

---

**SCHOOL FACILITY FEE JUSTIFICATION REPORT  
FOR RESIDENTIAL, COMMERCIAL & INDUSTRIAL  
DEVELOPMENT PROJECTS**

for the

**VACAVILLE UNIFIED SCHOOL DISTRICT**

March 2015

---

*Prepared by*  
**School Facility Consultants**

---

---

**SCHOOL FACILITY FEE JUSTIFICATION REPORT  
FOR RESIDENTIAL, COMMERCIAL & INDUSTRIAL  
DEVELOPMENT PROJECTS**

for the

**VACAVILLE UNIFIED SCHOOL DISTRICT**

March 2015

---

*Prepared for*  
Vacaville Unified School District  
401 Nut Tree Rd.  
Vacaville, CA 95687  
(707) 453-6100

*Prepared by*  
School Facility Consultants  
1303 J Street, Suite 500  
Sacramento, CA 95814  
(916) 441-5063

---

# TABLE OF CONTENTS

Executive Summary .....	1
Introduction .....	2
A. Purpose and Scope.....	2
B. Brief Description of the Vacaville Unified School District.....	2
C. Data Sources .....	3
D. Outline of the Report.....	3
I. District Facility Needs .....	4
A. Five-Year Enrollment Projection .....	4
1) Enrollment History .....	4
2) Enrollment Projection.....	4
B. Pupil Capacity of District Facilities.....	5
1) Classroom Capacity.....	5
2) Percent Utilization .....	5
C. District Facility Requirements .....	6
D. Plan for Fulfilling School Facility Needs .....	6
II. Financial Impact on the District of Future Residential Development.....	8
A. Number of Students per New Housing Unit.....	8
B. Cost of Providing School Facilities .....	8
C. Cost of Providing School Facilities per K-12 Student Generated by Future Development .....	9
D. Cost of Providing School Facilities per New Residential Housing Unit.....	10
E. Cost of Providing School Facilities per Square Foot of Future Residential Development .....	10
III. Revenue from Fees on Residential Development Versus Costs of School Facilities.....	11
A. Fee Revenue from Residential Development Over the Next Five Years .....	11
B. Fee Revenue from Additions to Existing Residences.....	11
C. Fee Revenue from Reconstruction and Redevelopment.....	12
D. School Facility Costs Generated by Residential Development Over the Next Five Years .....	12
E. School Facility Costs Generated by Additions to Existing Residences.....	12
F. School Facility Costs Generated by Reconstruction and Redevelopment .....	12
G. Extent of Mitigation of School Facility Costs Provided by Level I Residential Fees .....	13
H. Senior Citizen Restricted Housing .....	13
IV. Financial Effect on the District of New Commercial/Industrial Development .....	14
A. Employees per Square Foot of Development .....	14
B. Percentage of Employees Residing Within the District .....	15
C. Number of Households per Employee.....	15
D. Number of Students per Dwelling Unit.....	15
E. School Facility Cost per Pupil .....	15

F. School Facility Cost per Square Foot of Commercial/Industrial Development .....	15
G. Calculating School Facility Cost of Commercial/Industrial Development with Residential Fee Offset .....	16
V. Findings.....	19
A. Government Code Section 66001(a)(1) - Purpose of the Fee .....	19
B. Government Code Section 66001(a)(2) - Use of the Fee .....	19
C. Government Code Section 66001(a)(3) - Relationship Between the Fee's Use and the Type of Project Upon Which the Fee is Imposed .....	19
D. Government Code Section 66001(a)(4) - Relationship Between the Need for the Public Facility and the Type of Project Upon Which the Fee is Imposed.....	20
E. Government Code Section 66001(b) - Relationship Between the Fee and the Cost of The Public Facility Attributable to the Development on Which the Fee is Imposed .....	20
F. Other Funding Sources.....	21
1) General Fund .....	21
2) State Programs .....	21
3) General Obligation Bonds .....	21
4) Parcel Taxes.....	21
5) Mello-Roos Community Facilities Districts.....	21
6) Surplus Property .....	21
7) Redevelopment .....	21
VI. Recommendations .....	22
Appendix A: Full Mitigation Analysis	
Appendix B: Vacaville Unified School District 5-Year Enrollment History	
Appendix C: Vacaville Unified School District 5-Year Enrollment Projection	
Appendix D: Future Residential Development Within Vacaville Unified School District	
Appendix E: Employee Statistics From the San Diego Association of Governments by Various Categories of Commercial/Industrial Development	

## **EXECUTIVE SUMMARY**

The Vacaville Unified School District (District) is justified to collect the legal maximum fee of \$3.36 per square foot of residential development as authorized by Government Code Section 65995 (Level I fees), as future residential development creates a school facility cost of \$4.10 per square foot. The District is also justified to collect the legal maximum fee of \$0.54 per square foot of development on all categories of commercial/industrial development (except rental self-storage), as those categories of development create school facility costs ranging from \$1.45 to \$6.11 per square foot of future development, even when fees from linked residential units are accounted for. Fees for new rental self-storage should be established on an individual case-by-case basis.

The District's justification for collecting fees on future residential and commercial/industrial development is based on the following facts and projections:

1. The District's projected enrollment is larger than its pupil capacity for the K-6 grade group. The District, therefore, does not have sufficient capacity to house K-6 students generated by future development. These students will require the District to acquire new school facilities.
2. Each square foot of future residential development creates an estimated school facilities cost of \$4.10. All categories of commercial/industrial development (except rental self-storage) create an estimated school facilities cost ranging from \$1.45 to \$6.11 per square foot of commercial/industrial development, even when fees from linked residential units are accounted for.
3. If the District collects the current maximum fee on residential development authorized by Government Code Section 65995 of \$3.36 per square foot, fee revenue will offset 82 percent of the school facility cost attributable to residential development. If the District collects the current maximum fee on commercial/industrial development authorized by Government Code Section 65995 of \$0.54 per square foot, fee revenue will offset from 8.8 percent to 37.2 percent of the school facility cost attributable to commercial/industrial development (except rental self-storage). For both residential and commercial/industrial development, the fees authorized by Government Code Section 65995 are fully justified.

The fees outlined above all meet the requirements of Government Code Section 66001 (the nexus requirements), that is, a reasonable relationship exists between the amount and use of the fees and the developments on which they are charged.

**End of Section**

---

## INTRODUCTION

This Report analyzes the cost of providing school facilities for students generated by future residential and commercial/industrial development projects in the Vacaville Unified School District (District). *School Facility Consultants* has been retained by the District to conduct the analysis and prepare this Report.

### A. Purpose and Scope

The purpose of this Report is to show that the District meets pertinent requirements of State law regarding the collection of developer fees.

State law gives school districts the authority to charge fees on new residential and commercial/industrial developments if those developments generate additional students and cause a need for additional school facilities. Government Code Section 65995 authorizes school districts to collect fees on future development of no more than \$3.36 per square foot for residential construction and \$0.54 for commercial/industrial construction (Level I fees). Level I fees are adjusted every two years according to the inflation rate for Class B construction as determined by the State Allocation Board. Government Code Section 66001 requires that a reasonable relationship exist between the amount and use of the fees and the development on which the fees are to be charged.

This Report:

- identifies the cost of providing school facilities for students generated by future residential and commercial/industrial development in order to justify the collection of fees on those developments and
- explains the relationship between the fees and the developments on which those fees are to be charged.

### B. Brief Description of the Vacaville Unified School District

The Vacaville Unified School District is located in Solano County. District boundaries may be seen in greater detail on maps available at the District Office.

The District currently serves over 12,300 students in grades K-12 and operates ten elementary schools, two middle schools, three high schools, and one continuation high school.

Opportunities for new residential development exist in the District, and 1,007 new residential units are currently projected to be built in the District over the next five years.

