LEVEL 1 DEVELOPER FEE JUSTIFICATION STUDY

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SECTION 1: EXECUTIVE SUMMARY

This study is intended to update the developer fee imposed by the Plumas Unified School District (the "District"). This report summarizes an analysis of the need for construction and reconstruction of school facilities to accommodate students from new development within the District's boundaries and documents a reasonable relationship between new development, the fee, and the facilities to be funded.

Education Code section 17620 authorizes school districts to levy a fee against any development project for the construction or reconstruction of school facilities as long as the district can show justification for levying of fees.

In January 2024, the State Allocation Board adjusted the maximum statutory fee to $5.17 per square foot of residential construction and $0.84 per square foot of commercial/industrial construction. This study supports the adoption of a developer fee by the District up to the statutory fees established by the State Allocation Board.

Upon the submittal of this study to the District, it is incumbent upon the District's Governing Board (the "Board"), assisted by staff, to review and evaluate the report for accuracy and agreement with the conclusions presented. Once the Board is satisfied that the fee adjustment recommendations are valid, the Board shall accept and consider public input. After accepting this input, the Board shall vote to approve findings and a resolution to set the appropriate fees.

SECTION 2: PURPOSE OF THIS STUDY

The purpose of this Developer Fee Justification Study is to comply with the provisions of Education Code section 17620 in relation to the levy and collection of developer fees. This study will substantiate that there is a “reasonable relationship”, or nexus, between residential, commercial, and industrial development projects and the cost to provide adequate school facilities for the students generated from those developments. It will identify the expected revenue derived from fees from those developments; identify other potential sources of revenue for facilities (and their viability); and identify the additional students projected to enroll in district schools as a result of these development projects. As required by Government Code sections 66000 through 66003, this report will also:

- Identify the purpose of the fee;
- Identify how the fee is to be used;
- Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed; and
- Determine a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.
- A fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to new development in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan.

Additionally, as required by Government Code section 66016.5(a), effective January 1, 2022, this report (i) identifies the existing level of service for each school facility, (ii) identifies the proposed new level of service, and (iii) explains why the new level of service is appropriate.

SECTION 3: HISTORY OF DEVELOPER FEE LAW

Education Code section 17620 (AB 2926, Chapter 887/Statutes 1986), stipulates that "the Governing Board of any school district is authorized to levy a fee, charge, dedication, or other forms of requirement against any development project for the construction or reconstruction of school facilities." To levy and collect developer fees, a school district must show the correlation (or "nexus") between new residential, commercial and industrial development and the need for new school facilities.

Developer fees were originally established in 1987 with a maximum fee of $1.50 per square foot of new residential construction and $0.25 per square foot of new commercial/industrial construction. This maximum amount is reviewed and adjusted every two years by the State Allocation Board (SAB) based on the statewide Class B Construction Cost Index. The SAB raised the maximum fee at its January 2024 meeting to $5.17 per square foot of residential and $0.84 per square foot of commercial/industrial development.

Developer fees may be used to finance new schools and equipment, and to reconstruct existing facilities in order to maintain adequate housing for all of the District's students. Other legitimate uses of developer fees include, but are not limited to: interim housing, site acquisition, replacement of aged or inadequate portable classrooms, and housing for class-size reduction. Up to three percent of the fees collected may be used to defray the administrative costs incurred by the District in collecting these fees. Uses of the fees which are specifically prohibited by law are: regular or routine maintenance of facilities, asbestos abatement incidental to construction or reconstruction, and deferred maintenance programs.

Additionally, Government Code section 66008 (SB 1693, Chapter 569/Statutes 1996, effective January 1, 1997) mandates that school districts be specific on the intended use of the fees to be collected in their fee justification documents and include the general locations of new school facilities and estimated construction timelines in the report. These timelines, however, are influenced by many factors including actual (as opposed to projected) phasing of new development, eligibility for and availability of State School Facility Program ("SFP") funds and availability of local funding.

In August 1998, the Governor signed into law Senate Bill 50 ("SB 50"), also known as the Leroy Greene School Facilities Act of 1998. This bill made major changes in the State Facilities Program as well as developer fee mitigation for school districts in California. The passage of SB 50 repealed all locally imposed fees authorized by local ordinances and instituted the collection of three levels of developer fees.

- Level 1 fees are the current statutory fees (also referred to as "Stirling Fees") allowed under Education Code section 17620.
- Level 2 fees are outlined in Government Code section 65995.5, and allow school districts to impose higher fees on residential construction if certain conditions are met. This level of developer fees is subject to a School Facility Needs Analysis based on Government Code section 65995.6.
- Level 3 developer fees are outlined in Government Code section 65995.7, and may be implemented by a district if the State certifies that there is no money available for facilities.

In June of 2006, Assembly Bill 2751 was passed which added the criteria that a fee is prohibited from including the cost attributable to existing deficiencies in public facilities. In the case of a school district, this would mean that existing capacity deficits could not be added to the facilities funding required from future development. In the following Report, this is demonstrated in the calculations by not including any existing capacity deficit.

