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## DEVELOPMENT FEE JUSTIFICATION STUDY

*Prepared for*

**Kings Canyon Unified School District**

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**May 2022**

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## SECTION A

### INTRODUCTION AND FINDINGS

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#### INTRODUCTION

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School districts are authorized to collect fees on new residential and commercial/industrial development in accordance with Education Code Section 17620 and Government Code Section 65995. The traditional development fees (referred to as “Level 1” fees) are currently capped at \$4.79 per square foot for residential development and \$0.78 per square foot for commercial/industrial development. The law provides for the Level 1 fee caps to be adjusted by the State Allocation Board every two years at its January meeting. The next adjustment will take place in January 2024.

This study is organized into three sections:

- Section A sets forth the purpose of the study and the findings necessary to charge development fees;
- Section B determines the justifiable residential development fee; and
- Section C determines the justifiable commercial/industrial development fees by category of development.

#### FINDINGS

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This study presents the information and analysis necessary to demonstrate that the Kings Canyon Unified School District is justified in collecting school facilities fees for new residential and commercial/industrial development in accordance with Education Code Section 17620 and Government Code Sections 65995 and 66001. As required by law, this study demonstrates the following:

- a. New residential and commercial/industrial development relates directly to the need for school facilities in the District.**
  - Based upon past development activity and reasonable future projections, approximately 325 single-family residential units, 300 multiple family residential units, and 350,000 square feet of commercial/industrial development will be constructed in the District during the next five years (see Section B, Step 1 and Appendix 2).
  - Students will be generated by new residential and commercial/industrial development. Single family residential development generates an average of 0.787 grades TK-12 students per unit in the District (see Section B, Step 2). Multiple family development generates an average of 0.920 TK-12 students per unit in the District. Commercial and industrial development generates between 0.003 and 0.240 students per 1,000 square feet, depending on the category of development (see Section C, Table C-1).

- New development is expected to generate approximately 531 additional students in the District during the next five years, including 262 students in grades TK-5, 117 students in grades 6-8, and 152 students in grades 9-12 (see Section B, Step 2).

**b. The District needs additional school facilities to accommodate students from new development.**

- The District will need additional school facilities for approximately 152 students in grades 9-12 generated by new development occurring during the next five years (see Section B, Steps 3 and 4). (The District has existing capacity to house the projected new development students in grades TK-5 and 6-8.)

**c. The amount of fees charged is reasonably related to the amount of need attributable to new development projects.**

- The residential fee per square foot justified by this report to fully fund the cost of providing school facilities to students from new development is \$13.28 per square foot (see Section B, Step 8).
- Government Code Section 65995 allows the District to charge a residential fee of up to \$4.79 per square foot. This fee falls substantially short of funding the full cost of providing school facilities to students from new development.
- A fee on commercial and industrial development may be charged as a supplement to the residential fee if the residential fee does not cover the cost of providing school facilities to students from new development. The justifiable fees for commercial and industrial development by category are presented in Table C-1. Table C-1 shows that the maximum commercial/industrial fee of \$0.78 per square foot can be justified in all categories, except for mini-storage development, which can justify a fee of \$0.15 per square foot.

## SECTION B

### RESIDENTIAL FEE JUSTIFICATION

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#### INTRODUCTION

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This section presents a step-by-step calculation of the residential development fee as authorized by Education Code Section 17620 and Government Code Section 65995. The maximum residential fee that can currently be charged under Section 65995(b) is \$4.79 per square foot.<sup>1</sup>

#### STEP 1: PROJECT NUMBER OF NEW RESIDENTIAL UNITS

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The first step in the analysis is to project the number of residential units to be constructed in the District during the next five years. This can be estimated by evaluating recent development activity and trends in the District, reviewing local agency land use plans, and making reasonable assumptions about future activity.

