

LODI UNIFIED SCHOOL DISTRICT

1305 E. Vine Street, Lodi, CA 95240

Annual and Five-Year Reportable Developer Fees Report for Fiscal Year 2023/24



Prepared by Facilities and Planning Department and Controller

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EXHIBITS

SCHEDULE A:

Reportable Fee Expenditures for Fiscal Year 2023/2024

I. INTRODUCTION

A. Background

The California Government Code Sections 66001 and 66006 provide that the Lodi Unified School District (“School District”) shall make available to the public certain information and adopt prescribed findings relative to school facility fees adopted pursuant to Education Code Section 17620 and Government Code Sections 65995 (Level 1 fees and commercial/industrial fees, collectively “Statutory School Facility Fees”) and Government Code Sections 65995.5, 65995.6 and 65995.7 (Level 2 fees or “Alternative School Facility Fees”). The foregoing fees are collectively referred to as “Reportable Fees”. The described information and findings contained in this Annual and Five-Year Reportable Developer Fees Report (“Report”) relate to Reportable Fees that the District received, expended, or may expend in connection with school facilities in order to accommodate additional students from new and other residential development, as well as commercial and industrial construction (collectively referred to as “Development”) if funded or partially funded with Reportable Fees. The Reportable Fees only include money in possession of the School District and do not include special tax proceeds, proceeds of bonds, or letters of credit to secure payment of Reportable Fees at a future date. Further, the School District identifies Reportable Fees have not been levied, collected, or imposed for general revenue purposes.

B. Reporting Requirements

The School District is required to provide the following information on Reportable Fees for the prior fiscal year:

1. The amount of the fees.
2. The beginning and ending balance of each account or fund.
3. The amount of the fees collected and the interest earned.
4. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
5. An identification of an approximate date by which the construction of the public improvement(s) will commence if the School District determines that sufficient funds have been collected to complete financing of an incomplete public improvement(s), and the public improvement(s) remains incomplete.
6. A description of each interfund transfer or loan made from the account or fund, if any, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the interest rate that the account or fund will receive on the loan.
7. The amount of refunds made pursuant to subdivision (e) of Section 66001 of the Government Code and any allocations pursuant to subdivision (f) of Section 66001.

In addition to the annual reporting requirements, the School District is required, for the fifth fiscal year following the first deposit into the fee account and every five years thereafter, to file a report with respect to any portion of any account or fund for the impact fees that remain unexpended, whether committed or uncommitted, documenting the following:

1. The purpose for which the fee is to be put.
2. A demonstration of a reasonable relationship between the fee and the purpose for which it is charged.
3. The sources and amounts of funding anticipated to complete financing for incomplete improvements.
4. The approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

C. Use of Developer Fees

School facilities fees levied against new residential, commercial, and industrial development will be used only to finance school facilities necessary to accommodate students generated from such new development, including but not limited to:

- All costs associated with the construction or reconstruction of school facilities.
- All costs associated with providing additional space or interim housing to accommodate additional students.
- The costs of performing studies or otherwise making the findings and determinations required by law.
- To finance projects for one or more participating school districts or to an authority as authorized by law.
- Costs attributable to the increased demand for public facilities reasonably related to the development in order to (1) refurbish existing facilities to maintain the existing level of services or (2) achieve an adopted level of service that is consistent with a documented general plan such as a Facilities Master Plan.
- The reimbursement of administrative costs.

II. ANNUAL REPORT

In accordance with Government Code 66006(b)(1) and (2), the School District hereby presents the following information for fiscal year 2023/2024 (i.e. July 1, 2023 through June 30, 2024) with regard to the annual Reportable Fees:

A. Description of the Type of Reportable Fees in the Account or Sub-account(s) of the School District:

The Reportable Fees of the School District for fiscal year 2023/2024 consist of Statutory School Fees that are collected by the School District from new residential and commercial/industrial development. The foregoing fees are referred to as “Reportable Fees”.

B. Amount of Reportable Fees

The Reportable Fees were authorized to be levied on Development by the Board of Education of the School District at the time the Reportable Fee was adopted. As shown in the District’s “School Facility Fee Justification Report for Residential, Commercial & Industrial Development Projects” (“Study”), dated September, 2017. The Reportable Fees only partially mitigate the impacts to the District caused by Development because the Reportable Fee amounts do not adequately fund the District’s school facilities needs resulting from additional development within the District (Government Code Section 66006(b) (1) (A)). Table 1 lists the fee amounts and effective dates for the applicable Statutory Fees for fiscal year 2023/2024.