To accommodate this future residential development, the District plans to construct new elementary school facilities. In addition, the District may purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

**C. Data Sources**

The data sources for this Report are listed in the table below and outlined in detail in the appendix. These data sources are also referenced throughout the Report.

**Data Sources**

<b>Data Type</b>	<b>Data Source</b>
Residential development rates	Vacaville Unified School District
Enrollment history	CBEDS, Vacaville Unified School District
Pupil capacity of District schools	Vacaville Unified School District
Student generation rates for housing units	Vacaville Unified School District
Employees per square foot of commercial/industrial development	San Diego Association of Governments
Number of workers per household	United States Census

**D. Outline of the Report**

The Report is divided into six sections. The sections:

1. Identify the District’s school facility needs,
2. Calculate the financial impact on the District of future residential and commercial/industrial developments,
3. Compare the projected revenues from developer fees to the costs of providing facilities for students generated by future developments,
4. Show that the District satisfies the requirements of Government Code Section 66001 with respect to the collection of developer fees,
5. Summarize other potential funding sources for school facilities, and
6. Present recommendations regarding the collection of developer fees.

**End of Section**

---

# I. DISTRICT FACILITY NEEDS

This Section describes the District’s requirements for school facilities. Specifically, the following subsections:

- A) Project the District’s future enrollment over the next five-year period (through 2019/20),
- B) Identify the District’s current capacity,
- C) Subtract the District’s projected enrollment from the District’s capacity to calculate the District’s facility needs, and
- D) Describe the District’s plan to fulfill its facility needs.

## A. Five-Year Enrollment Projection

This Report calculates the five-year projected enrollment of the District by (1) gathering the past five years of enrollment data and (2) applying this data to a cohort survival enrollment projection model to estimate future enrollment.

### 1) Enrollment History

The Report uses the California Basic Educational Data Systems (CBEDS) and District reported enrollment (2014/15) to track the District’s total enrollment over the last five years (see Table 1-1). Total District enrollment has decreased by 337 pupils from 2010/11 to 2014/15.

**Table 1-1  
District Enrollment History**

<b>Grade</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>
K-6	6,342	6,344	6,403	6,391	6,188
7-8	1,896	1,863	1,886	1,823	1,823
9-12	4,401	4,354	4,368	4,245	4,291
<b>Total</b>	<b>12,639</b>	<b>12,561</b>	<b>12,657</b>	<b>12,459</b>	<b>12,302</b>

### 2) Enrollment Projection

This Report uses a cohort survival enrollment projection methodology to estimate the District’s enrollment for the next five years.

A Cohort Survival enrollment projection tracks students as they progress through the various grades. This method accounts for in and out migration through the use of a growth factor derived from historical trends found in prior cohorts of students matriculating between the grades. The projections were also adjusted to account for birth rates and students anticipated to be produced by new residential development.

Table 1-2 summarizes the 2019/20 enrollment projections for the District.



**Table 1-2  
Five-Year Enrollment Projections**

<b>Grade</b>	<b>Current Year 2014/15</b>	<b>Fifth Year 2019/20</b>	<b>Percent Increase (Decrease)</b>
K-6	6,188	6,137	(0.8%)
7-8	1,823	1,800	(1.3%)
9-12	4,291	3,950	(7.9%)
<b>Total</b>	<b>12,302</b>	<b>11,887</b>	<b>(3.4%)</b>

**B. Pupil Capacity of District Facilities**

The capacity of the District is calculated by (1) taking an inventory of the classrooms that are included in the District’s long-term facility plans and (2) applying the District’s classroom loading standards to that inventory.

1) Classroom Capacity

The capacity included in this Report is based on a District review of available adequate facilities to house pupils.

Table 1-2 lists the classroom capacity of the District by grade group.

**Table 1-3  
2014/15 Pupil Capacity**

<b>Grade Group</b>	<b>Pupil Capacity</b>
K-6	5,569
7-8	2,339
9-12	4,400
<b>Total</b>	<b>12,308</b>

2) Percent Utilization

Table 1-4 shows the percentage of classroom capacity the District is utilizing by dividing the District’s current enrollment by the capacity listed above (Table 1-3).

*(Continued on the next page)*

**Table 1-4  
2014/15 Classroom Utilization**

<b>Grade Group</b>	<b>Pupil Capacity</b>	<b>2014/15 Enrollment</b>	<b>Percent Utilization</b>
K-6	5,569	6,188	111.1%
7-8	2,339	1,823	77.9%
9-12	4,400	4,291	97.5%
<b>Total</b>	<b>12,308</b>	<b>12,302</b>	<b>99.9%</b>

As Table 1-4 shows, the District is currently operating at over 100 percent of capacity in grades K-6.

**C. District Facility Requirements**

Table 1-5 calculates the District’s requirements for school facilities over the next five years by subtracting its current capacity from its projected 2019/20 enrollment.

**Table 1-5  
District Facility Needs/Unhoused Students**

<b>Grade Group</b>	<b>2019/20 Projected Enrollment</b>	<b>District Capacity (Pupils)</b>	<b>Unhoused Students</b>
K-6	6,137	5,569	568
7-8	1,800	2,339	0
9-12	3,950	4,400	0
<b>Total</b>	<b>11,887</b>	<b>12,308</b>	<b>568</b>

As Table 1-5 shows, in 2019/20, the District will need additional facilities for K-6 students.

**D. Plan for Fulfilling School Facility Needs**

In order to provide facilities for the unhoused students listed in Table 1-6, the District plans to construct a new Elementary School campus. In addition, the District may lease additional portable classrooms to use for interim housing while permanent school facilities are being constructed.

*(Continued on the next page)*

**Table 1-6  
District Facility Plan**

<b>Projects</b>	<b>Pupil Capacity</b>	<b>Time Frame</b>
<b>New Elementary School</b>	568*	5 years
<b>Interim Housing</b>	N/A	throughout next 5 years
<b>Total</b>		<b>N/A</b>

\*Total project capacity is equal to 650 students for New Elementary School.

**End of Section**

---

## II. FINANCIAL IMPACT ON THE DISTRICT OF FUTURE RESIDENTIAL DEVELOPMENT

This Section quantifies how future residential development financially affects the District.

Future residential development will generate additional students in the District. As shown in the previous section, adequate school facilities do not exist for these students. Future residential development, therefore, financially affects the District by generating a need for additional school facilities that the District must acquire at some cost. This section describes this cost in three ways: (1) dollars per K-12 student generated from future development, (2) dollars per housing unit and (3) dollars per square foot of future development.

In order to calculate the financial effects described above, the Report needs to first calculate the number of students that will live in new housing units in the District and the per-pupil cost of providing school facilities for elementary, middle and high school students.

### A. Number of Students per New Housing Unit

As outlined in Table 1-7, this Report utilizes the District's current Student Generation Rate (SGR) used for planning purposes. As cited in the District's draft *2008 Long Range Facilities Plan*, the SGR used in this report is based on trends established prior to the housing 'bubble' of the mid-2000's and the resulting economic down turn that has occurred since 2008. The District believes this rate represents the appropriate student yield trends to apply to proposed new development.

Table 1-7 lists the student generation rates for the District.

**Table 1-7  
Student Generation Rates**

<b>Grade Group</b>	<b>Students per Residential Housing Unit</b>
K-6	0.28
7-8	0.11
9-12	0.16
<b>Total</b>	<b>0.55</b>

### B. Cost of Providing School Facilities

The per-pupil cost of providing school facilities for unhoused students is outlined in Table 1-8.

The cost of the District's housing plan is based on the expenditures associated with the construction of the Fairmont Charter Elementary School. Cost items unique to the Fairmont project were deducted from the totals and cost items anticipated by the District to be a factor in future construction, but which were not incurred during the Fairmont construction, were added to the analysis. Costs deducted included fees and cleanup costs associated with the Department

of Toxic Substance Control and building demolition. Anticipated costs added to the analysis included allowances for General Site Development, Off-Site Costs related to a new school site and the costs involved in site acquisition.

