



► **SCHOOL FACILITIES NEEDS ANALYSIS**

**ANTELOPE VALLEY UNION  
HIGH SCHOOL DISTRICT**

**AUGUST 7, 2020**

**Prepared For:**

Antelope Valley Union  
High School District  
44811 North Sierra Highway  
Lancaster, CA 93534  
661.948.7655

**Prepared By:**

Cooperative Strategies  
8955 Research Drive  
Irvine, CA 92618  
844.654.2421



**COOPERATIVE  
STRATEGIES**  
ASSESS • PLAN • FUND • BUILD

## ▶ TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>EXECUTIVE SUMMARY</b> .....	<b>ES-1</b>
<b>I. GENERAL</b> .....	<b>1</b>
<b>II. ELEGIBILITY TO COLLECT ALTERNATIVE FEES</b> .....	<b>5</b>
<b>III. PROJECTED UNHOUSED STUDENTS FROM RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS</b> .....	<b>8</b>
<b>IV. SURPLUS SCHOOL SITES AND EXISTING SURPLUS LOCAL FUNDS</b> .....	<b>14</b>
<b>V. ALTERNATIVE NO. 2 FEE</b> .....	<b>15</b>
<b>VI. ALTERNATIVE NO. 3 FEE</b> .....	<b>23</b>
<b>VII. SECTION 66000 OF THE GOVERNMENT CODE</b> .....	<b>25</b>

### EXHIBITS

<b>EXHIBIT A:</b> Current SAB Form 50-01	
<b>EXHIBIT B:</b> Current SAB Form 50-02	
<b>EXHIBIT C:</b> Current SAB Form 50-03	
<b>EXHIBIT D:</b> Eligibility Determination from the SAB	
<b>EXHIBIT E:</b> Summary of School Facility Planning Policies and Estimates of Actual School Facility Costs	
<b>EXHIBIT F:</b> Bonding Capacity Calculation	
<b>EXHIBIT G:</b> Correspondence with Cities and Counties	
<b>EXHIBIT H:</b> Reconstruction	
<b>EXHIBIT I:</b> Updated School Facilities Capacity Calculation	
<b>EXHIBIT J:</b> Matriculation of Surplus Seats	
<b>EXHIBIT K:</b> Surplus Site Determination	
<b>EXHIBIT L:</b> Identification and Consideration of Local Funding Sources per Section 65995.5(c)(2) and Section 65995.6(b)(3)	
<b>EXHIBIT M:</b> Calculation of Additional Grants for General Site Development	

## EXECUTIVE SUMMARY

This School Facilities Needs Analysis ("Analysis") has been prepared in accordance with applicable laws to provide the factual basis for the Antelope Valley Union High School District ("School District") to consider and, if desired, adopt alternative school facility fees ("Alternative Fees") that may be collected from residential development in the School District consistent with Section 17620 of the Education Code and Sections 65995.5, 65995.6, and 65995.7 of the Government Code (future code section references are to the Government Code unless otherwise specified). The Analysis provides factual information as to the following three (3) elements:

- (i) Determination by the State Allocation Board ("SAB") of eligibility to receive funds from the State of California ("State") for new school facility construction;
- (ii) Designation by the School District of satisfying at least two (2) of the four (4) statutory school requirements ("Statutory Requirements") set forth in Section 65995.5(b)(3); and
- (iii) Calculation of the amount of the permissible Alternative Fees authorized by Section 65995.5 ("Alternative No. 2 Fee") and by Section 65995.7 ("Alternative No. 3 Fee").

### **A. Eligibility for New Construction Funding from the State**

The School District has taken action electing to participate in the School Facilities Program ("SFP") established by Section 17070.10 of the Education Code and authorized a designated representative to (i) approve, certify, and submit the SAB Forms 50-01, 50-02, and 50-03 to the SAB and (ii) request an eligibility determination ("Eligibility Determination") for new construction funding as required by the SFP.

**As shown in Exhibits A, B, C, and D, the School District is eligible to receive new construction funding under the SFP.**

### **B. Compliance with Statutory Requirements**

A review of the records of the School District was accomplished to ascertain if the School District satisfies at least two (2) of the Statutory Requirements. Table ES-1 summarizes the Statutory Requirements and identifies those satisfied by the School District as of the date hereof.

