

# **Rocklin Unified School District**

Annual and Five Year Developer Fee Report

November 2020



***Report Prepared by:  
Craig Rouse: Senior Director Facilities, Maintenance & Operations***

**ROCKLIN UNIFIED SCHOOL DISTRICT  
STATUTORY SCHOOL FACILITY FEES INCLUDING  
ALTERNATIVE SCHOOL FACILITY FEES REPORT  
FISCAL YEARS 2015-16 THROUGH 2019-2020**

Government Code Sections 66006 and 66001 provide that the District shall make available to the public certain information and adopt described findings relative to statutory school facility fees ("Statutory School Fees") collected pursuant to Education Code Sections 17620 *et. seq.* and Government Code Sections 65995 *et. seq.* ("Level 1 fees," "Level 2 fees," and "Level 3 fees," collectively, "Statutory School Facility Fees" and as to Level 2 and Level 3 fees, "Alternative School Facility Fees.") The foregoing for this purpose is also referred to as reportable fees ("Reportable Fees"). The described information and findings relate to Reportable Fees received, expended or to be expended in connection with school facilities ("School Facilities") to accommodate additional students from new development if funded or partially funded with Reportable Fees. The Reportable Fees do not include letters of credit, bonds, or other instruments to secure payment of Reportable Fees at a future date. The Reportable Fees have not been levied, collected or imposed for general revenue purposes.

The following is the information and findings the District proposes to review and adopt in accordance with Government Code Sections 66006 and 66001 for five year reporting requirements:

**I. INFORMATION MADE AVAILABLE PURSUANT TO GOVERNMENT CODE SECTION 66006 FOR FISCAL YEAR 2019-2020**

In accordance with Government Code Section 66006(b)(1) and (2), the District provides the following information for fiscal year 2019-2020:

**A. DESCRIPTION OF THE TYPE OF DEVELOPER FEES IN THE ACCOUNT OR SUB-ACCOUNT(S) OF THE DISTRICT:**

The Developer Fees consist exclusively of Statutory School Facility Fees.

**B. AMOUNT OF THE DEVELOPER FEES:**

The Reportable Fee amounts for during the year 2019-20 were \$4.08 per square foot of assessable space for residential development that is constructed within the School District. The commercial/industrial Reportable Fee amount was \$0.66 per square foot of covered and enclosed space constructed within the District. The applicable fees are set forth in Schedule "A" below.

These Reportable fee amounts were previously adopted on behalf of the District by the Governing Board of the District.

The Reportable Fee amounts only partially mitigate the impacts to the District caused by new residential development because the Reportable Fees do not adequately fund the school facility needs resulting from additional development within the District. The amounts of the Reportable Fees are

essential to fund interim and permanent School Facilities to accommodate students from additional development within the District.

**C. BEGINNING AND ENDING BALANCE OF ACCOUNT AND SUB-ACCOUNT(S):**

	<b>Developer Fees</b>
<b>Beginning Balance (07/01/19)</b>	\$17,038,818.48
<b>Ending Balance (06/30/20)</b>	\$13,136,479.76

**D. AMOUNT OF THE DEVELOPER FEES COLLECTED AND INTEREST EARNED:**

<b>Amount of Developer Fees Collected Per Account or Sub-Account(s)</b>	<b>Amount of Interest Earned Per Account or Sub-Account(s)</b>
\$2,979,386.41	\$ 207,608.97

**E. IDENTIFICATION OF EACH PROJECT OF THE DISTRICT ON WHICH DEVELOPER FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH PROJECT OF THE DISTRICT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PROJECT OF THE DISTRICT, THAT WAS FUNDED WITH DEVELOPER FEES:**

The foregoing information<sup>1</sup> is set forth in Schedule "B", which is incorporated herein by this reference.

**F. DESCRIPTION OF EACH INTER-FUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR SUB-ACCOUNT(S), INCLUDING DISTRICT PROJECT(S) ON WHICH THE TRANSFERRED OR LOANED DEVELOPER FEES WILL BE EXPENDED, AND, IN THE CASE OF AN INTER-FUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR SUB-ACCOUNT(S) WILL RECEIVE ON THE LOAN:**

Inter-Fund Transfer of \$6,000,000 to Fund 49 for Quarry Trail Elementary Project.

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<sup>1</sup> The information will also include any Developer Fees spent for administrative costs associated with the adoption, collection, and reporting of the Developer Fees.

**G. THE AMOUNT OF REFUNDS MADE OR REVENUES ALLOCATED FOR OTHER PURPOSES IF THE ADMINISTRATIVE COSTS OF REFUNDING UNEXPENDED REVENUES EXCEED THE AMOUNT TO BE REFUNDED:**

No refunds of Reportable Fees were made in these fiscal years, and no refunds are required under applicable law.

**II. FIVE-YEAR ANALYSIS AND PROPOSED FINDINGS**

In accordance with Government Code Section 66001, the District provides the following information with respect to that portion of the account or sub-account(s) remaining unexpended, whether committed or uncommitted for the past five years of expenditures and five years of projected expenses.

