FCUSD
Department of
Facilities and Planning
Folsom Cordova Unified School District

Craig Rouse
Executive Director

2026
School Facility Needs Analysis

Prepared by
Folsom Cordova Unified School District
Facilities and Planning Department

1965 Birkmont Drive, Rancho Cordova, CA 95742
916.294.9010 ▪ Fax 916.294.2471
www.fcusd.org

TABLE OF CONTENTS

Executive Summary …….. 1

I. Introduction …….…….….. 2

II. Background of Developer Fee Legislation ……. 3

III. Level II Developer Fee Justification …….. 5
- Requirement I: School Facilities Program Application …….. 5
- Requirement II: Year Round Schools, General Obligation Bonds, Debt Incurred and Relocatable Classrooms …….. 5
- Requirement III: Needs Analysis …….… 5

IV. Level II Developer Fee Calculation ….…….. 7
- Student Generation Rate Study …… 7
- New Residential Units ……. 8
- Students Generated from Projected New Development …….. 9
- State School Facility Program Grant Calculations…….. 9
- Site Acreage Required …… 10
- Site Acquisition Costs ……. 11
- Site Development Costs …….. 11
- Fee Calculations …….. 13

V. Conclusion and Recommendation…….. 14

Sources ……. 15

Appendix A: Residential Five-Year Build-Out Projection ……. 16
Appendix B: SAB 50-02, Baseline Facility Capacity..…… 20
Appendix C: SAB 50-01, Enrollment Certification/Projection …….. 23
Appendix D: Level II Fee Calculations……... 25

EXECUTIVE SUMMARY

- Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities provided that the district can show justification for levying of fees.

- Government Code 65995 limits the fee to be collected to the statutory fee unless a school district conducts a School Facility Needs Analysis (Government Code 65995.6) and meets certain conditions.

- The adjusted baseline capacity in the Folsom Cordova Unified School District based on Education Code 17071, is 23,388 TK-12 students.

- Each new single-family residential unit to be constructed in the Folsom Cordova Unified School District will average 2,425 square feet and will generate an average of 0.72 TK-12 grade students to house. Each new single-family attached home will average 1,500 square feet and will generate 0.37 TK-12 grade students to house. Each new multi-family home will average 1,052 square feet and will generate 0.31 TK-12 grade students to house.

- Over the next five years, it is estimated that 4,878 single-family residential units; 504 single-family attached residential units; and 3,616 multi-family units will be constructed. This totals 8,998 new residential units.

- The proposed developer fee rates are calculated on a School Facilities Improvement District (SFID) basis. SFID 1 represents the City of Rancho Cordova, Mather, and the unincorporated area of Sacramento County south of Highway 50 and generally west of Prairie City Road. SFID 2 represents the City of Folsom and the area south of Highway 50 and generally east of Prairie City Road.

- The use of the two SFIDs for fee calculation allows for a more accurate representation of the unique issues associated with the geographic features (such as naturally occurring asbestos) and the realty markets within the district boundaries.

- Based on calculations outlined in Government Code 65995.5, the Folsom Cordova Unified School District is justified in collecting Level II developer fees in the amount of $9.01 per square foot of new residential single-family construction in SFID 1 and $10.26 per square foot of new residential construction in the SFID 2.

- Based on calculations outlined in Government Code 65995.7, the Folsom Cordova Unified School District is justified in collecting Level III developer fees in the amount of $18.02 per square foot of new residential single-family construction in SFID 1 and $20.52 per square foot of new residential single-family construction in SFID 2.

I. INTRODUCTION

California school districts have the ability to assess development impact fees on new residential and commercial/industrial development, as long as certain requirements are met. There are three levels of residential development impact fees and one level of commercial/industrial impact fees. The following is an overview of development impact fee levels:

- *Level I* fees are the current statutory fees allowed under Education Code 17620. This code section provides the basic authority for school districts to levy a fee against residential and commercial construction for the purpose of funding school construction or reconstruction of facilities. The Board of Education approved Level 1 fees for SFID 1 and SFID 2 at the April 18, 2024, Board of Education meeting. The Level I fee is adjusted every two years.

- *Level II* fees are outlined in Government Code section 65995.5. This code section allows a school district to impose a higher fee on residential construction if certain conditions are met. Level II fees were approved by the Board of Education at the April 10, 2025, Board of Education meeting, and must be justified on a yearly basis.

- *Level III* fees are outlined in Government Code section 65995.7. If State funding becomes unavailable, this code section authorizes a school district that has been approved to collect Level II fees to collect a higher fee equal to twice the amount of Level II fees. However, if a district eventually receives State funding, this excess fee may be reimbursed to the developers or subtracted from the amount of state funding.

This School Facility Needs Analysis (SFNA) updates enrollment and estimated build-out totals from last year's SFNA. The January 2026 State Allocation Board (SAB) construction grant increases were also used in the justification of the Level II fees. Each year the SAB adjusts the School Facility Program grants based on the statewide cost index for Class B construction using the RS Means index. The SAB construction cost index January 2026 increase was 3.56%.

The SFNA will establish the continued need for new school facilities for unhoused students which are attributable to new residential development within the Folsom Cordova Unified School District. In doing so, the Study will show that the Level I statutory fees are inadequate to meet the needs of the District for school facilities; that the District is eligible to collect a fee in excess of the statutory fee; and that the District meets the requirements to collect Level II fees.

II. BACKGROUND OF DEVELOPER FEE LEGISLATION

SB 50 (Chapter 407/Statutes 1998) was an urgency measure and became effective on August 27, 1998. This bill instituted a new school facility program by which school districts can apply for state construction and modernization funds. It imposed limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and provided the authority for school districts to levy fees at three different levels.

III. LEVEL II DEVELOPER FEE JUSTIFICATION

This section of the study will demonstrate that the Folsom Cordova Unified School District meets the necessary requirements outlined below and is eligible to collect development impact fees in excess of the statutory fee for the construction and reconstruction of school facilities.

Requirement I: School Facilities Program Application

To be eligible to collect Level II developer fees the Folsom Cordova Unified School District must have made a "timely application to the State School Facilities Program for new construction funding for which it is eligible…." The Folsom Cordova Unified School District has over $46 million in applications for new construction and modernization funding with the Office of Public-School Construction. Proposition 2, the Public Education Facilities Bond was passed by the voters of California on November 5, 2024. Applications on file will be funded in Priority Funding Rounds, twice a year.

Requirement II: Year Round Schools, General Obligation Bonds, Debt Incurred and Relocatable Classrooms

After January 1, 2023, a district must satisfy two of the four requirements listed below:

- Have a substantial percentage of students on multi-track year-round scheduling.
- Have assumed debt equal to 15% of the district's bonding capacity (percentage is based on revenue sources for repayment).
- Have at least 20% of the district's teaching stations housed in relocatable classrooms.
- Have placed a local bond on the ballot in the past four years which received at least 50% plus one of the votes cast.

