

Santa Barbara Unified School District

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2012 Developer Fee Justification Study *for* Santa Barbara Unified School District

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TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
PART I – INTRODUCTION	2
Scope of the Study	2
Purpose of the Study	2
Legal References.....	3
Acknowledgement	3
Description of the District.....	3
Description of the Community.....	4
Map of the District.....	4
PART II – EXPLANATIONS AND LEGAL REQUIREMENTS	5
Limitations Imposed by Senate Bill 50	5
Three Levels of Developer Fees.....	6
Authority, Requirements and Procedures for Levying Developer Fees	6
PART III – FEE JUSTIFICATIONS AND USES OF STATE SCHOOL FACILITY PROGRAM FUNDING AND FUNDS PROVIDED BY LOCAL SOURCES	8
Description of Facilities Needs	8
State School Facility Program Eligibility.....	8
Developer Fee Eligibility	9
Authority, History and Projection of Santa Barbara Unified School District Developer Fee Collections	9
Impact of New Residential Construction	11
Projection of New Residential Construction and Justification of Developer Fees.....	12
Summary	13
PART IV – OTHER REVENUE SOURCES FOR FUNDING FACILITIES.....	14
General Obligation Bonds.....	14
State School Facility Program	14
School District General Funds	14
Mello-Roos Community Facilities Act	14
PART V – ESTABLISHING THE NEED, BENEFIT, NEXUS, PURPOSE, AND DISPOSITION OF DEVELOPER FEE FUNDS.....	15
Establishing the Need, Benefit, and Nexus Between the Collection of Developer Fees and Their Use.....	15
Purpose of the Fee	16
Disposition of Developer Fee Funds	
PART VI – RECOMMENDATION	17

PART VII – APPENDICES	18
APPENDIX A – CALIFORNIA BASIC EDUCATIONAL DATA SYSTEM SUMMARY	19
APPENDIX B – CAPITAL FACILITIES PLAN.....	20
APPENDIX C – FIVE YEARS DEVELOPER FEE COLLECTIONS.....	21
APPENDIX D – SAN DIEGO TRAFFIC GENERATORS STUDY	22
APPENDIX E – ELEMENTARY ATTENDANCE AREA	23
APPENDIX F – MAP OF THE UNIFIED DISTRICT	24

EXECUTIVE SUMMARY

- Education Code Section 17620 provides for the collection and expenditure of fees based upon new residential and commercial/industrial construction using criteria that establish a district's justification for a need for such fees. In January 2012, the State Allocation Board established the current fees at \$3.20 per square foot of residential construction and \$0.51 per square foot of commercial/industrial construction.
- The district's justification lies in its need for extensive modernization.
- Based on recent Developer Fee Collections, the District estimates that about \$3 million may be collected over the next five years, leaving approximately \$234 million in estimated modernization projects unfunded. Developer Fees will be one source of funds for those projects.
- Level One Developer Fees are capped by the State at a maximum of \$3.20 per square foot of new residential construction. The District will collect that amount in the areas served by its elementary and secondary schools. Per an agreement with the Cold Spring, Goleta Union, Hope, and Montecito Union elementary districts, the District will collect one-half that amount per square foot in those areas. The District's needs justify the collection of that amount.
- Each square foot of commercial/industrial construction will create a school facilities cost of between \$5.13 and \$10.18. Level One Developer Fees are capped at a maximum of \$0.51 per square foot of new commercial/industrial construction. Collection of fees follows the same process as described in the preceding paragraph, and the District's needs justify the collection of that amount.

PART I

INTRODUCTION

SCOPE OF THE STUDY

Presented in this report are the findings of a Developer Fee Justification Study (Study) conducted for the Santa Barbara Unified School District (District) that demonstrate the continuing need for school facilities modernization. The District only recently unified, after a long history as Elementary and Secondary Districts with a single governing board and administration. From a facilities perspective, aside from some bookkeeping issues, the needs have not changes. Over the course of the past several years, nearly \$100 million of modernization projects were done in the District. Approximately \$60 million of those projects were funded in part by the State School Facility Program (SSFP). Projects performed using SSFP funds must ensure that all buildings being modernized are brought into compliance with the requirements of the Americans with Disabilities Act (ADA) and that all areas undergoing physical changes must comply with the most recent mandates of the Division of the State Architect (DSA). These requirements are very expensive, particularly for the many buildings in the District that were originally constructed many years ago. Compliance with these regulations of the ADA and DSA necessitated the use of a significant portion of those funds, leaving much other needed work unfunded. This study will address the work remaining to be done.

