



State of California - Department of Fish and Wildlife  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 06/01/20) Previously DFG 753.5a

RECEIPT NUMBER:  
 19 — 12/19/2024 —  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Arcadia Unified School District	LEAD AGENCY EMAIL	DATE 12/19/2024
COUNTY/STATE AGENCY OF FILING Los Angeles	DOCUMENT NUMBER	

PROJECT TITLE  
 2024 Increase of Statutory Developer Fees

PROJECT APPLICANT NAME Arcadia Unified School District	PROJECT APPLICANT EMAIL	PHONE NUMBER (626) 821-8300
PROJECT APPLICANT ADDRESS 150 S. Third Avenue	CITY Arcadia	STATE CA
		ZIP CODE 91006

PROJECT APPLICANT (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,343.25 \$ \_\_\_\_\_ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,406.75 \$ \_\_\_\_\_ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,136.50 \$ \_\_\_\_\_ 0.00
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_ 0.00
- County documentary handling fee \$ \_\_\_\_\_
- Other \$ \_\_\_\_\_ 75.00

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ \_\_\_\_\_ 75.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Dierk Esseln, Assistant Superintendent, Business Services
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# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: (Public Agency): Arcadia Unified School District  
150 S. Third Avenue  
Arcadia, CA 91006

County Clerk  
County of: Los Angeles  
12400 Imperial Highway  
Norwalk, CA 90650

(Address)

Project Title: 2024 Increase of Statutory Developer Fees

Project Applicant: Arcadia Unified School District

Project Location - Specific:

150 S. Third Avenue, Arcadia, CA 91006

Project Location - City: Arcadia Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Increase of a fee on construction within the boundaries of the District for the purpose of funding the construction and reconstruction of school facilities pursuant to Education Code section 17620.

Name of Public Agency Approving Project: Arcadia Unified School District

Name of Person or Agency Carrying Out Project: Arcadia Unified School District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: Public Resources Code Section 21080.35

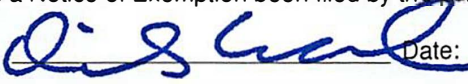
Reasons why project is exempt:

Adoption or increase in school facilities fees are exempt from CEQA under applicable statutory law.

Lead Agency  
Contact Person: Arcadia Unified School District Area Code/Telephone/Extension: 626-821-8300

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes  No

Signature:  Date: 12/19/2024 Title: Assistant Superintendent, Business Services

Signed by Lead Agency     Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

ARCADIA UNIFIED SCHOOL DISTRICT  
BOARD OF EDUCATION

DATE: December 10, 2024

TO: Board of Education

FROM: David Vannasdall, Superintendent

SUBJECT: Public Hearing and Action on Resolution No. 24-25-15: Increasing School Facilities Fees as Authorized by Government Code Section 65995(b)(3)

PRESENTED BY: Dierk Esseln, Assistant Superintendent, Business Services

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BACKGROUND

Education Code section 17620 authorizes school districts to levy a fee, referred to as a “Level I fee,” against any new construction within its boundaries for the purpose of funding the construction or reconstruction of school facilities. The purpose of the Level I fees is to provide adequate school facilities for the students of the District who will be generated by residential and commercial/industrial development in the District. The State Allocation Board (“SAB”) biennially reviews school facilities fees and determines the maximum level that districts can charge for residential and commercial/industrial construction. The SAB took action on January 24, 2024, to increase Level I fees as follows: \$5.17 per square foot of assessable space for residential construction and \$0.84 per square foot of chargeable covered and enclosed space for commercial/industrial construction.

In order to increase a Level I fee, Government Code section 66000, et seq., requires school districts to prepare an analysis, usually done through a study, which identifies the purpose and use for the district’s proposed fee and sets forth a reasonable relationship between the fee to be imposed, the type of development project on which the fee is to be imposed, and the increased school facilities made necessary by virtue of the burden imposed by the development. A school district must then provide public notice of its intent to increase a Level I fee at a public hearing, and adopt a resolution increasing the Level I fee at the public hearing. (Gov. Code §§ 66016, 66017, and 66018; Ed. Code § 17621.)

