
**SCHOOL FACILITY FEE JUSTIFICATION REPORT
FOR RESIDENTIAL, COMMERCIAL & INDUSTRIAL
DEVELOPMENT PROJECTS**

for the

PATTERSON JOINT UNIFIED SCHOOL DISTRICT

February 2025

Prepared by
School Facility Consultants

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EXECUTIVE SUMMARY

The Patterson Joint Unified School District (District) is justified to collect the legal maximum fee rate as authorized by Government Code Section 65995 (Level I fee rates), currently \$5.17 per square foot of residential development as future residential development creates a school facility cost of \$7.07 per square foot. The District is also justified to collect the legal maximum fee rate of \$0.84 per square foot of development on all categories of commercial/industrial development (except rental self-storage), as those categories of development create school facility costs ranging from \$1.52 to \$6.38 per square foot of future development, even when fees from linked residential units are accounted for. Rental self-storage creates a school facility cost of \$0.08 per square foot.

The District's justification for collecting fees on future residential and commercial/industrial development is based on the following facts and projections:

1. The District's current school facilities require substantial capital investments in order to provide adequate learning environments for pupils. The District, therefore, does not have sufficient capacity to house students generated by future development. These students will require the District to acquire new school facilities.
2. Each square foot of future residential development creates an estimated school facilities cost of \$7.07. All categories of commercial/industrial development (except rental self-storage) create an estimated school facilities cost ranging from \$1.52 to \$6.38 per square foot of commercial/industrial development, even when fees from linked residential units are accounted for.
3. If the District collects the current maximum fee rate on residential development authorized by Government Code Section 65995 of \$5.17 per square foot of assessable space, fee revenue will offset 73.1 percent of the school facility cost attributable to residential development. If the District collects the current maximum fee rate on new commercial/industrial development authorized by Government Code Section 65995 of \$0.84 per square foot of chargeable covered and enclosed space, fee revenue will offset from 13.2 percent to 55.3 percent of the school facility cost attributable to commercial/industrial development (except rental self-storage), even when fees from linked residential units are accounted for. For both residential and commercial/industrial development, the fees authorized by Government Code Section 65995 are fully justified up to \$7.07 for residential and \$0.84 for commercial/industrial development (except rental self-storage which is justified at \$0.08 per square foot of chargeable covered and enclosed space).
4. The collection of school impact fees is essential to provide necessary public school facilities to server residential and commercial/industrial development projects, and is necessary to avoid, substantially lessen, or otherwise mitigate impacts of such projects on school facilities under the California Environmental Quality Act (Public Resource Code, §§21000 et seq.)

The fee rates outlined above all meet the requirements of Government Code Section 66001 (the nexus requirements), that is, a reasonable relationship and rough proportionality exists between the amount and use of the fees and the developments on which they are charged.

End of Summary

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INTRODUCTION

This Report analyzes the cost of providing school facilities for students generated by future residential and commercial/industrial development projects in the Patterson Joint Unified School District (District). *School Facility Consultants* has been retained by the District to conduct the analysis and prepare this Report.

A. Purpose and Scope

The purpose of this Report is to show that the District meets pertinent requirements of State law regarding the collection of developer fees.

State law gives school districts the authority to charge fees on new residential and commercial/industrial developments if those developments generate additional students and cause a need for additional school facilities. Government Code Section 65995 authorizes school districts to collect fees on future development of no more than \$5.17 per square foot for residential construction and \$0.84 for commercial/industrial construction (Level I fees). Pursuant to Government Code Section 65995(b)(3), the State Allocation Board (SAB) adjusts the maximum statutory school impact fee rate for residential and commercial/industrial construction every even numbered year based on the RS Means Construction Cost Index for Class B construction, which is independently published. Government Code Section 66001 requires that a reasonable relationship exist between the amount and use of the fees and the development on which the fees are to be charged.

This Report:

- identifies the cost of providing school facilities for students generated by future residential and commercial/industrial development, in order to justify the collection of school impact fees on those developments and
- explains the relationship between the fees and the developments on which those fees are to be charged.

B. Brief Description of the Patterson Joint Unified School District

The Patterson Joint Unified School District is located in both Stanislaus County and Santa Clara County and serves the City of Patterson and unincorporated areas of Stanislaus and Santa Clara Counties including Westley and Grayson. District boundaries may be seen in greater detail on maps available at the District Office.

The Patterson Joint Unified School District currently serves approximately 5,998 students in grades TK-12 and operates five elementary schools, one middle, one comprehensive high school and one continuation high school.

Opportunities for new residential development exist in the District and this report projects approximately 1,028 new residential units are expected be constructed within the District boundaries based on data from local planning jurisdictions.

To accommodate this future residential development, the District plans to construct school facilities as outlined in the next section.

C. Data Sources

The data sources for this Report are listed in the table below and referenced throughout the Report.

Data Sources

Data Type	Data Source
Residential development rates	City of Patterson, County of Stanislaus and County of Santa Clara
Enrollment history	PJUSD
Pupil capacity of District schools	District
Student generation rates for housing units	United States Census Bureau, American Community Survey, CBEDS
Employees per square foot of commercial/industrial development	San Diego Association of Governments
Number of workers per household	United States Census Bureau, American Community Survey

D. Outline of the Report

The Report is divided into six sections. The sections:

1. Identify the District's school facility needs,
2. Calculate the financial impact on the District of future residential and commercial/industrial developments,
3. Compare the projected revenues from developer fees to the costs of providing facilities to students generated by future developments,
4. Show that the District satisfies the requirements of Government Code Section 66001 with respect to the collection of developer fees,
5. Summarize other potential funding sources for school facilities, and
6. Present recommendations regarding the collection of developer fees.

End of Section

I. DISTRICT FACILITY NEEDS

The District's current and future facility needs are outlined in the 2024 Facility Master Plan (FMP). The FMP documents that the District's current school facilities require capital investments of \$145,637,059.

In order to provide facilities for students from future development, the District plans to implement comprehensive facility reconstruction and expansions throughout the District.

The District currently serves 3,121 students in grades TK-6, 897 students in grades 7-8 and 1,980 students in grades 9-12. The FMP has identified District capacity for classrooms as teaching stations of 3,450 at grades TK-6, 1,376 at grades 7-8 and 3,008 at grades 9-12.

Through the identification of the \$145,637,059 of modernization and reconstruction facility need in the FMP, the District has demonstrated that adequate facilities do not exist within the district and, therefore, there is insufficient capacity available to house students generated by future development.

This condition exists regardless of the availability of classrooms to house students (including new development students), as substantial capital investment is required in the classroom facilities.

The following types of construction activities are contemplated by the District to be implemented through execution of the FMP:

- Safety & Security Upgrades
- Technology Upgrades
- Modernization of Permanent Classrooms
- HVAC Upgrades & Replacement
- New Multi-Purpose Buildings
- New Libraries
- Playfields & Landscaping

The District has identified that investment in these areas is necessary in order to meet the needs of students.

End of Section

II. FINANCIAL IMPACT ON THE DISTRICT OF FUTURE RESIDENTIAL DEVELOPMENT

This Section quantifies how future residential development financially affects the District.

Future residential development will generate additional students in the District. As shown in the previous section, adequate school facilities do not exist for these students. Future residential development, therefore, financially affects the District by generating a need for additional school facilities that the District must acquire at some cost. This section describes this cost in three ways: (1) dollars per TK-12 student generated from future development, (2) dollars per housing unit and (3) dollars per square foot of future development.

In order to calculate the financial effects described above, the Report needs to first calculate the number of students that will live in new housing units in the District and the per-pupil cost of providing school facilities for elementary, middle and high school students.

A. Number of Students per New Housing Unit

This Report estimates the number of students that each future residential housing unit will generate by analyzing the rate at which previously built housing units have generated current District pupils.

The Report calculates this student generation rate by dividing the number of TK-12 students attending public schools in the District in 2022/23 by the total number of housing units in the District in 2022 according to United States Census Bureau data.

Table 1-7 identifies the TK-12 student generation rate for housing units in the District.

Table 1-7
Student Generation Rates

Grade Group	Students per Residential Housing Unit
TK-6	0.363
7-8	0.108
9-12	0.236
Total	0.707

B. Cost of Providing School Facilities

The per-pupil cost of providing school facilities for unhoused students is outlined in Table 1-6. The cost of the District's housing plan is based on anticipated costs outlined in the District's 2024 Facility Master Plan (FMP). The per pupil facility costs are based on estimated costs of TK-12

facility projects of \$145.6 million and the total number of District pupils as outlined in the District's FMP.

Table 1-8
Per-Pupil Facility Costs for TK-6, 7-8 & 9-12 Students

Grade Group	Total Facility Need	Capacity	Per-Pupil Facility Cost
TK-6	\$66,857,000	3,450	\$19,379
7-8	\$23,481,043	1,376	\$17,065
9-12	\$55,298,187	3,008	\$18,384

C. Cost of Providing School Facilities per New TK-12 Student Generated by Future Development

This Report determines the facility cost of a TK-12 student generated by future development by calculating a weighted average of the facility costs for TK-6, 7-8 and 9-12.

The relative size of the TK-6, 7-8 and 9-12 student generation rates tell us that 51.34 percent of students from new units will be TK-6 students, 15.28 percent of students from new units will be 7-8 students and 33.38 percent will be 9-12 students. Table 1-9 weights each per-pupil facility cost by the appropriate percentage and provides a weighted average facility cost for TK-12 students from future residential development.

Table 1-9
Weighted Average School Facility Cost for a TK-12 Student
From Future Residential Development

Grade Group	Cost Per-Pupil	Weighting Based on Student Generation Rate	Weighted Cost Per-Pupil
TK-6	\$19,379	51.34%	\$9,949
7-8	\$17,065	15.28%	\$2,607
9-12	\$18,384	33.38%	\$6,136
TK-12	N/A	100%	\$18,692

D. Cost of Providing School Facilities per New Residential Housing Unit

Table 1-10 multiplies the total number of students per housing unit by the facility costs of TK-12 students to calculate an average \$13,215 facility cost attributable to future residential housing units.