Table 1

Item	Effective Dates	Fee Amount (Per Square Foot)
Statutory School Fees	July 1, 2023 – June 30, 2024	Residential - \$3.48 Commercial/Industrial - \$.56

C. Beginning and Ending Balance, Reportable Fees Collected, Interest Earned and Expenditures of the Fund:

Table 2 lists all the Reportable Fees for the fiscal year 2023/2024, which holds in Fund 25, the Capital Facility Fund:

Table 2

	Fund Balance
Beginning Balance (07/01/23)	\$ 29,512,919
Reportable Fees Collected	5,993,942
Fair Value of Investments	343,558
Expenditures (Schedule A)	(200,441)
Ending Balance (06/30/2024)	\$ 37,029,831

D. Identification of Each Improvement Project on Which Reportable Fees Were Expended Including the School Facilities Project (“Project”) Total and Percentage of the Project Cost that was Funded with Reportable Fees:

Schedule A of this report identifies the amount of Reportable Fees expended on School Facilities in fiscal year 2023/2024, as well as the percentage of each improvement funded by Reportable Fees.

E. When the District Accumulates Sufficient Funds to Complete Project(s) for Which It Previously Identified as Intending to Spend Reportable Fees, the District Needs to Identify the Approximate Date It Will Commence Construction on Such Project(s):

The District has determined that at the close of fiscal year 2023/2024, Reportable Fees and other sources of funding were not sufficient to complete the financing of additional school facilities of the School District.

F. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

No interfund transfers or loans were made from the Fund 25 for fiscal year 2023/2024.

G. The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

During 2023/2024 fiscal year, no refunds were made pursuant to the Government Code Section 66001.

II. FIVE-YEAR REPORT

In accordance with Government Code Section 66001, for the fifth fiscal year following the first deposit into the Fund, and every five years thereafter, the School District is required to make all of the following findings with respect to that portion of the Reportable Fees in the account or subaccount(s) remaining unexpended, whether committed or uncommitted:

A. Identification of the Purpose for Which the Reportable Fees Will be Expended in the Future:

The purpose of the Reportable Fees imposed and collected on Development within the District was to fund additional school facilities required to serve the students of the District generated by Development within the District. Specifically, the Reportable Fees will be used for the construction and/or acquisition of additional school facilities, remodeling existing school facilities to accommodate new growth from new development including, but not limited to, adding additional classrooms, and acquiring and installing additional portable classrooms.

B. Demonstration of a Reasonable Relationship Between the Reportable Fees and the Purposes for Which They are Charged:

There is a roughly proportional, reasonable relationship between the Development upon which the Reportable Fees are charged and the need for additional school facilities by reason of the fact that additional students will be generated by additional Development within the School District, and the School District does not have student capacity in its existing school facilities to accommodate these new students. Furthermore, the Reportable Fees do not exceed the costs of providing school facilities for the students generated from the Development in which such fees were collected (as set forth in the Studies, referred to herein Section II.B).

C. Identification of All Sources and Amounts of Funding Anticipated to Complete Financing of the School Facilities that Identified by the School District's Report:

Table 3 below lists the proposed funding sources for all pending School Facility projects presently identified by the School District.

**Table 3
Potential Funding Sources for Planned School Facility Projects**

Project	State School Building Program	General Obligation Bond Proceeds	Reportable Fees	General Fund	Total
Develop New K-8 Gantner Elementary School	TBD	TBD	\$35,000,000	TBD	\$35,000,000
Larson Elementary Portable Expansion	TBD	TBD	\$394,484	TBD	\$394,484
Lockeford Portable Expansion	TBD	TBD	TBD	TBD	TBD
Additional Classroom at Growth Sites	TBD	TBD	TBD	TBD	TBD
Total	TBD	TBD	\$35,394,484	TBD	\$35,394,484

D. Identification of the Approximate Dates on Which the Funding Referred to in Section III.C is Expected to be Deposited into the Appropriate Account or Fund:

Table 4 lists the approximate dates on which the funds are expected to be available for the school facility projects presently identified by the School District.

**Table 4
Timing of Funds for Planned School Facility Projects**

Project	State School Building Program	General Obligation Bond Proceeds	Reportable Fees	General Fund
Develop New K-8 Gantner Elementary School	TBD		2024-26	TBD
Larson Elementary Portable Expansion			2024-25	TBD
Lockeford Portable Expansion			2026-27	
Additional Classroom at Growth Sites			TBD	

SCHEDULE A

Public Improvements on Which Reportable Fees Were Expended

Reportable Fees Expended on School Facilities in Lodi Unified School District During Fiscal Year 2023/2024

Expenditures	Total Amount Paid from Reportable Fees (in FY 2023/2024)	Percent of Total Cost Funded with Fees
Strategic Districtwide Growth Planning	\$11,400	5.69%
Fee Administration	\$179,818	89.71%
Consulting Fees	\$9,223	4.60%
Total	\$200,441	100%