The District has assumed debt greater than 15% of the district's bonding capacity and Folsom Cordova Unified School District has held a bond election in the last four years and received at least 50% plus one vote yes. These items fulfill the requirements as stated by Government Code Section 65995.6(b).

Requirement III: Needs Analysis

Government Code Section 65995.6 requires that before fees in excess of the statutory fee can be levied a district must conduct a facility needs analysis. This analysis must demonstrate that the need

for new school facilities for unhoused pupils is attributable to projected enrollment growth from the construction of new residential units over the next five years.

> "The needs analysis shall project the number of unhoused elementary, middle, and high school pupils generated by new residential units, in each category of pupils enrolled in the district. The projection of unhoused pupils shall be based on the historical student generation rates of new residential units constructed during the previous five years that are of a similar type of units to those anticipated to be constructed…."

Clarifications of issues that factor into the calculation of the fee are listed below:

- Site acquisition costs are limited to 50% of the cost of the site.
- Local funds are all funds dedicated by the local Board of Education to provide facilities necessitated by new construction, including commercial/industrial fees. Currently the District has no actual "dedicated" local funds for new facilities. The developer fee revenue stream in the District is being used to provide gap funding for current projects. Commercial/industrial developer fees are earmarked for interim housing costs.
- Projected square footage is determined based upon information provided by city/county and developers where the residential units are expected to be constructed.
- The regular grant amount is a per unhoused pupil grant that excludes the cost of interim housing, central district administration, and other site-specific facilities. Therefore, state funding will be less than the amount required to provide adequate facilities. The term "50% fee" is a misnomer since the formula used to calculate the Level II fees does not accurately reflect actual facilities costs. The fee does not reflect interim housing costs, nor does it address the actual costs of construction during times when labor and material costs are driven higher.
- Level II fees may be used to fund facilities to accommodate students generated by new construction.

The Facility Needs Analysis also requires the District to evaluate the following:

- Identify and consider any surplus property owned by the District that can be used as a school site or that is available for sale to finance school facilities.

  The District has no surplus property.

- Identify and consider the extent to which projected enrollment growth may be accommodated by the excess capacity in the existing facilities.

  The SB 50 baseline capacity of the District was established and approved by the State Allocation Board in 1998. Adjustments have been made to the baseline capacity for the special day class regulation change and the addition of new classrooms built and funded with state school building funds since 1998. The District was allowed to discount relocatable/portable classrooms exceeding a set calculation in SB 50. The baseline capacity includes one closed site, Cordova Lane Elementary. The approved SAB 50-02 Capacity Analyses for both high school attendance areas are attached as Appendix B and summarized in the following table.

Table 1
Existing Capacity

Grade Level	1998 Baseline Capacity	Adjustment for SDC Regulation Change	Pupils Apportioned by SAB to Date*	Adjusted Capacity
SFID 1 : *Pupils apportioned are for the following project: Navigator Elementary School*				
TK-5	4,575	(200)	600	4,975
6-8	2,214	(162)	0	2,052
9-12	2,862	(216)	0	2,646
SDC	0	286	13	299
RC Total	**9,651**	**(292)**	**613**	**9,972**
SFID 2 : *Pupils apportioned are for the following projects: Empire Oaks Elementary School, Mangini Ranch Elementary School. Sandra Gallardo Elementary School, Folsom High School Phase 2, Folsom High School Building N , Folsom High School Theater, Russell Ranch Elementary School, Vista del Lago High School, Carl Sundahl relocatable replacements and Oak Chan Elementary School relocatable replacements, and Sutter Middle School relocatable replacements.*				
TK-5	3,175	(125)	3,636	6,686
6-8	1,161	(54)	405	1,512
9-12	1,998	27	2,914	4,939
SDC	0	91	188	279
Folsom Total	**6,334**	**(61)**	**7,143**	**13,416**
District Total	**15,985**	**(353)**	**7,756**	**23,388**

** State Classroom Loading Summary is based on SAB 50-02 Classroom Analysis.*

Senate Bill 50 requires enrollment projections be calculated on the Enrollment Certification/Projection Form SAB 50-01. Projections shall be calculated pursuant to the cohort survival enrollment projection system described in Section 1859.40-1859.53 of Article 5 of the regulations. Based on the SAB 50-01 five-year enrollment projection, the enrollment of the Folsom Cordova Unified School District will reach 34,845 TK-12 students by the start of the 2030/31 school year. The enrollment projection, Form SAB 50-01, is included in Appendix C.

The current School Facility Program capacity is 23,388 TK-12 students and the SAB 50-01(attached) projects 34,845 students by the 2030/31 school year, leaving 11,457 pupils unhoused.

Cordova Lane Elementary School closed at the end of the 2009/10 school year and is being used by the District for district support services and preschool services. The District has considered the use of the Cordova Lane Center, but the site is unsuitable because it is not located in close proximity to any proposed residential development.

- Identify and consider local sources other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units.

  Measure R was passed by the voters of SFID 4 in November 2024 for $144 million for existing Rancho Cordova elementary school repairs.

  Measure S was passed by the voters of SFID 4 in November 2024 for $144 million for existing Rancho Cordova secondary school repairs.

Measure G was passed by the voters of SFID 5 in November 2014 for $195 million for repairs of existing school sites located in SFID 5 (City of Folsom north of Highway 50).

Voters in SFID 3 passed a $750 million bond (Measure M) in March 2007 for future growth in the area south of Highway 50 and east of Sunrise Boulevard.

Measure N was passed by the voters of SFID 4 in November 2006 for $125 million for existing Rancho Cordova school repairs. The District passed a $68 million bond (Measure P) in November 2012 for SFID 4 to access funds that were not available under Measure N due to the plummet in assessed property values.

The monies from these bonds are being used to provide an alternate source of funds to mitigate the late arrival of state funds, offset state funding shortfalls, and finance facilities needs that are not funded by state funds or developer fees, and to provide funding for modernization, additions, technology, and student support services. Therefore, local bond funds are not considered by the District to be available to supplement the developer fee.

IV. LEVEL II DEVELOPER FEE CALCULATION

Senate Bill 50 outlines the methodology for the calculation of Level II fees in Section 65995.5(c) as follows:

- The number of unhoused pupils identified in the school facilities needs analysis shall be multiplied by the appropriate grant amounts provided in subdivision (a) of Education Code Section 17072. This sum shall be added to the site acquisition and development cost determined pursuant to subdivision (h).
- The full amount of local funds the governing board has dedicated to facilities necessitated by new construction shall be subtracted from the amount determined pursuant to paragraph (1).
- The resulting amount "…shall be divided by the projected total square footage of assessable space of residential units anticipated to be constructed during the next five-year period in the school district…"
- "Site acquisition costs shall not exceed half the amount determined by multiplying the land acreage determined to be necessary under the guidelines of the State Department of Education…"

To determine the District's Level II fees staff prepared the following calculations. These calculations are outlined below and are attached as Appendix E.