Table 1-10
School Facility Cost per New Housing Unit

Student Generation Rate	TK-12 Per-Pupil Facility Cost	Cost per New Housing Unit
0.707	\$18,692	\$13,215

E. Cost of Providing School Facilities per Square Foot of Future Residential Development

This Report calculates the school facility cost per square foot of future development by dividing the cost per housing unit by the average square footage of housing units.

Information provided by the City of Patterson, the County of Stanislaus, County of Santa Clara and an analysis of assessor parcel records indicates that new residential units will average 1,870 square feet over the next five years.

Table 1-11a shows the school facility cost per square foot of new residential housing units.

Table 1-11a
School Facility Cost per Square Foot of Residential Development

Facility Cost per Unit	Average Square Footage	Facility Cost per Square Foot of Development
\$13,215	1,870	\$7.07

As demonstrated above, each square foot of future residential development will generate a school facility cost of \$7.07. This is true regardless of the amount of square footage (i.e., units) constructed in the next five years.

The facility cost per square foot of development of \$7.07 is likewise fully justified when calculating the impact based on total anticipated units, total anticipated pupils generated from new development, and the total anticipated cost to house those pupils:

- Total new housing units expected to be built in the next five years is 1,028
- Total anticipated pupils from new development is 726.8
- Total cost to house pupils generated from new development is \$13,585,346

Table 1-11b
Alternative Calculation of TK-12 School Facility Cost per Square Foot of Residential Development

Future Units	Pupils from New Development	Cost to House Pupils from New Development	Total Anticipated SQFT	Facility Cost Per Square Foot of Development
1,028 [†]	726.8 ^{††}	\$13,585,346*	1,922,360**	\$7.07

[†]1,028 units expected to be constructed in five years. Page 5

^{††}1,028 units with an SGR of 0.707 equals 726.8 pupils. Table 1-7

*726.8 pupils with a per-pupil facility cost of \$18,692 equals \$13,585,346 total cost. Table 1-8

**1,028 units with an average square footage of 1,870 per unit equals 1,922,360 total square foot. Table 1-4

End of Section

III. REVENUE FROM FEES ON RESIDENTIAL DEVELOPMENT VERSUS COSTS OF SCHOOL FACILITIES

This Section compares the projected revenues from fees levied on future residential development to the school facility costs attributable to that development.

State law currently caps Level I Fee rates at \$5.17 per square foot. As demonstrated in the previous section, each square foot of future residential development will generate a school facility cost of \$7.07. Any given amount of future development will, therefore, generate more school facility costs than Level I Fee revenue (i.e., at \$5.17 per square foot, for every \$1.00 in fee revenue generated by future development, \$1.36 in school facility costs are generated).

A. Fee Revenue from Residential Development over the Next Five Years

Information from the City of Patterson and County of Stanislaus as reported by the District's Student Population Projections by Residence prepared by Davis Demographics, combined with information provided by the County of Santa Clara indicates that approximately 1,028 residential units are expected to be built in the District over the next five years. However, for *any* given amount of residential development, school facility costs will be greater than fee revenue by a ratio of \$1.36 to \$1.00.

Based on the average square footage from the previous section, 1,028 residential units will generate 1,922,360 square feet of residential development over the next five years.

If the District collects the current level I fee rate of \$5.17 per square foot, the District will collect \$9,938,601, in developer fees from residential construction projects over a five-year projection period.

Table 1-12
Revenue from Residential Developer Fees

New Housing Units	Average Square Footage	Fee Amount	Revenues From Fees on New Housing Units
1,028	1,870	\$5.17	\$9,938,601

B. Fee Revenue from Additions to Existing Residences

Revenue will be collected from fees assessed on additions to existing residences as home remodel projects, to the extent that these additions exceed the exclusionary threshold outlined in the Education Code. Pursuant to Education Code Section 17620(a)(1)(C)(i), developer fees may be charged on residential additions "only if the resulting increase in assessable space exceeds 500 square feet." The fee revenue calculation for additions is the same as for new units. For example, additions totaling 40,000 square feet would generate \$206,800 in fee revenue (40,000 multiplied by \$5.17).

The 500 square foot exclusionary threshold for remodel projects does not apply to Accessory Dwelling Units (ADUs) or Junior ADUs. These structures are independent residential dwelling units located on the same parcel as a primary residential dwelling. ADUs may be detached, attached, or located within the primary dwelling, including within garages and storage areas. (See Government Code, sec. 65853.2.) ADUs are generally considered new construction because they are living areas that did not previously exist on the parcel or as a part of the primary home. Constructing an ADU, or converting non-assessable space into an ADU (e.g., a garage conversion) results in an increase of assessable space subject to fees. The District recognizes that students are projected to be generated from ADUs and will charge the appropriate fee rate for these types of new construction projects.

C. Fee Revenue from Reconstruction and Redevelopment

Reconstruction or redevelopment is the act of demolishing existing structures and subsequently replacing them with new construction. Revenue will be collected from fees assessed on “like for like” projects that reconstruct or redevelop existing housing (e.g., an existing single family home demolished and reconstructed as a new single family home), but only to the extent that the square footage of the new construction exceeds the square footage of the demolished existing housing. To the extent reconstruction or redevelopment increases the square footage beyond what was demolished, the increase in square footage is subject to the fees as it is considered new construction.

Reconstruction or redevelopment may have an alternative land use (e.g., a commercial/industrial structure demolished and reconstructed as a residential structure). Reconstruction and redevelopment may also consist of different residential unit types (e.g., a pre-existing detached single family home demolished and reconstructed as a new triple unit townhome). The impact of such conversion projects is no different than the impact of other forms of new construction and such projects are subject to fees.

Reconstruction or redevelopment may require a case-by-case analysis. Fees shall be levied on reconstruction or redevelopment projects if there is a nexus between the fees being imposed and the impact of new construction on school facilities, after the impact of pre-existing development has been considered. In determining such a nexus, the District shall review, evaluate and determine, on a case-by-case basis, the impact of the proposed reconstruction by comparing the proposed new construction and the pre-existing structures to be demolished and replaced, including the square footage, student generation, and cost impacts of each. The District may also take into consideration the type of proposed new structures with the type of pre-existing structure demolished and replaced.

The fee revenue calculation for reconstruction and/or redevelopment is the same as for new units. For example, reconstruction and/or redevelopment totaling 50,000 square feet would generate \$258,500 in fee revenue (50,000 times \$5.17).

D. School Facility Costs Generated by Residential Development Over the Next Five Years

The total school facility cost attributable to future residential development over the next five years is calculated by multiplying the following two factors: (1) the number of new housing units and (2) the facility cost per new housing unit. Table 1-13 shows that the total school facility cost attributable to future development is \$13,585,020.

Table 1-13
School Facility Cost Generated by Students from Future Development

New Units	Cost per New Housing Unit	Total Cost
1,028	\$13,215	\$13,585,020

E. School Facility Costs Generated by Additions to Existing Residences

Additions to existing residences will have the same financial effect on the District as new residential units. For example, residential additions of 40,000 square feet will generate an additional 15 students (assuming the student generation rate for additions is the same as for new residential units) and a school facilities cost to the District of \$280,380 (15 students times a per-pupil facilities cost of \$18,692).

F. School Facility Costs Generated by Reconstruction and Redevelopment

Reconstruction and redevelopment of existing homes will have the same financial effect on the District as new residential development. For example, reconstruction and/or redevelopment of 50,000 square feet will generate an additional 19 students (assuming the student generation rate for additions is the same as for new residential homes) and a school facilities cost to the District of \$355,148 (19 students times a per-pupil facilities cost of \$18,692).

G. Extent of Mitigation of School Facility Costs Provided by Level I Residential Fees

Table 1-14 shows that \$9,938,601 in total residential Level I fee rate revenue will cover only 73.2 percent of the \$13,585,020 in total school facility costs attributable to residential development over the next five years. Some of this shortfall may be recovered from fees on commercial development.

Table 1-14
Facility Cost of Residential Development Versus Fee Revenue

Total School Facility Costs	Total Revenues From Fees	Net Facility Cost to the District
\$13,585,020	\$9,938,601	\$3,646,419

H. Senior Citizen Restricted Housing

As required by law, a lower fee, currently the commercial/industrial maximum of \$0.84 per square foot, is established for certain types of residences that are restricted in occupancy to senior citizens. Housing of this type generates employees and has an indirect impact on the school district similar to that from commercial/industrial development projects.

The District must exercise discretion in determining whether a particular project qualifies as a “senior citizen housing; for the purposes of imposing developer fees. (*See California Ranch Homes Development Co. v. San Jacinto Unified School District* (1993) 17 Cal.App.4th 573, 580-851.) The District acknowledges Government Code section 65995.1 and will levy its share of fees on qualifying senior citizen housing projects at the current commercial/industrial rate. Qualified projects include only “senior citizen housing developments” as defined in Civil Code section 51.3, a “multi-level facility for the elderly” as defined in Government Code section 15432(d)(9), or a “residential care facility for the elderly” as defined in Health & Safety Code section 1569.2.

The District will require proof that such senior units are restricted to seniors (i.e., a copy of the recorded CC&Rs or deed(s)) and reserves the right to revoke a Certificate of Compliance and/or require payment of the difference of the amount of commercial/industrial fees paid per square foot to the then-current amount of residential fees per square foot should such CC&Rs or deed(s) be modified to allow students/families to reside in such the housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond the initial approval. The District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial fee rate. Such cooperation could take the form of an agreement by the developer to include a restriction in the recorded CC&Rs conditioning subsequent changes in residency requirements on the owner’s payment of applicable fees, and to notify the District of any changes in residency requirements and/or to provide current residency data upon the District’s request.

End of Section

IV. FINANCIAL EFFECT ON THE DISTRICT OF NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT

This Section analyzes the costs of providing school facilities for students generated by new commercial/industrial development.

Commercial/industrial development will attract additional workers to the District, and, because some of those workers will have school-age children, will generate additional students in the District. As shown in Section I, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a fiscal impact on the District by generating a need for new school facilities.