PURPOSE OF THE STUDY

This study demonstrates the relationship between new residential and commercial/ industrial construction and the District's continuing need for the modernization of school facilities. This relationship is shown in compliance with the requirements for the collection of Level One (statutory) Fees.

The bulk of new residential projects in the District are new homes and apartments. There also have been additions to existing homes. Only substantial additions are affected by developer fees, since any addition of less than five hundred square feet is exempt from fees. The nexus between new residential construction and student generation is well established and is further explained in this Study. It is important to remember that developer fees are a one-time collection that can be made only at the time the new residential square footage is constructed.

The impact of new residential construction is particularly significant in a time when enrollment in many California school districts, including Santa Barbara Unified, is stable or declining (the District has lost approximately 1,000 students from its high point in 2004-05). Without the additional enrollment from increased housing, the decline would have been greater and, going forward, the District might simply eliminate relocatable buildings and close classroom wings. Developer fees help make available appropriate classroom space for the students generated by the new housing, since without additional work, many of

those older buildings will be unable to support the needs of a contemporary educational program and would eventually need to be abandoned. Developer fees will help meet those needs. This Study supports the connection between the District's facility needs and the collection of Level One fees.

LEGAL REFERENCES

Throughout this study, references are made to various sections of California Law. All California Codes are available at www.leginfo.ca.gov/calaw.html.

ACKNOWLEDGEMENT

SchoolWorks, Inc. extends its sincere appreciation to David E. Cash, Ed.D., District Superintendent, Meg Jetté, Assistant Superintendent for Business Services, David Hetyonk, Director of Facilities and Operations and members of District staff for their work in providing the information necessary to complete this Developer Fee Justification Study.

DESCRIPTION OF THE DISTRICT

The Santa Barbara Unified School District was formed in July 2011 from the former Santa Barbara Elementary and Secondary School Districts. Those two predecessor districts had been governed together for more than 100 years following the establishment of the first high school in the area in 1890. The two districts, which were funded separately by the State and officially constituted by the State as unique entities for the purposes of apportionments and allowances, and for allocation of property taxes, were governed by a single Board of Education and a single administrative staff and were treated for all purposes other than those mentioned above as a single district. That type of district configuration was officially adopted in a Single District Resolution by the districts in September of 2005 in conformance with Education Code Sections 35110 through 35113. With the unification, all functions are combined in the new district. Throughout this Study, the use of the term "Santa Barbara Unified School District" incorporates, by reference, all historic actions and functions of the two predecessor districts.

The District serves the students in grades seven through twelve from the Cold Spring, Goleta Union, Hope and Montecito Union elementary districts.

The Santa Barbara School Unified School District has been a leader in education in California from their beginnings in the 1800s, continuing to the present. The philosophy that governs the functioning of the Santa Barbara Unified School District is summarized in its Mission Statement:

The mission of the Santa Barbara Unified School District is to ensure the educational success of all students through high expectations and a commitment to excellence and to empower them to reach their full potential as responsible, ethical and productive citizens in a diverse and changing world.

The staff has worked diligently and continuously to help the members of a diverse student body to improve their educational performance. That work has resulted in significant increases in the Academic Performance Indices over the years.

DESCRIPTION OF THE COMMUNITY

The community served by the Santa Barbara Unified School District includes not only the City of Santa Barbara, but the City of Goleta and several neighboring unincorporated areas, including Hope Ranch, Isla Vista, Montecito and the areas between the two incorporated cities.

The Santa Barbara Chamber of Commerce's description of the area is cited below:

Quietly nestled between the ocean and the mountains, Santa Barbara represents the essence of California -- the art and culture of the big city and the heart and hospitality of a small, coastal town. Between the shopping on State Street, some of the best restaurants in the country and the best that the hotel industry has to offer, Santa Barbara is truly a magnificent place to live or visit!

There are dozens of events for residents and visitors listed on the Chamber's website.

Most of the land in the City is built out, but many projects, both in the recent past and planned for the future have and will replace existing residential and commercial buildings with new, higher density housing units. More than 1,000 such projects have been completed in the past eight years or so and more than 1,000 are on the books of the City's planning department in various stages of the planning process, including projects that will increase the numbers of affordable family units. There are also larger projects in adjacent unincorporated areas that will add to the housing stock.

In addition to the community's many excellent quality of life issues related to housing, cultural and business activities, there are also many opportunities for higher education. A variety of degrees may be pursued at Santa Barbara City College, the University of California, Santa Barbara, Antioch University, Brooks Institute, Fielding Graduate University, Pacifica Graduate Institute and Westmont College.

The community's support for the District is reflected in the passage of several general obligation bonds and parcel taxes between 1995 and 2010.