Table B-1 on the following page shows residential development activity between January 1, 2012, and December 31, 2021, within the Cities of Reedley and Orange Cove, the portion of the City of Dinuba within the District, and in the unincorporated areas of the District (including the foothill communities of Squaw Valley, Dunlap, and Miramonte as well as the agricultural areas outside the boundaries of Reedley and Orange Cove). During this period, building permits were issued for 635 single-family units in the District, including 298 (46.9%) in the City of Reedley, 174 in the City of Dinuba (27.4%), 42 in the City of Orange Cove (6.6%), and 121 (19.1%) in the unincorporated areas. The average yearly number of single-family permits in the District over the past five years is 100 units, while the ten-year average is 64 units. During the same ten-year period, 235 multiple family units received building permits, 231 of which were located in the City of Reedley. The average yearly number of multiple family units permitted during the past five and ten years was 11 units and 24 units, respectively.

The City of Reedley has the greatest growth potential of any area of the District. In 2014, Reedley adopted an updated General Plan (*City of Reedley 2030 General Plan*), which added 2,860 acres to the City's sphere of influence and includes 1,802 acres for residential expansion of varying densities. There are currently five residential subdivision projects within the City of Reedley with approved tentative or final maps that have the potential to develop during the next few years: (1) The Reed Aspen project (Tract No. 6196), approved in December 2017, includes 161 single-family units (87 units constructed). (2) Frankwood Commons, approved in January 2019, includes 150 single-family units (34 units constructed). (3) Rancho Vista, approved in March 2019, includes 186 single-family units (24 units constructed). (4) The Blossom Trail project (Tract No. 6129), approved in January 2017, has potential to construct 55 single-family units, four duplex units, and 104 apartment units. (5) Fino Estates, approved in September 2019, has potential to construct 35 single-family units and 92 multiple family units.

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<sup>1</sup> This fee is also known as the "Level 1" fee. Higher "alternative" fees (Level 2 and 3 fees) can only be justified by meeting the requirements of Government Code Sections 65995.5, 65995.6 and 65995.7. This study is not intended to justify alternative fees.

**TABLE B-1**  
**Kings Canyon Unified School District**  
**RESIDENTIAL UNITS PERMITTED 2012-2021**

Year	City of Reedley		City of Orange Cove		City of Dinuba		Unincorporated Areas		District	
	SF Units	MF Units	SF Units	MF Units	SF Units	MF Units	SF Units	MF Units	SF Units	MF Units
2012	28	16	7	0	0	0	9	0	44	16
2013	12	108	4	0	0	0	9	0	25	108
2014	8	0	1	0	0	0	5	0	14	0
2015	8	55	19	0	0	0	5	0	32	55
2016	10	0	3	0	0	0	10	2	23	2
2017	4	0	2	0	4	0	18	2	28	2
2018	3	20	0	0	26	0	23	0	52	20
2019	3	0	2	0	55	0	20	0	80	0
2020	83	0	0	0	30	0	8	0	121	0
2021	139	32	4	0	59	0	14	0	216	32
10-Yr. Total	298	231	42	0	174	0	121	4	635	235
10-Yr. Avg.	30	23	4	0	17	0	12	1	64	24
5-Yr. Total	232	52	8	0	174	0	73	2	497	54
5-Yr. Avg.	46	10	2	0	35	0	15	0	100	11

Source: City of Reedley Building Permit Records; Kings Canyon Unified Developer Fee Records.

Similar to the City of Reedley, the City of Orange Cove General Plan provides substantial land planned for future residential development. Although development permit activity in Orange Cove has not increased at the rate seen in Reedley and Dinuba during the last two years, the City has completed one annexation and is processing another annexation with the potential to develop a combined total of 200 single-family units and 200 high-density apartments.

The unincorporated areas of the District have experienced sporadic amounts of new residential development on rural and agricultural parcels. In recent years, the western edge of the City of Dinuba within KCUSD’s boundaries has experienced notable amounts of development at Ridge Creek Ranch, which has 170 single-family lots. Ridge Creek Ranch is now fully built out, however, and no other residential developments appear to be on the horizon for this area.

