

# ELK GROVE UNIFIED SCHOOL DISTRICT

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## SCHOOL FACILITIES NEEDS ANALYSIS

Level 2 Developer Fee Study

March 2026

David Reilly, Superintendent



*Facility Problem Solvers*

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## **Table of Contents**

<b>Chapter 1:</b>	<b>Executive Summary .....</b>	<b>1</b>
<b>Chapter 2:</b>	<b>Context and Legal Requirements .....</b>	<b>2</b>
	A. History and Context of SB 50 School Facility Fees .....	2
	B. Legal Requirements to Impose Alternate Fees .....	3
<b>Chapter 3:</b>	<b>Data Used in Analysis .....</b>	<b>5</b>
	A. Pupil-per-Home Yield Rates .....	5
	B. Housing Projection for Next Five Years .....	6
	C. Enrollment from New Housing in Five Years .....	7
	D. Capacity and Space Available for Students from New Residential Units .....	8
	E. State Construction Grant Amount for Unhoused Pupils from New Housing .....	11
	F. Site Acquisition and Site Development Grant Allowance .....	11
	G. Projects to be Financed with Level 2 Fees .....	13
<b>Chapter 4:</b>	<b>Calculation of Level 2 Fee .....</b>	<b>14</b>
	A. Reduce Cost by Other Available Funds, Including Surplus Sites .....	15
	B. Collection of Level 3 Fees if State Funds Are Not Available .....	16
<b>Chapter 5:</b>	<b>Nexus Between Fees and Projects Subject to Fees .....</b>	<b>17</b>
	A. Procedural Requirements for School Facility Fees .....	17
	B. Background and Current Conditions in the District .....	17
	C. Specific Criteria for Levy of School Facility Fees .....	18
	D. Notice of Change and Time of Implementation .....	21
	E. Conclusion .....	21
	F. District Map .....	22
<b>Chapter 6:</b>	<b>Findings and Conclusions .....</b>	<b>23</b>

## Chapter 1: Executive Summary

The Elk Grove Unified School District is a school district serving the general vicinity of the City of Elk Grove in Sacramento County, California. The District serves students in grades TK through twelve.

Enrollment in grades TK-12 for the current school year (2025/26) was 66,851 students at the time of the official enrollment census taken in the fall. Many schools are operating close to maximum capacity, and some schools exceed the design capacity and rely on portables to temporarily accommodate students while others utilize a year round schedule to increase capacity. Projects are being planned and developed to provide additional space.

Residential development is projected to add 13,573 new housing units in the next five years. This pace is based on proposed activity and is an increase compared to the average rate of 2,309 new housing units built per year over the last 5 years within the District boundaries.

Applying the methodology prescribed by State law for Level 2 Fees (see next section for a more detailed discussion), this School Facilities Needs Analysis finds the Elk Grove Unified School District is justified in levying a fee of **\$7.23 per square foot** on residential development subject to the fee. This is an increase of \$1.85 over the current Level 1 rate of \$5.38 per square foot for residential units. The total developer fee rate compared to the Level 2 study approved last year has decreased by \$0.09 per square foot. The SAB (State Allocation Board) approved an inflation adjustment for school construction of +3.56% compared to last year.

Expected revenues from development fees in the next five years are projected to be \$185.7 million. This fee will provide up to one-half of the cost of needed school projects, with the other half expected to be provided by the State building program and other local sources. Additional District funds may be required to supplement these fees to provide for the actual construction costs of school projects.

## **Chapter 2: Context and Legal Requirements**

This document, the Elk Grove Unified School District's School Facilities Needs Analysis, exists to fulfill a statutory requirement established by the California Government Code. A school district must prepare or have prepared a School Facilities Needs Analysis (SFNA) as a prerequisite to imposing "Alternate" fees on new housing to provide funding for additional school facilities needed to accommodate students anticipated from new homes.

The SFNA is not used to justify other forms of fees or mitigation agreements, and is not a facilities plan or financing study for the school district. Its purpose is narrowly defined and this document should be used only to fulfill statutory requirements for the stated fees.

### **A. History and Context of SB 50 School Facility Fees**

Senate Bill 50 (SB 50)<sup>1</sup> was passed during the 1998 session of the California Legislature as a comprehensive restructuring of the state's school facility construction and funding process. Parts of the legislation became effective when the state's voters approved Proposition 1-A, a \$9.2 billion school and university construction/modernization bond<sup>2</sup>.

SB 50 also changed the legal process whereby builders of new homes could be required to pay for new or expanded schools to serve the new homes. A spectrum of local ordinances, policies, and requirements were largely replaced with a statewide, three-tier system. In this new system, tiers or levels are:

Level 1: similar to 1986 fee structure, now \$5.38 per sq. foot<sup>3</sup>

Level 2: up to 50% of the State allowed cost for construction and sites, if the school district meets specified eligibility tests<sup>4</sup> (assumes State pays other 50% of cost.)

Level 3: same as Level 2, but includes State's 50% share only when the State declares it is out of funds for new construction<sup>5</sup>

Level 2 Fees are new grants of authority to school districts, but are counterbalanced by a firm prohibition on other local fees and other requirements on housing developments.

Level 2 Fees are referred to by the Legislation as "Alternate" fees.

A significant change with the current fee program is the local school district's ability, if it meets the eligibility tests, to impose a Level 2 fee without involving the city or county having control of land use approvals within the school district.

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<sup>1</sup> Chapter 407, Statutes of 1998

<sup>2</sup> Statewide Proposition 1-A, November 3, 1998

<sup>3</sup> Rate effective January 28, 2026

<sup>4</sup> See Calif. Government Code Section 65995.5

<sup>5</sup> Level 3 fees are currently not allowed

Many other changes to the school building process occurred with the passage of SB 50 and Proposition 1-A. This report focuses only on fees, but these changes should be viewed in the context of the amended system.

**B. Legal Requirements to Impose Alternate Fees**

For a school district to impose Level 2 Fees, it must meet a number of eligibility tests specified in SB 50. The Elk Grove Unified School District has satisfied these requirements.

**1. Apply for New Construction funding to establish a baseline capacity**

*The Elk Grove Unified School District has submitted its documents to OPSC for new construction and has had its eligibility baseline established. The District will apply for additional new construction funding as architectural plans for projects receive DSA approval.*

**2. Be eligible for New Construction funding**

*The Elk Grove Unified School District has been determined by the Office of Public School Construction and the State Allocation Board to be eligible for new construction funding.*

**3. Satisfy two of the four following tests:**

- a. Have substantial enrollment<sup>6</sup> on Multi-Track calendar
- b. General Obligation bond in past four years with at least 50% yes vote
- c. Have issued debt or incurred obligations used for capital outlay equal to 15% of district's bonding capacity<sup>7</sup>
- d. Use relocatable (portable) classrooms for at least 20% of the district's total classrooms.

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<sup>6</sup> Generally defined as 30% of the District's K-6 enrollment; special rules for 9-12 districts.

<sup>7</sup> If the debt includes landowner-voted Mello Roos debt approved after 11/4/98, then the threshold level is 30% rather than 15%.

*The Elk Grove Unified School District satisfies at least two of these four tests:*

- (a) The District has 33,783 elementary students of which 17,240 are at schools with a year round schedule which represents a ratio of 51%. This exceeds the 30% requirement. See the appendix for a list of year round schools.*
- (b) The District passed a \$542 million local bond in November 2024 with a 60.66% yes vote.*
- (c) The existing capital facility debt is over 30% of the bonding capacity. The bonding capacity is \$1.31 billion and the debt is \$626,898,527 for a debt ratio of 47.78%. The debt includes bonds, COP's and Mello Roos bonds as shown in the appendix.*
- (d) There are 843 portable classrooms of the total 3,113 classrooms at the District schools for a ratio of 27.1% which exceeds the 20% requirement.*

**4. Prepare a School Facilities Needs Analysis.**

*The Elk Grove Unified School District caused this School Facilities Needs Analysis to be prepared for review and adoption by the School Board.*

**5. Follow the procedures and process identified in State law.**

*The Elk Grove Unified School District will follow the adoption process and procedures as specified in State law.*

## **Chapter 3: Data Used in Analysis**

This Chapter presents the data used to calculate the fee. Chapter 4 contains the actual calculation. Many of these data elements are prescribed in State law and are presented as required.

Data elements to be reviewed include:

- A. Pupil-per-Home yield rates**
- B. Housing projection for the next five years**
- C. Enrollment from new homes built in the next five years**
- D. Available capacity in existing schools**
- E. Grant amount per pupil**
- F. Site Acquisition and Site Development allowances**

### **A. Pupil-per-Home Yield Rates**

SB 50 prescribed how pupil-per-home yield rates are to be calculated for a SFNA. The method is to identify homes built in the past five years that are similar to homes expected to be built in the projection period (the next five years).

The Student Yield Rates are to be calculated separately for elementary, junior high, and high school students.

Data is presented as required by grade level group. Two housing types have been shown, Single Family and Multi Family. Multi Family represents the planned townhouse and apartment units. More details on the process and results are in the appendix.

Pupil-per-Home yield results:

	<b>TK-6</b>	<b>7-8</b>	<b>9-12</b>	<b>Total</b>
SF	0.2809	0.0616	0.0895	<b>0.4320</b>
MF	0.2957	0.0681	0.1051	<b>0.4689</b>
Combined	0.2856	0.0637	0.0945	<b>0.4438</b>

**B. Housing Projection for Next Five Years**

As required by SB 50, new housing units have been projected for the next five years. The following data shows the housing construction activity over the last five years.

**ELK GROVE UNIFIED SCHOOL DISTRICT**  
**Dwelling Units Constructed in the last Five Years**  
**(Excluding Senior Housing Units)**

Calendar Year	Single-Family Units	Apartment Units	Condo Units
2021	1,494	297	0
2022	1,311	385	0
2023	2,110	584	0
2024	2,610	217	0
2025	1,953	582	0
<b>Total</b>	<b>9,478</b>	<b>2,065</b>	<b>0</b>
<b>Average</b>	<b>1,896</b>	<b>413</b>	<b>0</b>

Source: Elk Grove Unified School District Developer Fee Records

Data from city and county planners have been used to make the projection shown below for the next five years.