Student Generation Rate Study

As part of the preparation for this SFNA, a student generation rate study was conducted. The student generation study included a survey of single-family, single-family attached and multi-family residential units built in the last five years. The generation rate calculations for residences built in the last five years are summarized below:

Table 2
Student Yield Generation Rates

Grade Level	Single-family (SF)	Single-family Attached (SFA)	Multi-family (MF)
TK-5	0.39	0.23	0.17
6-8	0.16	0.05	0.07
9-12	0.16	0.07	0.06
SDC	0.01	0.02	0.01
Total	**0.72**	**0.37**	**0.31**

New Residential Units

The County of Sacramento Community Development Department, City of Rancho Cordova Planning Department and City of Folsom Community Development Department were contacted to provide information regarding current and future development projects. Table 3 is a summary of the development projects listed in Appendix A.

Table 3
Projected Residential Development

Development Type	2026	2027	2028	2029	2030	Total
Single-family	732	1,197	1,164	949	836	4,878
Single-family Attached	132	133	94	95	50	504
Multi-family	237	1,274	995	585	525	3,616
Total Units	**1,101**	**2,604**	**2,253**	**1,629**	**1,411**	**8,998**

Students Generated from Projected New Development

The number of students generated from new development in the next five years is determined by multiplying the five-year projected number of residential units by the yield generation factor at the appropriate grade levels. The future unhoused pupil calculation is provided for each type of housing in Tables 4, 5 and 6. Table 7 lists the total number of proposed students generated from future residential development in the next five years.

Table 4
Future Unhoused Students from Single-family Units

Grade Level	Yield Factor Single-family	Proposed Units	Students Generated
TK-5	0.39	4,878	1,902
6-8	0.16		780
9-12	0.16		780
SDC	0.01		49
Total	**0.72**	**--**	**3,511**

Table 5
Future Unhoused Students from Single-family Attached Units

Grade Level	Yield Factor Single-family Attached	Proposed Units	Students Generated
TK-5	0.23	504	116
6-8	0.05		25
9-12	0.07		35
SDC	0.02		10
Total	**0.37**	**--**	**186**

Table 6
Future Unhoused Students from Multi-Family Units

Grade Level	Yield Factor Multi-family	Proposed Units	Students Generated
TK-5	0.17	3,616	615
6-8	0.07		253
9-12	0.06		217
SDC	0.01		36
Total	**0.31**		**1,121**

Table 7
Total Number of Students Generated from New Development

Grade Level	Students From SF Units	Students From SFA Units	Students From MF Units	Total Students Generated
TK-5	1,902	116	615	2,633
6-8	780	25	253	1,058
9-12	780	35	217	1,032
SDC	49	10	36	95
Total	**3,511**	**186**	**1,121**	**4,818**

State School Facility Program Grant Calculations

Under the State School Facilities Program, the state will provide "grants" to a school district for 50% of the cost to house a student who is unhoused due to enrollment increases. The grant amounts are the State's estimated 50% share of the cost of housing one student. The District is responsible for matching these state funds with district or local money. For example, a state K-6 grant of $11,775 would pay for 50% of the cost to house one student; the district is required match the grant for a total of $23,550. For the Level II fee calculations, the grant amounts are multiplied by the total number of pupils generated from new development over the next five years. Table 8 illustrates this calculation.

Table 8
State School Facility Program Grant Calculations

Grade Level	State Per Pupil Grant Amount	Pupils Generated from SF, SFA & MF Units	Total State Grant
TK-5	$ 16,705	2,633	$43,984,265
6-8	17,712	1,058	18,739,296
9-12	22,470	1,032	23,189,040
SDC	47,067	95	4,471,365
Total		**4,818**	**$90,383,966**

Site Acreage Required

The next step in the fee calculation is to estimate the total number of acres required to house the projected pupils. The District has established guidelines for school facility sizes for the purpose of housing new students. The school master planned capacity differs at the middle and high school level in each SFID. These differences are based on the differing existing facilities and future needs in each SFID. New school facilities will be constructed to accommodate enrollments by grade level groups as follows:

Table 9
School Facility Sizes and CDE Recommended Site Sizes
SFID 1 (Rancho Cordova)

Grade Level	School Facility Master Planned Pupil Capacity	CDE Recommended Site Size (acres)
TK-5+SDC	673	10.0
6-8	900	22.2
9-12	2,100	54.8

School Facility Sizes and CDE Recommended Site Sizes
SFID 2 (Folsom)

Grade Level	School Facility Master Planned Pupil Capacity	CDE Recommended Site Size (acres)
TK-5	673	10.0
6-8	1,200	23.5
9-12	1,800	51.7

Estimated site acreage needed to house projected pupils is determined by dividing the number of unhoused pupils at each grade level group by the master planned capacity for each type of school to arrive at the number of schools needed per grade level configuration. The number of schools needed is then multiplied by the California Department of Education recommended acreage for the master planned school sizes to arrive at the number of acres needed to adequately house the projected pupils.

Table 10
Acreage Required to House Pupils – SFID 1 (Rancho Cordova)

Grade Level	Unhoused Students	Students Per School Site	Schools Based on Pupils	CDE Recommended Acreage	Acres Needed
		÷	=	x	=
TK5 + SDC	2,728	673	4.053	10	40.53
6-8	1,058	900	1.176	22.2	26.11
9-12	1,032	2,100	.491	54.8	26.91

Acreage Required to House Pupils – SFID 2 (Folsom)

Grade Level	Unhoused Students	Students Per School Site	Schools Based on Pupils	CDE Recommended Acreage	Acres Needed
		÷	=	x	=
TK5 + SDC	2,728	673	4.053	10	40.53
6-8	1,058	1,200	.882	23.5	20.73
9-12	1,032	1,800	.573	51.7	29.62

Site Acquisition Costs

The next step in the fee calculation is to estimate the site acquisition cost. The separation of SFID 1 and SFID 2 data for the developer fee calculation allows for a more accurate representation of the unique issues associated with the realty markets within the district boundaries.

Total acreage needed is multiplied by the cost per acre at 50% as the State funds 50% of the cost of the site. The *total* acreage needed is used in each of the SFID calculations below to arrive at an overall cost for each SFID. In a later step, the grand total will be divided by the overall estimated new residential square footage to arrive at a fee per square foot rate for each SFID.