Future single-family development activity in the District could potentially remain relatively high as a result of approved projects and due to recent state-level policy efforts to increase housing production and supply in California. However, rising interest rates and increasing construction costs could have a dampening effect on housing construction, and regulatory changes related to transportation impacts and water resources could constrain some development proposals within the District’s boundaries. For this study, it is estimated that an average of 65 single-family units per year (approximately the 10-year average) will be permitted during the next five years, for a total of 325 total single-family units.

Multiple family dwelling unit building permit history has varied from year to year, with some years having relatively large numbers of multiple family units constructed (2013 and 2015) while other years have had zero new multiple family dwelling units (2014, 2019, and 2020). While the factors discussed above as potentially affecting single-family residential similarly contribute to uncertainty regarding future multifamily development activity, demand for affordable housing within the District is expected to persist. Additionally, there are indications from review of development activity information that several multifamily projects located in both Reedley and Orange Cove are on pace to be constructed during the next five years. For this study, it is estimated that an average of 60 units per year will be constructed during the next five years, for a total of 300 units.

**TABLE B-2**  
**Kings Canyon Unified School District**  
**PROJECTED RESIDENTIAL DEVELOPMENT**  
**(Five-Year Period)**

Years	Single Family Units	Multiple Family Units
2022-2026	325	300

Source: Odell Planning & Research, Inc., 2022

**STEP 2: PROJECT NUMBER OF STUDENTS GENERATED BY  
 NEW RESIDENTIAL UNITS**

The number of students generated by new residential units constructed during the next five years is projected by multiplying the student generation rates for residential development in the District by the number of units projected in Step 1. The student generation rates were determined by using an address-match methodology in which address lists for dwelling units constructed in the

District from 2012 through 2020 (as shown in the ParcelQuest online database for Fresno County) were matched with the addresses of all enrolled students (supplied by the District) for the 2021-22 school year. The student generation rates for single-family and multiple family residential units in the District are shown in Table B-3.

**TABLE B-3  
Kings Canyon Unified School District  
STUDENT GENERATION RATES**

Grade Level	Single Family Units	Multiple Family Units
K-5	0.389	0.454
6-8	0.145	0.233
9-12	0.253	0.233
K-12	0.787	0.920

Source: ParcelQuest, May 2022; Odell Planning & Research, Inc., 2022

Table B-4 shows the projected number of students generated by residential units projected to be constructed during the next five years within the District. As indicated there, 531 students are projected to be generated by residential units constructed in the District during the next five years, including 262 students in grades K-5, 117 students in grades 6-8, and 152 students in grades 9-12.

**TABLE B-4  
Kings Canyon Unified School District  
STUDENTS GENERATED BY RESIDENTIAL UNITS (FIVE YEARS)**

Grade Level	Number of Units	Student Generation Rate	New Development Students
<b>Single Family Development</b>			
K-5	325	0.389	126
6-8	325	0.145	47
9-12	325	0.253	82
<b>Multiple Family Development</b>			
K-5	300	0.454	136
6-8	300	0.233	70
9-12	300	0.233	70
<b>Total Students From New Development</b>			
K-5			262
6-8			117
9-12			152
K-12			531

Source: Odell Planning & Research, Inc., 2022



**STEP 3: DETERMINE AVAILABLE FACILITIES CAPACITY FOR NEW DEVELOPMENT STUDENTS**

To determine whether there is any excess capacity to house students from future new development, Table B-5 compares the District’s 2021-22 school year enrollment in each grade level grouping to the existing total school building capacity by grade level grouping. The existing District student facility capacity is based on defined operational capacities for each school as used in the District’s *Enrollment Growth and Facility Requirements Study* dated June 2015. As shown by Table B-5, there is capacity to house an additional 569 students in grades K-5 and 289 students in grades 6-8, but there is no capacity to house additional students in grades 9-12 (capacity is needed for 360 students in grades 9-12).