**ELK GROVE UNIFIED SCHOOL DISTRICT**  
**Residential Units With the Potential to Develop Within Five Years**

Year	New Homes Projected			
	Single-Family	Condominiums	Apartments	All Housing Types
2026-27	2,072	0	288	2,360
2027-28	2,170	0	830	3,000
2028-29	2,024	0	1,287	3,311
2029-30	1,606	0	1,291	2,897
2030-31	1,321	0	684	2,005
<b>Five Year Total</b>	<b>9,193</b>	<b>0</b>	<b>4,380</b>	<b>13,573</b>

Source: Elk Grove Unified School District, 2026

These projections are estimates and precise numbers in a given year may vary from the table, however the total for the five year period reflects plans approved and in process.

A review of the historic permits pulled for new residential units indicated the average size new housing unit has averaged 2,320 square feet for single family units and 996 square feet for multi-family units. These numbers will be used for the average size of the new housing units over the next five years. See the appendix for more details.

**C. Enrollment from New Housing in Five Years**

Multiplying the number of new homes by the pupil-per-home yield rate gives the expected number of pupils from the new homes to be built in the next five years. This approach, which is prescribed in State law, has certain limitations: first, the yield rate is likely to be lower as new homes typically have fewer students soon after construction than will be seen after the neighborhood is established; and second, the five year window minimizes the need for middle and high school facilities which often need more than five years of enrollment growth to require a full size facility. As a result, the formula under SB 50 generally understates a school district's long term need.

SB 50 allows a five year projection to be utilized to determine the number of projected students from new residential development. Using this methodology, the District has projected the number of new housing units for the next five years and multiplied by the yield factors to determine the number of students to be projected from new housing.

**Elk Grove Unified School District  
 New Students Projected by Grade Level  
 For Development Through 2031**

Grade Level	Student Yields for New Residential Dev.	Projected Students
<b>Single Family</b>		<b>9193 Units</b>
TK-6	0.2809	2,582
7-8	0.0616	566
9-12	0.0895	823
<b>Subtotal</b>	<b>0.4320</b>	<b>3,971</b>
<b>Multi Family</b>		<b>4380 Units</b>
TK-6	0.2957	1,295
7-8	0.0681	298
9-12	0.1051	460
<b>Subtotal</b>	<b>0.4689</b>	<b>2,053</b>
<b>All Development</b>	<u>Aggregate</u>	<b>13573 Units</b>
TK-6	0.2856	3,877
7-8	0.0637	864
9-12	0.0945	1,283
<b>Totals</b>	<b>0.4438</b>	<b>6,024</b>

A total of 6,024 students are projected to be generated by the new housing units over the next five years.

**D. Capacity and Space Available for Students from New Residential Units**

As calculated by the State's prescribed methodology on form SAB 50-02 and then adjusting for the projects constructed and funded since the baseline was established, a total of 57,694 spaces exist in the District's schools as shown in the following chart.

# School Facilities Needs Analysis 2026

## Elk Grove Unified School District



Elk Grove Unified School District Capacity of Existing Facilities						
		<u>TK-6</u>	<u>7-8</u>	<u>9-12</u>	<u>SDC</u>	<u>TOTAL</u>
<b>SB50 Baseline Capacity (SAB 50-02):</b>		<b>10,600</b>	<b>4,293</b>	<b>8,883</b>	<b>771</b>	<b>24,547</b>
<b>Funded Projects</b>	<b>Project #</b>	<b>Capacity Added/Grants Funded</b>				
Stone Lake Elem	1	875	0	0	0	875
Elk Grove High	2	0	0	300	0	300
Toby Johnson MS/Franklin HS	4	0	1,323	2,133	0	3,456
Irene West Elementary	5	900	0	0	13	913
Laguna Creek HS	9	0	0	60	0	60
Smedberg MS	7	0	57	0	0	57
Harriet Eddy MS	6	0	56	0	0	56
Sheldon High	8	0	0	68	0	68
Elliot Ranch	10	925	0	0	13	938
Robert Fite	11	925	0	0	13	938
Harris MS/Monterey Trail HS	13	0	1,415	2,219	65	3,699
Edna Batey	14	925	0	0	13	938
Jessie Baker	15	0	0	0	36	36
Arlene Hein	16	850	0	0	31	881
Roy Herburger	17	850	0	0	31	881
Albani MS/Pleasant Grove HS	18	0	1,161	2,079	88	3,328
David Reese	19	325	0	0	13	338
David Reese - demolished 5 portables		-125	0	0	0	-125
Wildhaw k Elem (Adreani)	20	850	0	0	31	881
Valley High	21	0	0	432	0	432
Valley High - demolished 8 portables		0	0	-216	0	-216
Prairie	22	875	0	0	0	875
Prairie - demolished 11 portables		-275	0	0	0	-275
Feickert	23	850	0	0	9	859
Feickert - demolished 15 portables		-375	0	0	0	-375
Markofer	24	475	0	0	13	488
Markofer - demolished 7 portables		-175	0	0	0	-175
Helen Carr Castello	25	850	0	0	31	881
Toby Johnson MS/Franklin HS	27	0	0	100	0	100
Carroll	28	1,000	0	0	13	1,013
Donner	29	225	0	0	0	225
Union House	30	300	0	0	0	300
Union House - demolished 6 portables		-150	0	0	0	-150
Kirchgater	31	500	0	0	0	500
Kirchgater - demolished 10 portables		-250	0	0	0	-250
Ehrhardt	32	225	0	0	0	225
McKee	33	80	0	0	0	80
Foulks Rnach	34	25	0	0	0	25
Sims	35	24	0	0	0	24
Stone Lake Elem	36	25	0	0	0	25
Butler	37	60	0	0	0	60
Pinkerton MS/Consummes Oaks HS	38	0	1,242	2,430	62	3,734
Anatolia	39	950	0	0	31	981
Consummes Oaks HS - Culinary Arts	55-01	0	0	54	0	54
Samuel Kennedy	40	400	0	0	0	400
Samuel Kennedy - demolished 5 portables		-125	0	0	0	-125
Consummes River Elem	41	700	0	0	0	700
Consummes River Elem - demolished 19 CR		-475	0	0	0	-475
Elk Grove Charter	54-02	0	0	189	0	189
CSR Adjustment (640 to 960) -27 CR		-675	0	0	0	-675
Pleasant Grove High Ag Ed (3 CR)	42	0	0	81	0	81
Marion Mix	COS-1	750	0	0	13	763
Consummes Oaks HS - RHouse	43	0	0	27	0	27
Dillard Elem	44	550	0	0	0	550
Dillard Elem - demolished 8 CR		-200	0	0	0	-200
Zehnder Ranch Elem	46	925	0	0	18	943
McGarvey Elem	45	750	0	0	0	750
Pleasant Grove High Bio Tech CTE (2 CR)	CTE	0	0	54	0	54
Franklin Elem	47	825	0	0	18	843
Laguna Creek high Green Erergy Academy (2 CR)	CTE	0	0	54	0	54
Consummes Oaks High Patient Care (2 CR)	CTE	0	0	54	0	54
Elk Grove High Ag Science (2 CR)	CTE	0	0	54	0	54
Elk Grove High Culinary (2 CR)	CTE	0	0	54	0	54
Florin High Culinary (2 CR)	CTE	0	0	54	0	54
Florin High Ag Science (2 CR)	CTE	0	0	54	0	54
Florin High Engineering (1 CR)	CTE	0	0	27	0	27
Rutter Middle - Science Bldg	49	0	216	0	0	216
Pleasant Grove Elementary	50	325	0	0	0	325
Pleasant Grove Elem - demo 13 portables		-325	0	0	0	-325
Miw ok Village Elem	52	775	0	0	22	797
<b>Totals for State Funded Projects</b>		<b>16,739</b>	<b>5,470</b>	<b>10,361</b>	<b>577</b>	<b>33,147</b>
<b>Grand Totals</b>		<b>27,339</b>	<b>9,763</b>	<b>19,244</b>	<b>1,348</b>	<b>57,694</b>

After determining the enrollment, the number of students must be compared to the District’s existing capacity based on the “baseline” capacity total used when applying for State new construction funds. The difference between the students and existing capacity is the “space available”. The “unhoused students” generated from the new housing developments are those that remain after accounting for any space available and used to calculate the allowable Level 2 Fees.

**Elk Grove Unified School District  
 Unhoused Students from Development Through 2031**

Grade Level	Students From New Housing	Current Enrollment	Space Needed	Capacity per SB 50	Space Available	Net Unhoused Students
	[1]	[2]	[3]	[4]	[5]	[6]
TK-6	3,683	33,434	33,434	27,339	0	3,683
7-8	821	9,932	9,932	9,763	0	821
9-12	1,219	20,214	20,214	19,244	0	1,219
SDC	301	3,271	3,271	1,348	0	301
<b>Total</b>	<b>6,024</b>	<b>66,851</b>	<b>66,851</b>	<b>57,694</b>	<b>0</b>	<b>6,024</b>

[1] Projected added enrollment through 2031 based on planned residential development.

[2] Based on 2025/26 school year.

[3] Space needed within existing facilities to house students living in existing housing units.

[4] Based on SB 50 methodology of capacity calculation.

[5] Space available in existing facilities for students from new developments.

[6] Net unhoused students in 2031 due to new housing developments.

The "Current Enrollment" shown in this table is from October of the 2025/26 school year.

The "Space Needed" is equal to the current enrollment. This is the number of seats that need to be reserved for students from the existing housing units in the District. This insures adequate seats will be available for the housing units that are already existing within the District. The current and past enrollments are shown on the SAB 50-01 which is included in the appendix.