The Report multiplies the following five factors together to calculate the school facility cost incurred by the District per square foot of new commercial/industrial development:

- A. Employees per square foot of new commercial/industrial development,
- B. Percent of employees in the District that also live in the District,
- C. Houses per employee,
- D. Students per house, and
- E. School facility cost per student.

The Report calculates each of these factors in the next sections.

A. Employees per Square Foot of Development

As permitted by State law, the Report uses results from a survey published by the San Diego Association of Governments (SanDAG) (see Appendix) to establish the number of employees per square foot of new commercial/industrial development projects.

Table 1-15
Employees per Square Foot of Commercial/Industrial
Development, by Category

Commercial/Industrial Category	Average Square Foot per Employee	Employees per Average Square Foot
Banks	354	0.00283
Community Shopping Centers	652	0.00153
Neighborhood Shopping Centers	369	0.00271
Industrial Business Parks	284	0.00352
Industrial Parks	742	0.00135
Rental Self-Storage	17,096	0.00006
Scientific Research & Development	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	208	0.00480
Large High Rise Com. Office	232	0.00432
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

Source: 1990 SanDAG Traffic Generators Report.

B. Percentage of Employees Residing Within the District

United States Census Bureau data from the American Community Survey for 2022 (Table B080008 – *Sex of Workers By Place of Work – Place Level*), indicates that approximately 25 percent of people working in the District also live in the District.

C. Number of Households per Employee

United States Census Bureau data from the American Community Survey for 2022 (Table B25001 – *Housing Units* and Table B080008 – *Sex of Workers By Place of Work – Place Level*), indicates that there are approximately 1.47 workers per household. Likewise, this data indicates that there are 0.68 housing units for every one worker. The Report, therefore, assumes that each new resident worker in the District will demand 0.68 housing units.

D. Number of Students per Dwelling Unit

As outlined in Section II.A., the Report assumes that 0.707 TK-12 pupils will reside in each housing unit.

E. School Facility Cost Per-Pupil

As outlined in Section II.C., the Report estimates that the school facility cost per TK-12 pupil is \$18,692.

F. School Facility Cost per Square Foot of Commercial/Industrial Development

Table 1-16 calculates the school facility cost generated by a square foot of new commercial/industrial development for each of the categories of commercial/industrial projects listed in Table 1-15.

School facility costs for development projects not included on this list may be estimated by using the closest employee per square foot ratio available for the proposed development or by following the District's administrative procedures for appeals of school facility fee imposition.

(Continued on next page)

Table 1-16
Facility Cost per Square Foot of Commercial/Industrial
Development, by Category

Category	Employees per Square Foot	% Employees Residing in District	Dwelling Units per Employee	TK-12 Students per Dwelling Unit	Cost per TK-12 Student	Cost per Square Foot
Banks	0.00283	0.25	0.68	0.707	\$18,692	\$6.36
Community Shopping Centers	0.00153	0.25	0.68	0.707	\$18,692	\$3.44
Neighborhood Shopping Centers	0.00271	0.25	0.68	0.707	\$18,692	\$6.09
Industrial Business Parks	0.00352	0.25	0.68	0.707	\$18,692	\$7.91
Industrial Parks	0.00135	0.25	0.68	0.707	\$18,692	\$3.03
Rental Self-storage	0.00006	0.25	0.68	0.707	\$18,692	\$0.13
Scientific R&D	0.00304	0.25	0.68	0.707	\$18,692	\$6.83
Lodging	0.00113	0.25	0.68	0.707	\$18,692	\$2.54
Standard Com. Offices	0.00480	0.25	0.68	0.707	\$18,692	\$10.78
Large High Rise Com. Offices	0.00432	0.25	0.68	0.707	\$18,692	\$9.71
Corporate Offices	0.00269	0.25	0.68	0.707	\$18,692	\$6.04
Medical Offices	0.00427	0.25	0.68	0.707	\$18,692	\$9.59

The District generates a school facility cost greater than the Government Code maximum of \$0.84 per square foot for all categories of commercial/industrial development, except rental self-storage.

G. Calculating School Facility Cost of Commercial/Industrial Development with Residential Fee Offset

A “residential fee offset” is calculated by (1) determining the number of homes that are associated with the employees generated by new commercial/industrial development and (2) calculating the residential fee revenues the District will collect from those homes. Based on the average vacancy rate from the previous three US Census and projected new development rates, this report assumes that even if all new homes are available to house new workers, these units would only represent 55.5 percent of available housing. Therefore, this report estimates that only 55.5 percent of employees generated by new commercial/industrial development will reside in new homes. However, even if 92 percent of available homes were new homes, the District would still be fully justified to collect commercial/industrial fees on all types of development (except rental self-storage).

For purposes of calculating the residential fee offset, this Report estimates that the District will collect \$5.17 per square foot of future residential development.

Subtracting the residential fee offset from the total school facility cost generated by commercial/industrial development produces a discounted school facility cost that takes into account revenues from “linked” residential units.

The number of Dwelling Units Per Square Foot of Commercial/Industrial Development is determined by multiplying the following factors from Table 1-15 (above): (1) the Number of Employees Per Square Foot of Commercial/Industrial Development; by (2) the Percentage of Employees that Reside within the District; by (3) the Number of Dwelling Units Per Employee.

To illustrate, 0.00153 employees are generated for each Square Foot of Community Shopping Center constructed, 25 percent of these employees are anticipated to live within the District and each of these employees living in the District will require 0.68 dwelling units. Multiplying these factors demonstrates that 0.00026 dwelling units are required for each square foot of Community Shopping Center constructed within the District.

Table 1-17 calculates the facility cost of new commercial/industrial development while taking into account the revenues from linked residential units.

Table 1-17
School Facility Cost of New Commercial/Industrial Development
Discounted By Residential Fee Offset

Category	Dwelling Unit per Square Foot Com/Ind	Average Square Foot per Unit	District's Revenue per Square Foot Res. Dev.	Percentage of Employees Living in New Res. Dev.	Residential Offset per Com/Ind Square Foot	School Facility Cost per Square Foot Comm/Ind Development	Cost per Square Foot Less Offset
Banks	0.00048	1,870	\$5.17	55.5%	\$2.57	\$6.36	\$3.79
Community Shopping Centers	0.00026	1,870	\$5.17	55.5%	\$1.39	\$3.44	\$2.05
Neighborhood Shopping Centers	0.00046	1,870	\$5.17	55.5%	\$2.47	\$6.09	\$3.62
Industrial Business Parks	0.00060	1,870	\$5.17	55.5%	\$3.22	\$7.91	\$4.69
Industrial Parks	0.00023	1,870	\$5.17	55.5%	\$1.23	\$3.03	\$1.80
Rental Self-storage	0.00001	1,870	\$5.17	55.5%	\$0.05	\$0.13	\$0.08
Scientific R&D	0.00052	1,870	\$5.17	55.5%	\$2.79	\$6.83	\$4.04
Lodging	0.00019	1,870	\$5.17	55.5%	\$1.02	\$2.54	\$1.52
Standard Commercial Offices	0.00082	1,870	\$5.17	55.5%	\$4.40	\$10.78	\$6.38
Large High Rise Commercial Offices	0.00073	1,870	\$5.17	55.5%	\$3.92	\$9.71	\$5.79
Corporate Offices	0.00046	1,870	\$5.17	55.5%	\$2.47	\$6.04	\$3.57
Medical Offices	0.00073	1,870	\$5.17	55.5%	\$3.92	\$9.59	\$5.67

As the table shows, the school facility cost of all categories (except rental self-storage) is greater than the Government Code maximum of \$0.84 per square foot even when that cost is discounted by revenues from linked residential units. Therefore, the District is justified in collecting the Government Code maximum rate of \$0.84 per square foot for all categories of commercial/industrial development (except rental self-storage).

For illustrative purposes, the Report will compare the school facility cost generated by 140,000 square feet of new community shopping center development to the fee revenue it will provide to the District. This analysis is valid, however, for all types of commercial/industrial development except rental self-storage.

If the District were to charge a rate of \$0.84 per square foot of commercial/industrial development, it would collect \$117,600 from the 140,000 square feet of the community shopping center development. Assuming that all of the employees of the community shopping center development live in new homes, the District will also collect \$352,047 in revenue from residential developer fees (140,000 square feet x 0.00153 employees per square foot x 25% employees that live in District x 0.68 housing units per employee x 1,870 square feet per housing unit x \$5.17 revenue from developer fees x 55.5

percent available new housing). The 140,000 square feet of community shopping center development will create a school facilities cost of \$481,600 (140,000 square feet x \$3.44 school facility cost per square foot of community shopping center).

Table 1-18 compares the school facility costs generated by 140,000 square feet of community shopping center development to the fee revenues it provides to the District.

Table 1-18
Comparison of Facility Cost and Fee Revenue Generated by
New Community Shopping Center Development

	Fee Revenues	Facility Costs	Total Revenues (Costs)
140,000 square feet of community shopping center development	\$117,600	\$481,600	(\$364,000)
New housing units associated with the development	\$352,047	N/A	\$352,047
Total	\$469,647	\$481,600	(\$11,953)

As the table shows, fee revenue from community shopping center development will cover only 97.5 percent of the school facility cost it generates, even when that cost is discounted by the maximum revenue allowed by statute from linked new housing units.

All categories of commercial/industrial development (except self-storage) will generate more facility cost than fee revenue, because they all generate a facility cost greater than \$0.84 per square foot, even when fees from linked residential units are considered. The school facility costs attributable to rental self-storage was calculated to be \$0.44 per square foot, even after accounting for linked residential units.

End of Section

V. FINDINGS

This Section shows that the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees and summarizes other potential funding sources for the District's capital projects.

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

The purpose of collecting fees on residential and commercial/industrial development is to acquire funds to construct or reconstruct school facilities to accommodate the students generated by new residential and commercial/industrial developments and maintain existing levels of service due to increased demand on the school facilities as a result of new development within the District's boundaries.