**TABLE B-5  
Kings Canyon Unified School District  
AVAILABLE CAPACITY IN EXISTING FACILITIES**

Grade Level	Existing Facilities Capacity	2021-22 Enrollment	Available Capacity (or Capacity Needed)
K-5	4,860	4,291	569
6-8	2,520	2,231	289
9-12	2,796	3,156	(360)

Source: CDE DataQuest website, 2021-22 school year; Odell Planning & Research, Inc., 2015 and 2022  
 Note: Capacity in grades 9-12 includes the 216-student capacity of Reedley Middle College High School, which was not counted in the 2015 *Enrollment Growth and Facility Requirements Study* because at that time the school was utilizing facilities at Reedley College. Permanent facilities were constructed on the Reedley College Campus in 2019.

**STEP 4: DETERMINE NUMBER OF UNHOUSED STUDENTS GENERATED BY NEW DEVELOPMENT**

The number of unboxed students from new development for the next five years is determined in Table B-6 by subtracting any available capacity in Table B-5 from the number of students generated by new development identified in Table B-4. As shown in Table B-6, the District will have sufficient capacity to house all grades K-5 and 6-8 students projected from new development in the next five years. The District will need additional capacity to house 152 grades 9-12 students coming from new development in the next five years.

**TABLE B-6  
Kings Canyon Unified School District  
UNHOUSED STUDENTS GENERATED BY NEW DEVELOPMENT**

Grade Level	New Development Students	Available Capacity	Unboxed Students
K-5	262	569	0
6-8	117	289	0
9-12	152	0	152

Source: Odell Planning & Research, Inc., 2022

**STEP 5: CALCULATE COST OF SCHOOL FACILITIES FOR NEW DEVELOPMENT STUDENTS**

School facilities costs are broken down into three categories: site acquisition, building construction, and site development. Since there will be no unhoused grades K-5 or 6-8 students from projected new development, no elementary school or middle school facilities costs are used in this study.

The District has acquired a high school site in the south Reedley area. The high school site is approximately 50 acres in size and is planned to house approximately 1,500 students. Since the District already owns the site, no site acquisition costs will be used in this study.

School construction costs for grades 9-12 are based on the cost estimates prepared by Darden Architects for a high school in the south Reedley area and are detailed in Appendix 1. (Note: the cost estimate includes an elementary school and high school, but only the high school is used for this study). The construction cost estimates are inclusive of utilities, offsite, service site, general site, and building construction costs.

As indicated by Table B-7, the estimated District building construction and site development cost for 152 unhoused 9-12 students generated by new development during the next five years is \$11,367,168.

**TABLE B-7  
King Canyon Unified School District  
BUILDING CONSTRUCTION AND SITE DEVELOPMENT COST FOR  
UNHOUSED STUDENTS GENERATED BY NEW DEVELOPMENT**

Grade Level	Unhoused Students	Cost Per Student	Total Cost
9-12	152	\$74,784	\$11,367,168

Source: Odell Planning & Research, Inc., 2022; Appendix 1

**STEP 6: REVIEW DISTRICT FUNDING AVAILABILITY**

As of May 3, 2022, the District had total fund balances of \$17,829,587 that could potentially be used to fund school facilities (see Table B-8).

**TABLE B-8  
Kings Canyon Unified School District  
FUNDS POTENTIALLY AVAILABLE FOR FACILITIES**

Fund Source	Amount
Building Fund (Fund 2100)	\$0
Developer Fee Fund (Fund 2500)	\$2,778,269
County School Facilities Fund (Fund 3500)	\$1,955,282
Special Reserve Fund for Capital Outlay (Fund 4000)	\$13,096,036
Total Potentially Available Funds	\$17,829,587

Source: KCUSD, May 2022

As identified in Table B-5, the District has 360 existing grades 9-12 students that are considered unhoused. Using the per student cost for grades 9-12 students in Table B-7, the cost to house the existing unhoused students would be \$26,922,240. The cost to house existing unhoused students would exhaust the total of potentially available funds in Table B-8. Therefore, there will be no existing funds to house students from future new development, and the cost to provide facilities for students from new development will be \$11,367,168 as identified in Table B-7.