The "Capacity per SB 50" summarized in this table is from the calculations done on the previous page and is based on State loading standards.

The "Space Available" is determined by comparing the "Space Needed" to the "Capacity per SB 50". If the District has excess capacity, then those seats will be used to reduce the number of unhoused students projected from new developments. Since the total space needed exceeds the total capacity, the space available is shown to be zero.

The result of this table is the "Net Unhoused Students" which will be used to determine the costs of the facility needs. Therefore, of the 6,024 new students projected from new developments, there are 6,024 (100%) that will need to be housed in new facilities.

**E. State Construction Grant Amount for Unhoused Pupils from New Housing**

When calculating the Level 2 Fees, the number of projected unhoused students is multiplied by the State’s new construction grant amount. Those amounts which are shown below are updated annually by the State Allocation Board each January.

**State Grant Allowance for New School Projects**

<u>Grade Level</u>	<u>Base Grant</u>	<u>Fire Alarms</u>	<u>Fire Sprinklers</u>	<u>Total</u>
<b>TK-6</b>	\$16,411	\$20	\$274	<b>\$16,705</b>
<b>7-8</b>	\$17,358	\$26	\$328	<b>\$17,712</b>
<b>9-12</b>	\$22,086	\$43	\$341	<b>\$22,470</b>
<b>SDC-NS</b>	\$30,842	\$58	\$582	<b>\$31,482</b>
<b>SDC-S</b>	\$46,116	\$82	\$869	<b>\$47,067</b>

The following chart assumes that 1.71 % of the new student population generated from new housing units will consist of non-severe special education students and 3.29% will be severe special education students. This is equal to the current ratio of students who are enrolled in special day classes.

**Allowable Grant Costs for Projected Unhoused Students**

<u>Grade Level</u>	<u>Unhoused Students</u>	<u>Per-Pupil Grant Allowance</u>	<u>Total Grant Cost</u>
<b>TK-6</b>	3,683	\$16,705	\$61,524,515
<b>7-8</b>	821	\$17,712	\$14,541,552
<b>9-12</b>	1,219	\$22,470	\$27,390,930
<b>SDC-NS</b>	103	\$31,482	\$3,242,646
<b>SDC-S</b>	198	\$47,067	\$9,319,266
<b>TOTALS</b>	<b>6,024</b>		<b>\$116,018,909</b>

The cost per student amounts include State funded allowances for required fire alarm and sprinkler requirements for new school projects as of January 2026.

**F. Site Acquisition and Site Development Grant Allowance**

**1. Eligible Site Acquisition Costs**

When calculating the Level 2 Fees, the grant totals listed above are added to half the estimated site acquisition costs that are projected for the next five years, and eligible site development costs. The following table shows the total acres needed based on the CDE (California Department of Education) standards for site sizes.

**Site Needs**

**Average Size Schools**

			Projected Unhoused <u>Students</u>	Equivalent Sites <u>Needed</u>	Site Acres <u>Needed</u>
Elementary	<u>Acres</u> 11.6	<u>Students</u> 850	3,877	4.56	52.90
Middle School	26	1100	864	0.79	20.54
High School	50	2300	1,283	0.56	28.00
			<b>6,024</b>	<b>TOTAL</b>	<b>101.44</b>

For purposes of calculating the Level 2 fee, the District will need 101.44 acres of land due to the impact of the new housing units. The site costs are based on acquisition at \$677,815 per acre for sites useable for school purposes based on Department of Education standards. This per acre value is based on an appraisal for a new elementary site and increased by 4% for allowable escrow and title costs.

**2. Eligible Site Development Costs**

SB 50 allows the inclusion of site development costs in the fee calculation. These costs are limited to one half of the actual or estimated service site improvements, off site improvements and utility costs which would be allowed by the State Allocation Board. These improvements can include applicable drainage, utility and road improvements. In addition, the SAB has a grant that provides for general site development costs which is based on a per acre value in addition to a percentage of the projects pupil grant allowance (see Grants on page 11).

The development costs were derived from historical project costs funded by the State for new school projects. The average amounts per acre totaled \$783,681 for elementary, and \$262,307 for middle and high school sites. The 50% eligible site development costs that can be included in the Level 2 computation totals \$35,395,548 and includes the allowance for general site development costs of \$8,300,992. The following figure summarizes the site acquisition and development costs.

**COST OF SITES NEEDED**

	Acres To Be Bought	Land Cost/Acre	Land Cost	Development Cost/Acre	Dev. Cost	Total Site Needs
Elementary	52.90	\$677,815	\$35,856,414	\$783,681	\$41,456,730	\$77,313,144
Middle School	20.54	\$677,815	\$13,922,320	\$262,307	\$5,387,786	\$19,310,106
High School	28.00	\$677,815	\$18,978,820	\$262,307	\$7,344,596	\$26,323,416
<b>Totals</b>	<b>101.44</b>		<b>\$68,757,554</b>		<b>\$54,189,112</b>	<b>\$122,946,666</b>

**50% portion:      \$34,378,777                      \$27,094,556**

**General Site Development (50% rate)**

	Acres	Allowance/ Acre	Base Cost	% Allowance	Added Cost	Total Cost
Elementary	52.90	\$26,714	\$1,413,171	6%	\$3,691,471	\$5,104,642
Middle School	20.54	\$26,714	\$548,706	6%	\$872,493	\$1,421,199
High School	28.00	\$26,714	\$747,992	3.75%	\$1,027,160	\$1,775,152
<b>Totals</b>	<b>101.44</b>					<b>\$8,300,992</b>

**Total 50% Site Development Costs:      \$35,395,548**  
**Total 50% Land & Development Costs:      \$69,774,325**

The “Added Cost” column was determined by multiplying the percentage allowance by the total student grants for each grade shown on page 11.

**G. Projects to be Financed with Level 2 Fees**

Fees collected in the next five years will be spent on known and future school construction projects. Projects may include but are not limited to the following:

- 1. New school sites**
- 2. New schools**
- 3. New classrooms at existing schools**
- 4. Support facilities (cafeteria, gym, library, restrooms, etc.) at existing campuses to accommodate increased enrollments**
- 5. Portables used for interim housing needs**
- 6. Replacement of portables with permanent classrooms**

The District may use the fees to make the annual payments due to previous projects that have been financed. As provided by State law, fees may be used for the reasonable administrative costs of collecting the fees, and for legal and other costs of justifying and imposing the fees. Specific uses for the developer fees have been identified in the appendix.

## Chapter 4: Calculation of Level 2 Fee

This Chapter applies the data identified above and calculates the fee justified. The process follows requirements of SB 50 as enacted in the Government Code and Education Code.

After figuring the aggregate projected costs, the total was divided by the total projected square footage of the new residential units to derive the per square foot assessment amount. Based on these calculations, the Level 2 fee within the Elk Grove Unified School District for the next 12 months is calculated to be **\$7.23** per square foot, for residential units.

**Elk Grove Unified School District**  
**SB 50 Level 2 Developer Impact Fee Determination**

Grade Level	Base Need			Land Acquisition & Site Development			Total Need
	Unhoused Students	Cost per Student	Total Cost	Land Acquisition	Site Development	Total Land & Site Dev.	
		[1]		[2]	[3]	[4]	
TK-6	3,683	\$16,705	\$61,524,515	\$17,928,207	\$25,833,007	\$43,761,214	\$105,285,729
7-8	821	\$17,712	\$14,541,552	\$6,961,160	\$4,115,091	\$11,076,252	\$25,617,804
9-12	1,219	\$22,470	\$27,390,930	\$9,489,410	\$5,447,450	\$14,936,860	\$42,327,790
SDC-NS	103	\$31,482	\$3,242,646				\$3,242,646
SDC-S	198	\$47,067	\$9,319,266				\$9,319,266
<b>Totals</b>	<b>6,024</b>		<b>\$116,018,909</b>	<b>\$34,378,777</b>	<b>\$35,395,548</b>	<b>\$69,774,325</b>	<b>\$185,793,234</b>

**New Housing Unit Area**

Unit Type	Number of Units	Area per Unit	Total Area
Single Family	9,193	2,320	21,327,760
Multi-Family	4,380	996	4,362,480
<b>Totals</b>	<b>13,573</b>	<b>1,893</b>	<b>25,690,240</b>

Local Funds Available:	<b>\$0</b>	<b>Level 2 Fee \$/Sq. Ft. \$7.23</b>
Net Facility Costs:	<b>\$185,793,234</b>	

- [1] Cost per student per SB 50 allowance for new construction projects.
- [2] Equals one half of the estimated land acquisition costs.
- [3] Equals one half of the estimated site development costs including general site development costs.
- [4] Total cost includes an impact due to development of 101.44 acres.

The grant amounts shown include the amounts allowed by OPSC for fire alarms and sprinklers as of January 2026.

**A. Reduce Cost by Other Available Funds, Including Surplus Sites**

SB 50 requires that the cost of serving students from new housing be reduced by other available local funds. The Elk Grove Unified School District potentially has several such sources of funds.

**1. Fees on Senior Housing and Commercial/ Industrial Projects**

Fees collected on senior housing and commercial or industrial development projects can potentially be used to reduce the Level 2 fee amount, unless the fees are committed to other projects.

The District will use those Level 1 fees for its required matching funds for modernization projects that provide space for students from existing housing that accommodates workers in the senior housing projects or commercial/ industrial projects. Due to the significant modernization needs of the existing schools, no excess funds are projected.

**2. Redevelopment Pass-Thru and Other Agreements**

As with the preceding paragraph, the limited funds received from Redevelopment and similar agreements are used to provide funding for modernization projects for enrollment impacts from existing homes plus improvements to schools not related to new housing development. These funds are not available to reduce the cost of providing facilities for students from new residential projects.

