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**SCHOOL FACILITY NEEDS ANALYSIS**

for the

**SOLEDAD UNIFIED SCHOOL DISTRICT**

September 2020

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*Prepared by*  
**School Facility Consultants**

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**DRAFT**

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*Prepared for*

Soledad Unified School District

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## Executive Summary

The Soledad Unified School District is authorized to collect \$5.08 per square foot of residential development pursuant to Government Code Section 65995.5 and \$10.16 per square foot pursuant to Government Code Section 65995.7 (also known as Level II and III fees, respectively).

The District meets the eligibility requirements in Government Code Section 65995.5(b) regarding the collection of Level II and III fees. The dollar amounts of the fees are based on the following facts and projections:

1. The student generation rate of residential housing units projected to be built in the District, calculated in accordance with Government Code Section 65995.6(a), is 0.560 for single-family units and 1.152 for multi-family units.
2. The number of new residential housing units subject to Level II and Level III fees projected to be built in the District over the next five years is 288 single-family and 254 multi-family units, based on information provided by the City of Soledad planning department.
3. Multiplying the appropriate terms in (1) and (2) shows that future single-family residential development is projected to add 253 K-6 students, 67 7-8 students and 134 9-12 students.
4. The District has zero excess pupil capacity at the 9-12 grade levels available for pupils generated by future unmitigated residential development. The District's capacity as calculated on its SAB 50-02, *Existing School Building Capacity* form, and pupil capacity added by the District's Jack Franscioni Elementary, Rose Ferrero Elementary, Frank Ledesma Elementary School, the Soledad High School addition project and capacity added to the District outside of the State School Facility Program. At the K-6 and 7-8 grade levels, the District has 333 and four seats available respectively for students generated by future residential development.
5. The total number of unhoused pupils generated by future development equals zero K-6 students, 63 7-8 students and 134 9-12 students from future single-family and multi-family residential development.
6. The per-pupil allowable costs for the Level II fee equation equal \$17,429.50, \$16,172.50 and \$22,979.00 for elementary, middle and high school students, respectively. These figures are equal to the per-pupil grant amounts in the State School Facility Program plus allowable per-pupil site development and site acquisition costs calculated pursuant to Government Code Section 65995.5(c) and 65995.5(h).
7. Total allowable costs for the Level II fee equation equal \$4,098,053.50 (K-6, 7-8 and 9-12 unhoused students generated by future development times the appropriate allowable per-pupil cost).
8. The total amount of residential square footage projected to be built in the District over the next five years is 806,468 square feet, based on an average square footage of 1,913 square feet for the 288 single-family units and 1,006 square feet for the 254 multi-family units subject to Level II fees.
9. The District has no local funds available to dedicate to school facilities necessitated by future residential development.

As shown in the body of this Report, the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees (the nexus requirements).

## End of Summary

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## **Introduction**

The purpose of this School Facility Needs Analysis is to calculate the fee amount that the Soledad Unified School District (District) is authorized to collect on residential development projects pursuant to Government Code Sections 65995.5 and 65995.7. *School Facility Consultants* has been retained by the District to conduct the analysis and prepare this Report.

State law gives school districts the authority to charge fees on new residential developments if those developments generate additional students and cause a need for additional school facilities. All districts with a demonstrated need may collect fees pursuant to Education Code Section 17620 and Government Code Section 65995 (referred to as Level I fees). Until January 2018, Level I fees are capped at \$4.08 per square foot of new residential development. Government Code Sections 65995.5 and 65995.7 authorize districts to collect fees (referred to as Level II and Level III fees) in excess of Level I fees provided the districts meet certain conditions. Government Code Section 66001 and Education Code Section 17621 require that a reasonable relationship exist between the amount and use of developer fees and the developments on which they are to be charged.