Based on the Fairmont model an average cost per square foot was determined and applied to the anticipated space needed to adequately house pupils in a New Elementary School.

In addition to the cost of new facilities, the District may experience interim housing costs while permanent facilities are being constructed. Interim housing costs, however, are not quantified in the calculation of impacts for the purposes or Level I fee analysis.

**Table 1-8  
Per-pupil Facility Costs for K-12 Students**

<b>Grade Group</b>	<b>Project</b>	<b>Total Facility Cost</b>	<b>Pupil Capacity</b>	<b>Per-Pupil Facility Cost</b>
K-6	New Elementary School	\$22,133,150	650	\$34,051
K-12	Interim Housing Costs	N/A	N/A	N/A

**C. Cost of Providing School Facilities per New K-12 Student Generated by Future Development**

The Report determines the facility cost of a K-12 student generated by future development by calculating a weighted average of the facility costs for elementary, middle and high school students.

The relative size of the three SGRs for residential housing units tells us that 50.9 percent of students from new units will be elementary students, 20 percent will be middle school students and 29.1 percent will be high school students. Table 1-9 weights each per-pupil facility cost by the appropriate percentage and provides a weighted average facility cost for K-12 students from future residential development.

**Table 1-9  
Weighted Average School Facility Cost for a K-12 Student  
From Future Residential Development**

<b>Grade Group</b>	<b>Cost Per Pupil</b>	<b>Weighting Based on Student Generation Rate</b>	<b>Weighted Cost Per Pupil</b>
K-6	\$34,051	50.9%	\$17,332
7-8	\$0	20.0%	\$0
9-12	\$0	29.1%	\$0
<b>K-12</b>	<b>N/A</b>	<b>100%</b>	<b>\$17,332</b>

**D. Cost of Providing School Facilities per New Residential Housing Unit**

Table 1-10 multiplies the total number of students per housing unit by the facility costs of K-12 students to calculate an average \$9,533 facility cost attributable to future residential housing units.

**Table 1-10  
School Facility Cost per New Housing Unit**

<b>Student Generation Rate</b>	<b>K-12 Per-pupil Facility Cost</b>	<b>Cost Per New Housing Unit</b>
0.55	\$17,332	\$9,533

**E. Cost of Providing School Facilities per Square Foot of Future Residential Development**

This Report calculates the school facility cost per square foot of future development by dividing the cost per housing unit by the average square footage of housing units.

This report estimates that 1,007 residential units will be constructed in the District over the next five years based on currently approved tentative subdivision map information. This report estimates that new residential units built in the District will have an average square footage of 2,326 based on the square footage of residential units that paid developer fees between 2009 and 2014.

Table 1-11 shows the school facility cost per square foot of new residential housing units.

**Table 1-11  
School Facility Cost Per Square Foot of Residential Development**

<b>Facility Cost Per Unit</b>	<b>Average Square Footage</b>	<b>Facility Cost Per Square Foot of Development</b>
\$9,533	2,326	\$4.10

**End of Section**

---

### III. REVENUE FROM FEES ON RESIDENTIAL DEVELOPMENT VERSUS COSTS OF SCHOOL FACILITIES

This Section compares the projected revenues from fees levied on future residential development to the school facility costs attributable to that development.

State law currently caps Level I Fees at \$3.36 per square foot. As demonstrated in the previous section, each square foot of future residential development will generate a school facility cost of \$4.10 per square foot. Any given amount of future development will, therefore, generate more school facility costs than Level I Fee revenue (i.e., for every \$1.00 in fee revenue generated by future development, \$1.22 in school facility costs are generated).

This report estimates that approximately 1,007 residential units will be built in the District over the next five years. For *any* given amount of residential development, however, school facility costs will be greater than fee revenue by a ratio of \$1.22 to \$1.00.

#### A. Fee Revenue from Residential Development Over the Next Five Years

Based on the average square footage from the previous section, 1,007 residential units will generate 2,342,282 square feet of residential development over the next five years.

If the District were to collect the maximum allowable Level I fee (\$3.36) on residential development, the District would collect \$7,870,068 in residential developer fees over a five-year projection period.

**Table 1-12  
Revenue from Residential Developer Fees**

<b>New Housing Units</b>	<b>Average Square Footage</b>	<b>Fee Amount</b>	<b>Revenues From Fees on New Housing Units</b>
1,007	2,326	\$3.36	\$7,870,068

#### B. Fee Revenue from Additions to Existing Residences

Fees will also be generated by additions to existing residences. There is no firm basis for estimating the amount of additions to existing homes that may occur in any given year. This Report does not account for the total fee revenue collected from additions to existing residences. However, the fee revenue calculation for additions is the same as for new units. For example, additions totaling 40,000 square feet would generate \$134,400 in fee revenue (40,000 times \$3.36). Pursuant to Education Code Section 17620(a)(1)(C)(i), developer fees may be charged on residential additions “only if the resulting increase in assessable space exceeds 500 square feet.”

**C. Fee Revenue from Reconstruction and Redevelopment**

Fees will also be generated by single- and multi-family units in redevelopment projects and single- and multi-family units that replace demolished units (to the extent that the new units are larger than the demolished units). There is no firm basis for estimating the amount of reconstruction and/or redevelopment of existing homes that may occur in any given year, so this Report does not account for the total fee revenue collected from reconstruction and/or redevelopment. However, the fee revenue calculation for reconstruction and/or redevelopment is the same as for new units. For example, reconstruction and/or redevelopment totaling 50,000 square feet would generate \$168,000 in fee revenue (50,000 times \$3.36).

**D. School Facility Costs Generated by Residential Development Over the Next Five Years**

The total school facility cost attributable to future residential development over the next five years is calculated by multiplying the following two factors: (1) the number of new housing units and (2) the facility cost per new housing unit. Table 1-13 shows that the total school facility cost attributable to future development is \$9,599,731.

**Table 1-13  
School Facility Cost Generated by Students from Future Development**

<b>New Units</b>	<b>Cost Per New Housing Unit</b>	<b>Total Cost</b>
1,007	\$9,533	\$9,599,731

**E. School Facility Costs Generated by Additions to Existing Residences**

Additions to existing residences will have the same financial effect on the District as new residential units. For example, residential additions of 40,000 square feet will generate an additional nine students (assuming the student generation rate for additions is the same as for new residential units) and a school facilities cost to the District of \$85,797 (nine students times a per-pupil facilities cost of \$9,533). However, as with fee revenues generated by residential additions, this Report does not account for school facility costs generated by additions to existing residences.

**F. School Facility Costs Generated by Reconstruction and Redevelopment**

Reconstruction and redevelopment of existing homes will have the same financial effect on the District as new residential development. For example, reconstruction and/or redevelopment of 50,000 square feet will generate an additional twelve students (assuming the SGR for additions is the same as for new residential homes) and a school facilities cost to the District of \$114,396 (twelve students times a per-pupil facilities cost of \$9,533). As with fee revenues generated by reconstruction and/or redevelopment, this Report does not account for school facility costs generated by this type of work.



**G. Extent of Mitigation of School Facility Costs Provided by Level I Residential Fees**

Table 1-14 shows that \$7,870,068 in total residential Level I fee revenue will cover only 82 percent of the \$9,599,731 in total school facility costs attributable to residential development over the next five years. Some of this shortfall may be recovered from fees on commercial development.

**Table 1-14  
Facility Cost of Residential Development Versus Fee Revenue**

<b>Total School Facility Costs</b>	<b>Total Revenues From Fees</b>	<b>Net Facility Cost to the District</b>
\$9,599,731	\$7,870,068	\$1,729,663

**H. Senior Citizen Restricted Housing**

As required by law, a lower fee, currently the commercial/industrial maximum of \$0.54 per square foot, is established for certain types of residences that are restricted in occupancy to senior citizens. Housing of this type generates employees and has an indirect impact on the school district similar to that from commercial/industrial development projects.