SECTION 4: CURRENT LEGAL AUTHORITY FOR DEVELOPER FEES

- Government Code section 66001 specify a variety of requirements regarding the collection and use of developer fees, some of which are stated in previous sections of this report, and include:
    - The identification of the purpose of the fee.
    - The identification of the use of the fee.
    - The determination of a reasonable relationship between the fee's use and the type of development project being assessed.
    - The determination of a reasonable relationship between the need for the public facility and the type of development project being assessed.

SECTION 5: DISTRICT DEMOGRAPHIC INFORMATION

The Plumas Unified School District sits in the Northeastern area of California and holds 1.2 million acres of National forest along the Sierra Nevada and Cascade mountain ranges. The District includes four main communities and their outlying areas; Quincy, Chester, Greenville, and Portola. The only incorporated city within the District boundaries is Portola, with all other areas being within the County unincorporated jurisdiction.

Community Demographics

Demography describes various population characteristics of the area's people. Primarily collected by local, state, and/or federal agencies such as the Census Bureau and local public health departments, demographic information covers a range of topics including population size, sex, age composition, ethnic backgrounds, household characteristics, geographic distribution, part-time versus full-time residents and other vital statistics. With regard to the master planning process, demographic data will assist the district in prioritizing projects, resource allocation, and facilities needs.

The most recent demographic survey performed by the Census Bureau was the American Community Survey, a discussion of which is provided below for the District.

Plumas Unified School District Demographic Facts

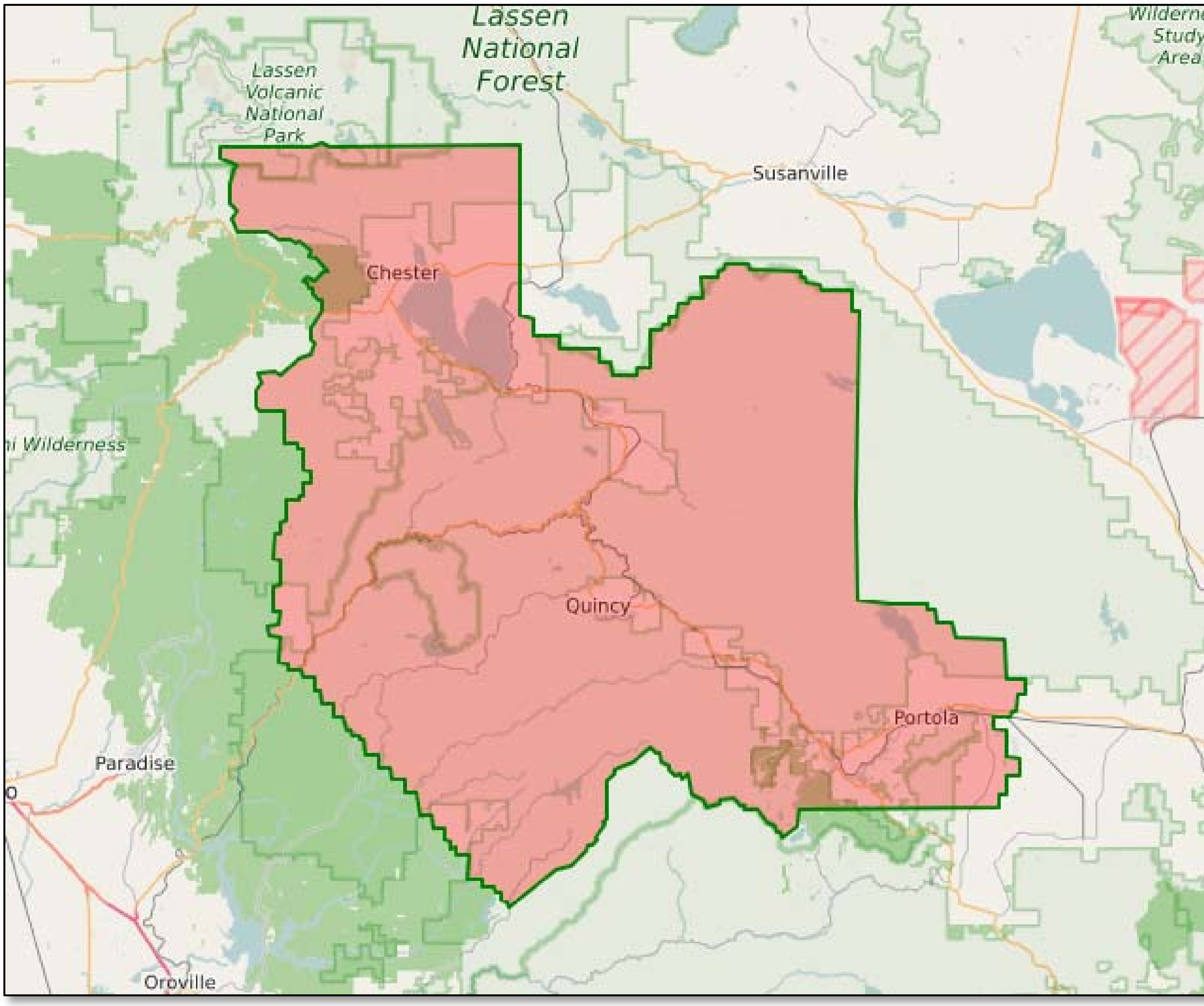
- 19,127 residents
- 15,055 total housing units and 7,883 households
- 21.8% of households had children under the age of 18
- 49.3% of households were married couples living together
- 2.37 average household size
- $68,777 median income

District Description

The District provides education to TK – 12 students that reside within the boundaries of Plumas County. The District educates approximately 1,687 students at nine school sites.

