

Rocklin Unified School District

Annual and Five Year Developer Fee Report

November 2022



***Report Prepared by:
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**ROCKLIN UNIFIED SCHOOL DISTRICT
STATUTORY SCHOOL FACILITY FEES INCLUDING
ALTERNATIVE SCHOOL FACILITY FEES REPORT
FISCAL YEARS 2017-18 THROUGH 2021-2022**

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 2021-2022

In accordance with Government Code Section 66006(b)(1) and (2), the District provides the following information for fiscal year 2021-2022:

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 2021-22 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):

	Developer Fees
Beginning Balance (07/01/21)	\$17,204,790.04
Ending Balance (06/30/22)	\$20,036,946.87

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

Amount of Developer Fees Collected Per Account or Sub-Account(s)	Amount of Interest Earned Per Account or Sub-Account(s)
\$4,565,276.70	\$ 50,796.85

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 information¹ 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:

N/A

¹ 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

	Reportable School Facility Fees
Beginning Balance, 7/1/2017	\$ 10,937,264.11
Ending Balance, 6/30/2022	\$20,036,946.87

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 2017-18 through 2021-22.

Table 2

Source	Amount Collected
New Development	\$21,244,486.46
Other Revenues	\$ 525,000.00
Interest Earned	\$ 850,209.14

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 2017-18 through 2021-22, 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	\$1,237,540.82 11.0%
Professional/Legal/Consulting Services	\$ 482,344.30 4.0%
Land and Building Improvements	\$9,556,220.19 85.0%

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 fund new portable additions to Granite Oaks and Spring View Middle Schools as well as the replacement of outdated portables throughout the District.

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, 2022

Source of Funding	Amount of Funding Anticipated to be Received to Complete Financing of School Facilities
1. State Funding Program Funds	\$ N/A
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	\$ 22,536,947
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)	\$22,536,947
12. Remaining Funds Available from Previously Issued COPs and CFD Bonds	\$ 0
13. Total Costs of All Projects (Add totals of all Schedules "C")	\$22,570,500
14. Minus Total of All Funding Sources (Enter from Line 11+12 Above)	\$22,536,947
15. Unfunded Balance Line 13, minus Line 14	\$33,553

The District has applied for additional state funding of approximately \$2,457,428. This funding would come from an increase in the Governor's budget for facilities projects in FY 22-23 and 23-24. The distribution of such funds is in FY 2023-24. In the event that there are excess funds available after all identified capital projects have been completed

and State funding has been realized, the District will consider applying such funds to retire outstanding COP obligations.

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).

Sources	Approximate Date Expected to Be Deposited
State Funding Program Funds	2024 Based on State School Facility Program Budget Allocation
State Hardship Program Funds	N/A
Community Facilities Districts	N/A
General Obligation Bond Proceeds	N/A
Statutory School Facility Fees	Received through June 2022 + Expected for next 2 years
Alternative School Facility Fees	N/A
Mitigation Payments	N/A
Certificates of Participation	N/A
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 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 2021-2022**

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 2021-2022**

Project Description	Percentage Funded w/ Developer Fees	Amount
Administrative Cost	100%	\$ 45,622
Misc. Project due to Growth	100%	\$ 114,024
Facilities Need Analysis and Legal Service	100%	\$ 59,925
Maintenance & Operations Growth Project	100%	\$ 25,156
Rocklin High School and Whitney High School Portables Growth-2021	100%	\$ 499,291
COP Principal & Interest	100%	\$475,750
TOTAL		\$ 1,219,768

SCHEDULE "C"

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

Project Name	Relationship to Reportable Fee	Funding Source	Estimated Remaining Project Cost As of July 1, 2022	Date to be Deposited to Fund
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
5-Year COP Debt Service for Ruhkala Elementary Expansion Project	Provide facilities for student population growth	Reportable Developer Fees	\$2,370,500.00	Fiscal Years 2022-23 through 2026-27
Quarry Trail Before and After School Portable	Provide facilities for the Before and After School Program	Reportable Developer Fees/State Funding	\$700,000	Fiscal Years 2022-23 through 2026-27
Portable Additions to Rocklin High School, Rocklin Elementary, Antelope Creek, and Twin Oaks	Provide facilities for student population growth	Reportable Developer Fees/State Funding	\$8,500,000	Fiscal Years 2022-23 through 2026-27