King Consulting prepared the attached Developer Fee Justification Study (Plan), dated December 10, 2024. The Plan provides the analysis required by Government Code sections 66000, et seq., and concludes that the District would be justified in charging the maximum statutory residential and commercial/industrial fees as noted above.

Notice of the public hearing was posted at the District’s administrative office and on the District’s website. It was also published in the Pasadena Star-News on November 22, 2024 and November 29, 2024.

School facilities fees are exempt from the requirements of the California Environmental Quality Act (“CEQA”) (Public Resource Code §§ 21000, et seq.) (Ed. Code § 17621, subd (a).) When a public agency determines that a project is exempt from CEQA, and the public agency approves or determines to carry out the project, the agency may file a Notice of Exemption after approval of the project. (Tit. 14, Cal. Code. Regs., § 15062, subd. (a).)

The District administration recommends the adoption of Resolution No. 24-25-15: Increasing School Facilities Fees and Approval as Authorized by Government Code Section 65995(b)(3).

**RESOURCES REQUIRED**

None.

**PREPARED BY:** Dierk Esseln, Assistant Superintendent, Business Services

DE:cc

**RESOLUTION NO. 24-25-15**

**A RESOLUTION OF THE GOVERNING BOARD OF THE  
ARCADIA UNIFIED SCHOOL DISTRICT  
INCREASING SCHOOL FACILITIES FEES AS AUTHORIZED BY  
GOVERNMENT CODE SECTION 65995(b)(3)**

WHEREAS, Statute AB 2926 (Chapter 887/ Statutes 1986) authorizes the governing board of any school district to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities; and

WHEREAS, Government Code Section 65995 establishes a maximum amount of fee that may be charged against such development projects and authorizes the maximum amount set forth in said section to be adjusted for inflation every two years as set forth in the state-wide cost index for Class B construction as determined by the State Allocation Board at its January meeting; and

WHEREAS, at its January 24, 2024, meeting, the State Allocation Board increased the maximum fee authorized by Education Code Section 17620 to \$5.17 per square foot of residential construction described in Government Code Section 65995(b)(1) and \$0.84 per square foot against commercial and industrial construction described in Government Code Section 65995(b)(2); and

WHEREAS, the purpose of this Resolution is to approve and adopt fees on residential projects in the amount of up to \$5.17 per square foot as authorized by Education Code Section 17620; and

WHEREAS, the purpose of this Resolution is to approve and adopt fees on commercial and industrial development projects in the amount of up to \$0.84 per square foot as described in Government Code Section 65995(b)(2). The self-storage category of commercial/industrial justification has less impact than the statutory \$0.84 per square foot commercial/industrial justification and should be collected at the justified rate of \$0.22 per square foot; and

WHEREAS, the governing board ("Board") of the Arcadia Unified School District ("District") has caused a study to be prepared by King Consulting entitled Developer Fee Justification Study (incorporated herein by reference and hereinafter referred to as the "Plan"), which identifies the purpose and use for the fee and sets forth a reasonable relationship between the fee to be imposed, the type of development project on which the fee is to be imposed, and the increased school facilities made necessary by virtue of the burden imposed by the development; and

WHEREAS, Education Code section 17621 specifically exempts the adoption, increase, or imposition of any fee, charge, dedication or other requirement pursuant to Education Code section 17620 from the provisions of the California Environmental Quality Act ("CEQA")(Pub. Resources Code Section 21000 et seq.); and

WHEREAS, upon a determination that the imposition of school facilities fees under Education Code section 17620 is exempt from CEQA, the District is entitled to file a Notice of Exemption with the County Clerk pursuant to California Code of Regulations, title 14, section 15062.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of the Arcadia Unified School District as follows:

1. Procedure. This Board hereby finds that prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's regularly scheduled December 10, 2024, meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in a newspaper in accordance with Government Code Section 66018, and a notice, including a statement that the data

required by Government Code Section 66018 was available, was mailed at least 14 days prior to the meeting to any interested party who had filed a written request with the District for mailed notice of the meeting on new fees or service charges within the period specified by law. Additionally, at least 10 days prior to the meeting, the District made available to the public, data indicating the amount of the cost, or estimated cost, required to provide the service for which the fee or service charge is to be adjusted pursuant to this Resolution, and the revenue sources anticipated to provide this service. By way of such public meeting, the Board received oral and written presentations by District staff which are summarized and contained in the Plan dated December 10, 2024, and which formed the basis for the action taken pursuant to this Resolution.