**STEP 7: ESTIMATE SQUARE FOOTAGE OF PROJECTED RESIDENTIAL DEVELOPMENT**

The total square footage for residential units anticipated to be constructed in the District during the next five years is presented in Table B-9. The single-family and multiple family average square footages (1,855 square feet and 844 square feet, respectively) are based on the units used for the student generation rate matches.

**TABLE B-9  
Kings Canyon Unified School District  
PROJECTED RESIDENTIAL SQUARE FOOTAGE  
(Five-Year Period)**

Number/Type of Units	Square Footage Per Unit	Square Footage Constructed
325 Single Family	1,855	602,875
300 Multiple Family	844	253,200
Total		856,075

Source: Odell Planning & Research, Inc., 2022

**STEP 8: CALCULATE RESIDENTIAL FEE**

Table B-10 determines the cost for new students per new residential square foot resulting from projected new residential development during the next five years. The total projected cost for new school facilities for unhoused students (Table B-7) is divided by the projected total residential square footage (Step 7, Table B-9), resulting in a cost per residential square foot. The resulting cost per square foot is \$13.28.

**TABLE B-10  
Kings Canyon Unified School District  
RESIDENTIAL FEE CALCULATION**

Facilities Cost for New Development Students	Projected Residential Square Footage	Cost Per Square Foot (Potential Residential Fee)
\$11,367,168	856,075	\$13.28

Source: Odell Planning & Research, Inc., 2022

The maximum allowable Level 1 residential fee that can currently be charged under Government Code Section 65995(b) is \$4.79 per square foot. Since the cost per square foot in Table B-10 exceeds \$4.79 per square foot, the District can justify charging the maximum Level 1 fee.

The development fees collected by the District may be used for construction and/or reconstruction of school facilities, site development, relocatable classrooms and other facilities necessitated by students generated by new development as provided in the District's Facilities Master Plan or otherwise determined necessary.

## SECTION C

### COMMERCIAL/INDUSTRIAL FEE JUSTIFICATION

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#### INTRODUCTION

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This section presents a step-by-step explanation of the methodology used to determine the District's commercial/industrial development fees, as shown in Table C-1. The maximum commercial/industrial fee that can be charged pursuant to Education Code Section 17620 and Government Code Section 65995 is \$0.78 per square foot.

#### STEP 1: DETERMINE SQUARE FOOTAGE PER EMPLOYEE

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Commercial and industrial development generates employees, and the children of employees living in the District will need to be housed in District schools. The number of employees per 1,000 square feet generated by various types of commercial and industrial development is shown in Table C-1.<sup>1</sup>

#### STEP 2: DETERMINE NUMBER OF STUDENTS PER EMPLOYEE

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The average number of students per employee was determined by using 2020 U.S. Census Bureau American Community Survey (ACS) data for the Kings Canyon Unified School District and CBEDS enrollment information from the California Department of Education (CDE) DataQuest web site. According to ACS data, there were 17,382 civilian employed persons residing the District. The CDE web site indicates that 9,634 students were enrolled in grades TK-12 in the District in 2020-21. This is a ratio of 0.554 students per employee. This ratio, however, has been adjusted by including only the estimated percentage of employees that would move into the District as a result of employment opportunities (28.1 percent).<sup>2</sup> The discounted student per employee ratio, therefore, is 0.156 (28.1 percent of 0.554).

#### STEP 3: CALCULATE STUDENT GENERATION RATE PER 1,000 SQUARE FEET

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The student generation rate per 1,000 square feet of commercial/industrial development in each category was calculated by multiplying the number of employees per 1,000 square feet by the number of students per employee. (The numbers are presented per 1,000 square feet rather than per square foot for ease of presentation and data manipulation.) Because no facilities costs were generated by students in grades K-8, the student generation rate per 1,000 square feet in each category was adjusted by multiplying it by 0.326 to only include the impact from grades 9-12 students.<sup>3</sup>

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<sup>1</sup> Employee density data from the San Diego Association of Governments (SANDAG) San Diego Traffic Generators report is used in Table C-1, as allowed by law.