Table 11
Site Acquisition Costs - SFID 1 (Rancho Cordova)

Grade Level	Acres Needed	50% Acreage Cost	Site Acquisition Cost
TK-5 + SDC	40.53	$350,000	$ 14,185,000
6-8	26.11	350,000	9,138,500
9-12	26.91	350,000	9,418,500
Total			**$ 32,742,500**

Table 12
Site Acquisition Costs - SFID 2 (Folsom)

Grade Level	Acres Needed	50% Acreage Cost	Site Acquisition Cost
TK-5 + SDC	40.53	$435,000	$ 17,630,550
6-8	20.73	435,000	9,017,550
9-12	29.62	435,000	12,884,700
			$ 39,532,800

Site Development Costs

SB 50 allows the inclusion of site development costs in the fee calculation. Site development costs shall not exceed the estimated amount that would be funded by the State Allocation Board pursuant to its regulations governing grants for site development costs. These improvements can include applicable drainage, utility and road improvements.

Some areas within SFID 2 historically have had higher site development costs due to naturally occurring asbestos in the foothills area. At this point the existing Rancho Cordova residential areas have not experienced similar site development issues. The site development costs have been separated to represent the environmental and geological differences within the two SFID areas.

The *total* acreage needed is used in each of the SFID calculations below to arrive at an overall cost for each SFID. In a later step, the grand total will be divided by the overall estimated new residential square footage to arrive at a fee per square foot rate for each SFID. The costs for site development in the SFID 1 are shown in Table 13 and the costs for site development in the SFID 2 are shown in Table 14.

Table 13
Site Development Costs - SFID 1 (Rancho Cordova)

Grade Level	Acres Needed	Site Development Cost @ 50% per site	Total Site Development Costs @ 50%
TK-5 + SDC	40.53	$ 350,000	$ 10,132,500
6-8	26.11	350,000	6,527,500
9-12	26.91	350,000	6,727,500
Total			**$23,387,500**

Table 14
Site Development Costs - SFID 2 (Folsom)

Grade Level	Acres Needed	Site Development Cost @ 50% per site	Total Site Development Costs @ 50%
TK-5 + SDC	40.53	$ 435,000	$ 17,630,550
6-8	20.73	435,000	9,017,550
9-12	29.62	435,000	12,884,700
Total			**$ 39,532,800**

Fee Calculations

The square footage of residential units to be constructed and attributable to the unhoused students in Tables 4, 5 and 6 is estimated to be 17,334,672 square feet in Folsom and 17,077,632 in Rancho Cordova. The calculation is based on the average single-family home in the Folsom Cordova Unified School District being 2,425 square feet (2400 in Rancho Cordova and 2450 in Folsom), the average single-family attached home being 1,500 square feet and the average multi-family unit being 1,052 square feet. Table 15 illustrates the square footage calculation.

Table 15
Proposed Residential Square Footage in the Next Five Years- SFID 1 (Rancho Cordova)

Type of Construction	Number of Proposed Units	Average Square Feet	Total Square Footage
Single-family	4,878	2,400	11,707,200
Single-family Attached	504	1,500	756,000
Multi-family	3,616	1,052	3,804,032
Total	**8,998**		**16,267,232**

Proposed Residential Square Footage in the Next Five Years- SFID 2 (Folsom)

Type of Construction	Number of Proposed Units	Average Square Feet	Total Square Footage
Single-family	4,878	2,450	11,951,100
Single-family Attached	504	1,500	756,000
Multi-family	3,616	1,052	3,804,032
Total	**8,998**		**16,511,132**

The total cost to house these students is the sum of the state grant amount, the site acquisition costs, and the site development costs less any local revenues available from the District. To arrive at a per square foot fee, the total cost is then divided by the total residential square footage to be constructed. This calculation is done for each SFID to arrive at a cost per square foot attributable to the corresponding SFIDs unique site acquisition and development costs. The developer fee calculations for SFID 1 are shown in Table 16 and for SFID 2 in Table 17.

Table 16
Level II Fee Calculations - SFID 1

Type of Cost	Total Cost	Estimated Square Footage	Level II Fee
State Grant	90,383,966		
Site Acquisition	32,742,500		
Site Development	23,387,500		
Total	**146,513,966**	**16,267,232**	**$ 9.01**

Education Code Section 65995.7 (currently suspended) will allow the District to charge the Level III rate of $18.02 per square foot of new residential construction if the State Allocation Board ran out of new construction funds to apportion to school districts.

Table 17
Level II Fee Calculations - SFID 2

Type of Cost	Total Cost	Estimated Square Footage	Level II Fee
State Grant	90,383,966		
Site Acquisition	39,532,800		
Site Development	39,532,800		
Total	**169,449,566**	**16,511,132**	**$10.26**

Education Code Section 65995.7 (currently suspended) will allow the District to charge the Level III rate of $20.52 per square foot of new residential construction if the State Allocation Board ran out of new construction funds to apportion to school districts.

V. CONCLUSION AND RECOMMENDATION

Based on this School Facility Needs Analysis; the Folsom Cordova Unified School District meets all applicable requirements to justify the adoption of the Level II developer fees in accordance with Government Code Section 65995.5.

Based on this School Facility Needs Analysis provided, it is recommended that the Folsom Cordova Unified School District, subject to meeting legal requirements:

- approve this School Facility Needs Analysis, and
- adopt the Level II fee of $9.01 per square foot of new residential single-family construction in SFID 1,
- adopt the Level II fee of $10.26 per square foot of new residential construction in SFID 2,
- adopt the Level III fee of $18.02 per square foot of new residential construction in SFID 1, and
- adopt the Level III fee of $20.52 per square foot of new residential construction in SFID 2.

SOURCES

California Basic Education Data System. California State Department of Education October Enrollments, 2006-2025.

California State Department of Education. California Public School Directory, 2020.

California State Department of Finance. Population Research Division.

City of Folsom. Community Development Department.

City of Rancho Cordova. Community Development Department.

County of Sacramento. Community Development Department.

Folsom Cordova Unified School District. School Facilities Needs Analysis, April 2025.

Folsom Cordova Unified School District. Facilities Master Plan, December 2025.

Office of Public School Construction. Leroy Greene School Facilities Act, 1998.

Rouse, Craig. Executive Director, Facilities Development. Folsom Cordova Unified School District.

Wickham, Geri. Director of Facilities Finances and Planning. Folsom Cordova Unified School District.