2. Findings. The Board has reviewed the Plan as it relates to proposed and potential development, the resulting school facilities needs, the cost thereof, and the available sources of revenue including the fees provided by this Resolution, and based thereon and upon all other written and oral presentations to the Board, hereby makes the following findings:
  - A. Enrollment at the District school(s) presently exceeds capacity;
  - B. Additional development projects within the District, whether new residential construction or residential reconstruction involving increases in assessable area greater than 750 square feet, or new commercial or industrial construction will increase the need for school facilities and/or the need for reconstruction of school facilities.
  - C. Without the addition of new school facilities, and/or reconstruction of present school facilities, any further residential development projects or commercial or industrial development projects within the district will result in a significant decrease in the quality of education presently offered by the district;
  - D. Substantial residential development and commercial or industrial development is projected within the District's boundaries and the enrollment produced thereby will exceed the capacity of the schools of the District. As a result, conditions of overcrowding exist within the District, which will impair the normal functioning of the District's educational programs;
  - E. The fees proposed in the Plan and the fees implemented pursuant to this Resolution are for the purposes of providing adequate school facilities to maintain the quality of education offered by the District;
  - F. The fees proposed in the Plan and implemented pursuant to this Resolution will be used for the construction and/or reconstruction of school facilities as identified in the Plan;
  - G. The uses of the fees proposed in the Plan and implemented pursuant to this Resolution are reasonably related to the types of development projects on which the fees are imposed;
  - H. The fees proposed in the Plan and implemented pursuant to this Resolution bear a reasonable relationship to the need for school facilities created by the types of development projects on which the fees are imposed;
  - I. The fees proposed in the Plan and implemented pursuant to this Resolution do not exceed the estimated amount required to provide funding for the construction or reconstruction of school facilities for which the fees are levied; and in making this finding, the Board declares that it has considered the availability of revenue sources anticipated to provide such facilities, including general fund revenues;
  - J. The fees imposed on commercial or industrial development bear a reasonable relationship and are limited to the needs of the community for schools and are reasonably related and limited to the need for school facilities caused by the development;