This Report is divided into three sections. The first summarizes the specific requirements in State law regarding Level II and Level III fees and establishes the District's authority to collect them. The second calculates the dollar amounts of Level II and Level III fees that the District is authorized to collect. The third explains how the District satisfies the nexus requirements of Government Code Section 66001 with respect to Level II and III fees, summarizes other potential funding sources for school facilities, and presents recommendations regarding the collection of developer fees.

**End of Section**

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## **I. Authority to Collect Level II and Level III Fees**

State law establishes several requirements in order for school districts to collect Level II fees. Specifically, districts must: (1) apply to the State Allocation Board and be deemed eligible for State funding for new school construction, (2) conduct and adopt a school facility needs analysis, and (3) satisfy at least two of the four criteria set forth in Government Code Section 65995.5(b)(3)(A-D).

The general conditions required for collecting Level III fees are the same as those for Level II fees. Before districts can collect Level III fees, however, the State Allocation Board (SAB) must find that it no longer is approving apportionments for new construction pursuant to Article 5 (commencing with Section 17072.20) of Chapter 12.5 of Part 10 of the Education Code, which it did on May 25, 2016 and confirmed to the legislature on November 1, 2016.

The District satisfies the three conditions listed above in the following ways:

### **A. Eligibility for State Funding for New Construction**

The District has been deemed eligible to receive State funding for construction of new school facilities as outlined in Government Code Section 65995.5(b)(1). The District's most recent eligibility approval was at the June 25, 2008, meeting of the SAB.

### **B. Adoption of School Facility Needs Analysis and Justification Study**

This Report meets the requirements of Government Code Section 65995.6 for a School Facility Needs Analysis, that is, an analysis that shall “determine the need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five years.” Upon the Board's adoption of this report, the District will satisfy this requirement.

### **C. Criteria in Government Code Section 65995.5(b)(3)(A-D)**

The District meets the criterion outlined in 65995.5(b)(3)(C)(ii), that is, it has issued debt and/or incurred obligations for capital outlay in excess of 30 percent of the District's bonding capacity. The District has issued debt for capital outlay in excess of 85 percent of total bonding capacity.

The District also meets the criterion outlined in 65995.5(b)(3)(D), that is, that at least twenty percent of a district's classrooms are relocatable. According to the District's current Office of Public School Construction Form SAB 50-02, 50.4 percent (66 out of 131) of the total classrooms in the District are relocatable. The District has also added capacity through the construction of Jack Franscioni Elementary School (26 permanent teaching stations), the construction of Rose Ferrero Elementary School (26 permanent teaching stations), the construction of Frank Ledesma Elementary School (27 permanent teaching stations) and an addition to Soledad High School (18 permanent teaching stations). Including these projects in the District's capacity indicates that 28.9 percent (66 out of 228) of the total classrooms in the District are relocatable.

**End of Section**

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## II. Amount of Level II and Level III Fees

State law outlines the method by which Level II fees are calculated. The intent of the law is that the Level II fee represents half the cost of providing new school facilities, as defined in the State School Facility Program. The methods defined in State law for calculating the Level II fee, however, underestimate the District's true cost of providing school facilities. Additional sources of funds are necessary to fully fund the facilities that are required as a result of new development and the generation of students from such development activity within the District.

The Level II fee is calculated by (1) determining the allowable cost for new school facilities as outlined in the State School Facility Program, and (2) dividing that cost by the amount of new residential square footage projected to be built in the District over the next five years.

### A. Allowable Cost for New School Facilities

State law prescribes the following process for calculating the allowable cost for new school facilities:

- (1) determine the number of unhoused students attributable to future residential development;
- (2) multiply the number of unhoused students by the per-pupil grant costs of new elementary, middle, or high schools as outlined in Education Code Section 17072.10;
- (3) determine the amount of site acquisition and development costs to be included as allowed by Government Code Section 65995.5(h); and
- (4) subtract the amount of local funds dedicated to school facilities necessitated by future residential development from the sum of (2) and (3).

#### 1) Number of Unhoused Students

The number of unhoused students generated by future development equals the total number of students generated by future development minus the District's existing excess pupil capacity.