MAPS OF THE DISTRICT

A map of the Elementary District is shown in Appendix E and a map of the Unified District is shown in Appendix F. A more detailed map is available on the District's website at www.sbsdk12.org/schools/maps/boundary.

PART II

EXPLANATIONS AND LEGAL REQUIREMENTS

The requirements for Developer Fee Justification Documents were significantly changed with the passage of new legislation in 1998. On August 28, 1998 the Governor signed into law Senate Bill 50 (SB 50), the Leroy F. Greene School Facilities Act of 1998 which is now Chapter 407, Statutes of 1998 of the California Education Code. SB 50 also placed a \$9.2 million State Bond measure on the November 3, 1998 ballot (Proposition 1A). With the successful passage of Proposition 1A on November 3, 1998, SB 50 became operative.

The intent of the law is stated clearly in Government Code Section 65995(e), quoted below:

The Legislature finds and declares that the financing of school facilities and the mitigation of the impacts of land use approvals, whether legislative or adjudicative, or both, on the need for school facilities are matters of statewide concern. For this reason, the Legislature hereby occupies the subject matter of requirements related to school facilities levied or imposed in connection with, or made a condition of, any land use approval, whether legislative or adjudicative act, or both and the mitigation of the impacts of land use approvals, whether legislative or adjudicative, or both, on the need for school facilities, to the exclusion of all other measures, financial or nonfinancial, on the subjects. For purposes of this subdivision, "school facilities" means any school-related consideration relating to a school district's ability to accommodate enrollment.

LIMITATIONS IMPOSED BY SENATE BILL 50

The power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and the court cases known as "Mira/Hart/Murrieta" have been suspended and, at least for the time being, have been replaced by the three levels of developer fees explained below.

Government Code Sections 65995(a)(3)(A), et seq. preclude the use of developer fees for the following:

- The regular maintenance or routine repair of school buildings and facilities.
- The inspection, sampling, analysis, encapsulation, or removal of asbestos-containing materials, except where incidental to school facilities construction or reconstruction for which the expenditure of fees or other consideration collected pursuant to this section is not prohibited.
- The purposes of deferred maintenance described in Education Code Section 17582.

THREE LEVELS OF DEVELOER FEES

Under certain conditions, three levels (or types) of statutory fees may now be levied by the Governing Board of a school district.

- | | |
|--------------|---|
| Level One: | General School Facilities Fees: authorized by Government Code Section 65995 as amended. |
| Level Two: | Alternate Fees: authorized by Government Code Section 65995.5 (nominally 50% of construction costs) |
| Level Three: | Alternate Fees: authorized by Government Code Section 65995.7 (nominally 100% of construction costs; these fees are authorized only when the State does not have available funds) |

The District qualifies for Level One Fees.

AUTHORITY, REQUIREMENTS AND PROCEDURES FOR LEVYING DEVELOPER FEES

The authority for the governing board of a school district to levy developer fees is Education Code Section 17620. Prior to passage of SB 50 those fees were limited to an inflation-adjusted \$1.93 for residential construction and an inflation-adjusted \$0.31 for commercial or industrial construction. With passage of SB 50, Level One (Basic Fee) was continued as an inflation-adjusted \$1.93 for residential and \$0.31 for commercial or industrial. That adjustment takes place in January of each even-numbered year. Effective January 2012, the new inflation-adjusted rates became \$3.20 per square foot for residential construction and \$0.51 per square foot for commercial/industrial construction.

Government Code 66016 requires that districts hold a public hearing regarding the imposition of developer fees as part of a regularly scheduled governing board meeting prior to adopting or increasing such fees. A notice of the meeting must be published twice prior to the meeting, with the first publication at least ten days before the meeting.

Government Code 66006 specifies the requirements for depositing and managing any fees that are collected and the restrictions for their use, including, but not limited to:

- The establishment of a separate fund for the deposit of developer fees and any interest generated by them.
- The use of such funds only for the purpose for which they were collected.
- Reporting the use of such funds on an annual basis within 180 days of the end of each fiscal year.

Education Code 17620 explains several facets of developer fee laws, including, but not limited to the following:

- Exempts from fees residential additions of less than 500 square feet.
- Allows a portion of the fees to be used to pay for the completion of studies related to the collection and expenditure of deferred maintenance.
- Exempts from fees projects that are used exclusively for government-owned facilities, private schools and buildings that are tax-free based upon their use for religious purposes.
- Limits the collection of fees for senior housing to the amount of commercial/industrial fees and requires any conversion from that use to be approved by the applicable local governmental agency after the school district has been notified.