- K. The fees will be collected for school facilities for which an account has been established and funds appropriated and for which the District has adopted a construction schedule and/or to reimburse the District for expenditures previously made.
- L. There are no other adequate sources of funds to meet the District's school facilities needs occasioned by, and resulting from, the construction of new residential and/or commercial/industrial development within the District.
3. Fee. Based upon the foregoing findings, the Board hereby increases the previously levied fee to the amount of up to \$5.17 per square foot for assessable space for new residential construction and for residential reconstruction to the extent of the resulting increase in assessable areas; and to the amount of up to \$0.84 per square foot for new commercial or industrial construction. The self-storage category of commercial/industrial justification has less impact than the statutory \$0.84 per square foot commercial/industrial justification and should be collected at the justified rate of \$0.22 per square foot.
  4. Additional Mitigation Methods. The policies set forth in this Resolution are not exclusive and the Board reserves the authority to undertake other or additional methods to finance school facilities including but not limited to the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et seq.) and such other funding mechanisms. This Board reserves the authority to substitute the dedication of land or other property or other form of requirement in lieu of the fees levied by way of this resolution at its discretion, so long as the reasonable value of land to be dedicated does not exceed the maximum fee amounts contained herein or pursuant hereto.
  5. Implementation. For residential, commercial or industrial projects within the District, the Superintendent, or the Superintendent's designee, is authorized to issue Certificates of Compliance upon the payment of any fee levied under the authority of this Resolution.
  6. California Environmental Quality Act. The Board hereby finds that the adoption, increase, or imposition of any fee, charge, dedication or other requirement pursuant to Education Code Section 17620 is exempt from the provisions of the California Environmental Quality Act ("CEQA"), pursuant to Education Code section 17621. The Governing Board authorizes and directs District staff to file a CEQA Notice of Exemption with the County Clerk in accordance with CEQA and its guidelines.
  7. Commencement Date. The effective date of this Resolution shall be February 10, 2025 which is 60 days following its adoption by the Board.
  8. Notification of Local Agencies. The Secretary of the Board is hereby directed to forward copies of this Resolution and a map of the District to the cities and counties with jurisdiction over the territory of the District, requesting that no building permits (or, for manufactured homes and mobile homes, certificates of occupancy) be issued on or after the date which is sixty (60) days after the date of this Resolution, without certification from the District that the fee specified herein have been paid. Said notice shall specify that collection of the fees is not subject to the restriction set forth in Government Code section 66007, subdivision (a) but, pursuant to subdivision (b) of that statute, the fees are to be collected prior to issuance of building permits.
  9. Severability. If any portion of this Resolution is found by a Court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this Resolution. The Board hereby declares its intent to adopt this Resolution irrespective of the fact that one or more of its provisions may be declared invalid subsequent hereto.
  10. In the event that the Board takes action in the future to adopt an alternative fee pursuant to Government Code section 65995.5 or 65995.7, commonly known as "Level 2" or "Level 3" fees,

respectively, in an amount greater than that authorized by this Resolution, this Resolution shall be held in abeyance during the time in which the greater Level 2 or Level 3 fee is authorized. If, for any reason, any future Board action to adopt a greater Level 2 or Level 3 fee ceases to be effective, this Resolution shall then immediately return into effect unless otherwise specified by the Board.

- 11. The District’s administration is authorized to make expenditures and to incur obligations of the fees for the purposes authorized by law.
- 12. Developers of commercial or industrial development be provided the opportunity for a hearing to appeal the imposition of the fee on their developments.
- 13. The Board incorporates herein by reference, approves and adopts the Plan entitled Developer Fee Justification Study, dated December 10, 2024 and prepared by King Consulting, documents the need for the school facilities fees.

AND BE IT FURTHER RESOLVED that nothing contained or expressed in this Resolution shall be construed to affect the District’s authority to increase fees, enter into agreements with developers, or otherwise adopt or impose, to the extent permitted by law, additional fees, to fully mitigate the impact of residential and/or commercial/industrial development upon the District’s school facilities.

AND BE IT FURTHER RESOLVED that, in the event that the Board takes action in the future to adopt an alternative fee pursuant to Government Code section 65995.5 or 65995.7, commonly known as “Level 2” or “Level 3” fees, respectively, in an amount greater than that authorized by this Resolution, this Resolution shall be held in abeyance during the time in which the greater Level 2 or Level 3 fee is authorized. If, for any reason, any future Board action to adopt a greater Level 2 or Level 3 fee ceases to be effective, this Resolution shall then immediately return into effect unless otherwise specified by the Board.

AND BE IT FURTHER RESOLVED that the District’s administration is authorized to make expenditures and to incur obligations of the fees for the purposes authorized by law.

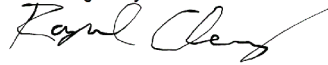
APPROVED, PASSED and ADOPTED by the Governing Board of the Arcadia Unified School District this 10<sup>th</sup> day of December, 2024, by the following vote:

AYES: 5


NOES: 0

ABSENT: 0

ABSTAIN: 0

DocuSigned by:  
  
 EA2ADE7D62C442F...  
 \_\_\_\_\_  
 President, Governing Board  
 Arcadia Unified School District

ATTEST:

DocuSigned by:  
  
 874FF1605FB646A...  
 \_\_\_\_\_  
 Secretary, Governing Board  
 Arcadia Unified School District