For reference, a map of the District boundaries, ***Figure 1***, is provided on the following page:

FIGURE 1


Lassen
National
Forest
Lassen
Volcanic
National
Park
Wilderness
Study
Area
Susanville
Chester
Wilderness
Quincy
Portola
Paradise
Oroville

District School Sites

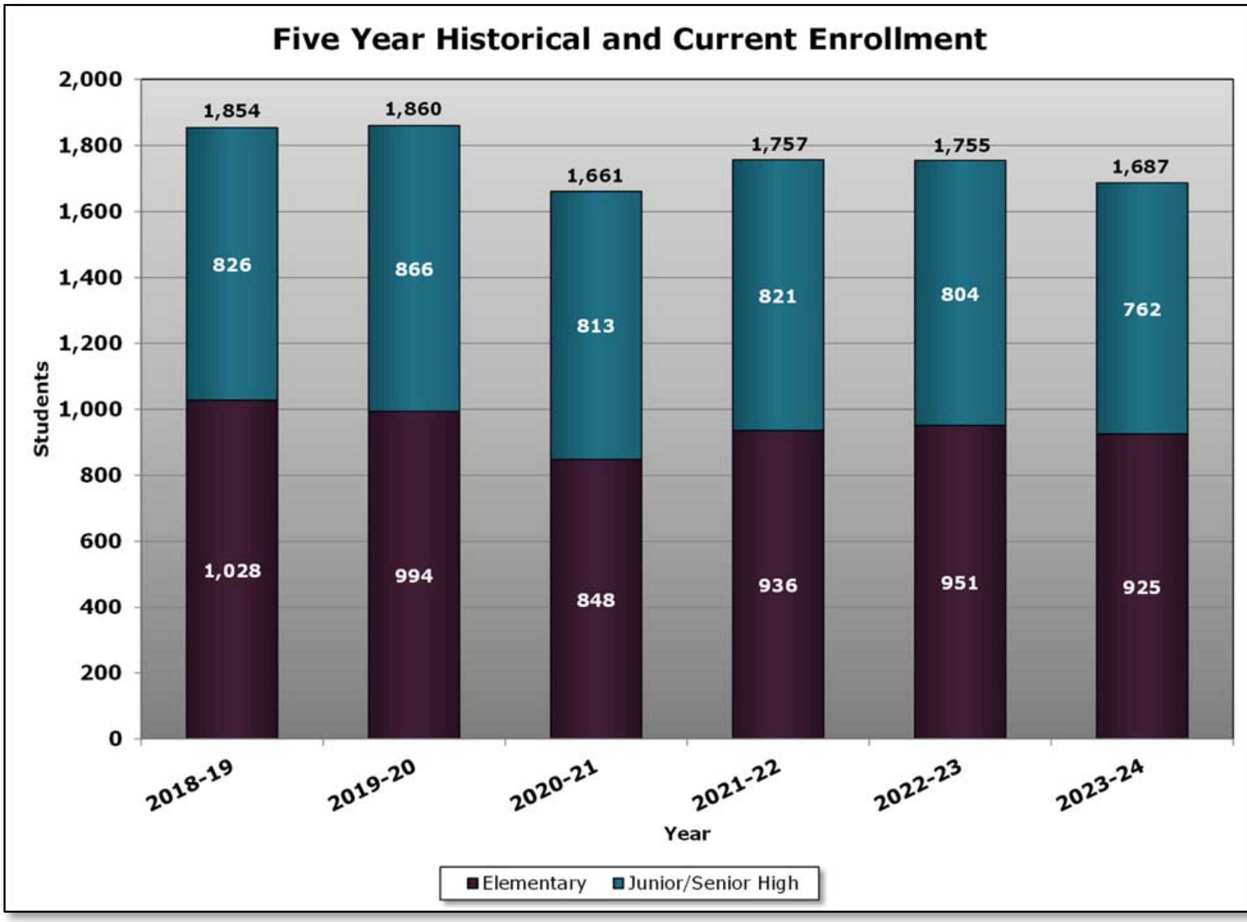
The District operates three TK-6 elementary schools, one TK-2 elementary school, one 3-6 elementary school and four junior/senior high schools. District office facilities are located at 50 Church Street, Quincy CA. Below is a listing of all the District's school sites and their locations.