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

The District's use of the fee will involve constructing new school facilities and refurbishing existing facilities related to increased demand on the facility due to new development. In addition, the fee may be used to construct new permanent facilities, additional permanent facilities on existing school facilities and/or campuses, and/or constructing and/or reconstructing school campuses, including administrative and supporting facilities as necessary to maintain existing levels of service. The District will also need to purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from fees collected on residential and commercial/industrial development may be used to pay for any of the following:

- (1) Land (purchased or leased) for school facilities,
- (2) Design of school facilities,
- (3) Permit and plan checking fees,
- (4) Construction, reconstruction, and/or refurbishment of school facilities, including administrative and supporting facilities,
- (5) Testing and inspection of school sites and school buildings incidental to the above-references school facilities construction, reconstruction, rehabilitation or refurbishment,
- (6) Interim school facilities (purchased or leased) to house students generated by new development while permanent facilities are being constructed,
- (7) Legal and administrative costs in connection with the adoption of aschool impact fees and requisite reporting, or associated with providing facilities to students generated by new development,
- (8) Administration of the collection of developer fees (including the costs of justifying the fees), and
- (9) Miscellaneous purposes resulting from student enrollment growth caused by new residential development.
- (10) The District's Facilities Master Plan is incorporated herein by reference.

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

Future residential development will cause new families to move into the District and, consequently, will generate additional students in the District. As shown in Section I.B. of this Report, adequate school facilities do not exist for these students. Future residential development, therefore, creates a need for additional school facilities, as well as the need to refurbish existing school facilities due to the increased demand on these facilities to maintain existing levels of service. The students generated by such new residential development will be accommodated by the school facilities for which the school impact fees are expended. The fee’s use (acquiring school facilities, etc., as described above) is, therefore, reasonably related to and roughly proportional to the type of project (future residential development) on which it is imposed.

New commercial/industrial development will cause new workers to move into the District. Because some of these workers will have school-age children, commercial/industrial development will also generate new students in the District. As shown in Section I.B. of this Report, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a need for additional school facilities, as well as a need to refurbish existing school facilities due to the increased demand on these facilities to maintain existing levels of service. The students generated by such new residential development will be accommodated by the school facilities for which the school impact fees are expended. The fee’s use (acquiring school facilities, etc., as described above) is, therefore, reasonably related to and roughly proportional to the type of project (new commercial/industrial development) on which it is imposed.

D. Government Code Section 66001(a)(4)—Relationship Between the Need for the Public Facility and the Type of Project On Which the Fee is Imposed

The District’s current enrollment is larger than its pupil capacity at the TK-6 grade group and 9-12 grade group. The District, therefore, does not have sufficient existing capacity to house students generated by future development. Additionally, the District will likewise need to perform significant reconstruction and refurbishment at all grade levels (elementary, middle and high school facilities) in order to maintain existing levels of service and adequately serve students in the future due to increased demand on the facilities as a result of students generated from development. Future residential and commercial/industrial development in the District will generate additional students and, consequently, a need for additional and refurbished school facilities. A relationship exists, therefore, between the District’s need to build/refurbish additional/existing school facilities and the construction of new residential and commercial/industrial development projects. Moreover, the collection of the school impact fees is essential to provide the necessary public school facilities to server residential and commercial/industrial development projects, and is necessary to avoid, substantially lesson, or otherwise mitigate impacts of such projects on school facilities under the California Environmental Quality Act (Public Resources Code, §§21000, et seq.) (Environmental Impact Reports for Stanislaus County General Plan and Airport Land Use Compatibility Plan Updates (April 19, 2016), City of Patterson 2010 General Plan Update (7/16/2010), Santa Clara County Housing Element and Stanford Community Plan Update (6/9/2023), among others).

E. 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 demonstrates that the school facility cost attributable to future residential development is \$7.07 per square foot of assessable space. Fees on residential development of up to \$7.07 are, therefore, fully justified.

This Report also demonstrates that the school facility costs attributable to all categories of commercial/industrial development except rental self-storage, range from \$1.52 per square foot to \$6.38 per square foot, even when fees from linked residential units are accounted for. Level I fee rates of \$0.84 per square foot of chargeable covered and enclosed space on these types of development projects are, therefore, fully justified. The school facility costs attributable to rental self-storage was calculated to be \$0.08 per square foot, even after accounting for linked residential units, and is thus fully justified.

All school facility costs and fees in this Report are calculated on a per student basis to ensure that future developments only pay for impacts they cause.

The overall cost to the District of necessary upgrades to existing facilities is \$145,637,059. Accounting for all funds available to the District including the District's existing capital facility fund balances totals \$23,368,000. District voters passed Measure E in November 2022 authorizing \$74,000,000 for the construction of school facilities. The District plans to construct a new elementary school with Measure E funds and these funds are therefore not available for modernization and reconstruction facility need outlined in the FMP. Comparing all of the District's funds available for capital outlay (\$23,368,000) to the cost of providing school facilities (\$145,637,059), demonstrates that the District does not have sufficient funds to off-set the impacts of students generated by future residential development.

F. Other Funding Sources

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

1) 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.

2) State Programs

The District has been approved for eligibility and has received State funding for the 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, 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.

3) General Obligation Bonds

School districts can, with the approval of two-thirds or 55 percent of its voters, issue general obligation bonds that are paid for out of property taxes. District voters passed Measure V in November 2018 authorizing \$33.9 million dollars and Measure E in November 2022 authorizing \$74 million dollars for the construction of new facilities. All bond funds have been taken into account in this analysis.

4) 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.

5) 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.

6) Alternate Mitigation Agreements

Through mutual agreement between the District and a developer, an alternative arrangement outside of the statutory developer fee structure for the mitigation of school facility impacts can be reached, commonly known as an alternate mitigation agreement. The District has one alternate mitigation agreement in place at this time.

7) Surplus Property

The District does not own any surplus property that could be used to finance additional school facilities.

End of Section

VI. RECOMMENDATIONS

As described in Section II.E, the District's cost per square foot of residential development is \$7.07. Therefore, this Report recommends that the District levy the maximum fee rate, as authorized by Government Code Section 65995, of \$5.17 per square foot of residential development, not to exceed \$7.07 per square foot.

As described in Section IV.G, the District's cost per square foot of commercial/industrial development ranges from \$1.52 to \$6.38 (except for rental self-storage). The Report also recommends that the District levy the maximum fee rate as authorized by Government Code Section 65995, currently \$0.84 per square foot, on all categories of commercial/industrial development, except rental self-storage. The calculated impact of rental self-storage is \$0.08 per square foot, as outlined in Section IV.G of the report.

These recommendations are based on the findings that residential and commercial/industrial development (except for rental self-storage) creates a school facility cost for the District that is larger than the revenue generated by charging these fees. Therefore, the fee rate of \$5.17 per square foot is justified to mitigate the impacts of residential development on the District's school facilities, and the fee rate of \$0.44 per square foot, and the fee rate of \$0.84 per square foot, is justified to mitigate the impacts of self-storage and all other categories of commercial/industrial development, respectively. These fee rates are reasonably related and roughly proportional to the need for the school facilities and impact on such facilities resulting from new development as described in more detail above.

End of Report

Appendix A

Employee Statistics From the San Diego Association Of Governments By Various Categories of Commercial/Industrial Development (from Traffic Generators Report January 1990)

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Appendix

Employee Statistics From the San Diego Association of Governments by Various Categories of Commercial/Industrial Development (from Traffic Generators Report January 1990)

	Employees	Total Sq. ft	Sq Ft / Employee	Employee Per Sq. ft
Banks				
Calif. First	57	13,400	354	0.00283
Southwest	11	3,128		
Mitsubishi	14	6,032		
Security Pacific	22	14,250		
Total	104	36,810		
Average	26	9,203		
Community Shopping Centers				
Rancho Bernardo Towne Center	273	139,545	652	0.00153
Plaza De Las Cuatro Banderas	227	186,222		
Rancho San Diego Village	N/A	N/A		
Total	500	325,767		
Average	250	162,884		
Neighborhood Shopping Centers				
Town and Country	217	70,390	369	0.00271
Tierrasanta II	87	49,080		
Palm Plaza	143	47,850		
Westwood Center	173	61,285		
Total	620	228,605		
Average	155	57,151		
Industrial Business Parks				
Convoy Ct / St. Parks	955	224,363	284	0.00352
Sorrento Valley Blvd. / Ct. Complexes	2,220	610,994		
Ronson Court	848	206,688		
Pioneer Industrial Project	N/A	N/A		
Sorrento Valley	N/A	N/A		
Torrey Business & Research	739	243,829		
Ridgehaven Court	823	213,449		
Ponderosa Avenue Industrial	245	158,983		
Total	5,830	1,658,306		
Average	972	276,384		

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	Employees	Total Sq. ft	Sq Ft / Employee	Employee Per Sq. ft
Industrial Parks				
Sorrento West	725	614,922	742	0.00135
Roselle Street	761	500,346		
Stromesa Street	200	136,124		
Total	1,686	1,251,392		
Average	562	417,131		
Rental Self-Storage				
Poway Storage	2	32,000	17,096	0.00006
Lively Center	2	20,000		
Brandon Street Mini-Storage	2	31,348		
Melrose Mini-Storage	2	28,280		
Lock-It Lockers Storage	3	59,325		
Total	11	170,953		
Average	2	34,191		
Scientific Research and Development				
Johnson & Johnson Biotechnology Center	39	22,031	329	0.00304
IVAC Corporation	1,300	315,906		
TRW/LSI Products	350	145,192		
Nissan Design International	26	40,184		
Salk Institute	500	318,473		
S-Cubed Corporation	160	56,866		
Torrey Pines Science Park	2,333	649,614		
Total	4,708	1,548,266		
Average	673	221,181		
Lodging				
San Diego Hilton	139	223,689	882	0.00113
Hyatt Islandia	320	250,000		
La Jolla Village Inn	180	129,300		
Hanalei Hotel	310	267,000		
Vagabond Inn	12	22,548		
Fabulous Inn & E-Z8 Motel	92	92,731		
Vacation Village	234	151,134		
Total	1,287	1,136,402		
Average	184	162,343		