**3. Voter Approved Bond Measure**

The District passed a \$542 million local bond in November 2024. The proceeds from that bond will be used for needed modernization projects and possibly for new construction projects to provide relief for the current overcrowding. Therefore, no local bond funds are available to offset costs identified in this report for students generated from new housing units.

**4. Surplus Property**

The District does not have any land or school sites which have been declared surplus and can be used to reduce the costs of facility needs identified in this report. Although land has been purchased for future schools, they will be used for schools and are not surplus property.

Based on the preceding four paragraphs, there are no local funds available to reduce costs to accommodate students from future new residential development.

**B. Collection of Level 3 Fees if State Funds for the New Construction Program Are Not Available.**

The Elk Grove Unified School District has the option of levying a fee approximately two times<sup>8</sup> that shown above in the event state funds for new construction are not available, as provided by Government Code Section 65995.7.

The Level 3 fee is calculated by the preceding methodology to be:

**Level 3 Fee Calculation**

	<u>Amount</u>
Total Facility Needs based on 50% allowance:	\$185,793,234
Total Facility Needs based on 100% allowance:	\$371,586,468
Local Funds Available:	\$0
Net Facility Needs due to residential development:	\$371,586,468
Area of projected residential units:	25,690,240
Level 3 Fee per square foot:	<b>\$14.46</b>

Level 3 fees greater than the Level 2 amount may need to be reimbursed if an agreement is established and State funds subsequently become available.

In certain cases, builders and buyers of qualifying affordable housing, may be eligible for State reimbursement of the difference between Level 2 and Level 3 fees.

In the event the SAB declares it is out of funds for new construction projects, the District would need to take action in order to be able to collect Level 3 fees. Based on the current funding available for new construction projects and the pace at which funds are being released, the State Building Program is not projected to run out of new construction funds in the next 12 months.

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<sup>8</sup> This amount is approximate due to the formula imposed by statute.

## **Chapter 5: Nexus Between Fees and Projects Subject to Fees**

California law allows school districts that have demonstrated a need for new or expanded school facilities to assess a fee on each building permit issued within its territory<sup>9</sup>. The fee can only be used to offset the capital cost needed to serve students from projects subject to the fee. (A small amount may be used for administering the fee program.) Other means of funding school building projects are available, and many residential developments provide funding for new or expanded schools by arrangements not based on this statutory authority.

### **A. Procedural Requirements for School Facility Fees**

Before levying any fee, a school district or other public agency must show a connection between the fee and the project or activity that must pay the fee, and further must show that the fees will be used to alleviate a cost or burden caused by that development activity. Statutory and case law is clear that fees may not be used to address general or unrelated needs of the public agency. These justification requirements are sometimes known as the "Nexus tests" or "AB 1600" criteria. A nexus test demonstrates the linkage or closeness of the fee and its use to the activity causing the need. AB 1600 is shorthand for the procedural requirements found in the Government Code to levy any fee on a development project in California.<sup>10</sup>

Later sections of this chapter will address each of the statutory tests and evaluate whether School Facility Fees at the adjusted rate meet the necessary legal requirements. The facts and analyses in this document are presented for use by the governing board of this school district when making the findings needed to adopt a resolution levying a fee.

### **B. Background and Current Conditions in the District**

The Elk Grove Unified School District has experienced housing development over the past ten years and anticipates additional impacts will result from continuing development of new homes, as discussed earlier in this report. Earlier sections have discussed school expansion and construction projects to accommodate students from the new homes.

Combining the preceding factors has established a cost to accommodate new students from residential developments of \$14.46 per square foot, the local one-half share of which is **\$7.23** per square foot. Fees under other statutes apply to commercial and senior housing projects.

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<sup>9</sup> See Calif. Education Code Section 17620, *et seq.* and Government Code Section 65995, *et seq.*

<sup>10</sup> See Govt. Code Section 66000, *et seq.*, also known as the Mitigation Fee Act. (Assembly Bill 1600 was the law that codified and reorganized these requirements.)

**C. Specific Criteria for Levy of School Facility Fees**

Various specific criteria must be satisfied to impose Level 2 School Facility Fees. The following discussion will show that the proposed Alternate fees meet these criteria.

**1. Purpose of the Fee: Government Code Section 66001(a)(1)**

School Facility Fees may be levied "for the purpose of funding the construction or reconstruction of school facilities"<sup>11</sup>. Fees may not be used for regular maintenance, routine repair, inspection or removal of asbestos containing materials, or purposes of deferred maintenance, as defined<sup>12</sup>.

Level 2 School Facility Fees shall be used by this school district for the construction of school facilities at existing and future campuses. Specific uses and examples were listed in Chapter 3 and the appendix.

**2. Uses to Which the Fee will be Put: Section 66001(a)(2)**

Specific uses may include but are not limited to: the design of new construction projects, acquisition of land, construction of new permanent buildings, placement of modular classrooms on a short term or long term basis, necessary permit and plan checking fees, testing and inspection costs, necessary furnishing and equipment, and related costs of construction projects. In addition, fees will be used for the lease of interim school facilities pending availability of newly constructed facilities. Fees may be used for the legal and administrative costs of establishing and administering the fee program and for planning needed new schools to serve growth areas.

Facilities that may be affected include those projects listed in Chapter 3 and all existing properties owned by the District and future sites to be acquired for school purposes.

In addition, Government Code Section 65995.5 (f) requires that "A fee, charge, dedication, or other requirement . . . shall be expended solely on the school facilities identified in the needs analysis as being attributable to projected enrollment growth from the construction of new residential units." This requirement is met by tracking the use of the fees in a specific accounting fund and is made public through an annual report to the school board that documents the use of such fees.

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<sup>11</sup> Educ. Code 17620(a)(1)

<sup>12</sup> Educ. Code 17620(a)(3)

3. **Reasonable Relationship Between Use of Fee and Type of Project on Which Fee is Levied: Section 66001(a)(3)**

For residential projects, the relationship of new homes to public school enrollment is demonstrated by the students living in the new homes. Yield data from recently built housing in the District confirms this relationship. Housing projects that prohibit occupancy by school age children typically are exempt from Level 2 Fees<sup>13</sup>.

4. **Reasonable Relationship Between the Need for the Public Facility and Type of Project: Section 66001(a)(4)**

This section will show: (1) that additional school facilities are needed to accommodate students from projects subject to the fee, (2) the school facility construction/reconstruction projects identified are reasonable given the need created by the projects subject to the fee, and (3) that no other funding source is available or expected which will preclude the need for fees on new development projects.

a. **Need for additional school facilities**

Enrollment projections show that all existing facilities will continue to be needed to serve existing students and enrollment other than from new development. There is insufficient space available for students from residential development without planning, designing, and constructing additional school facilities.

b. **Reasonableness of the Identified Projects**

The number of students expected clearly indicates the need for new school facilities. The District has considered and rejected temporary measures such as long-term use of temporary classrooms at existing schools, converting schools to a multi-track calendar, and other means of avoiding construction that will adversely affect the existing students and the community.

c. **Alternative Funding for the Identified Projects**

Other funding sources are not available or reasonably expected for the projects needed to accommodate students from new housing. Current balances in the fee fund are pledged to current projects or paying off earlier expansion, modernization, improvement, or other projects. Other funding sources are required to meet existing non-development related facility needs, including modernization/renovation of existing schools,

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<sup>13</sup> Generally, this requires a specific deed restriction.

replacement of existing temporary classrooms, or other needs of the school district.

5. **Reasonable Relationship Between Amount of Fee and Cost of Facility Attributable to Development Paying Fee: Section 66001(b)**

This test requires that the public agency show two relationships: (1) that the amount of the fee is properly based on the portion of the needed facility that is attributable to new development, and (2) that the amount of the expected fees from new development be feasible to have the needed project financed and built.

a. **Amount attributable to residential development**

Preceding discussion has shown that new school facilities are needed to serve students expected from future new homes. The financial analysis is based on costs per pupil so that total costs may be prorated or allocated between new development and any other causes.

b. **Feasibility of funding project**

The cost of needed new facilities to serve students is greater than may be funded by fees alone. The school district will seek additional funding or reductions in cost from all sources. It is anticipated that bond funds, state funds, existing agreements with builders, other local funds, and future state reimbursement will provide sufficient funding to build the needed school projects. Funding, including borrowing based on fees expected more than five years in the future, may be used to allow projects to begin construction to better meet public needs.

6. **Fees collected for projects more than five years in future: Section 66001(d)**

It is not expected that any fees will remain unspent and held for projects more than five years after collection. School district staff will monitor requirements of this section through their annual reports on fees collected and spent.

7. **Fees that are conditions of approval: Section 66005(a)**

This section requires that fees imposed as a condition of approval of a development or a development project not exceed the "estimated reasonable cost of providing the service or facility for which the fee or exaction is imposed". Fees levied for school facility purposes by this school district are based on the actual cost of needed facilities and will not exceed the estimated reasonable cost of the facilities for which they are imposed.

**8. Time of payment of School Facility Fees: Section 66007**

School Facility Fees for this school district will be collected, absent other arrangements such as SB 937, prior to issuance of a building permit. An account has been established, ongoing appropriations have been made of funds for planning, design, or construction of needed facilities, and a proposed construction schedule or plan has been adopted. Except as modified by other documentation of the school district, the construction schedule for the needed school facilities identified in this plan will be within the next five years.

SB 937 allows for specific types of residential projects to pay the school facility fees prior to occupancy instead of prior to the issuance of the building permit.

**9. Exemption for project to replace damaged buildings due to a Natural Disaster: Govt. Section 66011 and Education Code Section 17626**

This school district will not levy fees on projects statutorily exempt as replacements for structures damaged or destroyed by a natural disaster as determined by the Governor.

**10. Fees on Commercial, Industrial, and Agricultural Projects: Education Code Sections 17621, 17622**

This section does not apply as Level 2 Fees are not imposed on commercial, industrial, or agricultural construction projects.