Plumas Unified School District School Sites		
School	**Location**	**Grade Levels**
C. Roy Carmichael Elementary	895 West Street, Portola	TK-6
Chester Elementary	158 Aspen Street, Chester	TK-6
Chester Junior/Senior High	612 First Street, Chester	7-12
Greenville Elementary	225 Grand Street, Greenville	TK-6
Greenville High	117 Grand Street, Greenville	7-12
Pioneer Elementary	175 North Mill Creek Road, Quincy	TK-2
Portola Junior/Senior High	155 Sixth Avenue, Portola	7-12
Quincy Elementary	246 Alder Street, Quincy	3-6
Quincy Junior/Senior High	6 Quincy Junction Road, Quincy	7-12

SECTION 6: DISTRICT ENROLLMENT AND CAPACITY

Historical Enrollment of the District

The annual enrollment for the District has remained relatively steady over the past five years, with a current enrollment of 1,687 students, as is shown in the chart below:

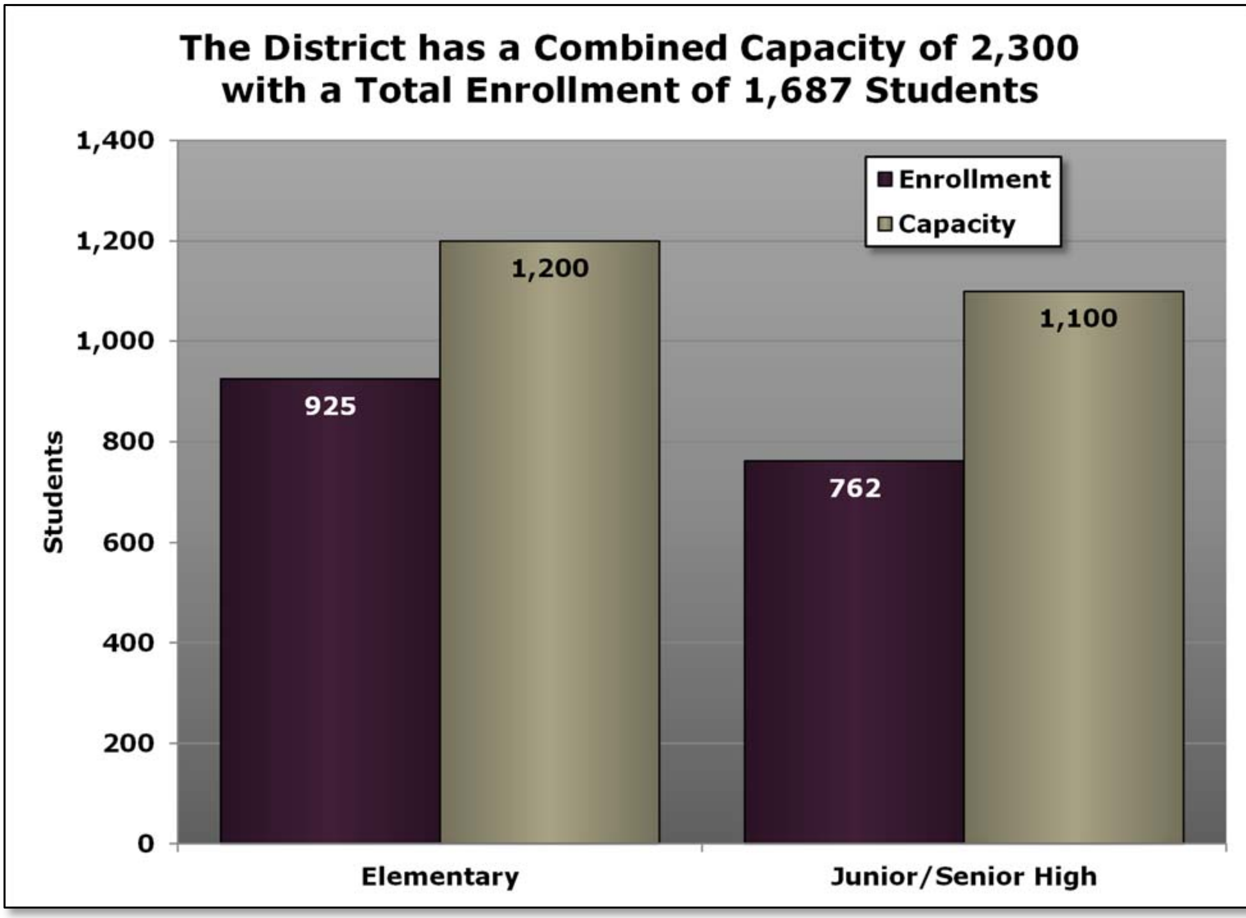


Source: California Department of Education

A breakdown of the District's historical CALPADS enrollment, by grade level, is included as Appendix A.

District Capacity

The District's capacity was determined using the District's loading standards of 25 students per regular education classroom for TK-12. Based on these loading standards the District has an elementary capacity of 1,200, and a junior/senior high school capacity of 1,100. Based on 2023-24 enrollment, the District's present schools have capacity to house an additional 275 elementary school students and 338 junior/senior high school students, as shown in the table below.



Source: Plumas Unified School District

New Development

New residential development typically results in new students for the District to accommodate.[1] Therefore, it is important for the District to monitor the development plans of the local land use agencies. There are two land use agencies within the District's boundaries – the City of Portola and the County of Plumas.