As required by Government Code Section 65995.6(a), this Report estimates the number of students generated by new development based on the historical student generation rates of residential units constructed during the previous five years.

This Report estimates the number of students that will be generated by a new single-family and multi-family housing units by (1) counting the number of students in the District who live in housing units constructed in 2015 to 2019, and (2) dividing that number by the total number of housing units that were constructed over the same time period. This Report uses assessor parcel data from the County of Monterey and a July 2020 District-provided student enrollment list to derive the student counts.

Addresses for units constructed from January 2020 to the present date are not used in the calculation because (1) student address files may not reflect residents' address changes for approximately one year, (2) students who have moved from a nearby district may continue to attend their previous school until the end of the school year and (3) units listed may not have been completed and occupied by the time the student address list was compiled.

It is noted that student generation rates are a calculation of students per residential unit at any one moment in time. Therefore, student generation rates are constantly changing based on increases and decreases in enrolled students and the number of residential units within the District at the time of calculation. As such, the District should be cautious with regards to using student generation rates for long-term planning and development and should adjust such planning and development based on updated student generation rates that are more in line with the current conditions at the time of evaluation.

Table 1-1 summarizes the student generation rates for single-family and multi-family units.

**Table 1-1  
Student Generation Rates**

<b>Grade Group</b>	<b>Single-Family</b>	<b>Multi-Family</b>
K-6	0.275	0.685
7-8	0.082	0.169
9-12	0.203	0.298
<b>Total</b>	<b>0.560</b>	<b>1.152</b>

Information provided by the City of Soledad planning department indicate that approximately 288 single-family and 254 multi-family units will be built in the District over the next five years. Units that are bound by voluntary mitigation agreements are not expected to be charged Level II and Level III fees.

Table 1-2 shows the total number of students projected to enter the District from new housing units subject to Level II and Level III fees built over the next five years.

**Table 1-2  
Students Generated by Future Development**

	<b>K-6 Students</b>	<b>7-8 Students</b>	<b>9-12 Students</b>
Single-Family	$0.275 \times 288 = 79$	$0.082 \times 288 = 24$	$0.203 \times 288 = 58$
Multi-Family	$0.685 \times 254 = 174$	$0.169 \times 254 = 43$	$0.298 \times 254 = 76$
<b>Total</b>	<b>253</b>	<b>67</b>	<b>134</b>

In determining how many of the students in Table 1-2 are unhoused, the District must consider any existing excess capacity. State law requires districts to calculate their total pupil capacity according to the method described in Section 17071.10 of the Education Code. As stated on the District’s current Office of Public School Construction Form SAB 50-02, the District’s pupil capacity, as calculated pursuant to Education Code Section 17071.10 is 860 in grades K-6, 783 in grades 7-8 and 459 in grades 9-12. These capacities are inclusive of the Special Day Class capacity identified on the District’s Office of Public School Construction Form SAB 50-02. In addition to the capacity reflected on the District’s Form SAB 50-02, the District has added capacity through the State School Facility Program funding of Jack Franscioni Elementary School (638 K-6 seats), Rose Ferrero Elementary School (650 seats), Frank Ledesma Elementary School (675 seats), the Soledad High School Addition project (486 seats) and capacity added to the District outside of the State School Facility Program (27 7-8 seats).

Based on current enrollment at the K-6 grade group, the District has 333 seats of existing excess capacity (see Table 1-3). The District therefore has existing capacity available at the K-6 grade level to house all of the 253 pupils listed in Table 1-2 with zero pupils defined as unhoused.

Based on current enrollment at the 7-8 grade group, the District has four seats of existing excess capacity. The District therefore has existing capacity available at the 7-8 grade level to house the four of the 67 pupils listed in Table 1-2 with 63 pupils defined as unhoused.