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	Employees	Total Sq. ft	Sq Ft / Employee	Employee Per Sq. ft
Standard Commercial Office				
Industrial Indemnity Bldg.	170	34,300	208	0.00480
Beta Bldg.	110	29,400		
Park Camino Bldg.	299	55,500		
2181 E.C.R. Bldg.	47	10,000		
Camino Real Financial Center	23	6,300		
Total	649	135,500		
Average	130	27,100		
Large High Rise Com. Office				
Mission Valley Financial Center (Security Pacific)	900	185,600	232	0.00432
Lion Plaza Building	462	109,000		
Crossroads Limited Building (Crocker and Xerox)	512	138,900		
Total	1,874	433,500		
Average	625	144,500		
Corporate Offices				
Equitable Life	200	53,900	372	0.00269
Bank of America Processing Center	300	110,000		
Home Federal Processing Center	1,150	450,000		
Trade Services Publications	270	82,000		
IRT Corporation	210	89,500		
Earl Walls & Assoc.	43	15,000		
Four Winds International Headquarters	220	90,914		
Total	2,393	891,314		
Average	342	127,331		
Medical Offices				
Chula Vista Doctors' Park	108	24,000	234	0.00427
Parkway Medical Group	65	17,620		
Campus Medical-Dental Center	115	25,900		
Total	288	67,520		
Average	96	22,507		

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Appendix B

Patterson Joint Unified School District Facility Master Plan

May 31, 2024

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Patterson Jt. Unified School District

Facility Master Plan

May 31, 2024



Potential State Modernization Funding

2023/24 Draft Modernization Eligibility Analysis by Site - 10 Year Look

School Site	2024		2025		2026		2032		2033	
	Rest.	Non-rest.	Rest.	Non-rest.	Rest.	Non-rest.	Rest.	Non-rest.	Rest.	Non-rest.
Apricot Valley ES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,580,464	\$0	\$4,580,464
Creekside MS	\$0	\$0	\$0	\$317,500	\$0	\$6,249,314	\$0	\$6,249,314	\$0	\$6,249,314
Del Puerto HS	\$0	\$157,985	\$0	\$157,985	\$0	\$157,985	\$764,980	\$157,985	\$764,980	\$157,985
Grayson ES	\$0	\$138,115	\$0	\$138,115	\$0	\$138,115	\$564,470	\$138,115	\$564,470	\$138,115
Las Palmas ES	\$0	\$359,801	\$0	\$359,801	\$0	\$359,801	\$845,811	\$1,362,636	\$845,811	\$1,362,636
Northmead ES	\$0	\$811,709	\$0	\$811,709	\$0	\$811,709	\$2,871,006	\$811,709	\$2,871,006	\$811,709
Open Valley Ind. St.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Patterson HS	\$0	\$4,276,708	\$0	\$4,276,708	\$0	\$4,276,708	\$1,049,016	\$7,852,158	\$1,049,016	\$7,852,158
Rising Sun	\$0	\$421,036	\$0	\$421,036	\$0	\$421,036	\$0	\$421,036	\$0	\$421,036
Walnut Grove ES	\$0		\$0		\$0		\$0		\$0	
West Valley L. Ctr.	\$0		\$0		\$0		\$0		\$0	
TOTAL	\$0	\$6,165,354	\$0	\$6,482,854	\$0	\$12,414,668	\$6,095,283	\$21,573,417	\$6,095,283	\$21,573,417



Potential New Construction Funding

Patterson Jt. Unified School District New Construction Eligibility Analysis



2023/24 Draft New Construction Eligibility Analysis

	K-6 Grants	7-8 Grants	9-12 Grants	Non-Severe SDC Grants	Severe SDC Grants	Total Grants
SAB 50-01 Enrollment Projection (23/24)	3,619	934	2,139	361	225	7,278
SAB 50-02 Existing Capacity 6/23/2003	(1,564)	(513)	(891)	(13)	(9)	(2,990)
Eligible Grants	2,055	421	1,248	348	216	4,288
Estimated State Funding (50%)			4,478,053	6,697,962	9,571,824	20,747,839
Estimated District Match (50%)			4,478,053	6,697,962	9,571,824	20,747,839
Total Estimated Funding (100%)	\$0	\$0	\$8,956,106	\$13,395,924	\$19,143,648	\$41,495,678



TETER



PATTERSON JUSD | FACILITY MASTER PLAN

Summary of Facility Needs & Modernization Eligibility

	MODERN. ELIGIBILITY	MODERNIZATION COST	NEW CONSTRUCTION COST	TOTAL COST ESTIMATE
Apricot Valley Elementary	\$0	\$5,016,864	\$1,170,000	\$6,186,864
Grayson Elementary	\$230,308	\$5,096,564	\$5,374,200	\$10,470,764
Las Palmas Elementary	\$599,668	\$10,579,633	\$10,530,000	\$21,109,633
Northmead Elementary	\$1,352,848	\$9,565,153	\$11,115,000	\$20,680,153
Walnut Grove Elementary	\$0	\$3,860,415	\$4,550,000	\$8,410,415
Total Elementary Schools	\$2,182,824	\$34,118,629	\$32,739,200	\$66,857,829
Creekside Middle	\$0	\$13,471,043	\$10,010,000	\$23,481,043
Patterson High	\$7,127,847	\$18,225,087	\$35,132,500	\$53,357,587
Del Puerto High	\$0	\$1,648,100	\$292,500	\$1,940,600
Total High Schools	\$7,127,847	\$19,873,187	\$35,425,000	\$55,298,187
Master Plan Totals	\$10,275,590	\$67,462,859	\$78,174,200	\$145,637,059



Review of Facility Master Plans Needs

- Needs greatly exceed state eligibility and local funds
- State eligibility grants dependent on future state bond
- State eligibility grants are typically delayed reimbursement
- District requested to evaluate/focus on greatest needs

Grayson ES

Las Palmas ES

Northmead ES

Patterson HS

Grayson Elementary

GRAYSON ELEMENTARY SITE DETAILS

301 Howard Road
Westley, CA 95387
P: 209.892.4725

Grades: K-6

Acres: 8.2 +

LEGEND

- Permanent Building
- Portable Building
- Shade Structure

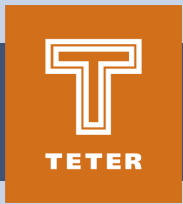
PERMANENT BUILDINGS ID | NAME

- ① Administration
- ② Multipurpose
- ③ Classroom Wing 104-107
- ④ Classroom Wing 100-103

PORTABLE BUILDINGS ID | NAME

- ⑤ Portable 109
- ⑥ Portable 110
- ⑦ Portable 111
- ⑧ Portable 112
- ⑨ Portable 113
- ⑩ Portable 114
- ⑪ Portable 115
- ⑫ Portable 116
- ⑬ Portable 118

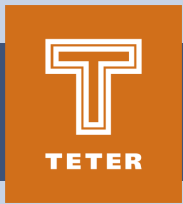




Grayson Elementary

School Site Capacity & Enrollment

Total Permanent Classrooms	9
Total Portable Classrooms	9
Total Classrooms	18
Total Classrooms Available as Teaching Stations	14
Site Capacity for Classrooms as Teaching Stations	350
Current 2023 Enrollment	218
Projected 2026 Enrollment	229
Total Site Square Footage (all buildings)	24,808



Grayson Elementary

Master Plan Priority Projects	Estimated Cost
Safety and security upgrades	\$1,015,138
Technology upgrades	\$57,200
New classroom building with a music classroom	\$5,374,200
New kindergarten play area	\$455,000
Remodel & modernize multipurpose building	\$548,503
Modernize permanent classroom buildings	\$1,087,000
Remodel & expand administration	\$1,351,844
Playfields and sports courts	\$429,780
Paint portables	\$152,100
TOTAL	\$10,470,765

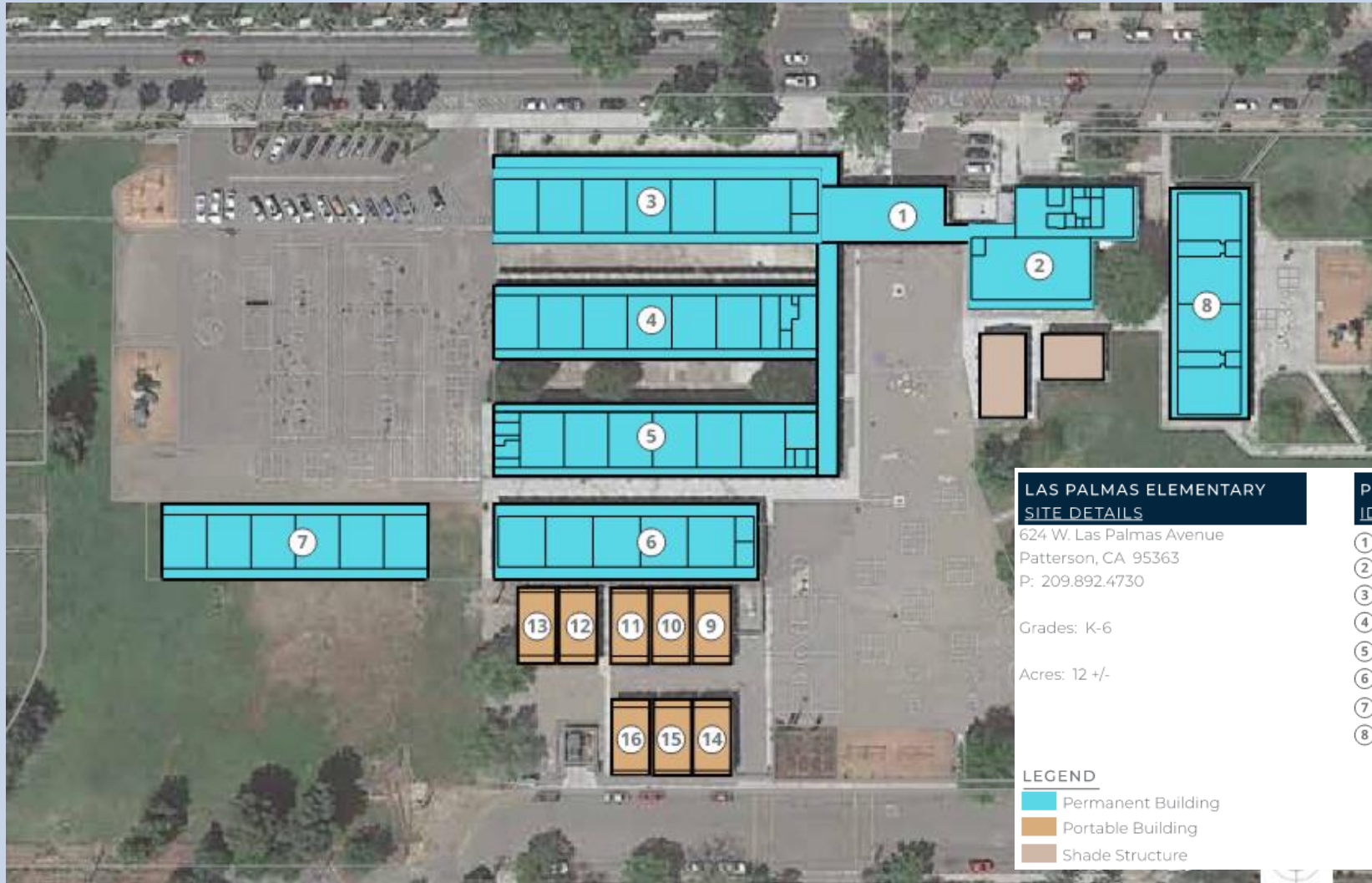
Projects shown in **bold** are considered by TETER/SchoolWorks as high priority.



