
School Facilities Need Analysis

Prepared pursuant to Government Code Section 65995 et. Seq.

June 2017



San Ysidro
School District **EST - 1887**
QUALITY EDUCATION AND OPPORTUNITY FOR ALL STUDENTS TO SUCCEED

4350 Otay Mesa Road,
San Ysidro, CA 92173
(619) 428-4476

Prepared By



California Financial Services
555 Corporate Drive, Suite 100
Ladera Ranch, CA 92694
(949) 282-1077

TABLE OF CONTENTS

I.	Introduction	1
II.	Eligibility to Collect Alternative Fees	4
	A. Eligibility to Receive State Funding	4
	B. Statutory Requirements	4
III.	Projected Unhoused Students from Future Units	7
	A. Projected Residential Development	7
	B. Student Generation Rates	8
	C. Projected Student Enrollment	10
	D. Excess School Facility Capacity	11
	E. Projected Unhoused Students	13
IV.	Surplus School Sites and Local Funds	14
	A. Surplus School Sites	14
	B. Local Funds	14
V.	Alternative No. 2 Fee Calculation	18
	A. Alternative No. 2 Fee School Facilities Costs	18
	B. Total Square Footage of Future Units	21
	C. Alternative No. 2 Fee Per Square Foot	22
VI.	Alternative No. 3 Fee Calculation	23
VII.	Satisfaction of Government Code Section 66000	24
	A. New Residential Construction	24
	B. Reconstruction	25
VIII.	Conclusions and Findings	28

Exhibit A – Current SAB Forms

Exhibit B – SAB Eligibility Determination

Exhibit C – Bonding Capacity Calculation

Exhibit D – Updated School Facilities Capacity Calculation

Exhibit E – Excess Capacity Allocation

Exhibit F – Estimate of Actual School Facilities Costs

I. INTRODUCTION

Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Bonds Act of 1998 was approved by the voters of California on November 3, 1998. The approval of Proposition 1A triggered the implementation of certain provisions of Senate Bill 50 (“SB 50”) of the Leroy F. Greene School Facilities Act of 1998. Included in the provisions of SB 50, was the authorization for school districts to adopt alternative school facilities fees (“Alternative Fees”) to be levied on residential development within the school district’s boundaries (Government Code Sections 65995.5, 65995.6 and 65995.7). The intent of SB 50 was the State would provide 50 percent of the funds required for new school projects matched by 50 percent funding from local school district funds. Local funds would be generated by school districts through the imposition of either Statutory School Fees or Alternative School Fees on new development. The funding amounts provided by SB 50 do not include funding for interim facilities or central administration and support facilities.

Statutory School Fees (Level I Fees)

Under SB 50, Statutory School Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995, also referred to as Level I Fees, remain in effect. Currently, the maximum level of fee that may be imposed by unified school districts (Grades K-12), is \$3.48 per square foot of new residential construction and \$0.56 per square foot of new commercial/industrial construction. The San Ysidro School District (“District”) receives a portion of this maximum in accordance with its fee sharing agreement with the Sweetwater Union High School District. These fees were last adopted by the State Allocation Board (“SAB”) at its February 24, 2016 meeting and may be increased every two years thereafter according to an inflation adjustment. This School Facilities Needs Analysis (“SFNA”) does not include an analysis of the Statutory School Fees; however, information regarding Statutory School Fee can be found in the District’s Fee Justification Study.

Alternative No. 2 Fee (Level II Fee)

Level II Fees are calculated pursuant to Government Code Section 65995.5(c). The formula for calculating the Alternative No. 2 Fee can be generally described as the number of unhoused students identified in the SFNA, multiplied by the per pupil grant amount, plus 50 percent of the sum of site acquisition and development costs, less surplus property or proceeds thereof if any, less local funds which have been dedicated for facilities construction, divided by the projected total square footage of residential units anticipated to be constructed during the next five years.

The requirements to levy the Alternative No. 2 Fee are generally as follows:

1. The District has been deemed eligible by the State to receive State Funding.
2. The District satisfies two of the four statutory requirements set forth in Government Code Section 65995.5(b)(3).
3. The District has adopted the Alternative No. 2 Fee pursuant to Government Code Section 65995.5.

Alternative No. 3 Fee (Level III Fee)

During periods when the SAB is no longer approving apportionments for new construction due to a lack of funds, the Alternative No. 3 Fee may be imposed by a school district, subject to the suspension of Alternative No. 3 Fees as set forth in Government Code Section 65995.7(a)(3). Alternative No. 3 Fees are calculated pursuant to Government Code Section 65995.7. The formula for calculating the Alternative No. 3 Fees can generally be described as being equal to twice the Alternative No. 2 Fee less the full amount of local funds dedicated by the District to provide school facilities to accommodate students generated from new growth, including any commercial and industrial fees collected.