At the 9-12 grade group, the District’s 2019/20 enrollment is greater than the 9-12 pupil capacity listed in Table 1-3, below: 1,575 pupils are enrolled in grades 9-12. Therefore, all 134 pupils listed in Table 1-2 are defined as unhoused.

**Table 1-3  
Existing Capacity**

<b>Grade Group</b>	<b>Current Capacity</b>	<b>2018/19 Enrollment</b>	<b>Existing Excess Capacity</b>	<b>Unhoused Students From Future Development</b>
K-6	2,823	2,490	333	0
7-8	810	806	4	63
9-12	945	1,575	0	134
<b>Total</b>	<b>4,578</b>	<b>4,871</b>	<b>337</b>	<b>197</b>

2) Allowable Grant Costs

Table 1-4 shows the total allowable grant costs for new facilities. The per-pupil grant costs are taken from Education Code Section 17072.10 and include adjustments as required by Labor Code Section 1771.7(e) and Education Code Section 17074.56(a) (see Appendix A for details regarding grant cost funding).

**Table 1-4  
Allowable Grant Costs for Pupils Generated from  
Future Residential Development**

<b>Grade Group</b>	<b>Per-Pupil Grant Cost</b>	<b>Number of Unhoused Students</b>	<b>Total Grant Cost</b>
K-6	\$12,675.00	0	\$0.00
6-8	\$13,437.00	63	\$846,531.00
9-12	\$17,048.00	134	\$2,284,432.00
<b>Total</b>	<b>N/A</b>	<b>197</b>	<b>\$3,130,963.00</b>

The per-pupil grant does not include all cost items that the local community may deem important to meeting the quality of facilities in the District. Because the per-pupil grants do not address certain costs, the actual funding will likely not be adequate to fund school facilities to the quality and level required by the District. Therefore, the final calculation of Level II fees will likely understate the funding required by the District.

3) Allowable Site Acquisition and Development Costs

Table 1-5 shows the per-pupil site acquisition and development costs for elementary, middle and high school students. The site sizes for the District’s elementary, middle and high school cost models are based on acreage amounts that are consistent with the guidelines in the “School Site Analysis and Development Handbook” published by the California Department of Education (CDE).

Site acquisition cost for the District’s planned elementary and high school projects are based on (1) land prices consistent with future land acquisition costs that District administrators expect to pay for planned elementary school, and high school projects and (2) applicable increases pursuant to Section 1859.74 of Title 2 of the California Code of Regulations for appraisals, surveys, site testing, CDE review/approval, preparation of the Phase One Environmental Site Assessment (POESA) and Preliminary Endangerment Assessment (PEA) and Department of Toxic Substance Control (DTSC) cost for review, approval and oversight of the POESA and the PEA. Site development costs for elementary, middle and high school projects are consistent with the guidelines in Government Code Section 65995.5(h). For more detail regarding site acquisition and site development cost estimates, see Appendix B.

**Table 1-5**  
**Calculation of Per-Pupil Site Acquisition and Development Costs**

<b>Grade Group</b>	<b>Per-Pupil Site Acquisition Costs*</b>	<b>Per-Pupil Site Development Costs</b>	<b>Total Per-Pupil Acquisition and Development</b>
K-6	\$3,072	\$6,437	\$9,509
7-8	\$0	\$5,471	\$5,471
9-12	\$5,089	\$6,773	\$11,862

\*Based on a K-6 school capacity of 650, a 7-8 project capacity of 135 and a 9-12 school capacity of 1,500.

Pursuant to Government Code Sections 65995.5(c) and 65995.5(h), the allowable cost for site acquisition and development is calculated by (1) multiplying the per-pupil cost by one-half and (2) multiplying that result by the number of unhoused elementary, middle and high school students. Table 1-6 shows the total allowable site acquisition and development costs.