**A. IDENTIFICATION OF THE PURPOSE TO WHICH THE REPORTABLE FEES ARE TO BE PUT:**

The purpose of the Reportable Fees imposed and collected on new residential, commercial and industrial development within the District is to fund additional School Facilities required to serve the students of the District generated by this new development within the District. Specifically, the Reportable Fees will be used for the construction and/or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms, technology and furnishings, as well as acquiring and installing additional portable classrooms.

**B. DEMONSTRATION OF A REASONABLE RELATIONSHIP BETWEEN THE REPORTABLE FEES AND THE PURPOSES FOR WHICH THEY ARE CHARGED:**

There is a roughly proportional, reasonable relationship between the new development upon which the Reportable Fees are charged and the need for additional School Facilities by reason of the fact that additional students will be generated by additional development within the District and the District does not have student capacity in the existing School Facilities to accommodate these new students. Furthermore, the Reportable Fees charged on a new development will be used to fund School Facilities which will be used to serve the students generated from new development and the Reportable Fees do not exceed the costs of providing such School Facilities for new students.

**C. BEGINNING AND ENDING BALANCE OF ACCOUNTS:**

Table 1

	<b>Reportable School Facility Fees</b>
Beginning Balance, 7/1/2015	\$ 5,147,740.45
Ending Balance, 6/30/20	\$13,136,479.76

**D. AMOUNT OF THE REPORTABLE FEES COLLECTED AND INTEREST EARNED:**

Table 2, below, shows the amount of Reportable Fees collected to accommodate students from additional development ("Project Students") and interest earned during fiscal years 2015-16 through 2019-20.

Table 2

Source	Amount Collected
New Development	\$20,684,007.16
Other Revenues	\$ 112.39
Interest Earned	\$ 916,660.73

**E. IDENTIFICATION OF EACH PROJECT OF THE DISTRICT ON WHICH REPORTABLE FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH PROJECT OF THE DISTRICT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PROJECT OF THE DISTRICT, THAT WAS FUNDED WITH REPORTABLE FEES:**

Table 3 identifies the amount of Reportable Fees expended for School Facilities in fiscal years 2015-16 through 2019-20, as well as the percentage of each improvement funded by total Reportable Fees expended.

Table 3

Project	Amount Expended and Percentage of the Project Funded by Reportable Fees
Salaries, Benefits, Supplies, Equipment	\$1,406,133.06 17.0%
Professional/Legal/Consulting Services	\$ 530,258.87 6.4%
Land and Building Improvements	\$6,349,750.71 76.6%

**F. IDENTIFICATION OF INCOMPLETE PROJECTS:**

The District will use the remaining Reportable Fees in Fund 25 to fund upcoming; leases, purchases, installation of student housing facilities, expansions and improvements to sites, and administrative costs for implementing these programs. Reportable Fees in Fund 25 will be used to complete the construction of Quarry Trail Elementary and the Rocklin Academy relocation to Ruhkala Elementary School project.

**G. THE AMOUNT OF REFUNDS MADE OR REVENUES ALLOCATED FOR OTHER PURPOSES IF THE ADMINISTRATIVE COSTS OF REFUNDING UNEXPENDED REVENUES EXCEED THE AMOUNT TO BE REFUNDED:**

No refunds of Reportable Fees were made in these fiscal years, and no refunds are required under applicable law.

**H. ANTICIPATED PROJECTS:**

Schedule C, below, provides a listing of anticipated projects and costs that will utilize, in part, the unexpended Reportable Fees fund balance as well as future Reportable Fee revenue and various facilities funding:

**I. IDENTIFICATION OF ALL SOURCES AND AMOUNTS OF FUNDING ANTICIPATED TO COMPLETE FINANCING OF THE SCHOOL FACILITIES IDENTIFIED BY THE DISTRICT: As of July 1, 2020**

<b>Source of Funding</b>	<b>Amount of Funding Anticipated to be Received to Complete Financing of School Facilities</b>
1. State Funding Program Funds	\$3,628,185
2. State Hardship Program Funds	\$ N/A
3. Community Facilities Districts	\$ N/A
4. General Obligation Bond Proceeds	\$ N/A
5. Redevelopment Pass-Through Agreements	\$ N/A
6. Statutory School Facility Fees	\$ 16,196,276
7. Alternative School Facility Fees	\$ N/A
8. Mitigation Payments	\$ N/A
9. Certificates of Participation	\$ N/A
10. Statutory Redevelopment Pass Through Funds	\$ N/A
11. Total Funding (Lines 1 - 10 above)	\$19,824,461
12. Remaining Funds Available from Previously Issued COPs and CFD Bonds	\$14,073,772
13. Total Costs of All Projects (Add totals of all Schedules "C")	\$33,939,025
14. Minus Total of All Funding Sources (Enter from Line 11+12 Above)	\$33,898,233
15. Unfunded Balance Line 13, minus Line 14	\$ 40,792

The District has applied for additional state funding of approximately \$20,300,000. The future approval of a state school bond would be necessary in order to receive such funding. The distribution of such funds is not expected within the next 5 years.