**End of Section**

---

## IV. FINANCIAL EFFECT ON THE DISTRICT OF NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT

This Section analyzes the costs of providing school facilities for students generated by new commercial/industrial development.

Commercial/industrial development will attract additional workers to the District, and, because some of those workers will have school-age children, will generate additional students in the District. As shown in Section I, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a fiscal impact on the District by generating a need for new school facilities.

The Report multiplies the following five factors together to calculate the school facility cost incurred by the District per square foot of new commercial/industrial development:

- A. Employees per square foot of new commercial/industrial development,
- B. Percent of employees in the District that also live in the District,
- C. Houses per employee,
- D. Students per house, and
- E. School facility cost per student.

The Report calculates each of these factors in the next sections.

### A. Employees per Square Foot of Development

As permitted by State law, the Report uses results from a survey published by the San Diego Association of Governments (SanDAG) (see Appendix) to establish the number of employees per square foot of new commercial/industrial development projects.

**Table 1-15**  
**Employees Per Square Foot of Commercial/Industrial**  
**Development, by Category**

Commercial/Industrial Category	Average Square Foot per Employee	Employees per Average Square Foot
Banks	354	0.00283
Community Shopping Centers	652	0.00153
Neighborhood Shopping Centers	369	0.00271
Industrial Business Parks	284	0.00352
Industrial Parks	742	0.00135
Rental Self Storage	17,096	0.00006
Scientific Research & Development	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	208	0.00480
Large High Rise Com. Office	232	0.00432
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

Source: 1990 SanDAG Traffic Generators Report.

**B. Percentage of Employees Residing Within the District**

U.S. Census data indicates that approximately 35 percent of people working in the District also live in the District.

**C. Number of Households per Employee**

U.S. Census data indicates that there are approximately 1.31 workers per household. Likewise, this data indicates that there are 0.76 housing units for every one worker. The Report, therefore, assumes that each new resident worker in the District will demand 0.76 housing units.

**D. Number of Students per Dwelling Unit**

As outlined in Section II.A., the Report assumes that 0.55 K-12 pupils will reside in each housing unit.

**E. School Facility Cost per Pupil**

As outlined in Section II.C., the Report estimates that the school facility cost per K-12 pupil is \$17,332.

**F. School Facility Cost per Square Foot of Commercial/Industrial Development**

Table 1-16 calculates the school facility cost generated by a square foot of new commercial/industrial development for each of the categories of commercial/industrial projects listed in Table 1-15.

School facility costs for development projects not included on this list may be estimated by using the closest employee-per-square-foot ratio available for the proposed development or by following the District's administrative procedures for appeals of school facility fee imposition.

*(Continued on the next page)*

**Table 1-16  
Facility Cost Per Square Foot of Commercial/Industrial  
Development, by Category**

<b>Category</b>	<b>Employees per Square Foot</b>	<b>% Employees Residing in District</b>	<b>Dwelling Units per Employee</b>	<b>K-12 Students per Dwelling Unit</b>	<b>Cost per K-12 Student</b>	<b>Cost per Square Foot</b>
Banks	0.00283	0.35	0.76	0.550	\$17,332	\$7.18
Community Shopping Centers	0.00153	0.35	0.76	0.550	\$17,332	\$3.88
Neighborhood Shopping Centers	0.00271	0.35	0.76	0.550	\$17,332	\$6.87
Industrial Business Parks	0.00352	0.35	0.76	0.550	\$17,332	\$8.93
Industrial Parks	0.00135	0.35	0.76	0.550	\$17,332	\$3.42
Rental Self-storage	0.00006	0.35	0.76	0.550	\$17,332	\$0.15
Scientific R&D	0.00304	0.35	0.76	0.550	\$17,332	\$7.71
Lodging	0.00113	0.35	0.76	0.550	\$17,332	\$2.87
Standard Com. Offices	0.00480	0.35	0.76	0.550	\$17,332	\$12.17
Large High Rise Com. Offices	0.00432	0.35	0.76	0.550	\$17,332	\$10.95
Corporate Offices	0.00269	0.35	0.76	0.550	\$17,332	\$6.82
Medical Offices	0.00427	0.35	0.76	0.550	\$17,332	\$10.83

The District generates a school facility cost greater than the Government Code maximum of \$0.54 per square foot for all categories of commercial/industrial development (except rental self-storage).

**G. Calculating School Facility Cost of Commercial/Industrial Development with Residential Fee Offset**

A “residential fee offset” is calculated by (1) determining the number of homes that are associated with the employees generated by new commercial/industrial development and (2) calculating the residential fee revenues the District will collect from those homes. Based on average vacancy rates from the previous three US Census’ and projected new development rates, this report assumes that even if all new homes are available to house new workers, these units would only represent 60.6 percent of available housing. Therefore, this report estimates that only 60.6 percent of employees generated by new commercial/industrial development will reside in new homes.

For purposes of calculating the residential fee offset, this Report estimates that the District will collect \$3.36 per square foot of future residential development.

Subtracting the residential fee offset from the total school facility cost generated by commercial/industrial development produces a discounted school facility cost that takes into account revenues from “linked” residential units.

Table 1-17 calculates the facility cost of new commercial/industrial development while taking into account the revenues from linked residential units.

**Table 1-17  
School Facility Cost of New Commercial/Industrial Development  
Discounted By Residential Fee Offset**

Category	Dwelling Unit per Square Foot Com/Ind	Average Square Foot per Unit	District's Revenue per Square Foot Res. Dev.	Percentage of Employees Living in New Res. Dev.	Residential Offset per Com/Ind Square Foot	School Facility Cost per Square Foot Comm/Ind Development	Cost per Square Foot Less Offset
Banks	0.00075	2,326	\$3.36	0.606	\$3.55	\$7.18	\$3.63
Community Shopping Centers	0.00041	2,326	\$3.36	0.606	\$1.94	\$3.88	\$1.94
Neighborhood Shopping Centers	0.00072	2,326	\$3.36	0.606	\$3.41	\$6.87	\$3.46
Industrial Business Parks	0.00094	2,326	\$3.36	0.606	\$4.45	\$8.93	\$4.48
Industrial Parks	0.00036	2,326	\$3.36	0.606	\$1.70	\$3.42	\$1.72
Rental Self-storage	0.00002	2,326	\$3.36	0.606	\$0.09	\$0.15	\$0.06
Scientific R&D	0.00081	2,326	\$3.36	0.606	\$3.84	\$7.71	\$3.87
Lodging	0.00030	2,326	\$3.36	0.606	\$1.42	\$2.87	\$1.45
Standard Commercial Offices	0.00128	2,326	\$3.36	0.606	\$6.06	\$12.17	\$6.11
Large High Rise Com. Offices	0.00115	2,326	\$3.36	0.606	\$5.45	\$10.95	\$5.50
Corporate Offices	0.00072	2,326	\$3.36	0.606	\$3.41	\$6.82	\$3.41
Medical Offices	0.00114	2,326	\$3.36	0.606	\$5.40	\$10.83	\$5.43

As the table shows, the school facility cost of all categories (except rental self-storage) is greater than the Government Code maximum of \$0.54 per-square-foot even when that cost is discounted by revenues from linked residential units. Therefore, the District is justified in collection the Government Code maximum of \$0.54 per square foot for all categories of commercial/industrial development (except rental self-storage). Fee amounts for self-storage and other low-employee-generating businesses should be examined on a case-by-case basis.

For illustrative purposes, the Report will compare the school facility cost generated by 140,000 square feet of new community shopping center development to the fee revenue it will provide to the District. This analysis is valid, however, for all types of commercial/industrial development except rental self-storage.