**Table 1-6**  
**Allowable Site Acquisition and Development Costs**

<b>Grade Group</b>	<b>One-Half of Per-Pupil Costs</b>	<b>Number of Unhoused Students</b>	<b>Allowable Cost</b>
K-6	\$4,754.50	0	\$0.00
7-8	\$2,735.50	63	\$172,336.50
9-12	\$5,931.00	134	\$794,754.00
<b>Total</b>	<b>N/A</b>	<b>197</b>	<b>\$967,090.50</b>

4) Available Surplus Property or Local Funds Dedicated to School Facilities Necessitated by Future Development

The District has no local funds dedicated to school facilities necessitated by future development, as required to be considered by Government Code Section 65995.6(b)(3).

In addition, the District has no surplus property that could be used for a school site or that is available for sale to finance school facilities, as required to be considered by Government Code Section 65995.6(b)(1).

All available capital facility funds are dedicated to the modernization, renovation, expansion and/or replacement of the Main Street Middle School site including authorized but unissued bond funds.

5) Total Allowable School Facility Cost for Level II Fees

Table 1-7 shows the total allowable cost for Level II fees for K-6, 7-8 and 9-12 students from future residential development, calculated from the information provided in Sections (2) through (4) above.

**Table 1-7  
Total Allowable Cost for Level II Fees**

Category	Amount
SFP Grant	\$3,130,963.00
Site Acquisition and Development	\$967,090.50
Less Local Funds	N/A
<b>Total</b>	<b>\$4,098,053.50</b>

**B. Amount of Level II Fee**

The Level II fee is calculated by dividing the total allowable cost by the amount of new residential square footage projected to be built in the District over the next five years.

As stated in Section II.A.1. above, over the next five years, 288 single-family and 254 multi-family units that will be subject to Level II and Level III fees are projected to be built in the District. Based on information provided by the City of Soledad, developer fee collection records provided by the District and County of Monterey assessor parcel records, this report estimates that new housing units in the District will have an average square footage of 1,913 square feet for single-family units and 1,006 for multi-family units. Multiplying average square footage by number of units (1,913 square feet times 288 single-family units plus 1,006 square feet times 254 multi-family units) produces a total of 806,468 square feet of new residential development projected to be built in the District over the next five years. Dividing this total square footage into total allowable cost results in a Level II fee of \$5.08 per square foot of new residential development.

The calculation of Level II fees, in accordance with the formulas provided in the statutes, will likely be understated when measured against the actual calculation of costs due to the limited inclusion of cost categories to determine actual costs per student and the fluctuating student generation rates. The District needs to account for these issues when conducting a revenue/cost analysis utilizing the calculated Level II fee.

**C. Amount of Level III Fee**

Under certain circumstances, State law allows school districts to charge a fee higher than a Level II fee if: (1) the District meets the requirements for Level II fees and (2) the State Allocation Board is no longer approving apportionments for new construction pursuant to Article 5 (commencing with Section 17072.20) of Chapter 12.5 of Part 10 of the Education Code. In the District's case, this higher fee, referred to as a Level III fee, can

be no more than twice the Level II fee. Therefore, the maximum Level III fee the District is authorized to charge is \$10.16 per square foot of new residential development.

**End of Section**

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### III. Findings and Recommendations

This Section (1) shows that the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees, (2) summarizes other potential funding sources for the District’s capital projects, and (3) presents recommendations regarding the collection of developer fees.

#### A. Findings

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

The purpose of collecting Level II and III fees on residential development is to acquire funds to construct or reconstruct school facilities for the students generated by future residential developments.

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

The District use of the fee will involve constructing and/or reconstructing new middle and high school campuses and/or additional permanent facilities on existing middle and high school campuses. In addition, the District may build other school related facilities or purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from Level II and III fees collected on residential development may be used to pay for all of the following:

- (1) land (purchased or leased) for school facilities to address student growth,
- (2) design of school facilities to address student growth,
- (3) construction or reconstruction of school facilities to accommodate student growth,
- (4) testing and inspection of school sites and school buildings in preparation for construction to increase school capacity,
- (5) costs associated with the administration, collection and justification for the Level II and III fees, and
- (6) interim school facilities (purchased or leased) to house students generated by future development while permanent facilities for increasing school capacity are being constructed.

