ☐ NEW ☐ ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years						
Line 3. Interim Housing Portables leased less than 5 years	2					2
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	33	1		1	12	47
Line 7. Permanent Classrooms	94	30				124
Line 8. Total (Lines 1 through 7)	129	31		1	12	173

## PART II - Available Classrooms

## Option A.

a. Part I, line 4

b. Part I, line 6

c. Part I, line 6

d. Part I, line 7

e. Total (a, b, c, &amp; d)

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 6						
c. Part I, line 6	33	1		1	12	47
d. Part I, line 7	94	30				124
e. Total (a, b, c, & d)	127	31		1	12	171

## Option B.

a. Part I, line 8

b. Part I, lines 1, 2, 5 and 6 (total only)

c. 25 percent of Part I, line 7 (total only)

d. Subtract c from b (enter 0 if negative)

e. Total (a minus d)

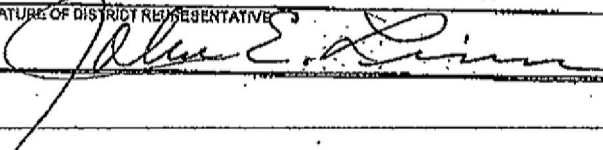
	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	129	31		1	12	173
b. Part I, lines 1, 2, 5 and 6 (total only)						47
c. 25 percent of Part I, line 7 (total only)						31
d. Subtract c from b (enter 0 if negative)	12				4	16
e. Total (a minus d)	117	31		1	8	157

## PART III - Determination of Existing School Building Capacity

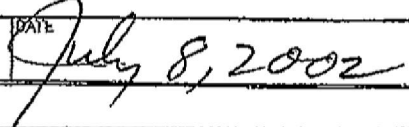
	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	2,025	837		13	72
Line 2. SER adjustment	137	39		1	3
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	137	39		1	3
Line 5. Total of lines 1 and 4	3,062	876		14	75

I certify, as the District Representative, that the information reported on this form is true and correct and that:  
 I am designated as an authorized district representative by the governing board of the district; and,  
 This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).  
 In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE



DATE



STATE OF CALIFORNIA

## ELIGIBILITY DETERMINATION

SAB 50-03 (Rev. 07/01) Excel (Rev. 03/03/2002)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

Page 4 of 4

SCHOOL DISTRICT

SAN YSIDRO ELEMENTARY

BUSINESS ADDRESS

4350 Otay Mesa Road

CITY

San Diego, CA 92173-1685

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

68379

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

COUNTY

SAN DIEGO

Part I - The following individual(s) have been designated as district representative(s) by school board minutes:

DISTRICT REPRESENTATIVE

John Linn

TELEPHONE NUMBER

Business Manager

E-MAIL ADDRESS

linn@syed.k12.ca.us

DISTRICT REPRESENTATIVE

TELEPHONE NUMBER

E-MAIL ADDRESS

Part II - New Construction Eligibility ☐ NEW ☒ ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 50-01)	5,319	1,569		24	138
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	3,062	876		14	75
3. New Construction Baseline Eligibility (line 1 minus line 2)	2,257	693		10	63

Part III - Modernization Eligibility ☐ NEW ☐ ADJUSTED

1. SCHOOL NAME:

Option A	K-6	7-8	9-12	Non-Severe	Severe
2. Permanent classrooms at least 25 years old					
3. Portable classrooms at least 20 years old					
4. Total (lines 2 and 3)					
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe					
6. CBEDS enrollment at school					
7. Modernization eligibility (lesser of the totals of line 5 or 6)					

Option B

2. Permanent space at least 25 years old (report by classroom or square footage)					
3. Portable space at least 20 years old (report by classroom or square footage)					
4. Total (lines 2 and 3)					
5. Remaining permanent and portable space (report by classroom or square footage)					
6. Total (lines 4 and 5)					
7. Percentage (divide line 4 by line 6)			0%		
	K-6	7-8	9-12	Non-Severe	Severe
8. CBEDS enrollment at school site					
9. Modernization eligibility (multiply line 7 by each grade group on line 8)					

I certify, as the District Representative, that the information reported on this form is true and correct and that:

I am designated as an authorized district representative by the governing board of the district; and:

A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1, commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board

on

and,

This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

John Linn July 8, 2002

**San Ysidro School District**  
**School Facilities Capacity Analysis**

State Application	Item	Elementary School (Grades K-6)	Middle School (Grades 7-8)
NA	Baseline Capacity (SAB Form 50-02)	3,062	876
NA	Non-Severe/Severe Capacity	94	27
50/68379-00-001	Smythe Elementary School	188	0
50/68379-00-002	Sunset Elementary School	750	0
50/68379-00-003	Ocean View Hills Middle School	608	459
<b>Total</b>		<b>4,702</b>	<b>1,362</b>

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# EXHIBIT B

## Estimated School Facilities Cost

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**San Ysidro School District  
Estimated "True" Cost  
K-8 School Facility**

<b>A. Site</b>			<b>\$2,568,326</b>
	Site Purchase Price	\$2,528,326	
	Acres	17.30	
	Cost Per Acre	\$146,146	
	EIR		\$20,000
	Appraisals		\$10,000
	Surveys		\$5,000
	Escrow/Title		\$5,000
<b>B. Plans</b>			<b>\$2,047,938</b>
	Architect's Fee	\$1,781,250	
	Preliminary Testing	\$20,000	
	DSA/SDE Plan Check	\$226,688	
	Energy Fee Analysis	\$15,000	
	Other	\$5,000	
<b>C. Construction</b>			<b>\$31,875,000</b>
	Square Feet Per Student	100	
	Cost Per Square Foot <sup>1</sup>	\$375	
<b>D. Testing</b>			<b>\$50,000</b>
<b>E. Inspection</b>			<b>\$144,000</b>
	Cost Per Month	\$12,000	
	Months	12	
<b>F. Furniture and Equipment</b>			<b>\$705,500</b>
	Cost Per Square Foot	\$8	
<b>G. Contingency</b>			<b>\$747,815</b>
	Percent of Project	2.00%	
<b>H. Items Not Funded By State</b>			<b>\$2,053,855</b>
	Technology (5% of Constriction)	\$1,593,750	
	Library Books (8 books/student @ \$15)	\$102,000	
	Landscaping (\$0.44 per Sq. Ft.)	\$331,579	
	Landscaping Architect Fees (8% of Landscaping)	\$26,526	
<b>I. Total Estimated Cost</b>			<b>\$40,192,434</b>
	<b>School Facility Capacity</b>		<b>850</b>
	<b>School Facility Cost Per Student</b>		<b>\$47,285</b>

<sup>1</sup> The construction cost used in the District's 2015 SFNA has been increase by the change in the SAB construction cost index approved in February of 2016.