The requirements to levy the Alternative No. 3 Fee are generally as follows:

1. State Funding is not available per Government Code Section 65995.7(a)(2).
2. The District has adopted the Alternative No. 3 Fee pursuant to Government Code Section 65995.5.

Government Code Section 65995.6 requires a school district wishing to impose Alternative Fees prepare a School Facilities Needs Analysis and outlines the

requirement for such analysis. The purpose of this SFNA is to provide the information necessary to satisfy the requirements for the imposition of Alternative Fees, pursuant to Government Code Section 65995.6, by the District.

II. ELIGIBILITY TO COLLECT ALTERNATIVE FEES

Pursuant to Government Code Section 65995.5, in order to levy Alternative Fees, the District must conduct a SFNA pursuant to Government Code Section 65995.6 and meet the following eligibility requirements.

A. Eligibility to Receive State Funds

Pursuant to Government Code Section 65995.5(b)(1) a school district must make a “timely application” to the SAB for new construction funding and be determined to have eligibility.

The District prepared and submitted SAB Forms 50-01, 50-02 and 50-03 and request an Eligibility Determination for new construction funding on January 25, 2000. On February 23, 2000, the Eligibility Determination of the District was approved by the SAB. The District has periodically submitted updated SAB Forms 50-01, 50-02 and 50-03. The most recently submitted SAB Forms 50-01, 50-02 and 50-03 are incorporated herein as Exhibit A.

The District’s currently eligible for new construction funding is listed in Table 1. The District’s most current Eligibility Determination has been incorporated herein as Exhibit B.

Table 1
State Eligibility

School Level	Eligibility
Elementary School (Grades K-6)	472
Middle School (Grades 7-8)	125
Non-Severe Special Day Class	233
Severe Special Day Class	(52)

B. Statutory Requirements

Pursuant to Government Code Section 65995.5(b)(3) a school district must satisfy at least two of the following requirements:

1. The school district has a “substantial enrollment”, as defined in Government Code Section 65995.5(b)(3)(A) of its student on a multi-track year-round schedule.

The School District does not satisfy this criterion.

2. The school district has placed on the ballot in the previous four years a local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast.

The School District does not satisfy this criterion.

3. The school district meets one of the following:
 - a. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the school district’s local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the school district’s general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners prior to November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
 - b. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 30 percent of the school district’s local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the district’s general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of

landowners after November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

In each case indebtedness or other obligation to finance school facilities to be owned, leased, or used by the school district, that is incurred by another public agency, shall be counted for the purpose of calculating whether the school district has met the debt percentage requirement contained herein.

The District satisfies this criterion. Currently the District has a total of \$203,473,239 in outstanding indebtedness. This equates to approximately 141 percent of the District's statutory bonding capacity. A detailed calculation has been included as Exhibit C.

4. The school district has at least 20 percent of the teaching stations within the school district in relocatable classrooms.

The District satisfies this criterion. Currently the District has a total of 228 permanent classrooms and 68 relocatable classrooms. This equates to a 22.97 percent relocatable classroom utilization rate.

III. PROJECTED UNHOUSED STUDENTS

Pursuant to Government Code Section 65995.6(a) the District shall project the number of unhoused student to be generated by new residential units over the next five years (“Unhoused Students”). In order to project the number of Unhoused Students this SFNA (i) identifies the number of new residential units expected to be built within the District over the next five (5) years (“Future Units”), (ii) calculates the historical student generation rates for new residential units, (iii) calculates the total number of students expected to be generated by the identified development, (iv) identifies any surplus capacity that is available to house the increased enrollment, and (v) calculated the number of unhoused students, if any, projected as a result of new development.

A. Projected Residential Development

In order to estimate the number of Future Units to be constructed over the next five years California Financial Services (“CFS”) relied on information compiled on behalf of the District by DecisionInsite (“DI”). DI has based these estimates on information obtained from the County of San Diego (“County”) and City of San Diego (“City”), as well as conversations with developers and sales offices in the area.

Pursuant to Government Code Section 65995.6(a) residential units have been separated into the following categories:

- 1. Single Family Detached (“SFD”)** – Units are stand-alone structures on their own lot with a unique Assessor’s parcel number.
- 2. 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).
- 3. Multifamily (“MF”)** – 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).

In the District's Residential Research Summary dated July 19, 2016, DI identified that the District could experience the construction of 1,516 Future Units over the next five years. Of these 1,516 Future Units, 867 have already mitigated their impact on the District through participation in one of the three (3) Community Facilities Districts located throughout the District. The Table 2 summarizes the planned Future Units.

Table 2
Planned Residential Development

Unit Type	Non-Mitigated Units	Mitigated Units	Total
Single Family Detached (SFD)	215	0	215
Single Family Attached (SFA)	434	867	1,301
Multifamily (MF)	0	0	0
Total	649	867	1,516

B. Student Generation Rates

To calculate the Student Generation Rates in accordance with Government Code Section 65995.6(a), CFS first identified the residential units constructed within the District over the previous five (5) years and categorize these units by the unit types listed above. To identify these residential units CFS has relied on information provided by the District obtained when issuing certificates of compliance and information provided by the County Assessor. Over the previous five (5) years three (3) SFD units and 157 SFA units were constructed within the District. There were no MF units constructed over this period.