**J. DESIGNATION OF THE APPROXIMATE DATE ON WHICH THE FUNDING REFERRED TO IN PARAGRAPH I ABOVE IS EXPECTED TO BE DEPOSITED IN THE APPROPRIATE ACCOUNT OR SUB-ACCOUNT(S).**

<b>Sources</b>	<b>Approximate Date Expected to Be Deposited</b>
State Funding Program Funds	2022 Based on State School Construction bond passed in November 2016 and pending approval of future state school measure
State Hardship Program Funds	N/A
Community Facilities Districts	Received in October 2019
General Obligation Bond Proceeds	N/A
Redevelopment Pass-Through Agreements	N/A
Statutory School Facility Fees	Received through June 2020
Alternative School Facility Fees (Rocklin Academy)	To be received in 2020
Mitigation Payments	N/A
Certificates of Participation	Received in June 2019
Statutory Redevelopment Pass Through Funds	N/A

**III. AVAILABILITY OF INFORMATION**

In accordance with Government Code Section 66006(b)(2), the foregoing information, including the proposed five (5) year findings set forth below will be made available to the public at least fifteen (15) days prior to consideration of the Developer Fees Report. The Board of the District will review such annual information and proposed five (5) year findings at its next regular meeting occurring at least fifteen (15) days subsequent to the availability of this Developer Fees Report.

Any members of the public desiring more detailed information regarding Developer Fees may contact the Facilities Department at Rocklin Unified School District. Please refer to the District website for additional information on the District’s current Facilities Master Plan, as well as for current Developer Fee information.

**IV. FINDINGS**

The Rocklin Unified School District has:

1. Expended developer fees for public improvements solely and exclusively for the purpose of purposes for which the fee was collected.
2. Levied, collected or imposed no fee to be used for general revenue purposes.

3. Deposited developer fees in a separate fund or account in a manner that has avoided commingling of those fees with other funds.
4. Made available to the public specified information relating to the fee, interest, other income, expenditures, and refunds occurring during the fiscal year within 180 days of the close of the fiscal year.



**SCHEDULE "A"**

**ROCKLIN UNIFIED SCHOOL DISTRICT  
STATUTORY SCHOOL FACILITY FEE  
FISCAL YEAR 2019-2020**

**Statutory School Fees**

Level 1	\$4.08 per square foot
Commercial/Industrial	\$0.66 per square foot

**SCHEDULE "B"**

**ROCKLIN UNIFIED SCHOOL DISTRICT  
ITEMIZED EXPENDITURES - DEVELOPER FEES EXPENDITURES  
FISCAL YEAR 2019-2020**

<b>Project Description</b>	<b>Percentage Funded w/ Developer Fees</b>	<b>Amount</b>
Administrative Cost	100%	\$ 51,736
Misc. Project due to Growth	100%	\$ 66,398
Bond Measure Planning	100%	\$103,472
Facilities Need Analysis and Legal Service	100%	\$ 60,804
District Office Generator- Back up Power Project	100%	\$ 138,796
Parker Whitney Elementary – Technology Room AC due to growth	100%	\$ 30,952
Rocklin High School & Whitney High School Summer Growth Project-Science Lab Rm30	100%	\$ 76,037
Rocklin High School and Whitney High School Growth-Locker WHS, Special Education	100%	\$ 149,867
Rocklin High School- CTEG Metal Shop	100%	\$ 45,950
Portable Additions to Rocklin High School and Whitney High School -Summer 2019 4 Portables	100%	\$ 1,039,424
COP Interest	100%	\$273,882
<b>TOTAL</b>		<b>\$ 2,037,318</b>

**SCHEDULE "C"**

**ROCKLIN UNIFIED SCHOOL DISTRICT  
FIVE YEAR PROJECTED CAPITAL EXPENDITURES**

<b>Project Name</b>	<b>Relationship to Reportable Fee</b>	<b>Funding Source</b>	<b>Estimated Remaining Project Cost As of July 1, 2020</b>	<b>Date to be Deposited to Fund</b>
Quarry Trail Elementary School	Provide facilities for student population growth	Reportable Developer Fees/State Funding Program/CFD	\$14,490,000.00	Fiscal Years 2018-19 through 2022-2023
Portable Additions to Granite Oaks and Spring View Middle Schools	Provide facilities for student population growth	Reportable Developer Fees/State Funding Program/CFD	\$11,000,000.00	Fiscal Years 2022-23 through 2028-2029
Rocklin Academy Relocation to Ruhkala	Provide facilities for student population growth	Reportable Developer Fees/Rocklin Academy (\$525K)	\$4,875,100.00	Fiscal Years 2018-19 Through 2020-2021
Portable Classroom Additions to Whitney High School	Provide facilities for student population growth	Reportable Developer Fees/State Funding Program	\$1,200,000.00	Fiscal Years 2021-2022 through 2022-2023
5-Year COP Debt Service for Ruhkala Elementary Expansion Project	Provide facilities for student population growth	Reportable Developer Fees	\$2,373,925.00	Fiscal Years 2020-21 through 2024-25