If the District charges \$0.54 per square foot of commercial/industrial development, it will collect \$75,600 from the 140,000 square feet of community shopping center development. Assuming that all of the employees of the community shopping center development live in new homes, the District will also collect \$269,850 in revenue from residential developer fees (140,000 square feet x .00153 employees per square foot x 35% employees that live in District x 60.6% of employees living in new units x 0.76 housing units per employee x 2,326 square feet per housing unit x \$3.36 revenue from developer fees). The 140,000 square feet of community shopping center development will create a school facilities cost of \$543,200 (140,000 square feet x \$3.88 school facility cost per square foot of community shopping center).

Table 1-18 compares the school facility costs generated by 140,000 square feet of community shopping center development to the fee revenues it provides to the District.

**Table 1-18**  
**Comparison of Facility Cost and Fee Revenue Generated by**  
**New Community Shopping Center Development**

	<b>Fee Revenues</b>	<b>Facility Costs</b>	<b>Total Revenues (Costs)</b>
140,000 square feet of community shopping center development	\$75,600	\$543,200	(\$467,600)
New housing units associated with the development	\$269,850	N/A	\$269,850
<b>Total</b>	<b>\$345,450</b>	<b>\$543,200</b>	<b>(\$197,750)</b>

As the table shows, fee revenue from community shopping center development will cover only 63.6 percent of the school facility cost it generates, even when that cost is discounted by the revenues from linked new housing units.

All categories of commercial/industrial development (except self-storage) will generate more facility cost than fee revenue, because they all generate a facility cost greater than \$0.54 per square foot even when fees from linked residential units are considered. Fee amounts for self-storage and other low-employee-generating businesses should be examined on a case-by-case basis.

**End of Section**

---

## V. FINDINGS

This Section shows that the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees and summarizes other potential funding sources for the District's capital projects.

### A. Government Code Section 66001(a)(1)—Purpose of the Fee

The purpose of collecting fees on residential and commercial/industrial development is to acquire funds to construct or reconstruct school facilities for the students generated by new residential and commercial/industrial developments.

### B. Government Code Section 66001(a)(2)—Use of the Fee

The District's use of the fee will involve constructing new school facilities. In addition, the fee may be used to construct additional permanent facilities on existing school campuses, and/or constructing and/or reconstructing school campuses. The District will also need to purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from fees collected on residential and commercial/industrial development may be used to pay for any of the following:

- (1) Land (purchased or leased) for school facilities,
- (2) Design of school facilities,
- (3) Permit and plan checking fees,
- (4) Construction or reconstruction of school facilities,
- (5) Testing and inspection of school sites and school buildings,
- (6) Furniture for use in new school facilities,
- (7) Interim school facilities (purchased or leased) to house students generated by new development while permanent facilities are being constructed,
- (8) Legal and administrative costs associated with providing facilities to students generated by new development,
- (9) Administration of the collection of developer fees (including the costs of justifying the fees), and
- (10) Miscellaneous purposes resulting from student enrollment growth caused by new residential development.

### C. Government Code Section 66001(a)(3)—Relationship Between Fee's Use and the Type of Project Upon Which the Fee is Imposed

Future residential development will cause new families to move into the District and, consequently, will generate additional students in the District. As shown in Section I.B. of this Report, adequate school facilities do not exist for these students. Future residential development, therefore, creates a need for additional school facilities. The fee's use (acquiring

school facilities) is, therefore, reasonably related to the type of project (future residential development) upon which it is imposed.

New commercial/industrial development will cause new workers to move into the District. Because some of these workers will have school-age children, commercial/industrial development will also generate new students in the District. As shown in Section I.B. of this Report, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a need for additional school facilities. The fee's use (acquiring school facilities) is, therefore, reasonably related to the type of project (new commercial /industrial development) upon which it is imposed.

**D. Government Code Section 66001(a)(4)—Relationship Between the Need for the Public Facility and the Type of Project Upon Which the Fee is Imposed**

The District's projected enrollment for grades K-6 is larger than its pupil capacity. The District, therefore, does not have sufficient existing capacity in grades K-6 to house students generated by future development. Future residential and commercial/industrial development in the District will generate additional students and, consequently, a need for additional school facilities. A relationship exists, therefore, between the District's need to build additional school facilities and the construction of new residential and commercial/industrial development projects.

**E. Government Code Section 66001(b)—Relationship Between the Fee and the Cost of the Public Facility Attributable to the Development on Which the Fee is Imposed**

This Report demonstrates that the school facility cost attributable to future residential development is \$4.10 per square foot. Level I fees of \$3.36 per square foot on residential development are, therefore, fully justified.

This Report also demonstrates that the school facility costs attributable to all categories of commercial/industrial development except rental self-storage range from \$1.45 per square foot to \$6.11 per square foot, even when fees from linked residential units are accounted for. Level I fees of \$0.54 on these types of development are, therefore, fully justified. The school facility cost attributable to rental self-storage units is \$0.06 per square foot when fees from linked residential units are accounted for. Fees for this type and other low-employee-generating types of development should be examined on a case-by-case basis.

All school facility costs and fees in this Report are calculated on a per-student basis to ensure that future developments only pay for impacts they cause.

The total cost of providing school facilities for existing unhoused students, as documented in Table 1-4 and Table 1-8 is \$21,077,569. According to District administrators, the amount of funds currently available in the District's capital facility accounts totals \$11 million. Comparing all of the funds in the District's capital facility accounts (\$11 million) to the cost of providing school facilities for existing unhoused students (\$21,077,569) indicates that the District's total new construction facility costs exceed the current funds available for acquiring new school facilities.



## **F. Other Funding Sources**

The following is a review of other potential funding sources for constructing school facilities.

### 1) General Fund

The District's General Fund budget is typically committed to instructional and day-to-day operating expenses and not used for capital outlay uses, as funds are needed solely to meet the District's non-facility needs.

### 2) State Programs

The District has been approved for eligibility and has received State funding for the design of new school facilities under the 1998 Leroy F. Greene School Facility Program. Even projects funded at 100 percent of the State allowance, however, experience a shortfall between State funding and the District's actual facility needs. State funds for deferred maintenance may not be used to pay for new facilities. State law prohibits use of lottery funds for facilities.

### 3) General Obligation Bonds

School districts can, with the approval of two-thirds or 55 percent of its voters, issue general obligation bonds that are paid for out of property taxes. On November 4, 2014, District voters approved Measure A, a \$194 million general obligation bond. However, none of these funds are available to offset the impact outlined in this analysis.

### 4) Parcel Taxes

Approval by two-thirds of the voters is required to impose taxes that are not based on the assessed value of individual parcels. While these taxes have been occasionally used in school districts, the revenues are typically minor and are used to supplement operating budgets.

### 5) Mello-Roos Community Facilities Districts

This alternative uses a tax on property owners within a defined area to pay long-term bonds issued for specific public improvements. Mello-Roos taxes require approval from two-thirds of the voters (or land owners if fewer than 12) in an election.

### 6) Surplus Property

For the purposes of this study, the District's surplus property is not available to finance additional school facilities.

**End of Section**

---

## **VI. RECOMMENDATIONS**

This Report recommends that the District levy the maximum statutory fee authorized by Government Code Section 65995, up to \$4.10 per square foot of residential development. The Report also recommends that the District levy the maximum fee as authorized by Government Code Section 65995, (currently \$0.54 per square foot) on all categories of commercial/industrial development except rental self-storage, as those categories of development create school facility costs ranging from \$1.45 to \$6.11 per square foot of future development, even when fees from linked residential units are accounted for. Developer fees for rental self-storage and other types of low-employee generating developments should be examined on a case-by-case basis.

These recommendations are based on the findings that residential and commercial/industrial development (except for rental self-storage) creates a school facility cost for the District that is larger than the revenue generated by charging these fees.