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

All types of new residential development—including but not limited to single-family and multi-family units in new subdivisions and in “in-fill” lots, single-family and multi-family units in redevelopment projects, single-family and multi-family units that replace demolished units (to the extent that the new units are larger than the demolished units), additions of residential space to existing single-family and multi-

family units, manufactured homes, mobile homes, and condominiums—are projected to cause new families to move into the District and, consequently, generate additional students in the District. As shown throughout this Report, sufficient school facilities do not exist for these students. All types of new residential development, therefore, create a need for additional school facilities. The fee's use (acquiring school facilities) is therefore reasonably related to the type of projects (new residential developments) upon which it is imposed.

4) 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 is currently operating over capacity, that is, the District has no available capacity to house additional students at the high school grade grouping. Future residential development in the District will generate additional students and, consequently, a need for additional school facilities at the middle and high school grade groupings. A relationship exists, therefore, between the District's need to build additional school facilities to house those students generated from the new development and the new residential development projects.

5) 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 concludes that the methods prescribed by the State law for estimating school facility construction costs, and for calculating the Level II and Level III fees, supports the establishment of Level II and Level III fees which, when collected, will contribute to the District's cost of constructing and reconstructing school facilities to house students generated by future residential construction.

6) Other Funding Sources

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

a) 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.

b) State Programs

The District has applied for and received State funding for construction of new school facilities under the 1998 Leroy F. Greene School Facility Program. Even projects funded at 100 percent of the State allowance, however, often 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.

c) General Obligation Bonds

School districts can, with the approval of either two-thirds or 55 percent of its voters, issue general obligation bonds that are paid for out of property taxes. On June 5, 2018, voters approved the District's Measure G, which passed with 57.79 percent of the votes cast. These funds are dedicated to building new school facilities and renovate existing facilities and are included in the report.

d) 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.

e) 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.

f) Surplus Property

The District has no properties that could be sold to create a significant source of capital outlay funds.

g) Alternatives for Reducing Facility Costs

Alternatives to reducing facility costs, which have been used and/or explored by the District, include additional portable classrooms, joint-use of facilities, multi-track-year-round education, and other measures. These options remain available to the District in the future.

**B. Recommendations**

Based on the findings outlined above, it is recommended that the District's Board of Education, as provided for in Government Code Sections 65995.5 and 65995.7, adopt a resolution to approve and authorize the levying of Level II and Level III fees on new residential construction, including other residential construction if justified, in the amounts of \$5.08 and \$10.16 per square foot, respectively.

**End of Report**

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## **Appendix A**

### **Calculation of Allowable Per-Pupil Grant Costs**

**Appendix A**  
**Calculation of Allowable Per-Pupil Grant Costs**

The per-pupil grant costs, calculated per the provisions of Government Code Section 65995.5(c)(1), include the School Facility Program (SFP) grants outlined in Education Code Section 17072.10, fire alarm and sprinkler grants mandated by Education Code Section 17074.56(a).

Table A-1 increases the SFP base grant amounts by per-pupil grant increases mandated by SB 575 (fire alarm and sprinkler grants). The sum of SFP base grant amounts, per-pupil grant increases mandated by SB 575, will be used in calculating the District’s Level II/III fees.