After identifying the residential units constructed over the previous five (5) years, a database of all the students enrolled in the District was compared to the number of students residing within a residential unit constructed over the previous five (5) years. Because the only significant development was SFA units this analysis was performed for this unit type only. Table 3 shows the results of this comparison.

Table 3
Rate of Students Matched
To New Residential Development
Single Family Attached Units

School Level	SFA Units	Students Matched	Match Rate
Elementary School (Grades K-6)	157	47	0.2994
Middle School (Grades 7-8)	157	15	0.0955
Total		62	0.3949

In order to evaluate the Student Generation Rates for SFD and MF units, CFS has utilized the Student Generation Rates that have been experienced and documented by the Poway Unified School District (“PUSD”), which is located in the County and has experienced the construction of a greater amount of these types of units over the past five (5) years. Table 4 shows the Student Generation Rates that are used by this SFNA.

Table 4
Applied Student Generation Rates

Unit Type	Elementary School (Grades K-6)	Middle School (Grades 7-8)	Total (Grades K-8)
Single Family Detached (SFD) ¹	0.5877	0.1249	0.7126
Single Family Attached (SFA)	0.2994	0.0955	0.3949
Multifamily (MF) ¹	0.1965	0.0344	0.2309

¹ Source: School Facilities Needs Analysis for PUSD, dated July 20, 2016.

The Student Generation Rates calculated for PUSD are based on PUSD current grade level configuration. The Student Generation Rates listed in Table 4 have been adjusted to reflect the District's current grade level configuration.

C. Projected Student Enrollment

To calculate the Projected Student Enrollment, the number of Non-Mitigated Future Units listed in Table 2 were multiplied by the Student Generation Rates listed in Table 4. The resulting Projected Student Enrollment is listed in Table 5.

Table 5A
Projected Student Enrollment
Elementary School (Grades K-6)

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	215	0.5877	126
Single Family Attached (SFA)	434	0.2994	130
Multifamily (MF)	0	0.1965	0
Total	649	NA	256

Table 5B
Projected Student Enrollment
Middle School (Grades 7-8)

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	215	0.1249	27
Single Family Attached (SFA)	434	0.0955	41
Multifamily (MF)	0	0.0344	0
Total	649	NA	68

Table 5C
Projected Student Enrollment
Total

School Level	SFD	SFA	MF	Total
Elementary School (Grades K-6)	126	130	0	256
Middle School (Grades 7-8)	27	41	0	68
Total	153	171	0	324

D. Excess School Facilities Capacity

In accordance with Government Code Section 65995.6(b)(2) the District must identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.

1. Excess Capacity

The current capacity of the District's facilities, as determined pursuant to Education Code Section 17071.25 is 6,064 students. Based on data for School Year 2016/2017 the current enrollment of the District is 4,815 students. Table 6 compares the District's current capacity and enrollment at each school level.

Table 6
Current Capacity Vs. Enrollment

School Level	Current Classroom Capacity	2016/2017 ^[1] Student Enrollment	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	4,702	3,774	928
Middle School (Grades 7-8)	1,362	1,041	321
Total	6,064	4,815	1,249

[1] California Longitudinal Pupil Achievement Data System (CALPADS)

2. Allocation of Excess Capacity

As shown in Table 6, the current capacity of the District's facilities exceed the current student enrollment. This excess capacity will be utilized by the District to house students generated by new development expected to occur with the District during the next five (5) years as well as development expected to occur beyond this five-year period.

Per the San Diego Association of Governments ("SANDAG"), the District can expect the construction of an additional 14,623 residential units between now and Calendar Year 2050. Comparing the SANDAG projection to the number of residential units to be constructed over the next five (5) years, CFS has identified 13,107 additional residential units are expected to be construction beyond the five-year period. Table 7 shows the allocation of excess capacity between students to be generated in the next five (5) years and those to be generated beyond the five-year period.

Table 7
Allocation of Excess Capacity
Among Future Residential Development

School Level	Excess Facilities Capacity	Allocation of Excess Capacity ¹	
		Residential Development After 5 Year Period	Future Units ≤ 5 Years
Elementary School (Grades K-6)	928	812	116
Middle School (Grades 7-8)	321	263	58
Total	1,249	1,075	174

¹ See Exhibit E for a more detailed analysis.

Additionally, a portion of the excess capacity allocated to the next five (5) years also must be allocated between Non-Mitigation Future Unit and Mitigated Future Units. Table 8 shows the number of student expected to be generated by Mitigated Future Units and the allocation of excess capacity between students to be generated by Non-Mitigated Future Units and Mitigated Future Units.