**T A B L E E S - 1**  
**S U M M A R Y O F S T A T U T O R Y R E Q U I R E M E N T S**

<b>Statutory Requirements</b>	<b>Status</b>
Substantial enrollment as defined in Section 65995.5(b)(3)(A) of its students on a multi-track year-round calendar	Not Met
Placed at least one (1) general obligation ("GO") bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast	Not Met
Issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage of its bonding capacity specified in Section 65995.5(b)(3)(C)	Met
At least 20 percent of the teaching stations are relocatable classrooms	Met

**C. Calculation of Alternative No. 2 Fee and Alternative No. 3 Fee**

The facts set forth herein justify on a roughly proportional and a reasonably related basis that the following amounts meet the requirements of Sections 66000 et seq., as well as other applicable legal requirements, including but not limited to Sections 65995.5, 65995.6 and 65995.7. The Alternative No. 2 Fee and Alternative No. 3 Fee for the School District are listed in Table ES-2.

**T A B L E E S - 2**  
**A L T E R N A T I V E F E E S ( 2 0 2 0 \$ )**

<b>Fee</b>	<b>Amount per Square Foot</b>
Alternative No. 2 Fee	\$2.45
Alternative No. 3 Fee	\$4.90

Attached as Exhibit E is (i) a summary of the school facility planning policies of the School District and (ii) an estimate of the school facilities cost impacts per square foot of residential construction. As can be seen from comparing Exhibit E to the recommended Alternative No. 2 Fee and the Alternative No. 3 Fee in Table ES-2, the Alternative Fees are less than the comparable amounts set forth in Exhibit E and are not sufficient to cover all of the actual school facilities cost impacts caused by new residential development on the School District.

Therefore, the Alternative No. 2 Fees and the Alternative No. 3 Fees are reasonably related and roughly proportional to the cost of school facilities for the future development identified in the Analysis in accordance with applicable laws

**D. Imposition of Alternative No. 2 Fee and Alternative No. 3 Fee**

Prior to the adoption of the Analysis, the public is given a 30-day period to review and comment on the Analysis, and any written comments received by the Governing Board of the School District must be responded to. The Governing Board is also required to hold a public hearing prior to its consideration of the Analysis.

Should the Governing Board of the School District approve the resolution that adopts the Analysis and the accompanying Alternative No. 2 Fee and Alternative No. 3 Fee, those amounts would be effective immediately for a period not to exceed 12 months. By approving the Analysis and the accompanying Alternative Fees, the Governing Board is authorizing the imposition of the Alternative No. 2 Fee for those periods when the State has new construction bond funds available and the Alternative No. 3 Fee for those periods when the SAB is no longer approving apportionments for new construction due to a lack of funds available and the conditions in Section 65995.7 have been met.

## I. GENERAL

Upon adoption of Alternative Fees by a school district, such Alternative Fees may be required in accordance with applicable law. It is anticipated that such adoption will specify that Alternative No. 2 Fees will be required as provided in Section 65995.5(a) if the SAB is approving apportionments for new construction funding, and Alternative No. 3 Fees will be required as provided in Section 65995.7(a), if the SAB is not approving apportionments for new construction funding.

The Analysis is divided into seven (7) main sections.

- Section I is the introductory section that generally describes the methodology used in preparing the Analysis.
- Section II describes the Eligibility Determination that has been obtained from the SAB, as well as documents which of the four (4) Statutory Requirements the School District presently satisfies.
- Section III projects the unhoused students to be generated by residential development anticipated to occur in the School District over the next five (5) years ("Future Units") in accordance with Section 65995.6(a).
- Section IV identifies any surplus school sites or existing surplus local funds that the School District might elect in whole or part to use to reduce the impact of the Future Units on the School District.
- Section V of the Analysis sets forth the recommended amount of the Alternative No. 2 Fee.
- Section VI of the Analysis sets forth the recommended amount of the Alternative No. 3 Fee.
- Finally, Section VII documents facts whereby the School District may make determinations regarding compliance of the Alternative Fees with Sections 66000 et seq.

**Eligibility to Collect Alternative Fees**

Eligibility to Receive State Funds

A school district must have been determined by the SAB to be eligible for new construction funding under the SFP pursuant to Section 65995.5(b)(1).

Statutory Requirements

A school district must satisfy at least two (2) of the four (4) Statutory Requirements in order to adopt and impose Alternative Fees. The Statutory Requirements are summarized as follows:

1. A school district has a substantial enrollment, as defined in Section 65995.5(b)(3)(A) ("Substantial Enrollment") of its students on a multi-track year-round calendar;
2. A school district has placed at least one (1) GO bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast;
3. A school district has issued debt or incurred obligations for capital outlay in an amount equivalent to a certain percentage of its bonding capacity; and/or
4. At least 20 percent of the teaching stations within a school district are relocatable classrooms.