Appendix A

Residential Five-Year Build-Out Projection

Subdivision	Type of Dev.	Total Units	Built	Unbuilt Units	2026	2027	2028	2029	2030
American River Canyon 4A	SF	19	14	5	1	1	1	1	
American River Canyon 6B	SF	102	96	6	1	1	1	1	1
American River Canyon 8A	SF	20	20	-					
American River Canyon 8B	SF	25	22	3	1	1	1		
Bidwell Homes	SF	4	4	-					
Bidwell Homes	SF	1	1	-					
Bidwell Place Apartments (St. Anton)	MF	75	75	-					
Broadstone 3 - *Village 1*	SF	123	112	11	2	2	2	2	2
Broadstone 3 - *Village 2A*	SF	38	33	5	2	1			
Broadstone 3 - *Village 2B*	SF	124	99	25	5	3	3	3	2
Broadstone 3 - *Village 3B*	SF	91	91	-					
Broadstone Villas	MF	257	257	-					
Capital Village Residences	SF	225	-	225		125	100		
Easton Place	MF	1,644	-	1,644		100	100	200	200
Empire Ranch 2 - *Village 32*	SF	140	117	23	2	2	2	2	2
Empire Ranch 2 - *Village 36A*	SF	41	40	1	1				
Empire Ranch 2 - *Village 36B*	SF	55	54	1	1				
Empire Ranch 2 - *Village 40C*	SF	22	21	1	1				
Empire Ranch 2 - *Village 46*	SF	7	5	2	1	1			
Empire Ranch 2 - *Village 48*	SF	72	62	10	2	2	2	2	2
Empire Ranch 2 - *Village 49B*	SF	40	40	-					
Empire Ranch 2 - *Village 50*	SF	49	49	-					
Empire Ranch - Emblem Empire Ranch Apartments	MF	180	-	180			180		
Iron Point Apartments (Folsom Corporate)	MF	253	253	-					
Folsom Village	SF	4	-	4	4				
FPA - _Bucket	MF	2,494	-	2,494		125	125	125	125
FPA - _Bucket	SF	1,510	-	1,510		100	100	100	100
FPA - Broadstone Estates (Woodside)	SF	81	46	35	35				
FPA - Carr Trust	SF	28	28	-					
FPA - Creekside Apartments	MF	187	187	-					
FPA - Folsom Heights	SF	405	-	405		50	50	50	55
FPA - Folsom Heights-Veranda	SF	125	-	125		50	50	25	
FPA - Hillsborough Lot 5	MF	320	-	320		320			
FPA - Hillsborough Lot 6	SF	240	-	240		60	60	60	60
FPA - Mangini Ranch - *Folsom Ranch Rental Community (near*	MF	238	119	119					
FPA - Mangini Ranch Ph 1 - 1C North V1	SF	100	88	12	12				
FPA - Mangini Ranch Ph 1 - 1C North V2	SF	41	41	-					
FPA - Mangini Ranch Ph 1 - 1C North V3	SF	35	35	-					
FPA - Mangini Ranch Ph1 - 1C North V4	SF	115	115	-					
FPA - Mangini Ranch Ph 1 - *Bungalows (Southpointe-Sendero)*	SF	136	36	100	25	25	25	25	
FPA - Mangini Ranch Ph 1 - *Mangini Ranch Apts (Southpointe)*	MF	278	278	-					

Subdivision	Type of Dev.	Total Units	Built	Unbuilt Units	2026	2027	2028	2029	2030
FPA - Mangini Ranch Ph1	MF	109	25	84	25	25	34		
FPA - Mangini Ranch Ph1 - *St Anton Apts.*	MF	152	152	-					
FPA - Mangini Ranch Ph1 V1 - *Azure*	SF	108	108	-					
FPA - Mangini Ranch Ph1 V10 - *Creekstone*	SF	71	71	-					
FPA - Mangini Ranch Ph1 V2 - *Dakota*	SF	98	98	-					
FPA - Mangini Ranch Ph1 V3 - *Brookstone*	SF	49	49	-					
FPA - Mangini Ranch Ph1 V4 - *Waterstone*	SF	86	86	-					
FPA - Mangini Ranch Ph1 V5 - *Brookstone*	SF	87	87	-					
FPA - Mangini Ranch Ph1 V6 -	SF	116	116	-					
FPA - Mangini Ranch Ph1 V7 -	SF	108	108	-					
FPA - Mangini Ranch Ph1 V8 - *Oakleaf*	SF	78	78	-					
FPA - Mangini Ranch Ph1 V9 - *Copperwood*	SF	103	103	-					
FPA - Mangini Ranch Ph2 - *Alder Creek Apts*	MF	265	-	265	100	165			
FPA - Mangini Ranch Ph2 V1	SF	88	88	-					
FPA - Mangini Ranch Ph2 V10 - *Rockcress*	SF	118	118	-					
FPA - Mangini Ranch Ph2 V2	SF	74	74	-					
FPA - Mangini Ranch Ph2 V3	SF	53	53	-					
FPA - Mangini Ranch Ph2 V4	SF	73	73	-					
FPA - Mangini Ranch Ph2 V5	SF	83	25	58	20	9			
FPA - Mangini Ranch Ph2 V6	SF	70	52	18	18				
FPA - Mangini Ranch Ph2 V7	SF	68	68	-					
FPA - Mangini Ranch Ph2 V8	SF	36	36	-					
FPA - Mangini Ranch Ph3 V1	SF	102	92	10	10				
FPA - Mangini Ranch Ph3 V2	SF	80	70	10	10				
FPA - Mangini Ranch Ph3 V3	SF	36	31	5	5				
FPA - Mangini Ranch Ph3 V4	SF	42	42	-					
FPA - Mangini Ranch Ph3 V5	SF	111	-	111	20	20	20	20	11
FPA - Mangini Ranch Ph3 V6	SF	70	-	70	20	20	10		
FPA - Mangini Ranch Phase 1 (Arcadian Heights)	SF	112	-	112	20	20	20	20	12
FPA - Parcel 68	SF	184	-	184			50	50	50
FPA - Russell Ranch Ph1 V1 - *Golden Hills*	SF	52	52	-					
FPA - Russell Ranch Ph1 V2 - *Gold Hill*	SF	25	25	-					
FPA - Russell Ranch Ph1 V3 - *Silver Crest*	SF	26	26	-					
FPA - Russell Ranch Ph1 V4 - *Steel Canyon*	SF	114	114	-					
FPA - Russell Ranch Ph1 V5 - *Silver Crest*	SF	41	41	-					
FPA - Russell Ranch Ph1 V6 - *Iron Ridge*	SF	43	43	-					
FPA - Russell Ranch Ph1 V7 - *Silver Crest*	SF	41	41	-					
FPA - Russell Ranch Ph1 V8 - *Iron Ridge*	SF	52	52	-					
FPA - Russell Ranch Ph2 V1	SF	33	33	-					
FPA - Russell Ranch Ph2 V2	SF	79	79	-					