<sup>2</sup> Based on 2020 U.S. Census Bureau American Community Survey data, the most recent available at the time of report preparation.

<sup>3</sup> 0.326 is the proportion of the total 2021-22 District enrollment in grades 9-12 (3,156 grade 9-12 students out of a District enrollment of 9,678).

**TABLE C-1**  
**Kings Canyon Unified School District**  
**COMMERCIAL/INDUSTRIAL FEE CALCULATION**

Category	Employees Per 1,000 Sq. Ft.	Students Per Employee	Students Per 1,000 Sq. Ft.*	Facilities Cost Per Student	Cost Per Square Foot	Residential Offset	Net Cost Per Sq. Ft. (Justifiable Fee)
Mini-Storage	0.06	0.156	0.003	\$74,784	\$0.23	\$0.08	\$0.15
Warehouse	0.70	0.156	0.036	\$74,784	\$2.66	\$0.96	\$1.70
Lodging	1.11	0.156	0.056	\$74,784	\$4.22	\$1.53	\$2.70
Movie Theater	1.47	0.156	0.075	\$74,784	\$5.59	\$2.02	\$3.57
Industrial Park	1.68	0.156	0.085	\$74,784	\$6.39	\$2.31	\$4.08
Community Shopping Center	1.74	0.156	0.088	\$74,784	\$6.62	\$2.39	\$4.23
Discount Membership Store	1.84	0.156	0.094	\$74,784	\$7.00	\$2.53	\$4.47
Supermarket	2.62	0.156	0.133	\$74,784	\$9.96	\$3.60	\$6.36
Corporate Office	2.68	0.156	0.136	\$74,784	\$10.19	\$3.68	\$6.51
Neighborhood Shopping Center	2.80	0.156	0.142	\$74,784	\$10.65	\$3.85	\$6.80
Bank	2.83	0.156	0.144	\$74,784	\$10.76	\$3.89	\$6.87
Scientific Research & Development	3.04	0.156	0.155	\$74,784	\$11.56	\$4.18	\$7.38
Industrial/Business Park	3.73	0.156	0.190	\$74,784	\$14.19	\$5.13	\$9.06
Medical Office	4.27	0.156	0.217	\$74,784	\$16.24	\$5.87	\$10.37
Commercial Office	4.71	0.156	0.240	\$74,784	\$17.91	\$6.48	\$11.44

\*Since facilities costs are not generated for grades TK-8 students in Section B, grades TK-8 are excluded from the calculation

Note: Distribution of cost per square foot between the residential offset and the net cost per square foot may not sum precisely due to rounding.

Source: SANDAG San Diego Traffic Generators, 1990; U.S. Census American Community Survey, 2020; Odell Planning & Research, Inc., 2022

#### **STEP 4: DETERMINE SCHOOL FACILITIES COST PER STUDENT**

The cost of school facilities per student is \$74,784, as shown in Section B, Table B-5 and determined in Appendix 1.

#### **STEP 5: CALCULATE COST PER SQUARE FOOT**

The school facilities cost per square foot for each commercial/industrial category was calculated by multiplying the student generation rate per 1,000 square feet by the average school facilities cost per student, and then dividing the product by 1,000.