There are two known development projects currently mapped for new construction within the District's boundaries. The District must plan for facilities assuming maximum potential student capacity. Given the number of projects that are planned for construction within the District's boundaries, the District must plan accordingly. Provided below is a summary of the known mapped development projects within the District's boundaries:

[1] Residential development includes, without limitation, Accessory Dwelling Units (ADUs) or Junior ADUs, which 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. 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. Whether ADUs are called casitas, granny flats, in-law units, generational units, or converted living space, these areas are intended to provide a new area for living and sleeping – essentially a new residential unit which did not previously exist. 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.

Projected Residential Development	
Project	**# of Units**
Portola 192	189
Portola Highlands	1,005
Total	**1,194**

Source: City of Portola and County of Plumas

Student Generation Rate

A total of 1,194 units are projected to be constructed within the District's boundaries over the next ten years. In terms of facilities planning, it is important that the District project the potential facilities impact to the District. A key component of the planning process is the student generation factor. A student generation factor is the ratio of students produced per home within a new construction project. This serves as a tool for District's to use in the planning process and will allow the District to predict the impact new development will have on the student population. This ultimately will facilitate decision making about the provision of facilities and resources throughout the District.

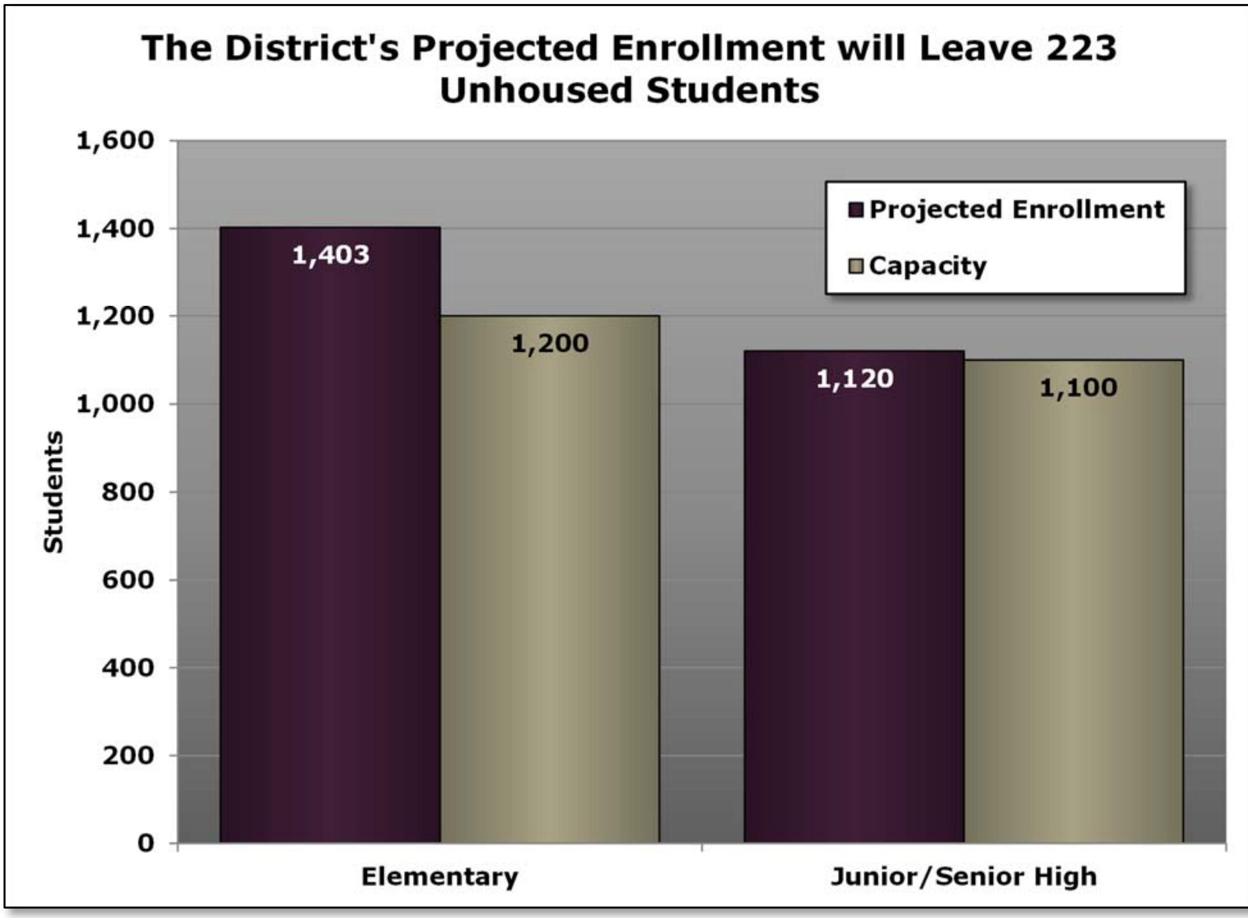
To identify the number of students anticipated to be generated by new residential development, a student yield factor of 0.7 has been utilized the District. The yield factor is based on State wide student yield averages calculated by the Office of Public School Construction, and is generally reflective of the District's historic student yield. A breakdown of the student generation rate for grade level is provided in the table below:

Student Generation Rates by Grade		
TK-6	**7-12**	**Total**
0.4	0.3	0.7

Given the 1,194 projected units and the student generation rate to be used per home, the District can estimate that approximately 836 new students will be generated as a result of the development projects.