Subdivision	Type of Dev.	Total Units	Built	Unbuilt Units	2026	2027	2028	2029	2030
FPA - Russell Ranch Ph2 V3	SF	63	63	-					
FPA - Russell Ranch Ph2 V4	SF	96	96	-					
FPA - Russell Ranch Ph2 V5	SF	118	50	68	50	18			
FPA - Russell Ranch Ph3A	SF	132	132	-					
FPA - Russell Ranch Ph3B	SF	110	96	29	4				
FPA - The Enclave	SF	111	107	4	4				
FPA - Toll Brothers (Preserve at FR Phase 3B)	SF	76	44	32	32				
FPA - Toll Brothers (Preserve at FR Phase 3A)	SF	135	97	38	26				
FPA - Toll Brothers (at Alder Creek V1A)	SF	106	-	106		56	50		
FPA - Toll Brothers (at Alder Creek V1B)	SF	101	-	101		50	51		
FPA - Toll Brothers (at Alder Creek V1C)	SF	124	-	124		50	50	24	
FPA - Toll Brothers (at Alder Creek V2A)	SF	93	-	93			50	43	
FPA - Toll Brothers (at Alder Creek V2B)	SF	71	-	71			50	21	
FPA - Toll Brothers (at Alder Creek V3A)	SF	135	-	135				50	50
FPA - Toll Brothers (at Alder Creek V3B)	SF	25	-	25					
FPA - Toll Brothers (at Alder Creek V4A)	SF	31	-	31					
FPA - Toll Brothers (at Alder Creek V4B)	SF	63	-	63					
FPA - Toll Brothers (at Alder Creek V5)	SF	47	-	47					
FPA - Toll Brothers (at Alder Creek V6)	SF	99	-	99					
FPA - Toll Brothers (at Alder Creek V7A)	SF	58	-	58					
FPA - Toll Brothers (at Alder Creek V7B)	SF	81	-	81					
FPA - Toll Brothers (at Alder Creek V8A)	SF	105	-	105					
FPA - Toll Brothers (at Alder Creek V8B)	SF	27	-	27					
FPA - Toll Brothers (at Alder Creek V8C)	SF	96	-	96					
FPA - Toll Brothers (at Alder Creek V9A)	SF	62	-	62					
FPA - Toll Brothers (at Alder Creek V9B)	SF	103	-	103					
FPA - White Rock Springs Ranch V1	SF	93	93	-					
FPA - White Rock Springs Ranch V2	SF	29	29	-					
FPA - White Rock Springs Ranch V3	SF	52	52	-					
FPA - White Rock Springs Ranch V4	SF	50	50	-					
FPA - White Rock Springs Ranch V5	SF	21	21	-					
FPA - White Rock Springs Ranch V6	SF	24	24	-					
FPA - White Rock Springs Ranch V7	SF	40	40	-					
FPA - White Rock Springs Ranch V8	SF	42	31	11	6	5			
FPA - White Rock Springs Ranch V9	SF	44	44	-					
Glenborough at Easton	MF	1,266	-	1,266			200		
Glenborough at Easton	SF	1,973	-	1,973		100	100	200	200
Harrington Gardens- Low Income (Folsom)	MF	52	-	52	52				
Kassis Property - Trumark Homes RC/Folsom Blvd.	MF	252	-	252		252			
Kassis Property - Trumark Homes RC/Folsom Blvd.	SF	189	-	189		50	50	50	39

Subdivision	Type of Dev.	Total Units	Built	Unbuilt Units	2026	2027	2028	2029	2030
Kilgore Apartments	MF	240	240	-		120	120		
Kilgore Townhomes	SFA	177	88	89	88	89			
La Collina dal Lago	SF	38	32	6	2	2	2		
North Douglas - Village 2	SF	80	79	1	1				
North Douglas - Village 7B	SF	66	65	1	1				
Peterson Place - Oak & Blue Ravine	MF	72	72	-					
Persifer St. - Habitat for Humanity	SF	10	10	-					
Rio Del Oro - Easton	MF	1,092	-	1,092				200	
Rio Del Oro - Easton	SF	5,912	-	5,912	50	50	50	50	50
Rio Del Oro - Easton	SFA	1,000	-	1,000			50	50	50
Rio del Oro - Elliott (Bucket)	MF	1,456	-	1,456			100		200
Rio del Oro - Elliott (Bucket)	SF	1,373	-	1,373	75	75	75	75	75
Rio del Oro - Elliott (Bucket)	SFA	-	-	-					
Rio Del Oro - Elliott Parcels (67 & 68)	SF	253	168	85	45	40			
Rio Del Oro - *Elliott White Rock* (Parcel 66)	SF	132	36	96	48	48			
Rio Del Oro - Elliott (Parcel 78)	SF	843	-	843	75	75	75	75	75
Sibley Street Rezone (1014)	SF	10	10	-					
Stone Creek - Veranda	SF	163	163	-					
Stone Creek Village	SF	128	107	21	30	21			
Stone Creek Village Apartments	MF	151	-	151		75	76		
Sunrise Crossing Affordable - St. Anton RC	MF	84	84	-					
Terra Loma Condos	MF	11	-	11		11			
The Preserve (north Douglas)	SF	440	248	192	64	64	64		
The Residences at Capital Center	MF	240	60	180	60	60	60	60	
The Residences at Capital Center	SFA	177	44	133	44	44	44	45	
Trinity Woods Estates	MF	21	-	21		21			
Veteran's Village Phase 4	MF	70	-	70					
Vivi Living Rancho Cordova (Double Tree Hotel conversion to MF)	MF	158	158	-					
Westborough at Easton	MF	3,044	-	3,044					
Westborough at Easton	SF	4,086	-	4,086					50
Totals		**41,202**	**7,580**	**33,637**	**1,101**	**2,604**	**2,253**	**1,629**	**1,411**

Appendix B

SAB 50-02, Baseline Facility Capacity

STATE OF CALIFORNIA

EXISTING BUILDING CAPACITY

SAB 50-02 (NEW 12/3/98)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

PAGE 1 OF 1

SCHOOL DISTRICT: Folsom Cordova USD

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory): 67330

Sacramento

HIGH SCHOOL ATTENDANCE AREA (if applicable): Folsom High

PART I.- Classroom Inventory	K-6	7-8	9-12	TOTAL
1. Leased State Relocatable Classrooms (Chapter 14)				
2. Portable Classrooms Leased Less Than 5 Years	6		6	12
3. Interim Housing Portables Leased Less Than 5 Years				
4. Interim Housing Portables Leased At Least 5 Years				
5. Portable Classrooms Leased At Least 5 Years				
6. Portable Classrooms Owned By the District	82	5	12	99
7. Permanent Classrooms	87	40	68	195
8. Total	175	45	86	306