**End of Report**

---

## **Appendix A**

### Full Mitigation Analysis

## Full Mitigation Analysis

### A. Facilities Cost Impact

#### 1) Student Generation Rates

Items	SFD	MFA	MFAS
Student Generation Rate per Unit - Elementary School	0.28	0.09	0.43
Student Generation Rate per Unit - Middle School	0.11	0.03	0.15
Student Generation Rate per Unit - High School	0.16	0.05	0.23
<b>Total Student Generation Rate (K-12)</b>	<b>0.55</b>	<b>0.17</b>	<b>0.81</b>

Note: SFD – Single Family Detached; MFA – Multi Family Attached; MFAS – Multi Family Attached Subsidized

#### 2) School Facilities Construction and Site Costs

Items	Elementary School	Middle School	High School
Site Acquisition Cost Per Acre [1]	\$174,007	\$174,007	\$174,007
Off-Site Development Cost Per Acre [2]	\$34,774	\$29,838	\$50,209
<b>School Site Acreage [3]</b>	<b>10.2</b>	<b>0</b>	<b>0</b>
Total Site Acquisition Cost	\$1,774,871	\$0	\$0
Total Site Development Costs	\$354,695	\$0	\$0
Construction Costs [4]	\$20,003,903	\$517,926	\$552,226
<b>Total School Costs</b>	<b>\$22,133,469</b>	<b>\$517,926</b>	<b>\$552,226</b>

[1] Source: 2014 Land Sales Survey

[2] Source: School Facility Program

[3] Source: Guide to School Site Analysis and Development (2000 Edition)

[4] Source: District project cost per square foot

#### 3) Total School Costs Per Student

Items	Elementary School	Middle School	High School
Total School Costs	\$22,133,469	\$517,926	\$552,226
Planned School Facility Capacity	650	29	29
<b>Total School Costs Per Student</b>	<b>\$34,051</b>	<b>\$17,860</b>	<b>\$19,042</b>

#### 4) Total Mitigation Costs Per Student

Items	Elementary School	Middle School	High School
School Costs Per Student	\$34,051	\$17,860	\$19,042
Interim Housing Costs Per Student [1]	\$1,255	\$1,153	\$1,153
<b>Total Mitigation Costs Per Student</b>	<b>\$35,306</b>	<b>\$19,013</b>	<b>\$20,195</b>

[1] Source: School Facility Program

5) Total Mitigation Amount Per Unit Type

<b>Items</b>	<b>SFD</b>	<b>MFA</b>	<b>MFAS</b>
Net Mitigation Amount Needed Per Student (Elementary School)	\$35,306	\$35,306	\$35,306
Student Generation Rate (Elementary School)	0.28	0.09	0.43
<b>Net Elementary School Mitigation Amount</b>	<b>\$9,886</b>	<b>\$3,178</b>	<b>\$15,182</b>
Net Mitigation Amount Needed Per Student (Middle School)	\$19,013	\$19,013	\$19,013
Student Generation Rate (Middle School)	0.11	0.03	0.15
<b>Net Middle School Mitigation Amount</b>	<b>\$2,091</b>	<b>\$570</b>	<b>\$2,852</b>
Net Mitigation Amount Needed Per Student (High School)	\$20,195	\$20,195	\$20,195
Student Generation Rate (High School)	0.16	0.05	0.23
<b>Net High School Mitigation Amount</b>	<b>\$3,231</b>	<b>\$1,010</b>	<b>\$4,645</b>
<b>Total Net Mitigation Amount Per Unit Type</b>	<b>\$15,208</b>	<b>\$4,758</b>	<b>\$22,679</b>

Note: SFD – Single Family Detached; MFA – Multi Family Attached; MFAS – Multi Family Attached Subsidized

**B. Findings**

This Analysis concludes that the facility cost of new residential development is \$15,208 per single family detached housing unit, \$4,758 per multi-family attached housing unit, and \$22,679 per multi-family attached subsidized housing unit. This Report also concludes that changes in either the Engineering News & Review Construction Cost Index or Marshall & Swift Class B Construction Cost Index for Eight California Cities are appropriate indices to use in annually (January of each year) adjusting the facility cost of new residential development. The annual adjustment should be based on the index that results in the highest adjusted per-housing unit facility cost.

## **Appendix B**

### **Vacaville Unified School District 5-Year Enrollment History**

**Table B-1  
Vacaville Unified School District  
5-Year Enrollment History Summary**

<b>Grade</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>
TK	0	0	0	85	143
K	847	866	933	934	953
1	913	873	909	888	852
2	867	918	888	919	899
3	963	880	909	879	899
4	872	976	875	899	838
5	924	886	985	879	905
6	956	945	904	993	842
7	951	930	930	883	937
8	945	933	956	940	886
9	1,237	1,292	1,226	1,217	1,214
10	1,197	1,085	1,181	1,120	1,080
11	1,050	1,053	993	1,029	1,046
12	917	924	968	879	951
<b>Total</b>	<b>12,639</b>	<b>12,561</b>	<b>12,657</b>	<b>12,459</b>	<b>12,302</b>

**Table B-2**  
**Vacaville Unified School District**  
**2014/15 Enrollment**  
(from Vacaville Unified School District)

<b>Grade</b>	<b>TK</b>	<b>K</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>SDC</b>	<b>Total</b>
Alamo Elementary	0	88	106	93	93	83	94	89	0	0	0	0	0	0	13	659
Alternative Cooperative Education Charter	0	12	13	14	24	17	22	20	0	0	0	0	0	0	0	122
Browns Valley Elementary	0	116	102	135	147	122	121	110	0	0	0	0	0	0	21	874
Cooper Elementary	0	133	129	118	136	107	135	123	0	0	0	0	0	0	21	902
Country High	0	0	0	0	0	0	0	0	0	0	6	48	58	46	0	158
Edwin Markham Elementary	28	122	119	126	127	113	116	105	0	0	0	0	0	0	10	866
Elise P. Buckingham Charter Magnet High	0	0	0	0	0	0	0	0	0	0	117	109	118	116	0	460
Eugene Padan Elementary	56	61	79	74	76	73	81	65	0	0	0	0	0	0	26	591
Fairmont Charter Elementary	28	73	89	75	77	71	67	78	0	0	0	0	0	0	25	583
Hemlock Elementary	27	36	34	46	26	31	42	46	0	0	0	0	0	0	23	311
Jean Callison Elementary	0	95	96	141	118	140	134	132	0	0	0	0	0	0	24	880
Independent Study	0	1	0	1	3	3	3	2	11	13	25	31	55	56	0	204
Orchard Elementary	0	50	61	50	46	54	64	48	0	0	0	0	0	0	14	387
Vaca Pena Middle	0	0	0	0	0	0	0	0	415	405	0	0	0	0	39	859
Vacaville High	0	0	0	0	0	0	0	0	0	0	554	451	443	415	51	1,914
Will C. Wood High	0	0	0	0	0	0	0	0	0	0	481	414	345	294	58	1,592
Willis Jepson Middle	0	0	0	0	0	0	0	0	485	443	0	0	0	0	12	940
<b>Total</b>	<b>139</b>	<b>787</b>	<b>828</b>	<b>873</b>	<b>873</b>	<b>814</b>	<b>879</b>	<b>818</b>	<b>911</b>	<b>861</b>	<b>1,183</b>	<b>1,053</b>	<b>1,019</b>	<b>927</b>	<b>337</b>	<b>12,302</b>



**Table B-3**  
**Vacaville Unified School District**  
**2013/14 Enrollment**  
(from California Basic Education Data System)