Table 8
Allocation of Excess Capacity
Among Mitigated and Non-Mitigated Future Units

School Level	Excess Capacity Allocated to Future Units	Allocation of Excess Capacity ¹	
		Mitigated Future Units	Non-Mitigated Future Units
Elementary School (Grades K-6)	116	58	58
Middle School (Grades 7-8)	58	32	26
Total	174	90	84

¹See Exhibit E for a more detailed analysis.

E. Projected Unhouse Students

By comparing the Projected Student Enrollment over the next five (5) years listed in Table 5C with the applicable excess capacity identified in Table 8, CFS has identified the number of Unhoused Students expected to be generated by Non-Mitigated Future Units. Table 9 outlines the calculation of Unhoused Students.

Table 9
Projected Unhoused Students
from Non-Mitigated Future Units

School Level	Projected Enrollment	Allocated Excess Capacity	Projected Unhoused Students
Elementary School (Grades K-6)	256	58	198
Middle School (Grades 7-8)	68	26	42
Total	324	84	240

IV. SURPLUS SCHOOL SITES AND LOCAL FUNDS

In addition to identifying and considering the extent to which projected enrollment growth may be accommodated by Excess Capacity in existing facilities, Government Code Section 65995.6(b)(3) requires the District to (i) “identify and consider any surplus property owned by the school district that can be used as a school site or that is available for sale to finance school facilities” (“Surplus Property”) and (ii) identify and consider any other local sources of funds available to “finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units” (“Surplus Funds”).

A. Surplus School Sites

As part of the preparation of this SFNA the District has determined that it does not have any Surplus Property.

B. Local Funds

1. General Obligation Bonds

General obligation bonds (“GO Bonds”) are issued by school districts where voters have approved a bond ballot measure. There are two types of bond measures: a traditional measure which requires a 2/3 voter approval rate and a Proposition 39 measure which requires a 55% voter approval rate. When voters approve a bond measure, they are authorizing the school district to issue a specified amount of bonds, and agreeing to repay those bonds through whatever property tax levies are necessary. Outstanding bonds are limited to 1.25% of assessed values for elementary and high school districts and 2.5% of assessed values for unified school districts and community college districts. Proposition 39 bonds have limitations in the form of a legal maximum on annual projected tax levy of \$30 per \$100,000 of assessed valuation for elementary and high school districts and \$60 per \$100,000 of assessed valuation for unified school districts.

On March 4, 1997 the voters within the District approved Proposition C. Proposition C was approved by over 2/3 of the voters and was not subject to the limitations of Proposition 39. Proposition C authorized the District to

issue up to \$250,000,000 of bonds for the purpose of acquiring and improving real property for authorized school purposes; provided, that at the time any series is issued the highest tax rate required to service that series and all outstanding bonds authorized by this measure shall not exceed \$0.10 per \$100 in assessed value. To date, the School District has issued a total of \$141,512,611.30 in Proposition C bonds leaving \$108,487,388.70 in remaining authorization. At this time the tax rate required to service the outstanding bonds exceeds \$0.10 per \$100 in assessed value; therefore, the District cannot issue addition bonds at this time.

On May 15, 2012 the School District issued the General Obligation Bonds, 1997 Election Series G ("Series G") in the amount of \$28,990,883.60. \$22,468,418.32 of the Series G proceeds remain unspent. The purpose of Series G was to complete a number of projects including the modernization of Beyer Elementary School and enhancements to Willow, Sunset, San Ysidro, Smythe, and La Mirada Schools. It is expected that the cost of these projects exceed the remaining Series G proceeds; therefore, no proceeds are available from Series G to offset the impact of projected Unhoused Students.

2. Community Facilities Districts

The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities with useful lives of five years or more. The Community Facilities District ("CFD") is a financing entity through which a local government is authorized to levy special taxes to pay debt service on issued bonds or to pay for the direct construction of facilities. A two-thirds vote of the qualified voters is required to form the CFD.

The District has formed three (3) CFDs. Each CFD was formed on specific residential development projects as an alternative to paying mitigation payments. Accordingly, none of the special tax or bond proceeds from these CFDs will be available to offset the cost impacts of any residential units constructed outside the boundaries of the CFDs. Similarly, the District will not be permitted to collect additional Statutory School Fees, mitigation payments or Alternative Fees from the units located within the CFDs, nor are

the units from the CFDs considered in calculating the Alternative No. 2 and Alternative No. 3 Fees.

3. Redevelopment Pass-Through Payments

California redevelopment law allows school districts to share in tax increment income via pass-through agreements with local redevelopment agencies. The passage of AB X1 26 eliminated redevelopment agencies as of February 1, 2012, and replaced them with successor agencies. Though redevelopment agencies have been eliminated, local educational agency's pass-through entitlements remain.

The District currently has pass-through agreements with the City. Funds received from the City as a result of this agreement are pledged to the repayment of outstanding Certificates of Participation. Therefore, there are no funds available at this time to offset the impacts of projected Unhoused Students.