Education Code 17625 authorizes the collection of fees on manufactured or mobile homes, but limits the imposition of the fees to the initial installation of the unit in the school district within the boundaries of the district.

Government Code Sections 66000 through 66003 specify a variety of requirements regarding the collection and use of developer fees, including, but not limited to the following:

- The identification of the purpose of the fee.
- The identification of the use to which the fee is to be put.
- The determination of a reasonable relationship between the fee's use and the type of the development project being assessed.
- The determination of a reasonable relationship between the need for the public facility and the type of development project being assessed.
- The accounting for any funds remaining unexpended in the fifth year after the first deposit into the fund and every five years thereafter.
- The identification of funds anticipated to be collected to finish any identified, but incomplete, projects and the establishment of an approximate date for the anticipated completion of such projects.
- The refunding, at specific times, of funds available that are not committed to specific projects.

PART III

FEE JUSTIFICATIONS AND USES OF STATE SCHOOL FACILITY PROGRAM FUNDING AND FUNDS PROVIDED BY LOCAL SOURCES

DESCRIPTION OF FACILITIES NEEDS

The Santa Barbara Unified School District has significant facility needs that will enable the maintenance of the high standards the District has historically held for its school facilities. The community recognizes these needs as demonstrated by their passage of nearly \$250 million in general obligation bonds between 1995 and 2010 for the purpose of improving schools physical plants. Even though much modernization work was performed under the SSFP as described below and subsequent work done using only district resources, many modernization projects remain to be done. A list of the types of work is shown in the Capital Facilities Plan in Appendix B.

STATE SCHOOL FACILITY PROGRAM ELIGIBILITY

The State School Facility Program (SSFP) provides some modernization funding to school districts with permanent buildings that have not been built or modernized in the past twenty-five years and relocatable buildings not acquired or modernized in the past twenty years. The SSFP also provides funding for new construction projects based on enrollment projections and the district's existing building inventory.

Although the State sets standards for providing funding for both new construction and modernization projects under the SSFP, those standards are based upon formulas rather than the reality in individual districts. That methodology provides a basis for an equitable distribution of State funds, but does not address individual districts' needs to provide their vision of adequate facilities. The District has needs that do not fall within the restrictive guidelines of the State School Facility Program. Developer Fees will be one source of revenue the District may use to complete its needed projects.

The District has been diligent in pursuing the State funds for which it qualifies. The District qualified for several projects beginning in 2000. The SSFP requires districts to have their financing in place before the OPSC will authorize the release of any State funding. The District passed several general obligation bonds, which were a major source of the match needed to participate in the SSFP. Following the passage of the bonds, the District began submitting its projects to the State for funding and commenced work on those projects. To date, the District has qualified for, applied for, received and expended nearly \$60 million in State funds for modernization projects.

Districts are eligible for modernization funds only once every twenty-five years for permanent buildings and every twenty years for relocatable buildings. The District has used all of its current SSFP eligibility.

DEVELOPER FEE ELIGIBILITY

Unified school districts may collect up to the maximum developer fee amount allowed by statute if they so qualify. Non-unified districts must agree to split the maximum developer fee. The percentages of the split are left to the districts involved. As shown in the sections that follow, the District qualifies for the maximum statutory Level One developer fees.

AUTHORITY, HISTORY AND PROJECTION OF SANTA BARBARA UNIFIED SCHOOL DISTRICT'S DEVELOPER FEE COLLECTIONS

Authority

Education Code Section 17620 provides for the collection of fees generated by new residential and commercial/industrial construction. The authority for the collection of those fees is based upon criteria that establish a district's justification of its need. Projects submitted for State Funding must be validated and approved by the State's Office of Public School Construction. (District personnel report that the District applied for, received and has used all of the funds provided by the State for eligible projects. The District provided the required match for those funds through a variety of sources, including developer fees and the funds provided by the local general obligation bonds passed in 1995, 1998, and 2000¹.) Projects to be funded without State aid are subject solely to District priorities and standards.

Split of Developer Fees among the Santa Barbara Unified School District and Its Four Elementary Feeder Districts (Cold Spring, Goleta Union, Hope, and Montecito Union).

Statutory Developer Fees are capped for multiple districts serving the same student population and must be divided between them. The agreements between the District and its feeder elementary districts call for fifty percent of the justified fees for each district be levied on each project.

Residential Fees

The relationship between new housing and school enrollments is well established and is recognized by the California State Allocation Board's identification of the standard average student generation rate of 0.7 students per dwelling unit that districts may use in their developer fee justification documents. The student generation rate is further identified as

¹ Subsequent bonds were passed in 2010. Those bonds were not used as part of the District match for the State School Facility Program projects.