<b>Grade</b>	<b>K</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>Total</b>
Alamo Elementary	110	92	88	87	84	94	102	0	0	0	0	0	0	657
Alternative Cooperative Education Charter	14	14	28	15	28	26	14	0	0	0	0	0	0	139
Browns Valley Elementary	93	151	152	134	131	132	162	0	0	0	0	0	0	955
Cooper Elementary	116	101	143	127	135	133	143	0	0	0	0	0	0	898
Country High	0	0	0	0	0	0	0	0	0	14	42	67	50	173
Edwin Markham Elementary	122	126	131	110	112	114	113	0	0	0	0	0	0	828
Elise P. Buckingham Charter Magnet High	0	0	0	0	0	0	0	0	0	107	134	125	105	471
Eugene Padan Elementary	117	78	86	76	82	77	97	0	0	0	0	0	0	613
Fairmont Charter Elementary	137	82	81	76	75	82	87	0	0	0	0	0	0	620
Hemlock Elementary	62	46	35	37	41	42	45	0	0	0	0	0	0	308
Jean Callison Elementary	104	150	127	153	137	126	164	0	0	0	0	0	0	961
District Non-Public Non-Sectarian Schools	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Orchard Elementary	59	48	48	64	74	53	66	0	0	0	0	0	0	412
Vaca Pena Middle	0	0	0	0	0	0	0	429	448	0	0	0	0	877
Vacaville High	0	0	0	0	0	0	0	0	0	557	525	488	424	1,994
Will C. Wood High	0	0	0	0	0	0	0	0	0	539	419	349	299	1,606
Willis Jepson Middle	0	0	0	0	0	0	0	454	492	0	0	0	0	946
<b>Total</b>	<b>934</b>	<b>888</b>	<b>919</b>	<b>879</b>	<b>899</b>	<b>879</b>	<b>993</b>	<b>883</b>	<b>940</b>	<b>1,217</b>	<b>1,120</b>	<b>1,029</b>	<b>879</b>	<b>12,459</b>

**Table B-4**  
**Vacaville Unified School District**  
**2012/13 Enrollment**  
(from California Basic Education Data System)

<b>Grade</b>	<b>K</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>Total</b>
Alamo Elementary	90	76	79	87	96	98	100	0	0	0	0	0	0	626
Alternative Cooperative Education Charter	13	28	15	30	30	14	16	0	0	0	0	0	0	146
Browns Valley Elementary	140	143	134	120	126	156	156	0	0	0	0	0	0	975
Cooper Elementary	100	138	130	134	137	139	144	0	0	0	0	0	0	922
Country High	0	0	0	0	0	0	0	0	0	12	44	71	71	198
Edwin Markham Elementary	119	128	116	115	113	117	93	0	0	0	0	0	0	801
Elise P. Buckingham Charter Magnet High	0	0	0	0	0	0	0	0	1	122	126	112	112	473
Eugene Padan Elementary	83	91	82	100	79	106	90	0	0	0	0	0	0	631
Fairmont Charter Elementary	132	89	82	81	81	86	70	0	0	0	0	0	0	621
Hemlock Elementary	73	43	39	39	46	49	33	0	0	0	0	0	0	322
Jean Callison Elementary	137	124	146	133	119	154	137	0	0	0	0	0	0	950
District Non-Public Non-Sectarian Schools	0	0	0	0	0	0	0	0	0	0	0	0	3	3
Orchard Elementary	46	49	65	70	48	66	65	0	0	0	0	0	0	409
Vaca Pena Middle	0	0	0	0	0	0	0	445	475	2	0	0	0	922
Vacaville High	0	0	0	0	0	0	0	0	0	579	572	464	412	2,027
Will C. Wood High	0	0	0	0	0	0	0	0	1	510	439	346	370	1,666
Willis Jepson Middle	0	0	0	0	0	0	0	485	479	1	0	0	0	965
<b>Total</b>	<b>933</b>	<b>909</b>	<b>888</b>	<b>909</b>	<b>875</b>	<b>985</b>	<b>904</b>	<b>930</b>	<b>956</b>	<b>1,226</b>	<b>1,181</b>	<b>993</b>	<b>968</b>	<b>12,657</b>

**Table B-5**  
**Vacaville Unified School District**  
**2011/12 Enrollment**  
(from California Basic Education Data System)

<b>Grade</b>	<b>K</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>Total</b>
Alamo Elementary	66	72	75	83	97	92	95	0	0	0	0	0	0	580
Alternative Cooperative Education Charter	28	16	27	23	14	16	14	0	0	0	0	0	0	138
Browns Valley Elementary	127	124	118	129	153	154	165	0	0	0	0	0	0	970
Cooper Elementary	128	127	131	139	144	130	139	0	0	0	0	0	0	938
Country High	0	0	0	0	0	0	0	0	0	12	57	75	39	183
Edwin Markham Elementary	123	112	129	112	111	92	93	0	0	0	0	0	0	772
Elise P. Buckingham Charter Magnet High	0	0	0	0	0	0	0	0	0	128	120	109	106	463
Eugene Padan Elementary	90	91	97	82	111	92	103	0	0	0	0	0	0	666
Fairmont Charter Elementary	100	96	90	89	86	68	80	0	0	0	0	0	0	609
Hemlock Elementary	36	36	44	48	44	40	35	0	0	0	0	0	0	283
Jean Callison Elementary	121	143	136	127	159	136	153	0	0	0	0	0	0	975
District Non-Public Non-Sectarian Schools	0	0	0	0	0	1	0	1	0	0	0	3	1	6
Orchard Elementary	47	56	71	48	57	65	68	0	0	0	0	0	0	412
Vaca Pena Middle	0	0	0	0	0	0	0	459	444	0	0	0	0	903
Vacaville High	0	0	0	0	0	0	0	0	0	627	511	457	422	2,017
Will C. Wood High	0	0	0	0	0	0	0	0	0	525	397	409	356	1,687
Willis Jepson Middle	0	0	0	0	0	0	0	470	489	0	0	0	0	959
<b>Total</b>	<b>866</b>	<b>873</b>	<b>918</b>	<b>880</b>	<b>976</b>	<b>886</b>	<b>945</b>	<b>930</b>	<b>933</b>	<b>1,292</b>	<b>1,085</b>	<b>1,053</b>	<b>924</b>	<b>12,561</b>

**Table B-6**  
**Vacaville Unified School District**  
**2010/11 Enrollment**  
(from California Basic Education Data System)

<b>Grade</b>	<b>K</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>Total</b>
Alamo Elementary	68	71	80	91	87	85	92	0	0	0	0	0	0	574
Alternative Cooperative Education Charter	15	17	18	16	13	12	17	0	0	0	0	0	0	108
Browns Valley Elementary	111	118	125	150	142	165	143	1	0	0	0	0	0	955
Cooper Elementary	108	113	122	129	123	127	143	0	0	0	0	0	0	865
Country High	0	0	0	0	0	0	0	0	0	21	57	55	22	155
Edwin Markham Elementary	114	142	122	114	100	96	90	0	0	0	0	0	0	778
Elise P. Buckingham Charter Magnet High	0	0	0	0	0	0	0	0	0	129	122	112	102	465
Eugene Padan Elementary	87	99	86	100	95	100	115	0	0	0	0	0	0	682
Fairmont Charter Elementary	93	83	83	81	59	64	64	0	0	0	0	0	0	527
Hemlock Elementary	42	49	51	50	46	36	53	0	0	0	0	0	0	327
Jean Callison Elementary	108	108	100	117	108	117	134	0	0	0	0	0	0	792
District Non-Public Non-Sectarian Schools	0	0	0	0	2	0	1	0	4	3	3	3	3	19
Orchard Elementary	49	64	51	57	58	61	50	1	0	0	0	0	0	391
Sierra Vista Elementary	52	49	29	58	39	61	54	0	0	0	0	0	0	342
Vaca Pena Middle	0	0	0	0	0	0	0	464	452	0	0	0	0	916
Vacaville Community Day Prep	0	0	0	0	0	0	0	1	1	13	4	0	1	20
Vacaville High	0	0	0	0	0	0	0	0	1	626	516	493	428	2,064
Will C. Wood High	0	0	0	0	0	0	0	0	1	445	495	387	361	1,689
Willis Jepson Middle	0	0	0	0	0	0	0	484	486	0	0	0	0	970
<b>Total</b>	<b>847</b>	<b>913</b>	<b>867</b>	<b>963</b>	<b>872</b>	<b>924</b>	<b>956</b>	<b>951</b>	<b>945</b>	<b>1,237</b>	<b>1,197</b>	<b>1,050</b>	<b>917</b>	<b>12,639</b>