4. Commercial/Industrial School Fees

Education Code Sections 17620 et seq. gives school districts the authority to collect Statutory School Fees from commercial/industrial development if a justification study is prepared and certain nexus findings are made. Section 65995.5(c)(2) requires the District to identify and consider Local Funds, which includes Commercial/Industrial Statutory School Fees, and to subtract such funds from the total impact created by Future Units, if such Statutory School Fees are available.

The District has collected an average of \$54,212 per year from commercial/industrial development over the last five years. Assuming that the District collects a similar amount during the next five-year period, an additional \$271,000 would be available to fund school facilities to house Unhouse Students.

5. Identification of Surplus Local Funds

Over the next five (5) years, the District will need to construct school facilities to house students generated from Non-Mitigated Future Units. Using the per student costs calculated in Exhibit F, CFS has performed the required

calculations to identify if any of the local funds identified above will be available to offset a portion of the Alternative Fees. Table 10 outlines this calculation.

Table 10
Surplus Local Funds

Item		Amount
Projected Unhoused Students from Non-Mitigated Future Units		240
"True" Cost Impact Per Student		\$57,752
Unhoused Student Cost Impact		\$13,860,417
Available G.O. Bonds		\$0
Community Facilities Districts		\$0
Redevelopment Pass-Through Payments		\$0
Projected Commercial/Industrial Fees		\$0
Projected Alternative No. 2 Fees		\$4,232,949
Eligible State Funding		\$4,232,949
Total Available Local Funds		\$8,465,898
Unfunded Student Impact		\$5,394,518
Surplus Local Funds Available to Offset Alternative Fees		\$0

V. ALTERNATIVE NO. 2 FEE CALCULATION

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 2 Fee.

A. Alternative No. 2 Fee School Facilities Costs

To calculate the maximum Alternative No. 2 Fee, Government Code Section 65995.5(c)(1) requires the District to multiply the number of Unhoused Students by the appropriate grant amounts provided in Education Code Section 17072.10(a) and the site acquisition and site development costs determined pursuant to Government Code Section 65995.5(h).

1. New Construction Grants

Government Code Section 65995.5(c)(1) requires the District utilize the appropriate amounts provided in Education Section 17072.10 (a) to identify the cost of constructing new facilities. The new construction grant amounts specified in Education Code Section 17072.10(a) were adjusted by the SAB on January 25, 2017. Table 11 outlines the updated New Construction Grant amounts.

Table 11
SAB New Construction Grants

School Level	Per-Pupil Construction Grant	Auto Alarm and Fire Sprinkler System Grant	General Site Development Grant	Total Per-Pupil Grant
Elementary School (Grades K-6)	\$11,104	\$199	\$982	\$12,285
Middle School (Grades 7-8)	\$11,744	\$239	\$970	\$12,953

2. Site Acquisition and Development Costs

Government Code Section 65995.5(c)(1) permits the calculation of Alternative No. 2 Fee to include site acquisition and site development cost determined pursuant to Government Code Section 65995.5(h). Table 12 outlines the calculation of the appropriate site acquisition and site development costs.

Table 12
Site Acquisition and Development Costs

School Level	Site Acquisition Cost	Site Development Cost	Total Site Cost
K-8 School ¹	\$2,323,721	\$6,575,079	\$8,898,800
Alternative No. 2 Fee Multiplier			50%
Alternative No. 2 Site Cost			\$4,449,400.00
¹ The site acquisition and site development costs are based on the amounts listed in the District's 2015 SFNA and the State recommended site size of 15.90 acres.			

3. Alternative No. 2 Fee Facilities Cost Per Facility

The sum of the New Construction Grants and applicable site acquisition and site development costs provide the basis for the facilities cost utilized to establish the impact of Unhoused Students. Table 13 outlines the total cost per facility.

Table 13
Total Cost Per Facility

Item	Amount
Construction Costs	\$10,565,340
Elementary School (Grades K-6) Grant	\$12,272
Elementary School (Grades K-6) Facility Capacity	650
Middle School (Grades 7-8) Grant	\$12,943
Middle School (Grades 7-8) Facility Capacity	200
Alternative No. 2 Fee Site Cost	\$4,449,400.00
Alternative No. 2 Fee School Facilities Cost Per Facility	\$15,014,740.29

4. School Facilities Needed

The number of school facilities needed as a result of Non-Mitigated Future Units is calculated by dividing the total number of Unhoused Students at each grade level by the appropriate facility capacity. Table 14 outlines the school facilities needed to house Unhoused Students.

Table 14
School Facilities Needed

Item	Amount
Unhoused Students (Grades K-8)	240
K-8 School Facility Capacity	850
Facilities Needed to House Unhoused Students	0.2824

5. Total Alternative No. 2 Fee School Facilities Cost

To calculate the school facilities cost that may be included in the Alternative No. 2 Fee The Total Cost Per Facility is multiplied by the school facilities needed. The Surplus School Sites and Local Sources of Funds identified in Section IV of this SFNA are then subtracted from this amount. The resulting amount is the Alternative No. 2 Fee School Facilities Cost. Table 15 outlines the calculation of the Alternative No. 2 Fee School Facilities Cost.

