

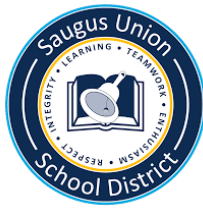


NOTICE OF AVAILABILITY OF DEVELOPER FEE REPORT

NOTICE IS HEREBY GIVEN that the Saugus Union School District ("District") has completed and is making available for public review its proposed Annual Developer Fee Report and Five-Year Developer Fee Findings for Fiscal Year Ending June 30, 2025 ("Fee Report") pursuant to Government Code sections 66001 and 66006. The Fee Report is available for public review upon request and also on the District's website at the following link: <https://www.saugusd.org/business-services>

The Board of Trustees will review the Fee Report at its regularly scheduled public meeting on Tuesday, February 3, 2026. The public meeting for this purpose will begin at 6:30 p.m., or as soon thereafter as practicable, in the Education Center, located at 24930 Avenue Stanford in Santa Clarita, California.

Questions and/or comments should be directed to the Mr. Nick Heinlein, Assistant Superintendent of Business, at nheinlein@saugusd.org.



Saugus Union School District

DEVELOPER FEE REPORT: **ANNUAL DEVELOPER FEE REPORT AND FIVE-YEAR FINDINGS**

FISCAL YEAR ENDING JUNE 30, 2025

Background:

A school district collecting developer fees is required to make available to the public information on the status of developer fee collections and expenditures and to make periodic findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted, in accordance with Sections 66006(b)(1) and 66001(d)(1) of the Government Code. These statutory reporting requirements are referenced as the Annual Developer Fee Report and the Five-Year Findings and collectively referred to as the "Developer Fee Report" or "Report."

The Saugus Union School District ("District") combined its reporting obligations into this single report.

ANNUAL DEVELOPER FEE REPORT

As required by Government Code section 66006(b), this portion of the report provides the public with the following information:

A. A brief description of the type of fee in the account or fund:

The District’s capital facilities account (“Fund 25”) contains the following types of fee:

TABLE 1	
TYPE OF FEE	FEE RATE(S)
Level 1 – Residential	\$2.16 / sq. ft.¹ (Eff. 60 days after 12/13/2022) \$2.33 / sq. ft.² (Eff. 60 days after 6/25/2024)
Level 1 – Commercial/Industrial; - Senior Housing (Gov. Code 65995.1(a))	\$0.35 / sq. ft.¹ (Eff. 60 days after 12/13/2022) \$0.38 / sq. ft.² (Eff. 60 days after 6/25/2024)
Level 1 – Rental Self-Storage	\$0.27 / sq. ft.¹ (Eff. 60 days after 12/13/2022) \$0.02 / sq. ft.² (Eff. 60 days after 6/25/2024)

¹ On December 13, 2022, this Level 1 fee rate was adopted by the Board pursuant to the findings and information in the *Developer Fee Justification Study, dated November 22, 2022*, and adopted via Resolution No. 39 Approving And Adopting Developer Fee Justification Study.

² On June 25, 2024, this Level 1 fee rate was adopted by the Board pursuant to the findings and information in the *Developer Fee Justification Study, dated June 11, 2024*, and adopted via Resolution No. 12 Approving And Adopting Developer Fee Justification Study.

TABLE 1A ³	
Newhall	Fair Share Amounts
Fair Share School Impact Mitigation Payment Amount WITHOUT Assignment of State Funds (Board adopted on August 15, 2023)	SF detached: \$15,521.71 MF: \$10,433.78
Fair Share School Impact Mitigation Payment Amount WITH Assignment of State Funds (Board adopted on August 15, 2023)	SF detached: \$15,111.89 MF: \$9,289.54
Fair Share School Impact Mitigation Payment Amount WITHOUT Assignment of State Funds (Board adopted on February 4, 2025)	SF detached: \$16,022.12 MF: \$12,746.01
Fair Share School Impact Mitigation Payment Amount WITH Assignment of State Funds (Board adopted on February 4, 2025)	SF detached: \$15,599.09 MF: \$11,348.21

B. The amount of the fee:

See [Table 1](#) and [Table 1A](#), above.

C. The beginning and ending balance of the account:⁴

1. The beginning balance on July 1, 2024, was **\$21,449,362.09**.
2. The ending balance on June 30, 2025, was **\$15,643,970.73**.

³ District's Fund 25 also includes Fair Share School Impact Mitigation Payment amounts calculated in accordance with the terms of developer mitigation agreements: (1) *School Facilities Mitigation and Funding Agreement by and between the Saugus Union School District and The Newhall Land and Farming Company*, dated and Board adopted July 8, 2014 ("Newhall") and (2) *School Facilities Funding Agreement Between the Saugus Union School District, Montalvo Properties, LLC, West Soto Street Partners, Clougherty Packing Corporation and Joseph Dennis Clougherty*, effective as of May 20, 2003 ("Tesoro del Valley"). During the past fiscal year, the District collected fair share amounts from only the Newhall agreement. Table 1A reflects the fair share amounts collected by the District during the past fiscal year.

⁴ These balance amounts currently combine both developer fees and other facilities-related fees collected.