**D. Notice of Change and Time of Implementation**

Following action of the governing board to adopt a resolution establishing rates for Level 2 Fees, staff will transmit a copy of the resolution and a map of the District's boundaries to the planning/building departments of the county and all cities which are served by the District informing those agencies of the revised amounts and the effective date of the new fees. The effective date of the fees shall be immediately upon action of the Governing Board<sup>14</sup>.

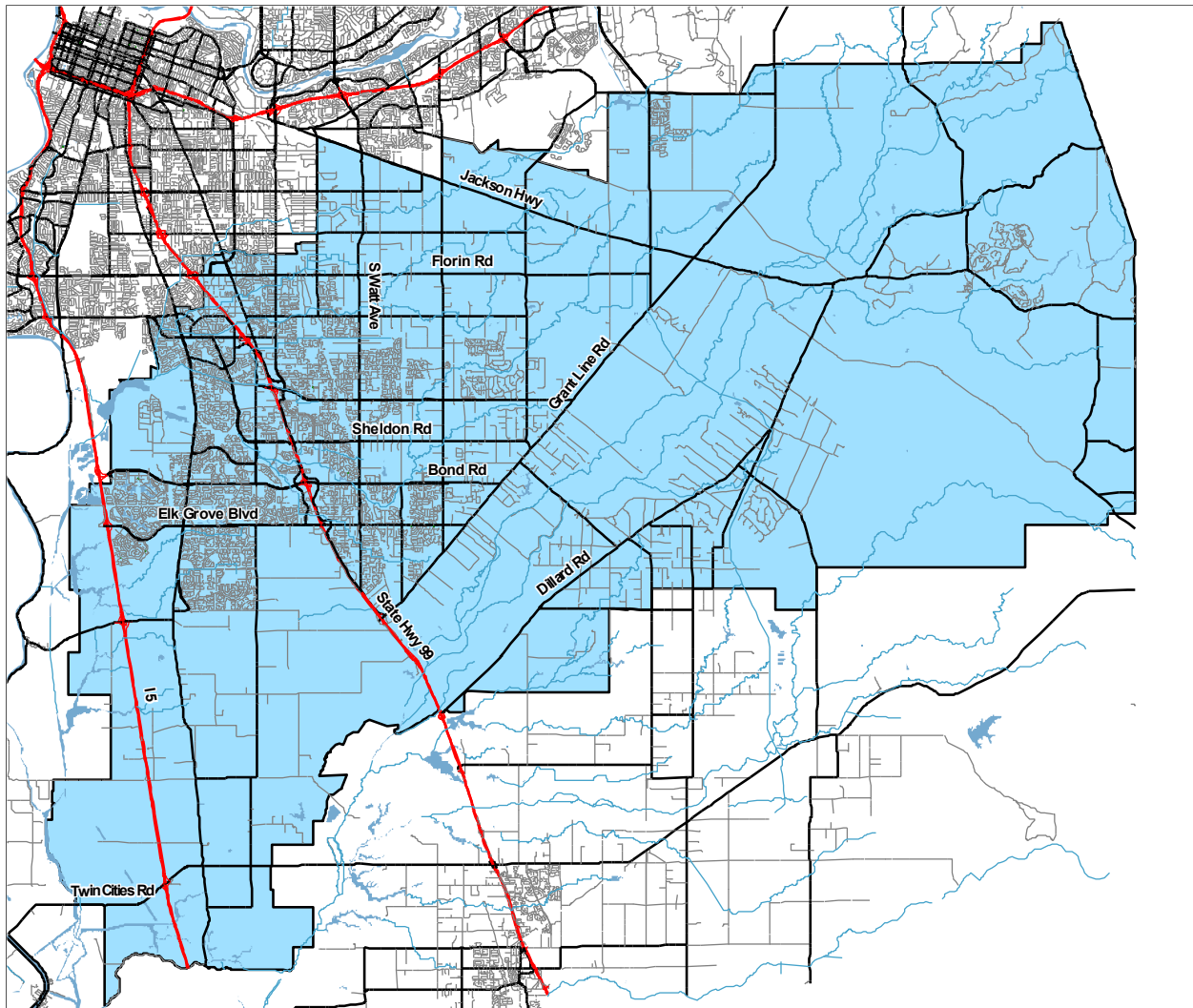
**E. Conclusion**

Compliance with the preceding nexus requirements establishes that the Elk Grove Unified School District is eligible to impose these fees authorized by State law. The following map shows the geographic area for which the District is authorized to collect these fees.

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<sup>14</sup> See Government Code Section 65995.6(f).

**F. District Map**



## **Chapter 6: Findings and Conclusions**

Based on the preceding analysis, the following Conclusions are submitted for the Board's review and consideration.

- A. The Elk Grove Unified School District has applied for and been found to be eligible for New Construction funding from the State School Facilities Program.**
- B. The Elk Grove Unified School District has completed a School Facilities Needs Analysis, and properly adopted that Analysis after providing public notice, responding to comments, and taking action as prescribed by law.**
- C. The Elk Grove Unified School District meets at least two of the four tests required by Government Code Section 65995.5 (b)(3):**
  - a. The District has more than 30% of its elementary students enrolled in year round schools,
  - b. The District passed a local bond in the last 4 years.
  - c. The District has capital facility debt in an amount that exceeds 30% of the District's bonding capacity.
  - d. The District has over 20% of its classrooms as portable classrooms.
- D. Fees collected under authority of Section 65995.5 or Section 65995.7 shall be expended as required by statute.**
- E. The District has met necessary nexus and notice requirements.**
- F. A Level 2 "Alternate" fee is justified in the amount of \$7.23 per square foot of residential development.**

Respectfully Submitted,



Ken Reynolds  
SchoolWorks, Inc.

# Appendices

## SCHOOL FACILITY NEEDS ANALYSIS 2026

*Elk Grove Unified School District*

- 1. Multi- Track Year Round*
- 2. Capital Facility Debt*
- 3. Permanent vs Portable Classrooms*
- 4. SGR*
- 5. 5 Year DU Sales History Detail*
- 6. SAB 50-01*
- 7. Annual Grant Adjustment 2026*
- 8. Site Acquisition Costs*
- 9. Site Development Costs*
- 10. Potential Project List*

# Appendix 1:

MULTI-TRACK YEAR AROUND

Updated: 1/22/26

All Schools

School	Current Calendar	Capacity T/MT Calendar	25/26 Enrollment	Enrollment % Utilization T/MT Cal
<b>Elementary</b>				
Elementary Capacity = 'as built' classrooms only (standard, SDC, double sessions for TK/K)				
Adreani	T	932	939	101%
Batey	YR	1190	815	68%
Beitzel	YR	1179	942	80%
Butler	YR	1056	941	89%
Carroll	YR	1221	875	72%
Case	MT	761	736	97%
Castello	T	872	811	93%
Cosumnes	T	608	365	60%
Dillard	T	542	463	86%
Donner	YR	1043	747	72%
Ehrhardt	MT	912	804	88%
Elk Grove	T	868	814	94%
Elliott Ranch	T	839	605	72%
Feickert	T	832	585	70%
Fite	MT	768	667	87%
Florin	MT	710	563	79%
Foulks Ranch	YR	986	789	80%
Franklin	T	996	974	98%
Hein	YR	1139	793	70%
Herburger	MT	930	856	92%
Jackson	YR	1015	741	73%
Kennedy	YR	1226	831	68%
Kirchgater	MT	840	758	90%
Leimbach	MT	755	676	90%
Mack	MT	869	887	102%
Markofer	T	724	687	95%
McGarvey	YR	1050	1123	107%
McKee	T	716	497	69%
Miwok Village	YR	1288	1284	100%
Mix	T	812	751	92%
Morse	MT	848	703	83%
Pleasant Grove	T	508	444	87%
Prairie	YR	1268	839	66%
Reese	YR	1173	777	66%
Reith	MT	675	635	94%
Sierra Enterprise	T	643	590	92%
Sims	YR	1004	708	70%
Stone Lake	YR	845	703	83%
Sunrise	YR	1221	1208	99%
Tsukamoto	YR	1269	1009	80%
Union House	MT	862	733	85%
West	YR	1259	1060	84%
Zehnder Ranch	YR	1289	1055	82%

All Schools Capacity Total

33783

Updated: 1/22/26

Year Round Schools Only

School	Current Calendar	Capacity Year Round Calendar	25/26 Enrollment	Enrollment % Utilization Yr Cal
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Elementary	YEAR AROUND ANALYSIS			
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Elementary Capacity = 'as built' classrooms only (standard, SDC, double sessions for TK/K)

Batey	YR	1,190	815	68%
Beitzel	YR	1,179	942	80%
Butler	YR	1,056	941	89%
Carroll	YR	1,221	875	72%
Donner	YR	1,043	747	72%
Foulks Ranch	YR	986	789	80%
Hein	YR	1,139	793	70%
Jackson	YR	1,015	741	73%
Kennedy	YR	1,226	831	68%
McGarvey	YR	1,050	1,123	107%
Miwok Village	YR	1,288	1,284	100%
Prairie	YR	1,268	839	66%
Reese	YR	1,173	777	66%
Sims	YR	1,004	708	70%
Stone Lake	YR	845	703	83%
Sunrise	YR	1,221	1,208	99%
Tsukamoto	YR	1,269	1,009	80%
West	YR	1,259	1,060	84%
Zehnder Ranch	YR	1,289	1,055	82%

Year Round Total Capacity 17,240

All Schools 33,783

**Year Round Capacity % 51.03%**

# Appendix 2:

CAPITAL FACILITY DEBT

ELK GROVE UNIFIED SCHOOL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2025

**NOTE 6 - LONG-TERM LIABILITIES** (Continued)

The following is a summary of future payments on the lease-leaseback:

Year Ending <u>June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 504,000	\$ 345,929	\$ 849,929
2027	521,000	328,339	849,339
2028	543,000	310,156	853,156
2029	560,000	291,206	851,206
2030	578,000	271,662	849,662
2031-2035	3,225,000	1,041,695	4,266,695
2036-2040	3,981,000	427,560	4,408,560
	<u>\$ 9,912,000</u>	<u>\$ 3,016,547</u>	<u>\$ 12,928,547</u>

Schedule of Changes in Long-Term Liabilities: A schedule of changes in long-term liabilities for the year ended June 30, 2025 is shown below:

	Balance <u>July 1, 2024</u>	Restatement due to GASB 101 <u>Implementation</u>	Restated Balance <u>July 1, 2024</u>	<u>Additions</u>	<u>Deletions</u>	Balance June 30, <u>2025</u>	Amounts Due Within <u>One Year</u>
<u>Debt:</u>							
Mello-Roos bonds	\$ 99,446,133	\$ -	\$ 99,446,133	\$ -	\$ 9,340,000	\$ 90,106,133	\$ 5,430,000
General Obligation Bonds	425,350,000	-	425,350,000	-	6,050,000	419,300,000	2,865,000
Accreted interest on bonds	1,541,386	-	1,541,386	178,915	-	1,720,301	-
Unamortized bond premiums	25,947,319	-	25,947,319	-	1,335,226	24,612,093	1,392,720
Certificates of participation	92,680,000	-	92,680,000	-	1,520,000	91,160,000	1,590,000
<u>Direct Placement Debt:</u>							
Lease-leaseback	10,402,000	-	10,402,000	-	490,000	9,912,000	504,000
<u>Other Long-Term Liabilities:</u>							
Net pension liability (Notes 8 and 9)	719,338,000	-	719,338,000	-	64,183,000	655,155,000	-
Total OPEB liability (Note 10)	6,922,093	-	6,922,093	-	585,802	6,336,291	-
Compensated absences	20,361,647	27,260,284	47,621,931	7,981,816	-	55,603,747	20,577,437
Totals	<u>\$1,401,988,578</u>	<u>\$ 27,260,284</u>	<u>\$1,429,248,862</u>	<u>\$ 8,160,731</u>	<u>\$ 83,504,028</u>	<u>\$1,353,905,565</u>	<u>\$ 32,359,157</u>

Payments on the Mello-Roos bonds, Lease-leaseback and Certificates of Participation are made from the Mello-Roos Administrative Fund. Payments on the General Obligation Bonds are made from the Bond Interest and Redemption Fund. Premiums and discounts on bonds are amortized over the life of the related bonds. Payments on OPEB are made from the fund for which the related employee worked.

(Continued)

# Appendix 3:

PERMANENT VS PORTABLE CLASSROOM

	<b>Perm</b>	<b>Port</b>	<b>Total</b>	<b>%</b>
Elementary	1,228	514	1,742	30%
Middle/High	1,042	329	1,371	24%
<b>TOTAL</b>	<b>2,270</b>	<b>843</b>	<b>3,113</b>	<b>27%</b>

**Permanent vs. Portable Classrooms, plus Site Sq. Ft. & Acreage**

	Perm	Port	Total	% Port	Sq. Ft. Instructional	Sq. Ft. Total	Site Acreage
Adreani	34	7	41	17%	34,559	63,098	10
Batey	45	0	45	0%	33,857	63,291	10
Beitzel	17	27	44	61%	37,065	60,809	10
Butler	16	21	37	57%	33,578	53,267	11
Carroll	43	4	47	9%	34,261	70,467	9
Case	12	22	34	65%	31,311	57,273	12
Castello	35	6	41	15%	34,461	63,087	11
Cosumnes River	33	0	33	0%	25,015	62,303	19
Dillard	26	0	26	0%	23,468	82,656	20
Donner	27	16	43	37%	33,718	63,621	8
Ehrhardt	27	16	43	37%	36,571	60,489	9
Elk Grove	18	19	37	51%	33,743	56,553	10
Elliott Ranch	40	4	44	9%	36,339	63,529	11
Feickert	32	12	44	27%	35,292	65,482	10
Fite	12	24	36	67%	32,334	59,582	11
Florin	28	13	41	32%	34,015	55,628	11
Foulks Ranch	13	26	39	67%	32,077	52,643	9
Franklin	43	1	44	2%	33,725	55,930	10
Hein	42	0	42	0%	33,088	62,578	10
Herburger	41	1	42	2%	34,060	62,580	10
Jackson	19	21	40	53%	31,830	47,702	8
Kennedy	37	8	45	18%	38,747	64,753	11
Kirchgater	26	15	41	37%	35,487	61,530	14
Leimbach	25	17	42	40%	37,634	59,272	10
Mack	25	15	40	38%	35,858	62,619	13
Markofer	38	0	38	0%	27,639	62,260	7
McGarvey	37	4	41	10%	31,266	70,298	10
McKee	24	16	40	40%	34,850	59,877	12
Miwok Village	40	7	47	15%	40,677	68,300	10
Mix	35	1	36	3%	29,817	69,705	8
Morse	35	5	40	13%	35,119	55,474	11
Pleasant Grove	25	3	28	11%	23,125	37,882	7
Prairie	34	19	53	36%	41,333	70,684	13
Reese	37	10	47	21%	41,793	70,255	13
Reith	19	14	33	42%	29,994	47,100	7
Sierra Enterprise	18	15	33	45%	29,115	55,041	12
Sims	19	20	39	51%	34,514	62,695	12
Stone Lake	12	22	22	100%	29,672	53,596	10
Sunrise	37	10	47	21%	36,841	59,545	11
Tsukamoto	18	25	25	100%	37,899	55,716	9
Union House	31	11	42	26%	34,589	56,961	10
West	12	34	46	74%	44,004	63,119	12
Zehnder Ranch	41	3	44	7%	35,814	73,369	10
<b>Subtotals:</b>	<b>1,228</b>	<b>514</b>	<b>1,712</b>	<b>30%</b>	<b>1,460,156</b>	<b>2,622,615</b>	<b>464</b>

**Total Classrooms: 1,228 514 1,712 30% 1,460,156 2,622,615 464**

**Permanent vs. Portable Classrooms, plus Site Sq. Ft. & Acreage**

	Perm	Port	Total	% Port	Sq. Ft. Instructional	Sq. Ft Total	Gross Site Acreage	
Albiani MS	52	0	52	0%	55,085	103,023	43	
Eddy MS	22	25	47	53%	48,113	109,319	20	
Harris MS	51	0	51	0%	52,522	103,126	31	
Jackman MS	20	25	45	56%	1,248	97,552	25	
Johnson MS	48	0	48	0%	49,867	103,104	23	
Kerr MS	29	16	45	36%	45,453	131,085	21	
Pinkerton MS	49	0	49	0%	1,253	103,145	30	
Rutter MS	49	4	53	8%	56,905	129,947	27	
Smedberg MS	22	26	48	54%	48,663	108,890	24	MS <b>243</b>
Cosumnes Oaks HS	77	17	94	18%	110,997	247,890	45	
Elk Grove HS	85	8	93	9%	125,649	262,908	43	
Florin HS	71	20	91	22%	108,187	208,995	46	
Franklin HS	79	14	93	15%	104,489	217,990	46	
Laguna Creek HS	56	38	94	40%	1,431	224,204	43	
Monterey Trail HS	74	16	90	18%	100,666	209,841	45	
Pleasant Grove HS	86	8	94	9%	106,648	225,917	64	
Sheldon HS	67	52	119	44%	960	263,613	48	
Valley HS	77	19	96	20%	106,010	241,613	44	HS <b>424</b>
Baker	7	7	14	50%	13,846	23,966	7	
Calvine HS	7	5	12	42%	11,584	23,050	7	
Daylor HS	7	8	15	53%	14,513	25,333	10	
Rio Cazadero HS	0	12	12	100%	9,545	19,762	included in LasFlores	
Las Flores	0	9	9	100%	8,640	11,200	9	
Elk Grove Charter	7	0	7	0%	6,730	11,926	8	ALT <b>41</b>
<b>Subtotals:</b>	<b>1,042</b>	<b>329</b>	<b>1,371</b>	<b>24%</b>	<b>1,189,003</b>	<b>3,207,397</b>	<b>708</b>	

**Total Classrooms:** **1,042** **329** **1,371** **24%** **1,189,003** **3,207,397** **708** **708**

# Appendix 4:

STUDENT GENERATION RATE (SGR)

# 2025-26 STUDENT GENERATION RATE STUDY PROCEDURE

The Elk Grove Unified School District's Student Generation Rate (SGR) study was done in four steps.

## **1 Determination of areas to be analyzed based on age of housing**

By law, for homes to be included in a school district's SGR study, they must have been constructed and occupied within the previous five years. In the past, Elk Grove Unified School District designated three types of housing units: single-family homes, apartments, and condominiums; however, for 2025-26 there were no eligible condominium complexes, so the analysis only includes single-family and apartment homes. Thirty-eight (38) single-family subdivisions in our district met the guidelines and were used in the single-family housing study. Four (4) apartment complexes met the criteria to be used for the multi-family housing study.

## **2 Determination of the number of owner-occupied homes in the single-family subdivisions**

After the single-family study areas were selected, the total lots were counted within each of those areas. County Assessor data and ArcGIS software were used to determine a precise count of each of the areas.

## **3 Determination of the number of students residing within those areas**

The ArcGIS program was utilized to count the number of students within each of the selected study areas.

## **4 Calculation of the Student Generation Rates**

The SGRs were calculated by dividing the total number of students by the number of occupied homes within each study area. For each of the apartment complexes, the total number of occupied apartments was divided by the total number of students residing in the complex. For both housing categories, the SGR was broken down into three grade levels: elementary (TK-6), middle (7-8), and high (9-12).