Grayson Elementary

High Priority Projects	Description
Safety and security upgrades	<u>Fencing & Gates</u> • Replace chain link fence with decorative metal fence in front of school – Replace vehicle access gates in front parking lot (x3) • Replace low chain link fence in back of school near water storage tank <u>Surveillance Cameras</u> • Upgrade surveillance camera system
New Classroom Building with a music room	New TK/K building with a music room
Remodel & expand administration	• Completed project enclosed breezeway to add Principal’s Office • Principal and Resource Office have water closet restrooms; no hope for ADA • Nurse office too small and needs private restroom • School secretary needs private office for confidential info • Replace doors between Principal’s office / Cafeteria. Used to be exterior, now interior doors • Replace windows (campus interior only) • Paint building exterior

Las Palmas Elementary



LAS PALMAS ELEMENTARY SITE DETAILS

624 W. Las Palmas Avenue
Patterson, CA 95363
P: 209.892.4730

Grades: K-6

Acres: 12 +/-

LEGEND

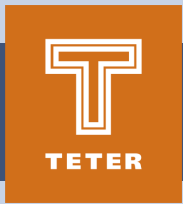
- Permanent Building
- Portable Building
- Shade Structure

PERMANENT BUILDINGS ID | NAME

- ① Administration
- ② Multipurpose
- ③ Classroom Wing 1-5/Library
- ④ Classroom Wing 6-11
- ⑤ Classroom Wing 12-17
- ⑥ Classroom Wing 18-23
- ⑦ Classroom Wing M1-M5
- ⑧ Kindergarten Classroom Wing

PORTABLE BUILDINGS ID | NAME

- ⑨ Portable 24
- ⑩ Portable 25
- ⑪ Portable 26
- ⑫ Portable 27
- ⑬ Portable 28
- ⑭ Portable 29
- ⑮ Portable 30
- ⑯ Portable 31



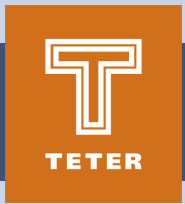
Las Palmas Elementary

School Site Capacity & Enrollment	
Total Permanent Classrooms	32
Total Portable Classrooms	8
Total Classrooms	40
Total Classrooms Available as Teaching Stations	29
Site Capacity for Classrooms as Teaching Stations	725
Current 2023 Enrollment	661
Projected 2026 Enrollment	626
Total Site Square Footage (all buildings)	53,638



Master Plan Priority Projects	Estimated Cost
Safety and security upgrades	\$2,858,375
Technology upgrades	\$157,300
New multipurpose building with parking/drop off	\$12,480,000
Remodel existing multipurpose building into library and student services	\$1,528,800
Remodel and expand administration	\$855,400
Convert softball fields into soccer field	\$260,000
Expand pick-up/drop-off	
HVAC upgrades	\$390,000
Roofing upgrades	\$1,384,958
Remove portable classrooms	
Painting (interior & exterior)	\$591,110
Windows	\$463,320
Lighting upgrades	\$140,400
TOTAL	\$21,109,663

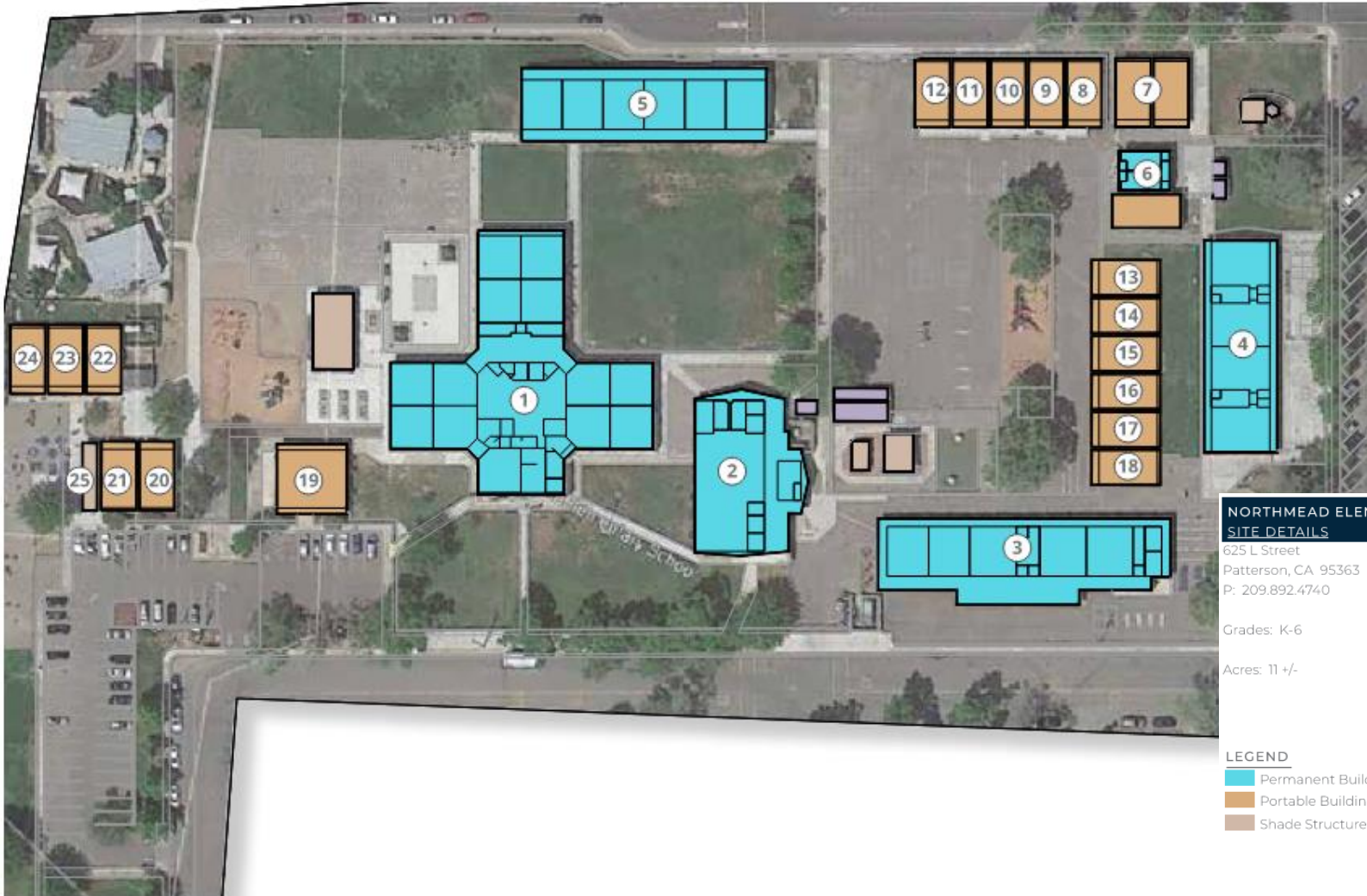
Projects shown in **bold** are considered by TETER/SchoolWorks as high priority.



Las Palmas Elementary

High Priority Projects	Description
Safety and security upgrades	<u>Surveillance Cameras</u> • Upgrade surveillance camera system <u>Security Alarm</u> • Replace intrusion alarm system <u>Communications</u> • Replace intercom/bell/clock system with new VOIP system <u>Fencing & Gates</u> • Replace low CL fence around Kindergarten playground with 6’ decorative metal fence
New multipurpose building with parking	Build new Multipurpose Building with parking lot/drop Off (south of M wing). Include storm drain infrastructure and utility yard upgrades on old hospital property
Remodel existing multipurpose building into library and student services	• Replace roof • Replace windows • Replace doors, door hardware and thresholds • Resurface interior (floors, walls, ceiling) • Upgrade interior lights to LED • Paint building interior & exterior

Northmead Elementary



NORTHMEAD ELEMENTARY SITE DETAILS

625 L Street
Patterson, CA 95363
P: 209.892.4740

Grades: K-6

Acres: 11 +/-

LEGEND

- Permanent Building
- Portable Building
- Shade Structure

PERMANENT BUILDINGS ID | NAME

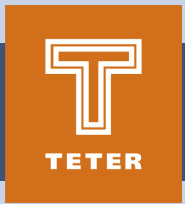
- ① Admin/Library/Classrooms 21-32
- ② Multipurpose
- ③ Classroom Wing 1-5
- ④ Classroom Wing A-D
- ⑤ Classroom Wing 12-17
- ⑥ Restroom Building