Enrollment Projections by Grade			
Number of Units	**TK-6 Enrollment**	**7-12 Enrollment**	**Total**
1,194	478	358	836

Current enrollment trends coupled with development data demonstrate a need for new school facilities. The District does not have sufficient capacity to house all new students projected from new residential development and will suffer strain from the development occurring within District boundaries. The District has a projected enrollment of 1,403 elementary students and 1,120 junior/senior high school students. The District will need to construct additional classrooms to provide facilities for the 203 unhoused elementary school students and 20 junior/senior high school students generated from new construction of residential units.


The District's Projected Enrollment will Leave 223 Unhoused Students
Students
1,600
1,400
1,200
1,000
800
600
400
200
0
Projected Enrollment
Capacity
1,403
1,200
1,120
1,100
Elementary
Junior/Senior High

SECTION 8: FACILITIES NEEDS

The District is expected to experience new development within its boundaries over the next several years and may need to plan for the construction of additional classroom space in order to accommodate students generated from projected growth. The District lacks sufficient funding to pay for all necessary construction.

Anticipated Facilities Need

Based on the projected student generation, it is anticipated that the District will need to plan for the design and construction of additional classrooms.

New Construction Costs

Based on the District's loading standards, 9 new elementary school classrooms and 1 new junior/senior high school classrooms may need to be constructed in order to accommodate the students projected from new development, as shown in the following table.

Number of Classrooms Required for Projected Unhoused Students from New Development			
Grade Level	Unhoused Students from New Development	Classroom Capacity	Number of Classrooms Required
Elementary	203	25	9
Junior/Senior High	20	25	1

Based on the estimated cost for the design, sitework and acquisition, a new portable classroom will cost approximately $500,000. The number of classrooms required to house the projected unhoused students from new development is multiplied by the estimated construction cost to determine the total capacity costs for new development. The calculation is as follows:

Calculation of School Construction		
Portable Classroom Cost	Classrooms Required	Total Costs
$500,000	10	$5,000,000

SECTION 9: DEVELOPER FEE JUSTIFICATION

Developer fee law requires that before fees can be levied a district must find that justification exists for the fee. Justification for the fee can be shown if anticipated residential, commercial and industrial development within a district will impact it with additional students and the district either does not have the facility capacity to house these students and/or the students would have to be housed in existing facilities that are not educationally adequate (i.e., antiquated facilities). In addition, it must also be shown that the amount of developer fees to be collected will not exceed the District's cost for housing students generated by new development. This section of the study will show that justification does exist for levying developer fees in the District.

Residential Development and Fee Analysis

To show a reasonable relationship exists between the construction of new housing units and the need for school facilities, it will be shown that residential construction will create a school facility cost impact on the District greater than the amount of developer fees to be collected.

To determine the cost impact of residential construction on the District, the cost to house students in new school facilities must be identified. The facilities cost calculations are included in Section 7 and include any money the District plans to contribute towards new construction. The table below shows the cost impact for new school facilities for each student generated by new residential development. Since the District expects 223 unhoused students to be generated from new development, the per student facilities cost for each student is estimated to be $22,422.

Unfunded Facilities Cost Per Student
$5,000,000 / 223 = $22,422 per student

As previously explained, based on State standards, each home generates approximately 0.7 new students. Therefore, if the per student facilities cost is $22,422, we can multiply that by the student generation rate of 0.7 new students and estimate the impact per unit of $15,695. Using ParcelQuest it was determined that the average square footage of a single-family residential unit built over the last ten years within the District is 2,066. This analysis will assume that the average size of new single family residential units to be constructed within the District's boundaries will be approximately 2,066 square feet. Therefore, to determine the impact per square foot of residential construction we divide the impact per home by the average square footage of homes within the District. As calculated, the facilities cost per square foot is $7.60:

Facilities Cost Per Square Foot
$15,695 / 2,066 sq. ft. = $7.60 per sq. ft.

Therefore, the District's facilities cost per square foot of new development ($7.60 per square foot) exceeds the maximum developer fee ($5.17 per square foot) that can be imposed.

Residential Developer Fee Justification

It is clear that a reasonable relationship exists between residential development within the District and the need for new and/or refurbished school facilities, including administrative and support facilities in order to house new students from residential development and maintain a level of service commensurate with that presently existing.[2] This relationship is based on the finding that the District exceeds its facility capacity. New students to be generated by new residential development will have to be housed in new school facilities. The cost to provide additional school facilities exceeds the amount of fees to be generated from new residential construction. The District is justified in the levying of residential developer fees of up to the statutory maximum equal to $5.17 per square foot of new residential development.

Reconstruction/Redevelopment

All types of new residential development—including but not limited to single- and multi-family units in new subdivisions and in "in-fill" lots, single- and multi-family units in redevelopment projects, single- and multi-family units that replace demolished units, certain remodeling projects, expansions, and additions of residential space to existing single- and multi-family units, manufactured homes, mobile homes, condominiums—are projected to generate additional students in the District. As shown earlier in this Report, sufficient school facilities do not exist for these students.