**Elk Grove Unified School District**  
**Student Generation Rates**  
**(2025-26 CBEDS)**

<b>Single Family - Detached</b>			
<b>Grade</b>	<b>Students By Individual Grade</b>	<b>Students By Grade Level</b>	<b>Student Yield Factor</b>
TK	278		0.0299
K	395		0.0425
1	379		0.0407
2	344		0.0370
3	348		0.0374
4	294		0.0316
5	304		0.0327
6	271		0.0291
<b>K-6</b>		<b>2,613</b>	<b>0.2809</b>
7	314		0.0338
8	259		0.0278
<b>7-8</b>		<b>573</b>	<b>0.0616</b>
9	244		0.0262
10	224		0.0241
11	189		0.0203
12	176		0.0189
<b>9-12</b>		<b>833</b>	<b>0.0895</b>
<b>Total</b>	<b>4,019</b>	<b>4,019</b>	<b>0.4320</b>
<b>Units</b>			<b>9,303</b>

<b>Multi Family - Apartments</b>			
<b>Grade</b>	<b>Students By Individual Grade</b>	<b>Students By Grade Level</b>	<b>Student Yield Factor</b>
TK	8		0.0156
K	19		0.0370
1	27		0.0525
2	23		0.0447
3	18		0.0350
4	19		0.0370
5	21		0.0409
6	17		0.0331
<b>K-6</b>		<b>152</b>	<b>0.2957</b>
7	19		0.0370
8	16		0.0311
<b>7-8</b>		<b>35</b>	<b>0.0681</b>
9	22		0.0428
10	12		0.0233
11	11		0.0214
12	9		0.0175
<b>9-12</b>		<b>54</b>	<b>0.1051</b>
<b>Total</b>	<b>241</b>	<b>241</b>	<b>0.4689</b>
<b>Units</b>			<b>514</b>

# Appendix 5:

5 YEAR DU SALES HISTORY DETAIL

Year	Month	Total S.F. Units	Total Apt. Units	Total Condo Units	Total Senior Units (SF & Apt)	Total S.F. Sq. Ft.	Total M.F. Sq. Ft.	Total Condo Sq. Ft.	Total Senior Sq. Ft.	Avg S.F. Sq. Ft.	Avg Apt. Sq. Ft.	Avg Condo Sq. Ft.	Avg Senior Sq. Ft. (SF & Apt)
2021	January	130	0	0	6	283,557	0	0	11,793	2,181	0	N/A	1,966
	February	167	0	0	0	381,851	0	0	0	2,287	0	N/A	0
	March	180	0	0	0	383,221	0	0	0	2,129	0	N/A	0
	April	133	0	0	3	331,780	0	0	6,101	2,495	0	N/A	2,034
	May	137	0	0	0	325,319	0	0	0	2,375	0	N/A	0
	June	126	62	0	0	295,409	55,107	0	0	2,345	889	N/A	0
	July	80	0	0	0	195,436	0	0	0	2,443	0	N/A	0
	August	126	0	0	0	312,697	0	0	0	2,482	0	N/A	0
	September	71	0	0	0	173,225	0	0	0	2,440	0	N/A	0
	October	96	235	0	0	239,577	217,869	0	0	2,496	927	N/A	0
	November	94	0	0	0	240,292	0	0	0	2,556	0	N/A	0
	December	154	0	0	0	385,106	0	0	0	2,501	0	N/A	0
	<b>2021 Total</b>	<b>1,494</b>	<b>297</b>	<b>0</b>	<b>9</b>	<b>3,547,470</b>	<b>272,976</b>	<b>0</b>	<b>17,894</b>	<b>2,374</b>	<b>919</b>	<b>0</b>	<b>1,988</b>
Year	Month	Total S.F. Units	Total Apt. Units	Total Condo Units	Total Senior Units (SF & Apt)	Total S.F. Sq. Ft.	Total M.F. Sq. Ft.	Total Condo Sq. Ft.	Total Senior Sq. Ft.	Avg S.F. Sq. Ft.	Avg Apt. Sq. Ft.	Avg Condo Sq. Ft.	Avg Senior Sq. Ft. (SF & Apt)
2022	January	131	0	0	0	323,272	0	0	0	2,468	0	N/A	0
	February	79	0	0	0	211,238	0	0	0	2,674	0	N/A	0
	March	124	0	0	0	281,524	0	0	0	2,270	0	N/A	0
	April	179	0	0	0	393,158	0	0	0	2,196	0	N/A	0
	May	152	0	0	0	331,312	0	0	0	2,180	0	N/A	0
	June	155	0	0	0	355,895	0	0	0	2,296	0	N/A	0
	July	54	0	0	0	136,464	0	0	0	2,527	0	N/A	0
	August	82	0	0	0	206,811	0	0	0	2,522	0	N/A	0
	September	89	0	0	0	189,813	0	0	0	2,133	0	N/A	0
	October	62	0	0	0	139,835	0	0	0	2,255	0	N/A	0
	November	101	385	0	0	236,339	384,666	0	0	2,340	999	N/A	0
	December	103	0	0	0	144,137	21,555	0	0	1,399	#DIV/0!	N/A	0
	<b>2022 Total</b>	<b>1,311</b>	<b>385</b>	<b>0</b>	<b>0</b>	<b>2,949,798</b>	<b>406,221</b>	<b>0</b>	<b>0</b>	<b>2,250</b>	<b>1,055</b>	<b>0</b>	<b>#DIV/0!</b>
Year	Month	Total S.F. Units	Total Apt. Units	Total Condo Units	Total Senior Units (SF & Apt)	Total S.F. Sq. Ft.	Total M.F. Sq. Ft.	Total Condo Sq. Ft.	Total Senior Sq. Ft.	Avg S.F. Sq. Ft.	Avg Apt. Sq. Ft.	Avg Condo Sq. Ft.	Avg Senior Sq. Ft. (SF & Apt)
2023	January	62	294	0	0	149,440	323,028	0	0	2,410	1,099	N/A	0
	February	90	0	0	0	225,094	0	0	0	2,501	#DIV/0!	N/A	0
	March	125	0	0	0	286,767	0	0	0	2,294	#DIV/0!	N/A	0
	April	136	194	0	0	299,200	154,768	0	0	2,200	798	N/A	0
	May	157	0	0	0	363,638	0	0	0	2,316	#DIV/0!	N/A	0
	June	309	0	0	0	684,333	0	0	0	2,215	#DIV/0!	N/A	0
	July	178	0	0	6	398,960	0	0	13,338	2,241	#DIV/0!	N/A	2,223
	August	212	0	0	0	475,950	0	0	0	2,245	#DIV/0!	N/A	0
	September	193	0	0	0	438,433	0	0	0	2,272	#DIV/0!	N/A	0
	October	210	0	0	0	503,196	0	0	0	2,396	#DIV/0!	N/A	0
	November	196	96	0	0	449,892	85,960	0	0	2,295	895	N/A	0
	December	242	0	0	0	622,927	0	0	0	2,574	#DIV/0!	N/A	0
	<b>2023 Total</b>	<b>2,110</b>	<b>584</b>	<b>0</b>	<b>6</b>	<b>4,897,830</b>	<b>563,756</b>	<b>0</b>	<b>13,338</b>	<b>2,321</b>	<b>965</b>	<b>0</b>	<b>2,223</b>

Year	Month	Total S.F. Units	Total Apt. Units	Total Condo Units	Total Senior Units (SF & Apt)	Total S.F. Sq. Ft.	Total M.F. Sq. Ft.	Total Condo Sq. Ft.	Total Senior Sq. Ft.	Avg S.F. Sq. Ft.	Avg Apt. Sq. Ft.	Avg Condo Sq. Ft.	Avg Senior Sq. Ft. (SF & Apt)
2024	January	306	0	0	36	738,415	0	0	71,834	2,413	#DIV/0!	N/A	1,995
	February	179	0	0	0	417,278	0	0	0	2,331	#DIV/0!	N/A	#DIV/0!
	March	258	0	0	10	479,586	0	0	24,333	1,859	#DIV/0!	N/A	2,433
	April	263	0	0	5	594,777	0	0	8,816	2,262	#DIV/0!	N/A	1,763
	May	308	0	0	10	704,843	0	0	21,290	2,288	#DIV/0!	N/A	2,129
	June	254	0	0	0	582,475	0	0	0	2,293	#DIV/0!	N/A	#DIV/0!
	July	206	0	0	0	481,101	0	0	0	2,335	#DIV/0!	N/A	#DIV/0!
	August	196	0	0	7	473,422	0	0	0	2,415	#DIV/0!	N/A	0
	September	166	0	0	42	382,538	0	0	80,154	2,304	#DIV/0!	N/A	1,908
	October	184	77	0	34	453,960	86,876	0	63,315	2,467	1,128	N/A	1,862
	November	124	140	0	0	270,350	171,267	0	0	2,180	1,223	N/A	#DIV/0!
	December	166	0	0	19	398,015	0	0	43,296	2,398	#DIV/0!	N/A	2,279
	<b>2024 Total</b>	<b>2,610</b>	<b>217</b>	<b>0</b>	<b>163</b>	<b>5,976,760</b>	<b>258,143</b>	<b>0</b>	<b>313,038</b>	<b>2,290</b>	<b>1,190</b>	<b>0</b>	<b>1,920</b>
Year	Month	Total S.F. Units	Total Apt. Units	Total Condo Units	Total Senior Units (SF & Apt)	Total S.F. Sq. Ft.	Total M.F. Sq. Ft.	Total Condo Sq. Ft.	Total Senior Sq. Ft.	Avg S.F. Sq. Ft.	Avg Apt. Sq. Ft.	Avg Condo Sq. Ft.	Avg Senior Sq. Ft. (SF & Apt)
2025	January	193	0	0	0	470,532	0	0	72,743	2,438	#DIV/0!	N/A	#DIV/0!
	February	304	0	0	35	716,888	0	0	67,202	2,358	#DIV/0!	N/A	1,920
	March	180	0	0	5	430,301	0	0	10,054	2,391	#DIV/0!	N/A	2,011
	April	237	145	0	10	528,176	135,550	0	19,456	2,229	935	N/A	1,946
	May	237	0	0	0	555,033	0	0	0	2,342	#DIV/0!	N/A	#DIV/0!
	June	149	0	0	8	364,991	0	0	16,573	2,450	#DIV/0!	N/A	2,072
	July	96	24	0	5	218,638	30,264	0	13,358	2,277	1,261	N/A	2,672
	August	118	34	0	0	302,566	37,536	0	0	2,564	1,104	N/A	#DIV/0!
	September	126	273	0	2	291,277	270,077	0	5,958	2,312	989	N/A	2,979
	October	84	25	0	6	200,401	30,742	0	11,144	2,386	1,230	N/A	1,857
	November	86	0	0	2	198,620	0	0	5,458	2,310	#DIV/0!	N/A	2,729
	December	143	81	0	5	335,623	50,721	0	10,820	2,347	626	N/A	2,164
	<b>2025 total</b>	<b>1,953</b>	<b>582</b>	<b>0</b>	<b>78</b>	<b>4,613,046</b>	<b>554,890</b>	<b>0</b>	<b>232,766</b>	<b>2,362</b>	<b>953</b>	<b>0</b>	<b>2,984</b>