**Table A-1**  
**SFP Per-Pupil Grants Plus Fire Alarm/Sprinkler Funding**

Grade Group	K-6	7-8	9-12
SFP Grant	\$12,451	\$13,169	\$16,756
SB 575 Fire Alarm Grant	\$15	\$20	\$34
SB 575 Sprinkler Grant	\$209	\$248	\$258
<b>50% Total Grant</b>	<b>\$12,675</b>	<b>\$13,437</b>	<b>\$17,048</b>
<b>100% Total Grant</b>	<b>\$25,350</b>	<b>\$26,874</b>	<b>\$34,096</b>

## **Appendix B**

### **Calculation of Allowable Per-Pupil Site Acquisition and Site Development Costs**

**Appendix B**  
**Calculation of Allowable Per-Pupil Site Acquisition and Site Development Costs**

**Site Acquisition Costs for Elementary, Middle and High School Projects**

The site sizes for the District’s elementary, middle and high school cost models are based on acreage amounts that are consistent with the guidelines in the “School Site Analysis and Development Handbook” published by the California Department of Education (CDE).

Site acquisition costs for the District’s planned elementary, middle and high school projects are based on (1) land prices consistent with future land acquisition costs that District administrators expect to pay for its planned elementary, middle and high school projects and (2) applicable increases pursuant to Section 1859.74 of Title 2 of the California Code of Regulations for appraisals, surveys, site testing, CDE review/approval, preparation of the POESA and PEA and DTSC cost for review, approval and oversight of the POESA and the PEA.

**Table B-1**  
**Site Acquisition Costs for Elementary, Middle and High School Projects**

<b>Grade Group</b>	<b>Number of Acres Required</b>	<b>Site Acquisition Cost Per Acre</b>	<b>Total Site Acquisition Cost</b>
Elementary	9.6	\$208,000	\$1,996,800
Middle	0	\$208,000	\$0
High	36.7	\$208,000	\$7,633,600

**Service Site, Off-Site and Utility Costs for a New Elementary School**

Service site development, off-site development, and utility costs for a new District elementary school are based on allowable costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations for the District’s Frank Ledesma Elementary School project, approved at the March 26, 2003 meeting of the State Allocation Board (SAB), and has been indexed in the amount equal to the change in the SFP new construction grant from 2003 to 2020. These costs are as follows:

**Table B-2**  
**Site Development Costs for a New Elementary School**

<b>New Elementary School Projects</b>	<b>Costs</b>
Site Development Costs (Service Site, Off-Site and Utility Services)	\$1,497,624
SAB Approved Statewide Cost Index Adjustment (94.57%)	\$1,416,303
<b>Total Site Development Cost</b>	<b>\$2,913,927</b>
<b>Total Per-Pupil Site Development Cost</b>	<b>\$4,317*</b>

\*Equals total site development cost of a new elementary schools divided by the total capacity of a new elementary school (675 students).

Estimated general site development costs for District elementary school projects are based on the average allowable general site development costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, for the District’s Cost Model Project. These costs are as follows:

**Table B-3  
General Site Development Costs for a New Elementary School**

<b>New Elementary School Projects</b>	<b>Acres</b>	<b>Per-Acre Cost</b>	<b>Pupils</b>	<b>Per-Pupil Cost</b>	<b>Costs</b>
Elementary School					
Per-Useable Acre General Site Cost	9.6	\$40,532	n/a	n/a	\$389,107
Per-Pupil General Site Cost	n/a	n/a	650	\$1,521*	\$988,650
<b>Totals</b>	<b>9.6</b>	<b>n/a</b>	<b>650</b>	<b>n/a</b>	<b>\$1,377,757</b>
<b>Average Per-Pupil General Site Development Cost**</b>					<b>\$2,120</b>

\*Equals 6% of the K-6 per-pupil base grant amount of \$25,350.

\*\*Equals the totals of the General Site Costs, divided by the total capacity of a new elementary school (650 students).

The total anticipated Site Development Costs for District New Elementary School projects equals the per-pupil service site, off-site and utilities development cost for the District’s elementary school cost model project, plus the average per-pupil general site development costs related to the District’s elementary school cost model project. The following table illustrates the total per-pupil site development costs for future District Elementary School projects.