0.4 for grades kindergarten through six, 0.1 for grades seven and eight and 0.2 for grades nine through twelve.

Residential developer fee collections for the District for the period 2006/2007 through 2010/11 totaled nearly \$2.8 million on an estimated 1.55 million square feet. Roughly three-quarters of those fees were paid on projects in the City of Santa Barbara, while the remainder was paid on projects in the Cold Spring, Goleta Union, Hope and Montecito Union district boundaries. It should be noted that the combined population of students in grades kindergarten through six of the feeder districts of Goleta Union, Cold Spring, Hope and Montecito Union districts is equal to about ninety percent of students in the same grades of Santa Barbara Unified.

Excellent records are available from both the City of Santa Barbara and the Santa Barbara Unified School District. Those records will be used to estimate the total new housing construction for the recent past. Between 2004 and 2011, certificates of occupancy were issued on more than 1,000 residential units in the City of Santa Barbara, or about 125 units per year. Based on the relative sizes of the kindergarten through sixth grade classes of Santa Barbara Unified and its feeder elementary districts and the amount of developer fees collected, it is reasonable to assume that another twenty-five units per year might be generated in those areas, for a total yearly increase of about 150 units.

Analysis of a random sample of 67 residential units reported by the Certificates of Occupancy report from the City of Santa Barbara showed an average unit size of 1,946 square feet.

Commercial/Industrial Fees

The State of California authorizes the collection of Developer Fees on commercial and industrial property based upon the following rationale:

As commercial and industrial properties develop, new jobs are created. Many of the people hired into these jobs move into the community, thereby increasing the need for residential development and adding to the impacts on the local schools, particularly as it relates to those people moving into older established residences that do not generate residential developer fees. Because the maximum fee that can be levied against residential development is insufficient to meet the identified needs, a separate fee may be levied against commercial/industrial developments if supported by the evidence.

Education Code Section 17621(e)(1)(B) authorizes school districts to establish commercial/industrial fees based upon the January 1990 edition of the "San Diego Traffic Generators," a report of the San Diego Association of Governments.

Developer Fees on commercial/industrial projects for the same time period cited in the preceding section on Residential Fees totaled just over \$327,000 on about 910,000 square feet. Commercial/Industrial Fees add a minor contribution to the funding of the District's modernization projects.

Table III-1 (below) shows the approximate cost of modernization per student per square foot of commercial/industrial development. The calculations are shown in Appendix D and have been modified to assume that twenty percent of the employees generated will move into new housing, thus reducing the impact, since the fees on new housing are designed to mitigate the impact of students generated by them. Even so, the District qualifies for the maximum commercial/industrial fee permitted by law. As is the case with residential fees, the District's share of the statutory commercial/industrial fee is less than the calculated fee. Upon the Governing Board's adoption of the fees approved by the State in 2012, the District's maximum statutory commercial/industrial developer fee will be \$0.51 per square foot.

Table III-1	
Commercial/Industrial Development Cost	
Type of Development	Cost Impact per Square Foot
Office	\$10.18
Research and Development	\$5.13
Retail	\$6.56
Communications and Utilities	\$8.43
Light Industry	\$8.43
Warehouse	\$3.94
Transportation	\$5.90
Heavy Industry	\$5.90

IMPACT OF NEW RESIDENTIAL CONSTRUCTION

Based on information from the City of Santa Barbara, over 1,000 residential units are currently in various phases of the permit approval process. More than an additional 1,000 units have been granted Certificates of Occupancy over the past eight years or so. Planning information for the four smaller districts is not readily available, but the historical developer fee collection records provided by the District suggest another 250 units or so may be in planning stages in those communities.

As stated earlier in this Study, over the past five years, developer fees of just under \$2.8 million have been paid on about 1.55 million square feet of residential construction, with units averaging just under 2000 square feet. That equates to approximately 800 dwelling units. At the State's student generation rate of 0.7 students per dwelling unit, those units

may have been expected to yield about 560 new students, or about \$5,000 per student in developer fees.

Additional modernization projects will continue to be added, especially because many of the District's facilities are over fifty years old. Developer fees will help provide the local resources to fund these projects.

PROJECTION OF NEW RESIDENTIAL CONSTRUCTION AND JUSTIFICATION OF DEVELOPER FEES

The current estimated cost of modernization projects is approximately \$237 million (see Table III-2). With an estimated enrollment in the District of 15,000, the modernization cost per student is nearly \$16,000, and the District would be permitted to recoup this amount from developer fees were it not for the State's cap on Level One developer fees. This is significantly more than the developer fees of about \$5,000 generated by each student projected from the new dwelling units.