Residential Reconstruction for purposes of this Report means the voluntary demolition of existing residential dwelling units/structures and the subsequent construction of new residential dwelling units/structures ("Reconstruction"). School impact fees authorized pursuant to Education Code section 17620 and Government Code sections 65995 et seq. shall be levied by the District on new construction resulting from Reconstruction, 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 taken into consideration. In determining such nexus, the District has the discretion to review, evaluate and determine the impact of the proposed Reconstruction. The impact of the proposed Reconstruction may be assessed by comparing the proposed new construction and the pre-existing units/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 units/structures with the type of pre-existing units/structure demolished and replaced. For example, the impact of a pre-existing single family detached home demolished and replaced with a new triple-unit townhome, or the impact of pre-existing commercial structures demolished and replaced with new residential structures. Such analysis may take into consideration the student generation rates and other data points identified in this Report, and relevant fee records, as applicable. (See Warmington Old Town Associates, L.P. v. Tustin Unified School District (2002) 101 Cal.App.4th 840; and Cresta Bella, LP v. Poway Unified School District (2013) 218 Cal.App.4th 438.)

Commercial/Industrial Development and Fee Analysis

In order to levy fees on commercial and industrial development, existing law stipulates that the District ". . . must determine the impact of the increased number of employees anticipated to result from commercial and industrial development upon the cost of providing school

[2] *Shapell Industries, Inc. v. Governing Board of the Milpitas Unified School District (1991) 1 Cal.App.4th 218 [other points of law superseded by constitutional amendment].*

facilities within the District." The school facilities costs incurred by the District per square foot of new commercial/industrial construction are determined by multiplying together five factors:

1. Employees per square foot of new commercial/industrial development;
2. Percent of employees in the District that also live in the District;
3. Dwelling Units per employee;
4. Students per Dwelling Unit;
5. School facility cost per student.

Employees Per Square Foot Of New Commercial/Industrial Development

To make this determination, the study shall utilize employee generation estimates that are based on commercial and industrial factors within the District, as calculated on either an individual or categorical basis." The passage of Assembly Bill 530 (Chapter 633/Statutes 1990) allows the use of the employee generation factors set forth in the January 1990 edition of "San Diego Traffic Generators," a report of the San Diego Association of Governments. This study which was completed in January of 1990 identifies the number of employees generated per square foot of floor area for several demographic categories. These generation factors are shown in the table below.

Employees Per Square Foot of New Commercial/Industrial Development		
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	15,541	0.00006
Scientific Research & Development	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	209	0.00479
Large High Rise Commercial Office	232	0.00431
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

Source: 1990 SanDAG Traffic Generators report

Percent of Employees in the District That Also Live in the District

To estimate the percentage of new District employees that will reside in the District, this study has utilized a conservative approach, whereby it is assumed that one-third of new employees in the District will also live in the District and two-thirds will live outside of the District.

Dwelling Units per Employee

Data from the American Community Survey indicates that there were 8,192 workers living in 15,055 housing units in the District. Therefore, there are 0.544 housing units for every one worker. This study assumes that each new resident worker in the District will demand 0.544 housing units.

Students per Dwelling Unit

As stated in Section 9 of this study, based on SFP standards, this study assumes that 0.7 elementary and high school students will reside in each dwelling unit.

The table below shows the calculation of the school facility cost generated by a square foot of new commercial/industrial development for each of the categories of commercial/industrial development.

School Facilities Cost Per Sq. Ft. of Commercial/Industrial Development						
Category	**Employees Per Average Sq. Ft.**	**% Employees Residing in District**	**Dwelling Units Per Employee**	**TK-12th Students per Dwelling Unit**	**Cost per TK-12th Student**	**Cost per Square Foot**
Banks	0.00283	0.333	0.544	0.7	$22,422	$8.05
Community Shopping Centers	0.00153	0.333	0.544	0.7	$22,422	$4.35
Neighborhood Shopping Centers	0.00271	0.333	0.544	0.7	$22,422	$7.71
Industrial Business Parks	0.00352	0.333	0.544	0.7	$22,422	$10.01
Industrial Parks	0.00135	0.333	0.544	0.7	$22,422	$3.84
Rental Self Storage	0.00006	0.333	0.544	0.7	$22,422	$0.17
Scientific Research & Development	0.00304	0.333	0.544	0.7	$22,422	$8.64
Lodging	0.00113	0.333	0.544	0.7	$22,422	$3.21
Standard Commercial Office	0.00479	0.333	0.544	0.7	$22,422	$13.62
Large High Rise Commercial Office	0.00431	0.333	0.544	0.7	$22,422	$12.25
Corporate Offices	0.00269	0.333	0.544	0.7	$22,422	$7.65
Medical Offices	0.00427	0.333	0.544	0.7	$22,422	$12.14

<u>Commercial Developer Fee Justification</u>

As indicated in the per square foot cost provided above, maximum statutory developer fee of $0.84 per square foot is justified for all categories except rental self-storage. Rental self-storage yields an impact of $0.17 per square foot of construction.