PORTABLE BUILDINGS ID | NAME

- ⑦ Portable 6
- ⑧ Portable 7
- ⑨ Portable 8
- ⑩ Portable 9
- ⑪ Portable 10

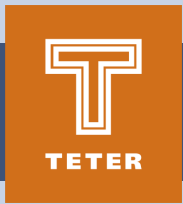
PORTABLE BUILDINGS ID | NAME

- ⑫ Portable 11
- ⑬ Portable E
- ⑭ Portable F
- ⑮ Portable G
- ⑯ Portable H
- ⑰ Portable I
- ⑱ Portable J
- ⑲ Portable Multipurpose Room
- ⑳ Portable 34
- ㉑ Portable 35
- ㉒ Portable 36
- ㉓ Portable 37
- ㉔ Portable 38
- ㉕ Portable Restroom



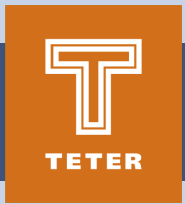
Northmead Elementary

School Site Capacity & Enrollment	
Total Permanent Classrooms	28
Total Portable Classrooms	17
Total Classrooms	45
Total Classrooms Available as Teaching Stations	27
Site Capacity for Classrooms as Teaching Stations	675
Current 2023 Enrollment	565
Projected 2026 Enrollment	352
Total Site Square Footage (all buildings)	60,685



Master Plan Priority Projects	Estimated Cost
Safety and security upgrades	\$1,432,600
Technology upgrades	\$169,520
New multipurpose building	\$10,530,000
Reconfigure existing multipurpose building into administration and support services	\$4,160,000
Add a new pick-up/drop-off area in front of school	\$702,000
New shade structure	\$585,000
HVAC upgrades	\$331,500
Roofing upgrades	\$1,103,070
Remove or reconfigure portables	
Painting (interior & exterior)	\$440,700
Classrooms 21-32 modernization	\$1,035,632
Lighting upgrades	\$190,125
TOTAL	\$20,680,147

Projects shown in **bold** are considered by TETER/SchoolWorks as high priority.



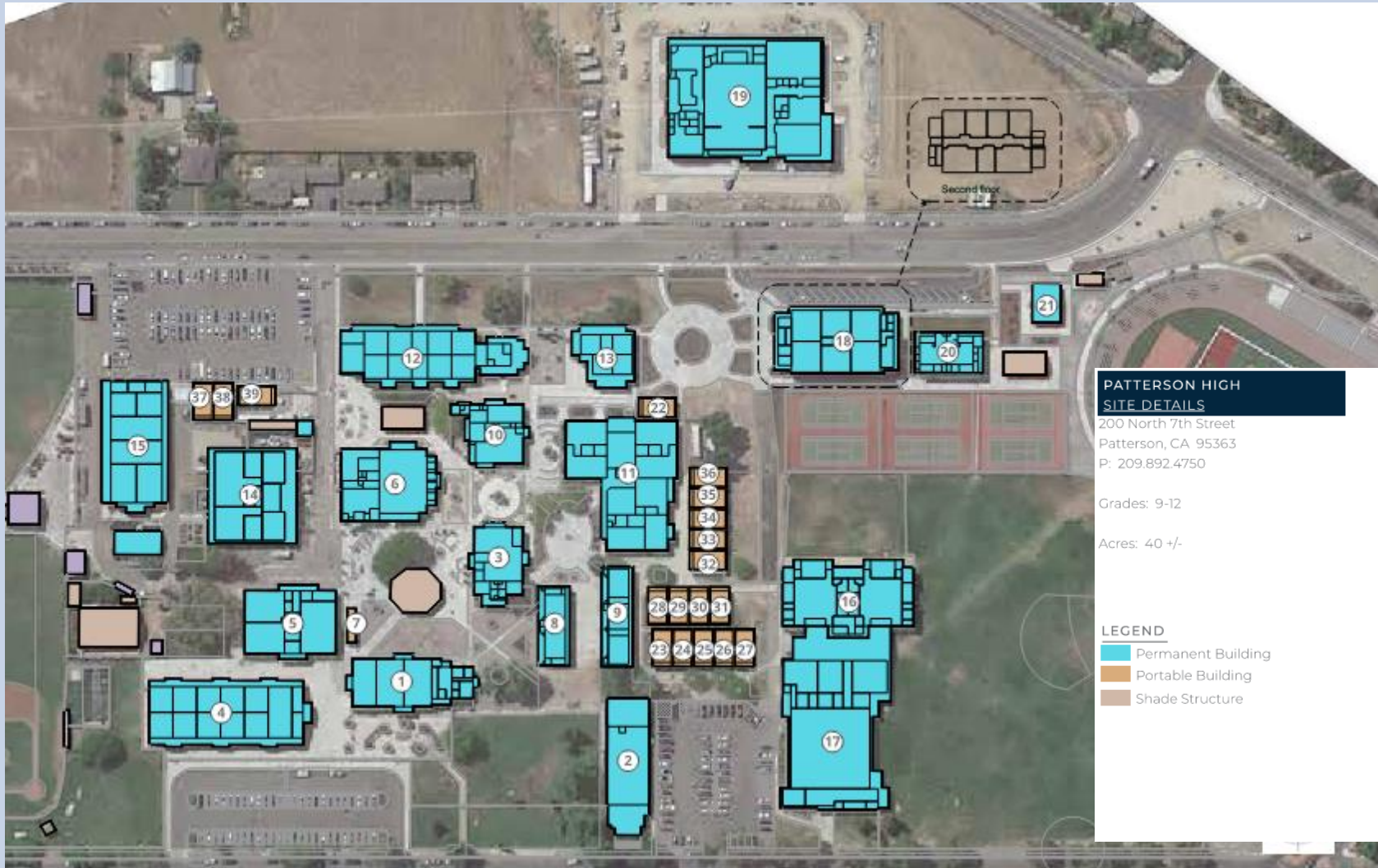
Northmead Elementary

High Priority Projects	Description
Safety and security upgrades	<u>Surveillance Cameras</u> • Add surveillance cameras to cover blind spots (x10) <u>Fencing & Gates</u> • Install fence around electrical equipment on playground between Room 5 / J <u>Communications</u> • Replace intercom/bell/clock system with new VOIP system • Replace marquee with new ground-mount LED marquee
Add a new pick-up/drop-off area in front of school	• Use turf area in front of main office; tie into existing parking lot • L Street curb / gutter prone to flooding • Reconfigure decorative metal fencing / main gate entry
Roofing upgrades	<u>Main Building</u> • Replace roof (single ply membrane) • Eliminate large skylights (x4) <u>Multipurpose</u> • Replace roof (single ply) <u>Restroom Building</u> • Replace roof (modified bitumen BUR) <u>Portables</u> • Replace roof on portables Classrooms 7 – 11



PATTERSON JUSD | FACILITY MASTER PLAN

Patterson High



PATTERSON HIGH SITE DETAILS

200 North 7th Street
Patterson, CA 95363
P: 209.892.4750

Grades: 9-12

Acres: 40 +/-

LEGEND

- Permanent Building
- Portable Building
- Shade Structure

PERMANENT BUILDINGS ID | NAME

- 1 Administration
- 2 Auditorium
- 3 Library
- 4 Classrooms 101-112
- 5 Classrooms 201-204
- 6 Cafeteria/Kitchen
- 7 Restroom
- 8 Classrooms 301-303
- 9 Classrooms 304-306
- 10 Home Economics 401-403
- 11 Business Education-Science
- 12 Classrooms 701-709
- 13 Classrooms 801-805
- 14 Classrooms 901-905
- 15 Supply Chain & Logistic Training
- 16 Locker Rooms
- 17 Gymnasium
- 18 Eugene A Field Science Building
- 19 Performing Arts Center
- 20 Weight Room
- 21 Concessions

PORTABLE BUILDINGS ID | NAME

- 22 Portable 806
- 23 Portable 501
- 24 Portable 502
- 25 Portable 503
- 26 Portable 504
- 27 Portable 505
- 28 Portable 506
- 29 Portable 507
- 30 Portable 508
- 31 Portable 509
- 32 Portable 510
- 33 Portable 511
- 34 Portable 512
- 35 Portable 513
- 36 Portable 514
- 37 Portable 914
- 38 Portable 915
- 39 Portable 916



Patterson High

School Site Capacity & Enrollment	
Total Permanent Classrooms	77
Total Portable Classrooms	17
Total Classrooms	94
Total Classrooms Available as Teaching Stations	85
Site Capacity for Classrooms as Teaching Stations	3,008
Current 2023 Enrollment	1,832
Projected 2026 Enrollment	1,592
Total Site Square Footage (all buildings)	216,689



PATTERSON JUSD | FACILITY MASTER PLAN

Patterson High

Master Plan Priority Projects

Cost Estimate

New gymnasium (in design)

Cosmetology and logistics program

Safety and security upgrades

\$4,595,500

Technology upgrades

\$326,300

Roofing upgrades

\$6,686,784

Remodel and expand administration

\$969,800

Replace portables with new construction (number of classrooms to be determined)

\$15,632,500

Remove old Auditorium

Remodel kitchen (possible future consideration for an off-site central kitchen)

\$224,250

Stadium (bleachers, ADA compliance, all-weather track, restrooms, turf field, parking) remodel

\$19,541,000

Sports field improvements

\$1,690,000

Art and Ag Science labs

\$972,920

Repave asphalt driveways

\$308,750

Locker room HVAC

\$130,000

Painting (exterior)

\$1,131,000

Flooring (600 wing and 900 wing)

\$181,607

Walls (600 wing)

\$151,476

Lighting upgrades

\$815,100

Projects shown in **bold** are considered by TETER/SchoolWorks as high priority.

TOTAL

\$53,357,587



Patterson High

High Priority Projects	Description
Roofing upgrades	<u>Administration</u> - Replace roof (modified bitumen BUR) <u>Cafeteria/Kitchen</u> - Replace roof - Convert to external rain gutters where possible <u>Gymnasium</u> - Replace roof (modified bitumen BUR) <u>Locker Rooms</u> - Replace roof (modified bitumen BUR) <u>100, 300, 700 Building and 900 Building (Rooms 901-905)</u> - Replace roof (modified bitumen BUR) <u>200, 600 Building</u> - Replace roof (modified bitumen BUR) - Convert to external rain gutters where possible <u>900 Building (Portables 914-916)</u> - Replace roofs on Rooms 914 and 915
Stadium (bleachers, ADA compliance, all-weather track, restrooms, turf field, parking) remodel	- Replace home bleachers and press box; install new ADA access ramp - Replace visitor bleachers; install new ADA access ramp - Add ADA restroom building for visitors in NE corner of stadium - Replace all-weather track surface - Replace synthetic turf field surface (last install 2016) - Expand synthetic turf to replace natural turf at north end of stadium - Replace scoreboard - Install new LED stadium field lights



Discussion: Review Priorities

- Do these sites represent the greatest existing campus needs?
- What projects are highest importance for district?
- What sources of local funding are available?
- What types of projects are most likely LCAP funded?