Particularly because of the slowdown of housing construction since 2008, it is difficult to project the number of dwelling units that might be constructed in the next five years. The number of Certificates of Occupancy issued, following a dramatic drop in 2008, has slowly begun to increase. With more than 1,000 projects in various stages of the approval process, building will continue. With the continuing recovery of the housing industry, revenues for the next five years might match the \$2.8 million of the past five years. In any case, there is no reason to believe the types of projects, in terms of their size, will change dramatically, so the revenue generated per dwelling unit and per student is likely to remain substantially the same. Since the projected per-student cost of modernization is currently more than triple the per-student revenue derived from developer fees, the collection of such fees is more than justified.

Table III-2	
SANTA BARBARA UNIFIED SCHOOL DISTRICT ESTIMATED CAPITAL FACILITIES PLAN CONSTRUCTION AND MODERNIZATION COSTS	
Project	Estimated Cost
The District uses 166 portable buildings. These buildings have a limited life span. Over time, and as funding permits, the District intends to replace those portable buildings with permanent structures.	\$116,200,000
Solar Electricity Generation Installations at All Sites	\$21,000,000
Other District Site-Specific Projects (See Appendix B)	\$100,000,000
Total	\$237,200,000
Estimated Enrollment	15,000
Estimated Per-Student Construction and Modernization Cost	\$15,813

SUMMARY

The information in the preceding sections demonstrates the connection between new residential and commercial/industrial development in the District and the District's continuing needs for the modernization of its schools' facilities. Projects totaling approximately \$237 million remain to be done and the District has used nearly all of the available SSFP funds for which it qualifies.

The maximum fees currently permitted by State law are \$3.20 per square foot of residential construction and \$0.51 per square foot of commercial/industrial construction. The District projects total residential and commercial/industrial five-year developer fee collections of less than \$3 million, leaving a deficit of more than \$234 million between projected collections and projected modernization needs, and justifying the collection of the maximum allowable developer fees.

PART IV

OTHER REVENUE SOURCES FOR FUNDING FACILITIES

GENERAL OBLIGATION BONDS

The District has passed, issued and used general obligation bonds for the modernization of its facilities.

STATE SCHOOL FACILITY PROGRAM

The District has applied for, qualified for and received SSFP funds. Most of those funds have been spent, and plans are in place for the use of any additional funds received.

SCHOOL DISTRICT GENERAL FUNDS

All of the District's unrestricted general funds are needed for the District's operational, instructional, and support programs and no such funds are available for the modernization of facilities. By their nature, restricted funds may not be used for capital purposes.

MELLO-ROOS COMMUNITY FACILITIES ACT

Although the Mello-Roos Community Facilities Act allows school districts to establish a community facility district, the district's recent passage of general obligation bonds strongly mitigates against any possibility of the District being able to establish such a district.

PART V

ESTABLISHING THE NEED, BENEFIT, NEXUS, PURPOSE AND DISPOSITION OF DEVELOPER FEE FUNDS

ESTABLISHING THE NEED, BENEFIT AND NEXUS BETWEEN THE COLLECTION OF DEVELOPER FEES AND THEIR USE

There is a cost associated with the modernization of adequate school facilities and a benefit to the students who profit from attending school in adequate, appropriate, safe facilities. The District has current, continuing, and growing needs to modernize its older facilities. Insufficient resources are available from the District's operating budget to fund the needs of those facilities.

Burden Nexus: A district must identify the number of students anticipated to be generated by residential, commercial and industrial development. In addition, the district shall identify the school facility and cost impact of these students.

New residential development is anticipated to generate 580 students. Those students impact the District's need for modernization of its school facilities.

Cost Nexus: A district must demonstrate the fees to be collected from residential, commercial and industrial development will not exceed the cost of providing school facilities for the students to be generated from the development.

As shown in this Study, the Developer Fee funds supporting the students generated by new development are significantly lower than the costs associated with their fair share of the needed modernization.

Benefit Nexus: A district must show that the work to be funded by the collection of developer fees will benefit the students generated by residential, commercial and industrial development.

The Developer Fees to be collected by the Santa Barbara Unified School District will be used for the provision of modernized school facilities. This will benefit the students to be generated by new development by providing them with adequate, appropriate educational facilities.

PURPOSE OF THE FEE

The purpose of the developer fees to be collected is to fund modernization, and, if needed, construction or replacement of school facilities. The pressing need to complete the

projects listed in Section III demonstrates the District's need to provide those facilities for student classrooms and educational support facilities.

The reasonable relationship identified by these findings provides the required justification for the District to levy the maximum residential and commercial/industrial developer fees as provided by statute.