#### **STEP 6: CALCULATE RESIDENTIAL OFFSET**

When employees are generated in the District as a result of new commercial/industrial development, fees will also be charged on the new residential units occupied by the employees and students generated by commercial/industrial development. To prevent a commercial or industrial development from paying for the portion of the impact that will be covered by the residential fee, this amount has been calculated and deducted from each category. This is referred to as the “residential offset” and is intended to avoid any possibility of overpayment for the same student impact. The residential offset amount is calculated by multiplying the following factors together and dividing the total by 1,000 (to convert from cost per 1,000 square feet to cost per square foot):

- The student generation rate per 1,000 square feet of commercial/industrial development, adjusted to exclude grades K-8.
- The number of dwelling units constructed for each student. This is 4.12, which is derived by taking the weighted average student generation rate for projected single and multiple family residential development adjusted to exclude grades K-8 (0.243) and dividing it into one.
- The average square feet per dwelling unit (1,370). This is the weighted average square footage of projected single and multiple family units, assuming that 52 percent of future units will be single family and that 48 percent of future units will be multiple family (see Table B-9).
- The maximum residential fee that could be charged by the District (\$4.79 per square foot).

#### **STEP 7: DETERMINE NET COST PER SQUARE FOOT (JUSTIFIABLE FEE)**

After subtracting the residential offset, the net justifiable fee for all categories of commercial/industrial development in Table C-1 exceeds the maximum statutory fee of \$0.78 per square foot in all categories, except for mini-storage development, which can justify a fee of \$0.15 per square foot.

## APPENDIX 1

### SCHOOL CONSTRUCTION COSTS

The estimated planning and construction costs for a future high school in the southern area of the City of Reedley are shown below. The high school will be planned to house a total of 1,500 students and may be constructed in two phases of 750 students each. Because the first phase of the high school would have to include most of the infrastructure and centralized service costs, the total cost estimate of the two phases is used for this study. The cost estimates in the table below are those prepared by Darden Architects for the District Facilities Master Plan (May 2012) as increased in accordance with the construction cost index. The construction costs are inclusive of utilities, site development, offsite, general site, and building construction costs.

#### Kings Canyon Unified School District NEW HIGH SCHOOL CONSTRUCTION COSTS

Plans & Specifications	\$3,251,056
Other Planning and Approval Costs	\$367,510
Phase 1 Construction: Core Facilities & Classrooms	\$60,780,614
Phase 2 Construction: Additional Academic Facilities	\$47,776,390
Total Cost (1,500 students)	\$112,175,570
<b>Cost/Student</b>	<b>\$74,784</b>

Source: KCUSD Facilities Master Plan, May 2012; Odell Planning & Research, 2022

Note: The cost for the Environmental Impact Report was omitted, since it has been completed.



## APPENDIX 2

### COMMERCIAL/INDUSTRIAL DEVELOPMENT PROJECTION

Commercial/industrial development activity in the District between January 1, 2017, and December 31, 2021, is shown in the table below.

**Kings Canyon Unified School District  
COMMERCIAL/INDUSTRIAL DEVELOPMENT 2017-2021**

Year	Commercial/Industrial Square Footage
2017	19,530
2018	117,858
2019	66,319
2020	64,618
2021	88,658
Total	356,983
5-Year Avg.	71,397

Source: KCUSD Developer Fee Records; Odell Planning & Research, Inc., 2022

The table above indicates that development fees were paid for 356,983 square feet of commercial/industrial development in the District during the past five years, ranging from a high of 117,858 square feet in 2018 to a low of 19,530 square feet in 2017. The average from 2017-2021 is 71,397 square feet. The year-to-year variability of square feet of commercial/industrial permit activity is a function of occasional larger projects. For example, the total commercial/industrial square footage permitted in 2018 (117,858) was comprised of only four projects, including one project with over 90,000 square feet. Conversely, the total commercial/industrial square footage for 2019 (66,319) included nine commercial/industrial projects receiving permits, yet all were less than 20,000 square feet in size.

Both the City of Reedley and the City of Orange Cove have substantial land designated for commercial and industrial development in their adopted land use plans. Substantial commercial/industrial development is expected to continue in the District during the next five years based on the District's history of commercial/industrial development activity and continuing residential growth.

Based on the above factors, this study utilizes a near-term yearly average of 70,000 square feet, which approximates the current five-year average of 71,397 square feet. This would yield a total of approximately 350,000 square feet of commercial/industrial development during the next five years.

## APPENDIX 3

### SOURCES CONSULTED

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