9,478

21,984,904

2,065

2,055,986

SF

2,320

MF

996

# Appendix 6:

SAB 50-01

STATE OF CALIFORNIA  
**ENROLLMENT CERTIFICATION/PROJECTION**

SAB 50-01 (REV 05/09)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
COUNTY	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Check one:  Fifth-Year Enrollment Projection  Tenth-Year Enrollment Projection  
 HSAA Districts Only - Check one:  Attendance  Residency  
 Residency - COS Districts Only - (Fifth Year Projection Only)

<input type="checkbox"/> Modified Weighting (Fifth-Year Projection Only)	3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current
<input type="checkbox"/> Alternate Weighting - (Fill in boxes to the right):			

**Part G. Number of New Dwelling Units**  
 (Fifth-Year Projection Only)

**Part H. District Student Yield Factor**  
 (Fifth-Year Projection Only)

**Part I. Projected Enrollment**

**1. Fifth-Year Projection**

**Enrollment/Residency - (except Special Day Class pupils)**

K-6	7-8	9-12	TOTAL

**Special Day Class pupils only - Enrollment/Residency**

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
<b>TOTAL</b>			

**2. Tenth-Year Projection**

**Enrollment/Residency - (except Special Day Class pupils)**

K-6	7-8	9-12	TOTAL

**Special Day Class pupils only - Enrollment/Residency**

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
<b>TOTAL</b>			

**Part A. K-12 Pupil Data**

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
K	/	/	/	/	/	/	/	/
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
<b>TOTAL</b>								

**Part B. Pupils Attending Schools Chartered By Another District**

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

**Part C. Continuation High School Pupils - (Districts Only)**

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9								
10								
11								
12								
<b>TOTAL</b>								

**Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)**

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
<b>TOTAL</b>			

**Part E. Special Day Class Pupils - (County Superintendent of Schools Only)**

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
/	/	/	/	/	/	/	/

**Part F. Birth Data - (Fifth-Year Projection Only)**

County Birth Data  Birth Data by District ZIP Codes  Estimate  Estimate  Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

*I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, 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 1859.42.1 (a), 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.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE) \_\_\_\_\_

SIGNATURE OF DISTRICT REPRESENTATIVE \_\_\_\_\_

DATE \_\_\_\_\_ TELEPHONE NUMBER \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

# Appendix 7:

ANNUAL GRANT ADJUSTMENT 2026

## ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

### PURPOSE OF REPORT

To adopt the annual adjustment to the School Facility Program (SFP) grants based on the change in construction costs pursuant to the Education Code (EC) and SFP Regulations.

### DESCRIPTION

This item presents the State Allocation Board (Board) with the annual adjustment to the SFP grants based on the statewide cost index for Class B construction. Each year the Board adjusts the SFP grants to reflect construction cost changes. In January 2016, the Board adopted the RS Means (The Gordian Group, Inc.<sup>1</sup>) index for use in 2016 and future years. This item presents the 2026 annual adjustment to SFP grants based on the RS Means (The Gordian Group, Inc.) index.

### AUTHORITY

See Attachment A.

### STAFF ANALYSIS/STATEMENTS

At the January 2016 meeting, the Board adopted an increase to the SFP grants using the RS Means (The Gordian Group, Inc.) Construction Cost Index (CCI) as the statewide cost index for Class B construction.

The current rate of change between 2025 and 2026 for the RS Means (The Gordian Group, Inc.) Class B CCI is 3.56 percent. The chart below reflects the amounts previously adopted for 2025 compared to the potential amount for the new construction base grants.

<b>RS Means (Gordian Group, Inc.) 3.56%</b>			
<b>Grade Level</b>	<b>Regulation Section</b>	<b>Current Adjusted Grant Per Pupil Effective 1-1-25</b>	<i>Potential Grant Per Pupil Effective 1-1-26</i>
Elementary	1859.71	\$15,847	\$16,411
Middle	1859.71	\$16,761	\$17,358
High	1859.71	\$21,327	\$22,086
Special Day Class – Severe	1859.71.1	\$44,531	\$46,116
Special Day Class – Non-Severe	1859.71.1	\$29,782	\$30,842

<sup>1</sup> Effective September 27, 2025, RS Means was transitioned under the company's unified entity, The Gordian Group, Inc.

**STAFF ANALYSIS/STATEMENTS (cont.)**

The following chart shows the amounts previously adopted compared to the potential amount for the modernization base grants.

**RS Means (Gordian Group, Inc.) 3.56%**

<b>Grade Level</b>	<b>Regulation Section</b>	<b>Current Adjusted Grant Per Pupil Effective 1-1-25</b>	<b>Potential Grant Per Pupil Effective 1-1-26</b>
Elementary	1859.78	\$6,034	\$6,249
Middle	1859.78	\$6,381	\$6,608
High	1859.78	\$8,356	\$8,653
Special Day Class – Severe	1859.78.3	\$19,232	\$19,917
Special Day Class – Non-Severe	1859.78.3	\$12,867	\$13,325

In addition, the CCI adjustment would increase the threshold amount for Government Code Section 66452.6(a)(2) for the period of one year commencing March 1, 2026. The following chart shows the amount previously adopted for 2025 compared to the resulting threshold amount, upon approval of the proposed 2026 CCI adjustment.

**RS Means (Gordian Group, Inc.) 3.56%**

	<b>Effective 3-1-2025</b>	<b>Potential 3-1-2026</b>
Resulting Amount	\$399,010	\$413,215

**RECOMMENDATION**

Adopt the increase of 3.56 percent for the 2026 SFP grants based on the RS Means (The Gordian Group, Inc.) Construction Cost Index as shown in Attachment B.

# Appendix 8:

SITE ACQUISITION COSTS

## Site Acquisition Costs EGUSD

2026 School Facilities Needs Analysis/Fee Justification Study  
(Based Upon an August 2023 Elementary School Site Appraisal)

Elementary School Site	Cost per Acre	Acquisition Cost	Escrow/Other (4%)	Total
11.65 acre elementary school site	\$ 677,815	\$7,896,544	\$315,862	\$8,212,406

Secondary School Site (Combined Middle/High School)	Cost per Acre	Acquisition Cost	Escrow/Other (4%)	Total
76 Acre High School/Middle School Site	\$ 677,815	\$51,513,937	\$2,060,557	\$53,574,495

# Appendix 9:

SITE DEVELOPMENT COSTS

# Site Development Costs

## EGUSD

### Elementary Schools

Service Site Development	\$4,949,663
Off-Site Development	\$3,454,473
Utility Services	\$686,566
<b>TOTAL</b>	<b>\$9,090,700.81</b>

Based upon the actual site development costs for the new Cypress Grove Elementary school. Costs have been escalated to 2026 values based upon the Annual Adjustment to SFP Grants (Construction Cost Change Index)

<https://www.dgs.ca.gov/OPSC/Resources/Page-Content/Office-of-Public-School-Construction-Resources-List-Folder/Annual-Adjustment-to-SFP-Grants-and-Developer-Fee-History> OPSC Web Site

### Secondary Schools

Service Site Development	\$12,713,111
Off-Site Development	\$5,047,693
Utility Services	\$2,174,537
<b>TOTAL</b>	<b>\$19,935,340</b>

Based upon Cosumnes Oaks High School/Elizabeth Pinkerton Middle School, which are the last constructed secondary schools. Costs have been escalated to 2024 values based upon the Annual Adjustment to SFP Grants (Construction Cost Change Index)

<https://www.dgs.ca.gov/OPSC/Resources/Page-Content/Office-of-Public-School-Construction-Resources-List-Folder/Annual-Adjustment-to-SFP-Grants-and-Developer-Fee-History> OPSC Web Site

# Appendix 10:

POTENTIAL PROJECTION LIST

# POTENTIAL SCHOOL FACILITIES

(As of 2026)

The following schools and other facilities have the potential for initial planning or construction within the next five years. For planning purposes, schools are designed well in advance of projected needs to provide maximum flexibility for changing development within regions or areas. For elementary schools, a minimum of two to three years for planning and construction is required before opening a new school. For high school/middle schools, a minimum of five to six years is required. Future student projections and funding availability may change the following: 1) the order in which schools are built; 2) the year in which schools are built; and/or, 3) the number of schools built in any given year. Some projects may be contingent on the passage of future local and/or State bonds.

## **Elementary Schools**

"Arbor Ranch"

"Bilby Ridge"

"Elk Grove Crossings"

"Gerber Creek "

"Cypress Grove"

"North Vineyard Station"

"Souza Dairy"

"SunCreek Central"

"SunCreek East "

"Vineyard Point "

## **High School and Middle Schools**

"SunCreek Middle School/High School"

## **Other Projects**

Various classroom modernization/Additions to accommodate growth

Jessie Baker School Modernization