DISPOSITION OF DEVELOPER FEE FUNDS

Developer Fee Collections shall be deposited and accounted for in accordance with Government Code Section 66006.

PART VI

RECOMMENDATION

Based upon the information and justification provided in this Study, it is recommended that the Governing Board of the Santa Barbara Unified School District adopt the enabling resolutions to allow the District to levy the maximum statutory residential and commercial/industrial developer fees.

PART VII

APPENDICES

APPENDIX A

CALIFORNIA BASIC EDUCATIONAL DATA SYSTEMS SUMMARY – OCTOBER 2011

2011 CBEDS for Santa Barbara Unified School District	
K	863
1	857
2	859
3	769
4	815
5	774
6	823
7	1525
8	1569
9	1581
10	1589
11	1678
12	1624
Total	15326

APPENDIX B

CAPITAL FACILITIES PLAN

MODERNIZATION PROJECTS
Below is a list of needed modernization projects. Not all sites require all types of projects, but all sites require some of the projects. A preliminary estimate of the costs of these projects is \$100,000,000. However, not all projects have had estimates completed, so this amount will grow.
Academy Program Upgrades
Asphalt Renovation/Replacement
Classroom Modernization
Electrical System Upgrades/Replacement
Exterior Paint
Exterior Waterproofing
Fencing Upgrades
Fire Alarm Upgrade/Replacement
Flooring Upgrade/Replacement
Gym/Locker Room Upgrades
HVAC Upgrades/Replacement
Intercom System Replacement
Kitchen Upgrades
Library Modernization/Replacement
Lighting Upgrades
Locks & Keys
Multi Purpose Room Modernizations
Pathway Upgrade/Replacement
Phone System Replacements
Playground Equipment and Fall Surface
Restroom Additions/Modernizations
Roofing Replacement
Security Cameras
Science Lab Upgrades
Site Drainage
Technology Upgrades
Tennis Court Replacement
Theater Modernizations
Utility Line Replacements
Window Replacements

APPENDIX C

FIVE YEARS DEVELOPER FEE COLLECTIONS DATA INCLUDING BOTH SANTA BARBARA SECONDARY AND SANTA BARBARA ELEMENTARY SCHOOL DISTRICTS

Santa Barbara School Districts Developer Fee Records Summary 2006/07 through 2010/11*				
	Elem. Res.	Elem. Comm.	H.S. Res.	H.S. Comm.
2006/07	\$243,914.81	\$4,720.30	\$521,638.84	\$5,523.72
2007/08	\$223,735.94	\$27,521.14	\$404,235.35	\$30,654.33
2008/09	\$139,035.10	\$2,793.78	\$117,559.54	\$18,681.78
2009/10	\$170,724.90	\$1,506.47	\$273,417.14	\$18,279.22
2010/11	\$290,930.19	\$107,883.47	\$403,203.15	\$109,627.93
Totals	\$1,068,340.94	\$144,425.16	\$1,720,054.02	\$182,766.98
*Collections prior to District Unification in July 2011				