PART II.- Available Classrooms

Option A.	K-6	7-8	9-12	TOTAL
a. Part 1, Line 4				
b.) Part 1, Line 5				
c. Part 1, Line 6	82	5	12	99
d. Part 1, Line 7	87	40	68	195
e. Total a b c & d	169	45	80	294

Option B.	K-6	7-8	9-12	TOTAL
a. Part 1, Line 8	175	45	86	306
b. Part 1 Lines 1, 2, 5 & 6 Total				111
c. 25% of Part 1, Line 7				49
d. Subtract c from b (enter 0 if negative)	48	2	12	62
e. total, a minus d	127	43	74	244

PART III.- Determination of Existing School Building Capacity

	K-6 @ 25	7-8 @ 27	9-12 @ 27	
Line 1. Classroom Capacity	3175	1161	1998	
Line 2. SER adjustment	191			
Line 3. Operational Grants				
Line 4. Greater of line 2 or 3	191			Total
Line 5. Total lines 1 & 4	3366	1161	1998	6525

CT REPRESENTATIVE CERTIFICATION

I certify that this form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC Form will prevail. It is understood that Government Code Section 12650 et seq. Provides for penalties including the imposition of treble damages, for making false claims against the State.

SIGNATURE OF DISTRICT REPRESENTATIVE: Matt Washburn

DATE: 3/26/99

STATE OF CALIFORNIA

EXISTING SCHOOL BUILDING CAPACITY

SAB 50-02 (Rev. 8/99) Excel (Rev. 10/28/99)

STATE ALLOCATION BOARD
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
PAGE 1 OF 1

SCHOOL DISTRICT: SOM-CORDOVA UNIFIED

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory): 67330

COUNTY: RAMENTO

HIGH SCHOOL ATTENDANCE AREA (If applicable): Cordova HSAA

PART I.- Classroom Inventory [X] New [ ] Amended

	K-6	7-8	9-12	TOTAL
Line 1. Leased State Relocatable Classrooms				
Line 2. Portable Classrooms Leased Less Than 5 Years	12			12
Line 3. Interim Housing Portables Leased Less Than 5 Years				
Line 4. Interim Housing Portables Leased At Least 5 Years				
Line 5. Portable Classrooms Leased At Least 5 Years				
Line 6. Portable Classrooms Owned By The District	22	1	18	41
Line 7. Permanent Classrooms	161	81	88	330
Line 8. Total	195	82	106	383

PART II.- Available Classrooms

Option A	K-6	7-8	9-12	TOTAL
a. Part 1, Line 4				
b. Part 1, Line 5				
c. Part 1, Line 6	22	1	18	41
d. Part 1, Line 7	161	81	88	330
e. Total a b c & d	183	82	106	371

Option B	K-6	7-8	9-12	TOTAL
a. Part 1, Line 8	195	82	106	383
b. Part 1 Lines 1, 2, 5 & 6 (Total only)				53
c. 25% of Part 1, Line 7				83
d. Subtract c from b (enter 0 if negative)				
e. Total, a minus d	195	82	106	383

PART III.- Determination of Existing School Building Capacity

	K-6	7-8	9-12
Line 1. Classroom capacity	4,575	2,214	2,862
Line 2. SER adjustment	275		
Line 3. Operational Grants			
Line 4. Greater of line 2 or 3	275		
Line 5. Total, lines 1 & 4	4,850	2,214	2,862

I certify, as the District Representative, that the information provided on this Form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district.
I certify that this form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).
In the event a conflict should exist, then the language in the OPSC Form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE: Matt Washburn

DATE: 01/19/00

1-18-00
Post-it™ brand fax transmittal memo 7671 # of pages ▸ 3

Appendix C

SAB 50-01, Enrollment Certification/Projection

STATE OF CALIFORNIA

STATE ALLOCATION BOARD

ENROLLMENT CERTIFICATION/PROJECTION

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 50-01 (Rev. 09/04) Excel (Rev. 2/27/2003)

SCHOOL DISTRICT: FOLSOM-CORDOVA UNIFIED

FIVE DIGIT DISTRICT CODE NUMBER (*see California Public School Directory*): 67330

COUNTY: SACRAMENTO

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (*if applicable*): 21

Part A. Enrollment Data - (districts or county superintendent of schools)

Grade	3rd Previous 2022-2023	2nd Previous 2023-2024	Previous 2024-2025	Current 2025-2026
K	1,374	1,608	1,774	1,964
1	1,427	1,314	1,386	1,368
2	1,461	1,474	1,425	1,444
3	1,494	1,502	1,551	1,510
4	1,460	1,496	1,621	1,623
5	1,501	1,490	1,588	1,678
6	1,521	1,483	1,588	1,656
7	1,503	1,569	1,592	1,629
8	1,408	1,534	1,622	1,619
9	1,671	1,661	1,763	1,891
10	1,656	1,688	1,705	1,781
11	1,659	1,645	1,700	1,716
12	1,487	1,606	1,608	1,658
TOTAL	**19,622**	**20,070**	**20,923**	**21,537**

Part B. Pupils Attending Schools Chartered By Another District

3rd Previous	2nd Previous	Previous	Current

Part C. Continuation High School - (districts only)

Grade	3rd Previous	2nd Previous	Previous	Current
9		1	1	1
10	8	5	8	6
11	70	51	39	42
12	77	115	93	85

Part D. Special Day Class Pupils - (districts or county superintendent of schools)

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR		
HH			HH		
DEAF			DEAF		
HI			HI		
SLI	241	181	SLI	117	128
VI			VI		
SED			SED		
OI			OI		
OHI			OHI		
SLD			SLD		
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI		
TOTAL	241	181	TOTAL	117	128

Part E. Special Day Class Enrollment - (county superintendent of schools only)

3rd Previous	2nd Previous	Previous	Current

Part F. Number of New Dwelling Units 16526

Part G. District Student Yield Factor 0.720

Part H. Five Year Projected Enrollment - School Facility Program Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
19,210	4,883	10,887	34,980

Projections - special day class pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR		
HH			HH		
DEAF			DEAF		
HI			HI		
SLI	335	252	SLI	134	146
VI			VI		
SED			SED		
OI			OI		
OHI			OHI		
SLD			SLD		
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI		
TOTAL	335	252	TOTAL	134	146

Part I.