Table 15
Total Alternative No. 2 Fee
School Facilities Cost

Item		Amount
Construction Costs		\$2,976,438.50
Elementary School (Grades K-6) Grant	\$12,285	
Elementary School (Grades K-6) Facility Capacity	198	
Middle School (Grades 7-8) Grant	\$12,953	
Middle School (Grades 7-8) Facility Capacity	42	
Site Acquisition and Site Development Cost		\$1,256,510.56
Alternative No. 2 Fee Site Cost Per Facility	\$4,449,400	
Facilities Needed	0.2824	
Alternative No. 2 Fee School Facilities Cost Per Facility		\$4,232,949.06
Surplus Local Funds Available to Offset Alternative Fees		\$0.00
Net Alternative No. 2 Fee School Facilities Cost		\$4,232,949.06

B. Total Square Foot of Future Units

To calculate the Alternative No. 2 Fee, the Net Alternative No. 2 Fee School Facilities Cost must be divided by the total square footage of assessable space for Non-Mitigated Future Units.

In order to project the total square footage of assessable space of the Non-Mitigated Future Units, the SFNA must estimate the average square footage of each unit type to be developed within the District. In order to estimate the average square footage CFS analyzed certificates of compliance issued by the District over the last five years. This average square footage was then multiplied by the total number of Non-Mitigated Future Units expected to be built over the next five Years. Table 16 outlines the calculation of the total Square Footage of Non-Mitigated Future Units.

Table 16
Total Square Foot of Future Units

Unit Type	Non-Mitigated Future Units	Average Square Footage	Total Square Footage
Single Family Detached (SFD)	215	2,650	569,750
Single Family Attached (SFA)	434	1,600	694,400
Multifamily (MF)	0	1,300	0
Total	649	NA	1,264,150

C. Alternative No. 2 Fee Per Square Foot

To calculate the Alternative No. 2 Fee, the Net Alternative No. 2 Fee School Facilities Cost was divided by the Total Square Footage of Future Units. Table 17 outlines the calculation of the Alternative No. 2 Fee that may be adopted by the District.

Table 17
Alternative No. 2 Fee Per Square Foot

Item	Amount
Net Alternative No. 2 Fee School Facilities Cost	\$4,232,949
Projected Non-Mitigated Residential Square Footage	1,264,150
Alternative No. 2 Fee Per Square Foot	\$3.35

VI. ALTERNATIVE NO. 3 FEE CALCULATION

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 3 Fee.

The Alternative No. 3 Fee is essentially equal to double the Alternative No. 2 Fee. For the purpose of calculating the Alternative No. 3 Fee, the amount identified in paragraph (2) of subdivision (c) of Government Code Section 65995.5 (i.e., local funds) are not subtracted from the Alternative No. 2 Fee School Facilities Cost. Table 18 outlines the calculation of the Alternative No. 3 Fee that may be adopted by the District.

Table 18A
Alternative No. 3 School Facilities Cost

Item	Amount
Alternative No. 2 Fee School Facilities Cost	\$4,232,949
Alternative No. 3 Fee Multiplier	200%
Alternative No. 3 School Facilities Cost	\$8,465,898

Table 18B
Alternative No. 3 Fee Per Square Foot

Item	Amount
Alternative No. 3 Fee School Facilities Cost	\$8,465,898
Projected Non-Mitigated Residential Square Footage	1,264,150
Alternative No. 3 Fee Per Square Foot	\$6.70

VII. SATISFACTION OF GOVERNMENT CODE SECTION 66000

Government Code Section 66001 “et seq.” sets forth the requirements for establishing, imposing and increasing development fees. Specifically, Government Code Section 66001 with respect to the imposition of development fees provides that any action establishing, increasing, or imposing a fee on new development shall do all of the following:

1. Identify 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 how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

A. New Residential Construction

The purpose of Alternative Fees is to provide necessary school facilities for students generated from Future Units over the next five years. The Alternative Fees will be used to acquire land and construct new school facilities to accommodate growth that will be generated within the Future Units. In order to estimate the actual cost for new school facilities CFS has utilized the District’s past experience and information provided by construction managers who work with public school districts in the area. The District’s current estimate of construction and site acquisition costs for a new K-8 school is in excess of \$49 million to serve a student population of 850. This translates into an actual cost per student for new K-8 school facility (excluding interim housing and central administration) of \$57,752. This “true” impact exceeds the Alternative Fee amounts identified herein and as provided for in SB 50. Therefore, this SFNA established that there is a reasonable relationship between the amount of the Alternative Fees and the Future Units upon which the fee is to be imposed.