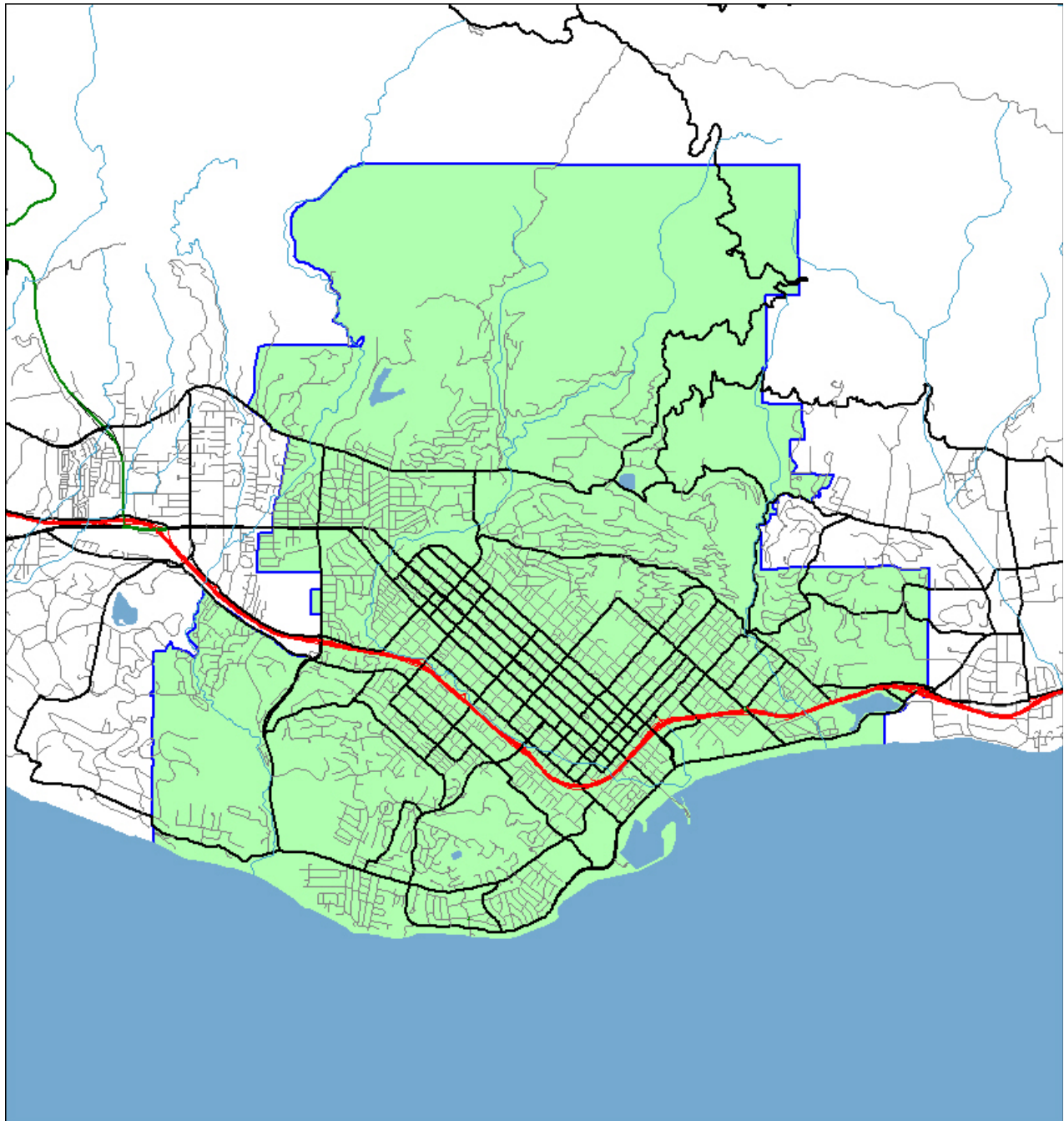
APPENDIX D

SAN DIEGO TRAFFIC GENERATORS STUDY

SAN DIEGO TRAFFIC GENERATORS ESTIMATED MODERNIZATION COST PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL CONSTRUCTION FOR SANTA BARBARA UNIFIED SCHOOL DISTRICT														
	S.F. / Employee	Number of Employees per Square Foot	Total Employees per 10,000 square feet	Percent In-District Employees	Number of In-District Employees	Standard Household Factor	In-District Households	Standard Student Generation Rate	Students Generated per 10,000 square feet	Weighted Cost per Student (Modernization)	Cost per 10,000 Square Foot	Cost per Square Foot	Reduction to adjust for new employees occupying new housing	Adjusted cost per square foot
Office	290	0.0034	34.48	50%	17.24	1.5	11.49	0.7	8.05	\$15,813	\$127,231	\$12.72	80%	\$10.18
Research and Development	575	0.0017	17.39	50%	8.70	1.5	5.80	0.7	4.06	\$15,813	\$64,169	\$6.42	80%	\$5.13
Retail	450	0.0022	22.22	50%	11.11	1.5	7.41	0.7	5.19	\$15,813	\$81,993	\$8.20	80%	\$6.56
Communications and Utilities	350	0.0029	28.57	50%	14.29	1.5	9.52	0.7	6.67	\$15,813	\$105,420	\$10.54	80%	\$8.43
Light Industry	350	0.0029	28.57	50%	14.29	1.5	9.52	0.7	6.67	\$15,813	\$105,420	\$10.54	80%	\$8.43
Warehouse	750	0.0013	13.33	50%	6.67	1.5	4.44	0.7	3.11	\$15,813	\$49,196	\$4.92	80%	\$3.94
Transportation	500	0.0020	20.00	50%	10.00	1.5	6.67	0.7	4.67	\$15,813	\$73,794	\$7.38	80%	\$5.90
Heavy Industry	500	0.0020	20.00	50%	10.00	1.5	6.67	0.7	4.67	\$15,813	\$73,794	\$7.38	80%	\$5.90

APPENDIX E ELEMENTARY ATTENDANCE AREA

FORMER ELEMENTARY DISTRICT



APPENDIX F MAP OF THE DISTRICT

SANTA BARBARA UNIFIED SCHOOL DISTRICT