One Year Projected Enrollment - State Relocatable Program Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
11,806	3,386	7,387	22,579

Projections - (special day class pupils only)
(includes Severe & Non-Severe)

	Elementary	Secondary		Elementary	Secondary
MR			OI		
HH			OHI		
DEAF			SLD		
HI			DB		
SLI	443	253	MH		
VI			AUT		
SED			TBI		
			TOTAL	443	253

I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district.
If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42 (b), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction.
In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

Appendix D

Level II Fee Calculations

Folsom Cordova Unified School District
Level II Fee Calculations - SFID 2 (Folsom)
2026

Student Generation, School and Site Needs

Student Generation Calculation:

Type of Housing	Proposed Housing Units		Average Square Feet		Total Square Feet	Grade Level Grouping		Student Yield Per Household		Students Generated (Prop. Units x Yield)
Single Family	4,878	x	2,450	=	11,951,100	TK-5	x	0.39	=	1902
						6-8	x	0.16	=	780
						9-12	x	0.16	=	780
						SDC	x	0.01	=	49
								0.72		
Single Familty Attached	504	x	1,500	=	756,000	TK-5	x	0.23	=	116
						6-8	x	0.05	=	25
						9-12	x	0.07	=	35
						SDC	x	0.02	=	10
								0.37		
Multi Family	3,616	x	1,052	=	3,804,032	TK-5	x	0.17	=	615
						6-8	x	0.07	=	253
						9-12	x	0.06	=	217
						SDC	x	0.01	=	36
								0.31		
Total Housing Units	**8,998**		**Total Square Feet**		**16,511,132**			**Total Students Generated**		**4,818**

Schools and Acreage Required Calculation:

Students Generated	Students Generated		Master Planned Capacity		Number of Schools Required		CDE Recommended Acreage		Number of Acres Required
TK-5 + SDC	2728	÷	673	=	4.053	x	10.0	=	**40.53**
6-8	1058	÷	1200	=	0.882	x	23.5	=	**20.73**
9-12	1032	÷	1800	=	0.573	x	51.7	=	**29.62**

State Funding and Level II Fee Calculation

State Base Grant Calculation:

Grade Level Grouping	Students Generated		State per Pupil Grant		Total State Base Grant
TK-5	2633	x	$16,705	=	$43,984,265
6-8	1058	x	$17,712	=	$18,739,296
9-12	1032	x	$22,470	=	$23,189,040
SDC	95	x	$47,067	=	$4,471,365
			Total State Base Grant		**$90,383,966**

State Site Acquisition Cost Calculation:

Grade Level Grouping	Site Acq. per Acre @ 100%		Site Acq. per Acre @ 50%		Acres Required		Total State - Funded Site Acquisition
TK-5 + SDC	$870,000	÷ 2	$435,000	x	40.53	=	$17,630,550
6-8	$870,000	÷ 2	$435,000	x	20.73	=	$9,017,550
9-12	$870,000	÷ 2	$435,000	x	29.62	=	$12,884,700
			Total Site Acquisition Costs				**$39,532,800**

State Site Development Costs (Service Site, General Site, Offisite, Utilities, NOA):

Grade Level Grouping	Site Dev. per Acre @ 100%		Site Dev. per Acre @ 50%		Acres Required		Total State-Funded Site Development
TK-5 + SDC	$870,000	÷ 2	$435,000	x	40.53	=	$17,630,550
6-8	$870,000	÷ 2	$435,000	x	20.73	=	$9,017,550
9-12	$870,000	÷ 2	$435,000	x	29.62	=	$12,884,700
			Total Site Development Costs				**$39,532,800**

Total State Matching Fund Requirement	$169,449,566
Divided by Proposed Residental Square Footage	16,511,132
Level II Fee for SFID 2 (Folsom)	**$10.26**

Folsom Cordova Unified School District
Level II Fee Calculations - SFID 1 (Rancho Cordova)
2026

Student Generation, School and Site Needs

Student Generation Calculation:

Type of Housing	Proposed Housing Units		Average Square Feet		Total Square Feet	Grade Level Grouping		Student Yield Per Household		Students Generated (Prop. Units x Yield)
Single Family	4,878	x	2,400	=	11,707,200	TK-5	x	0.39	=	1902
						6-8	x	0.16	=	780
						9-12	x	0.16	=	780
						SDC	x	0.01	=	49
								0.72		
Single Familty Attached	504	x	1,500	=	756,000	TK-5	x	0.23	=	116
						6-8	x	0.05	=	25
						9-12	x	0.07	=	35
						SDC	x	0.02	=	10
								0.37		
Multi Family	3,616	x	1,052	=	3,804,032	TK-5	x	0.17	=	615
						6-8	x	0.07	=	253
						9-12	x	0.06	=	217
						SDC	x	0.01	=	36
								0.31		
Total Housing Units	**8,998**		**Total Square Feet**		**16,267,232**			**Total Students Generated**		**4,818**

Schools and Acreage Required Calculation:

Students Generated	Students Generated		Master Planned Capacity		Number of Schools Required		CDE Recommended Acreage		Number of Acres Required
K-5 + SDC	2728	÷	673	=	4.053	x	10.0	=	**40.53**
6-8	1058	÷	900	=	1.176	x	22.2	=	**26.11**
9-12	1032	÷	2100	=	0.491	x	54.8	=	**26.91**

State Funding and Level II Fee Calculation

State Base Grant Calculation:

Grade Level Grouping	Students Generated		State per Pupil Grant		Total State Base Grant
TK-5	2633	x	$16,705	=	$43,984,265
6-8	1058	x	$17,712	=	$18,739,296
9-12	1032	x	$22,470	=	$23,189,040
SDC	95	x	$47,067	=	$4,471,365
			Total State Base Grant		**$90,383,966**

State Site Acquisition Cost Calculation:

Grade Level Grouping	Site Acq. per Acre @ 100%		Site Acq. per Acre @ 50%		Acres Required		Total State - Funded Site Acquisition
TK-5 + SDC	$700,000	÷ 2	$350,000	x	40.53	=	$14,185,500
6-8	$700,000	÷ 2	$350,000	x	26.11	=	$9,138,500
9-12	$700,000	÷ 2	$350,000	x	26.91	=	$9,418,500
			Total Site Acquisition Costs				**$32,742,500**

State Site Development Costs (Service Site, General Site, Offsite, Utilities, NOA):

Grade Level Grouping	Site Dev. per Acre @ 100%		Site Dev. per Acre @ 50%		Acres Required		Total State-Funded Site Development
TK-5 + SDC	$500,000	÷ 2	$250,000	x	40.53	=	$10,132,500
6-8	$500,000	÷ 2	$250,000	x	26.11	=	$6,527,500
9-12	$500,000	÷ 2	$250,000	x	26.91	=	$6,727,500
			Total Site Development Costs				**$23,387,500**

Total State Matching Fund Requirement	$146,513,966
Divided by Proposed Residental Square Footage	16,267,232
Level II Fee for SFID 1 (Rancho Cordova)	**$9.01**