Discussion: Review Other Remaining Sites

- Do these sites have more significant existing campus needs?
 - Apricot Valley ES
 - Walnut Grove ES
 - Creekside MS
 - Del Puerto HS



Apricot Valley Elementary



APRICOT ELEMENTARY SITE DETAILS

1320 Henley Parkway
Patterson, CA 95363
P: 209.892.4700

Grades: K-6

Acres: 12 +/-

LEGEND

-  Permanent Building
-  Shade Structure

PERMANENT BUILDINGS ID | NAME

- ① Multipurpose
- ② Administration
- ③ Library Media Center
- ④ G Classroom Wing
- ⑤ F Classroom Wing
- ⑥ E Classroom Wing
- ⑦ D Classroom Wing
- ⑧ H Classroom Wing
- ⑨ J Classroom Wing



Apricot Valley Elementary

School Site Capacity & Enrollment	
Total Permanent Classrooms	39
Total Portable Classrooms	0
Total Classrooms	39
Total Classrooms Available as Teaching Stations	34
Site Capacity for Classrooms as Teaching Stations	850
Current 2023 Enrollment	815
Projected 2026 Enrollment	931
Total Site Square Footage (all buildings)	59,383



Apricot Valley Elementary

Master Plan Priority Projects	Estimated Cost
Safety and security upgrades	\$900,900
Technology upgrades	\$52,000
Add fence on east property line through park to extend playable area available to school	\$227,500
HVAC Replacement	\$1,183,000
Mechanical well roofing replacement	\$393,284
Add additional pick-up/drop-off area	
New shade structure over playground	\$585,000
New shade structure over amphitheater	\$585,000
Replacement of damaged concrete flatwork	\$585,000
Painting (exterior)	\$512,850
Lighting upgrades	\$514,800
Asphalt repairs	\$417,300
Kitchen floor	\$22,230
Library cabinets	\$208,000
TOTAL	\$6,186,864

Walnut Grove Elementary



WALNUT GROVE ELEMENTARY SITE DETAILS

775 North Hartley Street
Patterson, CA 95363
P: 209.892.4770

Grades: K-6

Acres: 24 +/-

LEGEND

- Permanent Building
- Portable Building
- Shade Structure

PERMANENT BUILDINGS ID | NAME

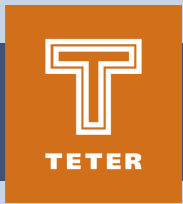
- ① Building A Administration
- ② Building B Multipurpose
- ③ Building C Gymnasium
- ④ Classroom Building D
- ⑤ Classroom Building E
- ⑥ Classroom Building F
- ⑦ Classroom Building G
- ⑧ Classroom Building H
- ⑨ Classroom Building I
- ⑩ Classroom Building J

PERMANENT BUILDINGS ID | NAME

- ⑪ Classroom Building K
- ⑫ Classroom Building L
- ⑬ Classroom Building M
- ⑭ Classroom Building N
- ⑮ Classroom Building O
- ⑯ Classroom Building P

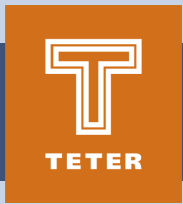
PERMANENT BUILDINGS ID | NAME

- ⑰ Portable P1
- ⑱ Portable P2



Walnut Grove Elementary

School Site Capacity & Enrollment	
Total Permanent Classrooms	40
Total Portable Classrooms	2
Total Classrooms	42
Total Classrooms Available as Teaching Stations	31
Site Capacity for Classrooms as Teaching Stations	850
Current 2023 Enrollment	685
Projected 2026 Enrollment	954
Total Site Square Footage (all buildings)	76,687



Walnut Grove Elementary

Master Plan Priority Projects	Estimated Cost
Safety and security upgrades	\$1,109,875
Technology upgrades	\$240,500
New Library, music, student services building	\$4,550,000
New kindergarten play area	\$279,500
New primary play area	\$630,500
Painting (exterior)	\$971,100
Roofing	\$96,720
Asphalt repairs	\$532,220
Parking and student crossing project	
TOTAL	\$8,410,415



PATTERSON JUSD | FACILITY MASTER PLAN

Creekside Middle

CREEKSIDE MIDDLE SITE DETAILS

535 Penegrine Drive
Patterson, CA 95363
P: 209.892.4710

Grades: 7-8

Acres: 20.5 +/-

LEGEND

- Permanent Building
- Portable Building
- Shade Structure

PERMANENT BUILDINGS ID | NAME

- ① Building A Office
- ② Building B Library/Resource Center
- ③ Building C College 7 Career Center
- ④ Building D Gymnasium
- ⑤ Building E Classrooms E10-E21
- ⑥ Building F Classrooms F10-F14
- ⑦ Building G Classrooms G10-G19
- ⑧ Building H Classrooms H10-H13
- ⑨ Building J Classrooms J10-J17
- ⑩ Building K Classrooms K10-K13

PORTABLE BUILDINGS ID | NAME

- ⑪ Portable H1
- ⑫ Portable H2
- ⑬ Portable H3
- ⑭ Portable F15
- ⑮ Portable F16
- ⑯ Portable F19
- ⑰ Portable F20
- ⑱ Portable F21
- ⑲ Portable F22
- ⑳ Portable Locker Room
- ㉑ Portable Locker Room





Creekside Middle

School Site Capacity & Enrollment	
Total Permanent Classrooms	42
Total Portable Classrooms	9
Total Classrooms	51
Total Classrooms Available as Teaching Stations	37
Site Capacity for Classrooms as Teaching Stations	1,376
Current 2023 Enrollment	861
Projected 2026 Enrollment	790
Total Site Square Footage (all buildings)	105,757



Creekside Middle

Master Plan Priority Projects	Estimated Cost
Safety and security upgrades	\$3,601,000
Technology upgrades	\$195,000
Roofing upgrades	\$3,407,040
HVAC upgrades	\$2,054,000
New multipurpose with locker rooms for PE	\$10,010,000
Revised pick-up/drop-off	\$780,000
Painting (interior & exterior)	\$2,350,778
Lighting upgrades	\$396,500
Windows	\$364,650
Playfields/Landscaping	\$322,075
TOTAL	\$23,481,043

Del Puerto High



DEL PUERTO HIGH SITE DETAILS

640 M Street
Patterson, CA 95363
P: 209.892.4720

Grades: 10-12

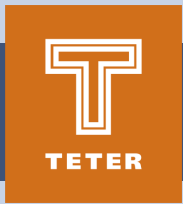
Acres: 2.2 +/-

LEGEND

- Portable Building
- Shade Structure

PORTABLE BUILDINGS ID | NAME

- ① Portable DP1
- ② Portable DP2
- ③ Portable DP3
- ④ Portable DP4
- ⑤ Portable DP5
- ⑥ Portable DP6
- ⑦ Portable DP7
- ⑧ Portable Multipurpose
- ⑨ Portable Restroom
- ⑩ Portable 8 Open Valley
- ⑪ Portable Open Valley
- ⑫ Portable County Preschool
- ⑬ Portable County Preschool
- ⑭ Portable County Preschool



Del Puerto High

School Site Capacity & Enrollment	
Total Permanent Classrooms	0
Total Portable Classrooms	9
Total Classrooms	9
Total Classrooms Available as Teaching Stations	9
Site Capacity for Classrooms as Teaching Stations	-
Current 2023 Enrollment	-
Projected 2026 Enrollment	-
Total Site Square Footage (all buildings)	15,840



Del Puerto High

Master Plan Priority Projects	Estimated Cost
Safety and security upgrades	\$509,080
Technology upgrades	\$40,300
Roofing upgrades	\$639,820
New shade structure	\$292,500
Painting (interior & exterior)	\$332,150
Flooring and walls	\$126,750
TOTAL	\$1,940,600



Summary of Facility Needs & Modernization Eligibility

	MODERN. ELIGIBILITY	MODERNIZATION COST	NEW CONSTRUCTION COST	TOTAL COST ESTIMATE
Apricot Valley Elementary	\$0	\$5,016,864	\$1,170,000	\$6,186,864
Grayson Elementary	\$230,308	\$5,096,564	\$5,374,200	\$10,470,764
Las Palmas Elementary	\$599,668	\$10,579,633	\$10,530,000	\$21,109,633
Northmead Elementary	\$1,352,848	\$9,565,153	\$11,115,000	\$20,680,153
Walnut Grove Elementary	\$0	\$3,860,415	\$4,550,000	\$8,410,415
Total Elementary Schools	\$2,182,824	\$34,118,629	\$32,739,200	\$66,857,829
Creekside Middle	\$0	\$13,471,043	\$10,010,000	\$23,481,043
Patterson High	\$7,127,847	\$18,225,087	\$35,132,500	\$53,357,587
Del Puerto High	\$0	\$1,648,100	\$292,500	\$1,940,600
Total High Schools	\$7,127,847	\$19,873,187	\$35,425,000	\$55,298,187
Master Plan Totals	\$10,275,590	\$67,462,859	\$78,174,200	\$145,637,059



PATTERSON JUSD | FACILITY MASTER PLAN

Deferred Maintenance (DM)

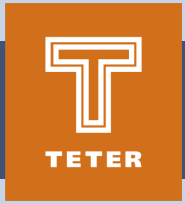
- Requirement for districts that participate in SFP
- Separate from routine restricted maintenance (RRM)
- Annual recommendation \$5M

[illegible]



Discussion: District provide overall direction for FMP

- District to specify local funding amount
- Provide potential funding opportunities but not specific amounts.
- Implementation plan vs list of potential priority projects?



Next Steps