D. The amount of the fees collected and the interest earned during the annual reporting period:

TABLE 2	
TYPE OF FEE	AMOUNT COLLECTED
Level 1 – Residential	\$11,048.94
Level 1 – Commercial/Industrial, Senior Housing	\$16,071.23
Level 1 – Rental Self-Storage	\$0.00
Fair Share School Impact Mitigation Payment⁵	\$1,741,356.42
Community Redevelopment Funds	\$66,038.15
Interest Earnings	\$726,818.66
Refunds/Allocations	\$0.00
Restatement⁶	(\$105,397.56)
TOTAL	<u>\$2,455,935.84</u>

E. Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees, during the reporting period:

TABLE 3		
PROJECT NAME	AMOUNT OF FEES EXPENDED	% OF THE PROJECT FUNDED WITH FEES
1) James Foster 2-Story CR Building Project	\$8,045,018.96	96.87% approx.
2) James Foster New Science Lab	\$216,308.24	76.52% approx.
3) Professional, Legal, and Consulting Services performed in connection with the adoption of fees, requisite reporting, and findings and determinations required (Ed. Code, § 17620(a)(5))	\$0.00	N/A
4) Administrative Services in connection with the collection of fees (Ed. Code, § 17620(a)(5))	\$0.00	Statutorily permitted expenditure up to 3% of fees collected in FY
TOTAL EXPENDED	<u>\$8,261,327.20</u>	

⁵ District only collected fair share from Newhall (FivePoint project) this FY 24-25 and is reflected in this Table.

⁶ Per auditor: restatement required due to duplicative revenue posting error at end of 2023.

F. Approximate and Actual Construction Commencement Dates:

- (i) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete:**

Sufficient funds have been collected for the projects identified, and construction has already commenced and is ongoing. Details on these projects are provided in [Table 3](#) and in [Table 4](#).

- (ii) An identification of each public improvement identified in a previous report, pursuant to clause (i) above, and whether construction began on the approximate date noted in the previous report.**

Construction commencement dates for pending projects were previously not confirmed, but construction for projects for which sufficient funds have been collected have commenced and are currently ongoing. Details on these projects are provided in [Table 3](#) and [Table 4](#).

- (iii) For a project identified in a previous report, pursuant to clause (ii) above, for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction.**

Projects identified above have commenced construction, as reflected in [Table 3](#) and [Table 4](#).

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

There was no interfund transfer made this past fiscal year.

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

No such refunds were made in this fiscal year, and no refunds are required under applicable law. Further, no such allocations were made.

END OF ANNUAL DEVELOPER FEE REPORT PORTION.

FIVE-YEAR FINDINGS

As required by Government Code section 66001(d), this portion of the report makes the required five (5)-year findings with respect to developer fees in Fund 25 that remain unexpended, whether committed or uncommitted:

A. Identify the purpose to which the fee is to be put:

See Table 4, Column A, below.

B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged:

See Table 4, Column B, below.

C. Identify all sources and amounts of funding anticipated to complete financing incomplete planned capital improvements identified, if any:

See Table 4, Columns C1 and C2, below.

D. Designate the approximate dates on which the funding referred to in subparagraph (c) is expected to be deposited into the appropriate account or fund:

See Table 4, Column D, below.

TABLE 4				
COLUMN A:	COLUMN B:	COLUMN C1:	COLUMN C2:	COLUMN D:
PROJECTS	REASONABLE RELATIONSHIP TO FEE	SOURCES OF FUNDING	AMOUNTS OF FUNDING	DATE(S) FUNDS WILL BE DEPOSITED
James Foster ES 2-Story Classroom Building	To accommodate ongoing student enrollment, and to address increased demand on facilities from construction and new developments and is necessary to maintain existing levels of service, as was authorized by the Governing Board and previously justified.	96.77% Fund 25 3.23% CFD	Total project cost remaining: \$17,838,087	Funds from both funding sources have been deposited and are available for this project. Project has commenced and is ongoing. Fund 25 will continue to be committed for this project until completion.

TABLE 4				
COLUMN A:	COLUMN B:	COLUMN C1:	COLUMN C2:	COLUMN D:
PROJECTS	REASONABLE RELATIONSHIP TO FEE	SOURCES OF FUNDING	AMOUNTS OF FUNDING	DATE(S) FUNDS WILL BE DEPOSITED
James Foster ES New Science Lab	To accommodate ongoing student enrollment, and to address increased demand on facilities from construction and new developments and is necessary to maintain existing levels of service, as was authorized by the Governing Board and previously justified.	72.53% Fund 25 27.12% CFD 0.35% Measure EE	Total project cost remaining: \$1,548,670	Funds from all funding sources have been deposited and are available for this project. Project has commenced and is ongoing.
New School pursuant to Newhall Land Mitigation Agreement	This is a proposed elementary school pursuant to the parties' Mitigation Agreement, and is still planned for development as of the date of the Report. To address ongoing increased demand in this community.	Fair Share Mitigation Payments per Mitigation Agreement (or as later modified per terms of the Mitigation Agreement)	Total project cost (current estimate): \$60,000,000	Portion of the mitigation payment amounts have been received, and continuing collection of mitigation fees will be deposited into the account for purposes identified in the Mitigation Agreement. <i>Funding for this project is ongoing and dependent on when the fair share amounts for each residential unit are paid pursuant to the Agreement. Parties continually meet to estimate the project commencement date based on construction schedule of the master project.</i>

END OF FIVE-YEAR FINDINGS PORTION.

END OF DEVELOPER FEE REPORT.