## **Appendix C**

### **Vacaville Unified School District 5-Year Enrollment Projection**

**Table C-1  
Vacaville Unified School District  
5-Year Enrollment Projection**

<b>Grade</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
TK	196	200	191	192	194
K	839	857	819	827	839
1	827	857	875	838	847
2	849	824	854	873	837
3	899	849	825	856	876
4	889	891	841	819	851
5	847	899	901	852	832
6	911	853	906	908	861
7	825	896	840	894	899
8	942	831	901	846	901
9	1168	1225	1115	1187	1133
10	1095	1051	1108	998	1071
11	946	963	918	976	867
12	949	849	866	821	879
<b>Total</b>	<b>12,182</b>	<b>12,045</b>	<b>11,960</b>	<b>11,887</b>	<b>11,887</b>

## **Appendix D**

### **Future Residential Development Within Vacaville Unified School District**

**Table D-1  
Future Residential Development Within  
Vacaville Unified School District**

<b>Development</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
SPRING LANE UNIT 2 (GOING TO PC JUNE 06 -- COMING IN SLOW)	1					1
HIDDEN VALLEY (WEST)	1					1
MOODY PROPERTY (SOUTHTOWN IN VUSD) NOW CALLED VANDEN RANCH 2013	0	30	30	30	30	120
STRATTON ESTATES (CUSTOM SLOW 2 A YEAR)	1	1	1	1	0	4
NORTH VILLAGE - SFD	70	70	80	80	80	380
BRIGHTON LANDING			100	100	100	300
GIBSON CANYON EAST (NORTH) (ALL OF GIBSON CYN VARIOUS)	3					3
NORTH VINE STREET ESTATES	1	1	1			3
CANYON VIEW I	2					2
ROGERS PROPERTY/RANCHO ROGELIO-STANDARD PACIFIC	12	12	12	5		41
CUSTOM HOMES AT CHEYENNE AT BR	1	3	3	2	0	9
REYNOLDS RANCH/CHEYENNE AT BV	0		25	25	25	75
ALONZO/MARSHALL RDS. TRIANGLE	27					27
PARKSIDE GRN/KINGMAN EXTENSION	10					10
SOLANO COUNTY (gen'l plan = 970 in 1996) (add to map? ask Leigh)	6	5	5	5	5	25
MARIPOSA COURT	5					5
MAPLEWOOD (OLD BETHANY LUTHERAN)	1					1
<b>Total</b>	<b>140</b>	<b>122</b>	<b>257</b>	<b>248</b>	<b>240</b>	<b>1,007</b>



## **Appendix E**

**Employee Statistics From the San Diego Association Of  
Governments By Various Categories of  
Commercial/Industrial Development**  
(from Traffic Generators Report January 1990)

## Appendix E

### Employee Statistics From the San Diego Association of Governments by Various Categories of Commercial/Industrial Development (from Traffic Generators Report January 1990)

	Employees	Total Sq. ft	Sq Ft / Employee	Employee Per Sq. ft
<b>Banks</b>				
Calif. First	57	13,400	354	0.00283
Southwest	11	3,128		
Mitsubishi	14	6,032		
Security Pacific	22	14,250		
Total	104	36,810		
Average	26	9,203		
<b>Community Shopping Centers</b>				
Rancho Bernardo Towne Center	273	139,545	652	0.00153
Plaza De Las Cuatro Banderas	227	186,222		
Rancho San Diego Village	N/A	N/A		
Total	500	325,767		
Average	250	162,884		
<b>Neighborhood Shopping Centers</b>				
Town and Country	217	70,390	369	0.00271
Tierrasanta II	87	49,080		
Palm Plaza	143	47,850		
Westwood Center	173	61,285		
Total	620	228,605		
Average	155	57,151		
<b>Industrial Business Parks</b>				
Convoy Ct / St. Parks	955	224,363	284	0.00352
Sorrento Valley Blvd. / Ct. Complexes	2,220	610,994		
Ronson Court	848	206,688		
Pioneer Industrial Project	N/A	N/A		
Sorrento Valley	N/A	N/A		
Torrey Business & Research	739	243,829		
Ridgehaven Court	823	213,449		
Ponderosa Avenue Industrial	245	158,983		
Total	5,830	1,658,306		
Average	972	276,384		

	Employees	Total Sq. ft	Sq Ft / Employee	Employee Per Sq. ft
<b>Industrial Parks</b>				
Sorrento West	725	614,922	742	0.00135
Roselle Street	761	500,346		
Stromesa Street	200	136,124		
Total	1,686	1,251,392		
Average	562	417,131		
<b>Rental Self-Storage</b>				
Poway Storage	2	32,000	17,096	0.00006
Lively Center	2	20,000		
Brandon Street Mini-Storage	2	31,348		
Melrose Mini-Storage	2	28,280		
Lock-It Lockers Storage	3	59,325		
Total	11	170,953		
Average	2	34,191		
<b>Scientific Research and Development</b>				
Johnson & Johnson Biotechnology Center	39	22,031	329	0.00304
IVAC Corporation	1,300	315,906		
TRW/LSI Products	350	145,192		
Nissan Design International	26	40,184		
Salk Institute	500	318,473		
S-Cubed Corporation	160	56,866		
Torrey Pines Science Park	2,333	649,614		
Total	4,708	1,548,266		
Average	673	221,181		
<b>Lodging</b>				
San Diego Hilton	139	223,689	882	0.00113
Hyatt Islandia	320	250,000		
La Jolla Village Inn	180	129,300		
Hanalei Hotel	310	267,000		
Vagabond Inn	12	22,548		
Fabulous Inn & E-Z8 Motel	92	92,731		
Vacation Village	234	151,134		
Total	1,287	1,136,402		
Average	184	162,343		

	<b>Employees</b>	<b>Total Sq. ft</b>	<b>Sq Ft / Employee</b>	<b>Employee Per Sq. ft</b>
<b>Standard Commercial Office</b>				
Industrial Indemnity Bldg.	170	34,300	208	0.00480
Beta Bldg.	110	29,400		
Park Camino Bldg.	299	55,500		
2181 E.C.R. Bldg.	47	10,000		
Camino Real Financial Center	23	6,300		
Total	649	135,500		
Average	130	27,100		
<b>Large High Rise Com. Office</b>				
Mission Valley Financial Center (Security Pacific)	900	185,600	232	0.00432
Lion Plaza Building	462	109,000		
Crossroads Limited Building (Crocker and Xerox)	512	138,900		
Total	1,874	433,500		
Average	625	144,500		
<b>Corporate Offices</b>				
Equitable Life	200	53,900	372	0.00269
Bank of America Processing Center	300	110,000		
Home Federal Processing Center	1,150	450,000		
Trade Services Publications	270	82,000		
IRT Corporation	210	89,500		
Earl Walls & Assoc.	43	15,000		
Four Winds International Headquarters	220	90,914		
Total	2,393	891,314		
Average	342	127,331		
<b>Medical Offices</b>				
Chula Vista Doctors' Park	108	24,000	234	0.00427
Parkway Medical Group	65	17,620		
Campus Medical-Dental Center	115	25,900		
Total	288	67,520		
Average	96	22,507		