**Table B-4  
Total Site Development Costs for a New Elementary School**

<b>New Elementary School Projects</b>	<b>Costs</b>
Average Per-Pupil Service Site, Off-Site and Utility Costs	\$4,317
Average Per-Pupil General Site Development Costs	\$2,120
<b>Total Per-Pupil Site Development Cost</b>	<b>\$6,437</b>

**Site Development Costs for a New Middle School Addition**

Service site development, off-site development, and utilities costs for a new District 7-8 cost model addition project are based on SAB approved Site Development Costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, for the North Monterey County Unified School District’s North Monterey County Middle School addition. The North Monterey County Middle project was approved on June 24, 2009, and has had allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustment from 2009 to 2020. These costs are as follows:

*(Continued on the next page)*

**Table B-5  
Site Development Costs for a New Middle School Additions**

<b>New Middle School Addition Project</b>	<b>Costs</b>
New Middle School Site Development Costs	\$555,750
SAB Approved Statewide Cost Index Adjustment (32.91%)	\$182,897
<b>Total Site Development Cost</b>	<b>\$738,647</b>
<b>Per-Pupil Site Development Cost</b>	<b>\$5,471*</b>

\*Equals total site development cost of a new middle school addition divided by the total capacity of the new middle school addition (135 students).

**Site Development Costs for a New High School**

Estimated service site development, off-site development and utility costs for the District’s high school cost model project are based on the average allowable site development costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, of (1) the site development costs associated with the Salinas Union High School District’s Rancho San Juan High School project, approved at the June 26, 2019 meeting of the State Allocation Board, and has had the allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustment from 2019 to 2020. These costs are as follows:

**Table B-6  
Site Development Costs for a New High School**

<b>High School Model Projects</b>	<b>Costs</b>
<b>Rancho San Juan High School Project:</b>	
Site Development Costs	\$7,187,270
SAB Approved Statewide Cost Index Adjustment (2.08%)	\$149,495
<b>Total Site Development Cost</b>	<b>\$7,336,765</b>
<b>Cost per Acre*</b>	<b>\$184,017</b>
<b>Total Site Development Cost for New 36.7 Acre High School Project**</b>	<b>\$6,753,424</b>
<b>Per-Pupil Site Development Cost***</b>	<b>\$4,502</b>

\*Rancho San Juan High School is on a 39.87 acre site

\*\*37.6 acres is the size of the New High School project

\*\*\*Equals total site development cost divided by the New High School capacity of 1,500

Estimated general site development costs for District high school projects are based on the average allowable general site development costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, for the District’s Cost Model Project. These costs are as follows:

**Table B-7  
General Site Development Costs for a New High School**

<b>New High School Projects</b>	<b>Acres</b>	<b>Per-Acre Cost</b>	<b>Pupils</b>	<b>Per-Pupil Cost</b>	<b>Costs</b>
High School					
Per-Useable Acre General Site Cost	36.7	\$40,532	n/a	n/a	\$1,487,524
Per-Pupil General Site Cost	n/a	n/a	1,500	\$1,279*	\$1,918,500
<b>Totals</b>	<b>36.7</b>	<b>n/a</b>	<b>1,500</b>	<b>n/a</b>	<b>\$3,406,024</b>
<b>Average Per-Pupil General Site Development Cost**</b>					<b>\$2,271</b>

\*Equals 3.75% of the 9-12 per-pupil base grant amount of \$34,096.

\*\*Equals the totals of the General Site Costs, divided by the total capacity of a new high school (1,500 students).

The total anticipated Site Development Costs for District New High School projects equals the per-pupil service site, off-site and utilities development cost for the District's high school cost model project, plus the average per-pupil general site development costs related to the District's high school cost model project. The following table illustrates the total per-pupil site development costs for future District High School projects.

**Table B-8  
Total Site Development Costs for a New High School**

<b>New High School Projects</b>	<b>Costs</b>
Average Per-Pupil Service Site, Off-Site and Utility Costs	\$4,502
Average Per-Pupil General Site Development Costs	\$2,271
<b>Total Per-Pupil Site Development Cost</b>	<b>\$6,773</b>