This SFNA and the supporting documents establish that the Alternative Fees contained herein meet the statutory requirements and the District is justified in

imposing these fees on new residential construction within Unmitigated Developments in order to provide the necessary school facilities.

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 authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 ("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.

The purpose of this section is to set forth a general policy for the levy of School Fees on future Reconstruction projects within the District.

1. 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 Alternative 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 SFNA, 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 SFNA. 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 SFNA 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 Alternative Fee that is in effect at such time.

2. 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 Exhibit F) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the District). Any reduction to the Alternative Fee would only occur if the reduced amount falls below the Alternative Fee. In such a case, the District would levy the reduced

amount per square foot of new residential construction for the subject Reconstruction project.

VIII. CONCLUSIONS & STATEMENT OF FINDINGS

Based upon the data gathered by CFS regarding future development within the boundaries of the District, student generation, school facilities costs and the methodology prescribed by the provisions of SB 50 in order to determine the school facilities impact from new residential development expected to occur during the next five years, District makes the following findings:

1. The current aggregate school facility capacity of the District is insufficient to meet the facility demands of Future Units.
2. Approximately 324 new students in grades kindergarten thru 8th will be generated within the next five (5) years from Non-Mitigated Future Units.
3. Based on the statutorily prescribed methodology an Alternative No. 2 Fee of \$3.35 per square foot is authorized.
4. In the event that state funding is not available and District is authorized to collect Level III fees, the amount of the Alternative No. 3 Fee will be \$6.70 per square foot.

EXHIBIT A

Current SAB Forms

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	506	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 DIRECTOR)

68379

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (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, & 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)

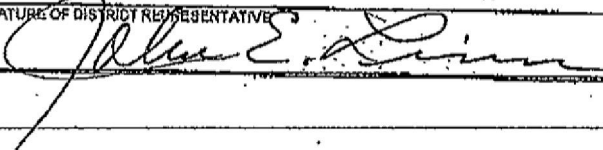
	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	129	31		1	12	173
b. Part I, lines 1, 2, 5 and 6 (total only)						47
c. 25 percent of Part I, line 7 (total only)						31
d. Subtract c from b (enter 0 if negative)	12				4	16
e. Total (a minus d)	117	31		1	8	157

PART III - Determination of Existing School Building Capacity

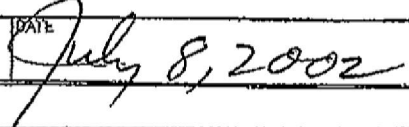
	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	2,025	837		13	72
Line 2. SER adjustment	137	39		1	3
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	137	39		1	3
Line 5. Total of lines 1 and 4	3,062	876		14	75

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

EXHIBIT B

SAB Eligibility Determination



District Main Page

[Return to Search Results](#)

District: San Ysidro Elementary

District Rep: Mr. Jose Arturo Sanchez Macias

Modernization Eligibility

New Construction Eligibility

Fund Release

	District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval
▼	68379	0	2/23/2000	4/25/2012

SAB 50-03 New Construction Eligibility Information

New Construction Baseline Eligibility

Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	1712	636	0	0	0
SAB Approvals/Adjustments:	-1240	-511	0	233	-52
Remaining Eligibility:	472	125	0	233	-52

SAB 50-03 Eligibility Document Status/Dates

Status:	PM Complete
Date Signed:	1/25/2000
Date Received:	6/24/1999
SAB Approval Date:	2/23/2000

EXHIBIT C

Bonding Capacity Calculation

San Ysidro School District Bonding Capacity Analysis

Description	Amount
Total Secured Assessed Value of Property within the School District ^[1]	\$4,799,131,549
Bonding Capacity	\$143,973,946
Applicable Debt Limit ^[2] 3.00%	
Total Bond Obligations as of July 1, 2016 ^[3]	\$203,473,239
General Obligation Bonds \$164,336,533	
Certificates of Participation \$39,136,706	
Debt Obligations as a % of Bonding Capacity	141.33%

[1] Source: California Municipal Statistics

[2] The District's bonding capacity has been increase to 3.00% based on a bonding capacity waiver approved by the State Board of Education, dated March 26, 2012.

[3] Source: District Audited Financial Statements for Fiscal Year ending June 30, 2016

EXHIBIT D

Updated School Facilities Capacity Calculation

San Ysidro School District
Updated 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
Total		4,702	1,362

EXHIBIT E

Excess Capacity Allocation

**San Ysidro School District
Excess Capacity Allocation Analysis**

Table 1: Current Surplus Capacity Calculation

Item	Amount
2016/2017 Student Enrollment ¹	4,815
Elementary School (Grades K-6)	3,774
Middle School (Grades 7-8)	1,041
2016/2017 Facilities Capacity	6,064
Elementary School (Grades K-6)	4,702
Middle School (Grades 7-8)	1,362
2016/2017 Excess Capacity	1,249
Elementary School (Grades K-6)	928
Middle School (Grades 7-8)	321
[1] California Longitudinal Pupil Achievement Data System (CALPADS)	

Table 2: Allocation of Planned Residential Units Based on Timeline

Unit Type	Future Unit (≤ 5 Years)	Total Units ¹ (SANDAG 2050)
Single Family Detached (SFD)	215	2,849
Single Family Attached (SFA)	1,301	1,301
Multifamily (MF)	0	10,473
Total	1,516	14,623
¹ Source: SANDAG Series 2013 Regional Growth Forecast; SANDAG did not compile information for Single Family Attached Units. Based on the definitions used by SANDAG, a Single Family Attached Unit would likely be included in the Multifamily category.		