SECTION 10: FINDINGS

Government Code section 66001 lists the requirements that districts must observe regarding the collection and use of developer fees. The major requirements are listed below:

Establishment of a Cost Nexus

The Board will collect fees on new residential and commercial/industrial development to fund the construction and/or reconstruction of school facilities to serve students generated by such projects. The District has undertaken significant reconstruction and modernization projects to serve existing development and potentially, all capacity that must be provided. Additionally, the cost for providing these facilities exceeds the amount of developer fees to be collected. It is clear that when educational facilities are provided for students generated by new residential, commercial and industrial development, the cost of new facilities exceeds developer fee generation, thereby establishing a cost nexus.

Establishment of a Benefit Nexus

Students generated by new residential, commercial and industrial development will be attending the District's schools. Housing District students in new and/or modernized facilities will directly benefit those students from the new development projects upon which the fee is imposed; therefore, a benefit nexus exists.

Establishment of a Burden Nexus

The generation of new students by development will create a need for additional and/or reconstructed school facilities. The District must carry the burden of constructing new facilities required by the students generated by future developments and the need for facilities will be, in part, satisfied by the levying of developer fees, therefore, a burden nexus exists.

Conclusion

The District has met the nexus requirements described in Government Code section 66001. As demonstrated in this study, the District is justified in charging up to the statutory maximum developer fee of $5.17 per square foot of residential development and $0.84 per square foot of commercial/industrial development, except for rental self-storage facilities, which is justified up to a fee of $0.17 per square foot. In accordance with Government Code section 66016.5(a), this study has identified the existing level of service for the District's school facilities and the new proposed level of service, and explained why the new level of service is appropriate.

SECTION 11: IMPLEMENTATION OF THE FEES

If the Board accepts the recommendation to accept the developer fee as justified in this study, the following process should be followed for fee implementation.

District Board Approval

The Board should adopt the proposed fee as provided for in this study. To do so, the District must:

- Send a notice of a public hearing at least 14 days prior to the hearing to any party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Have this report and all supporting documentation available for review by the public at least 10 days prior to the hearing;
- Submit a notice of public hearing in the local newspaper at least 10 days prior to the public hearing. This notice should run at least twice in a newspaper of general circulation within the District, with the second notice published at least 5 days after the first notice;
- Hold the public hearing to consider adoption of the developer fee;
- Adopt a resolution to set the fee;
- Begin collecting the fee no sooner than 60 days following adoption of the resolution.

Notifications

The District should provide the planning and building departments of the City of Portola and the County of Plumas, with notice of the current fee rates and other information so that they may coordinate issuance of building permits with the District's fee program.

Fee Accounting

All fee revenues should be deposited into a restricted public facility fee account. Interest earned on fund balances should be credited to the fund.

On an annual basis, the District must provide a detailed accounting of the developer fee funds. This accounting must include such items as an indication of the specific public improvement or improvements on which fees were expended, the amount of expenditure on each improvement, the estimated date by which construction will begin if sufficient funds are in place and a particular improvement is not yet complete, a description of each transfer or loan made to or from the account, and the amount of refunds made or fees that had remained unexpended and uncommitted for five or more years. The new statute gives school districts 180 days from the close of the fiscal year to prepare this detailed annual accounting.

APPENDIX A: 5 YEAR HISTORICAL ENROLLMENT

5 Year Historical and Current Year Enrollment						
Grade	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**
K	167	163	118	171	185	158
1	144	148	124	122	143	137
2	131	137	131	129	119	137
3	130	123	116	142	129	116
4	143	125	106	126	132	120
5	158	148	118	108	138	132
6	155	150	135	138	105	125
Total Elementary	**1,028**	**994**	**848**	**936**	**951**	**925**
7	147	167	142	142	134	100
8	135	156	151	138	137	122
9	154	130	147	156	141	134
10	143	156	129	142	150	139
11	135	129	135	121	134	139
12	112	128	109	122	108	128
Total Junior/Senior High	**826**	**866**	**813**	**821**	**804**	**762**
Total District	**1,854**	**1,860**	**1,661**	**1,757**	**1,755**	**1,687**

APPENDIX B: SAMPLE NOTICE OF PUBLIC HEARING

PUBLIC HEARING ON AUGUST 14, 2024 AT 4:00 PM
AT PLUMAS UNIFIED SCHOOL DISTRICT OFFICE

Regarding

NOTICE OF PUBLIC HEARING AND OF PROPOSAL FOR INCREASING SCHOOL FACILITIES FEES AS AUTHORIZED BY GOVERNMENT CODE SECTION 65995

PLEASE TAKE NOTICE that immediately following a public hearing on the matter, a resolution will be considered by the Governing Board of the Plumas Unified School District at its regular meeting on August 14, 2024 at 4:00 PM located at Plumas Unified School District Office, 50 Church Street, Quincy CA 95971, which if adopted by the Board will enact development fees established by the District against residential construction and reconstruction by the maximum of $5.17 per square foot; while commercial or industrial construction will also be enacted to the maximum of $0.84 per square foot, except rental self-storage facilities which will be charged $0.17 per square foot of new construction. The proposed fees are authorized by Government Code Section 65995. Data pertaining to the cost of school facilities is available for inspection during regular business hours at the District Office. The fees, if approved by the Governing Board, will become effective on October 13, 2024, which is 60 days after the proposed adoption of the resolution levying such fee by the Governing Board.