San Ysidro School District
Excess Capacity Allocation Analysis

Table 3: Allocation of Student Generation Based on Timeline

Item	Student Generated Future Units	Student Generated Total Units
Elementary School (Grade K-6)	516	4,122
Single Family Detached (SFD)	126	1,674
Single Family Attached (SFA)	390	390
Multifamily (MF)	0	2,058
Middle School (Grades 7-8)	151	840
Single Family Detached (SFD)	27	356
Single Family Attached (SFA)	124	124
Multifamily (MF)	0	360
Percent of Students Generated		
Elementary School (Grade K-6)	12.52%	100.00%
Middle School (Grades 7-8)	17.98%	100.00%

Table 4: Allocation of Excess Capacity to Students Generated from Future Units

School Level	Excess Capacity
Elementary School (Grade K-6)	116
Middle School (Grades 7-8)	58
Total	174

Table 5: Allocation of Future Units Based on Mitigation Status

Units Type	Non-Mitigated Future Units	Total Future Units
Single Family Detached (SFD)	215	215
Single Family Attached (SFA)	434	1,301
Multifamily (MF)	0	0
Total	649	1,516

San Ysidro School District
Excess Capacity Allocation Analysis

Table 6: Allocation of Student Generation Based on Mitigation Status

Item	Student Generated Non-Mitigated Units	Student Generated Total Units
Elementary School (Grade K-6)	256	516
Single Family Detached (SFD)	126	126
Single Family Attached (SFA)	130	390
Multifamily (MF)	0	0
Middle School (Grades 7-8)	68	151
Single Family Detached (SFD)	27	27
Single Family Attached (SFA)	41	124
Multifamily (MF)	0	0
Percent of Students Generated		
Elementary School (Grade K-6)	49.61%	100.00%
Middle School (Grades 7-8)	45.03%	100.00%

Table 7: Allocation of Excess Capacity to Students Generated from Non-Mitigated Future Units

School Level	Excess Capacity
Elementary School (Grade K-6)	58
Middle School (Grades 7-8)	26
Total	84

EXHIBIT F

Estimate of Actual School Facilities Cost

**San Ysidro School District
Estimated Actual School Facilities Cost
Per Square Foot**

Single Family Detached Units

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Unit
Elementary School (Grades K-6)	0.7126	\$57,752	\$41,154
Total	0.7126	NA	\$41,154
Average Square Footage Per Unit			2,650
"True" Cost Per Square Foot of Single Family Detached Unit			\$15.53

Single Family Attached Units

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Unit
Elementary School (Grades K-6)	0.3949	\$57,752	\$22,806
Total	0.3949	NA	\$22,806
Average Square Footage Per Unit			1,600
"True" Cost Per Square Foot of Single Family Attached Unit			\$14.25

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

A. Site			\$9,702,342
Site Purchase Price		\$2,528,325	
Acres	17.30		
Cost Per Acre	\$146,146		
Site Developmetn Cost		\$7,154,017	
Acres	17.30		
Cost Per Acre	\$413,527		
Appraisals		\$10,000	
Surveys		\$5,000	
Escrow/Title		\$5,000	
B. Plans			\$2,120,188
Architect's Fee	\$1,853,500		
Preliminary Testing	\$20,000		
DSA/SDE Plan Check	\$226,688		
Energy Fee Analysis	\$15,000		
Other	\$5,000		
C. Construction			\$33,320,000
Square Feet Per Student	100		
Cost Per Square Foot ¹	\$392		
D. Testing			\$50,000
E. Inspection			\$144,000
Cost Per Month	\$12,000		
Months	12		
F. Furniture and Equipment			\$705,500
Cost Per Square Foot	\$8		
G. Contingency			\$920,841
Percent of Project	2.00%		
H. Items Not Funded By State			\$2,126,105
Technology (5% of Constriction)	\$1,666,000		
Library Books (8 books/student @ \$15)	\$102,000		
Landscaping (\$0.44 per Sq. Ft.)	\$331,579		
Landscaping Architect Fees (8% of Landscaping)	\$26,526		
I. Total Estimated Cost			\$49,088,975
School Facility Capacity			850
School Facility Cost Per Student			\$57,752

¹ The construction cost used in the District's 2015 SFNA has been increase by the change in the SAB construction cost index.