**Projected Unhoused Students from Future Residential Development**

Total Projected Student Enrollment

In determining the amount of any proposed Alternative Fees, a school district must project in accordance with Section 65995.6 the total number of students to be generated by Future Units ("Projected Student Enrollment"). This projection is performed by applying the student generation rates for residential development over the previous five (5) years of a type similar to that of the Future Units either in the school district or in the city or the county in which the school district is located. The projection may be modified by relevant planning agency information.

Excess Capacity

A school district must identify and consider the number of excess seats, if any, which are available. If surplus seats exist, the school district must determine what portion of the excess seats, if any, should be made available to accommodate the Projected Student Enrollment. The determination may include such considerations as matriculation of existing students, advance funding from

mitigated future residential units, long term needs of the school district, as well as other relevant factors. Excess seats shall be determined by comparing capacity as calculated pursuant to Section 17071.25 of the Education Code to student enrollment.

Projected Unhoused Students

Lastly, a school district must reduce the Projected Student Enrollment by the excess capacity, if any, that is identified and allocated by the school district to the Future Units to calculate the number of projected unhoused students ("Projected Unhoused Students").

**Surplus Property and Existing Surplus Local Funds**

Surplus Property

A school district must identify and make a reasonable allocation of surplus property, if any, which could be (i) used as a school site and/or (ii) sold to finance additional school facilities needed to accommodate the Projected Unhoused Students.

Existing Surplus Local Funds

A school district must identify and make a reasonable allocation of existing surplus local sources, including local funds, which includes commercial/industrial school fees ("Local Funds"), if any, that could be available to finance the construction of school facilities needed to accommodate the Projected Unhoused Students as referred to in Section 65995.5(c)(2) and 65995.6(b)(3).

**Alternative No. 2 Fee**

Student Capacity and Site Size of Future School Facilities

A school district must determine the appropriate number of students to be housed at each school level. Pursuant to Section 65995.5(h), after this determination has been made, the school district must calculate the appropriate site size for each school level based on the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998.



Site Acquisition and Site Development Costs

A school district must establish a factual basis for the estimated cost of acquiring property(s) for a school site(s) or the appraised value of a proposed school site(s). Additionally, the school district must establish an estimate of the permissible cost of developing such site(s). The site development cost includes utilities, off-site, and service site development costs.

Total School Facility Costs per Student and Total School Facility Costs

A school district must estimate the total school facility costs per student based on the site acquisition and the site development costs mentioned above, as well as the amounts specified in Section 65995.5, which may or may not be adequate to fund the necessary school facilities. Thereafter, the total school facility costs must be calculated. This calculation involves multiplying the number of Projected Unhoused Students by the school facility costs per student set forth in Section 65995.5 and subtracting any available local sources, including Local Funds, identified by the school district and dedicated to such portion of future development in the school district.

Residential Square Footage to be Constructed during the Next Five (5) Years

Based on information from the county, the city(s) or one (1) or more independent third party market reports, a school district must estimate the total assessable square footage of the Future Units.

Alternative No. 2 Fee

A school district must calculate the Alternative No. 2 Fee by dividing the total school facility costs by the total assessable square footage of the Future Units in accordance with Section 65995.5(c).

**Alternative No. 3 Fee**

Alternative No. 3 Fee

The Alternative No. 3 Fee is determined by increasing the Alternative No. 2 Fee by an amount that may not exceed the amount calculated pursuant to Section 65995.5(c), provided that the calculation of such amount excludes reductions for available local sources, including Local Funds, identified and dedicated in accordance with Section 65995.7(a).

## II. ELIGIBILITY TO COLLECT ALTERNATIVE FEES

Section 65995.5 requires that a school district (i) be eligible for new construction funding under the SFP and (ii) satisfy at least two (2) of the Statutory Requirements to be eligible to impose an Alternative No. 2 Fee or an Alternative No. 3 Fee. Section II.A provides an evaluation of the eligibility of the School District for new construction funding under the SFP and Section II.B documents the School District's satisfaction of at least two (2) Statutory Requirements.

### A. Eligibility to Receive State Funds

The School District has taken action electing to participate in the SFP established by Section 17070.10 of the Education Code. Additionally, the School District authorized a designated representative to (i) approve, certify, and submit the SAB Forms 50-01, 50-02, and 50-03 to the SAB and (ii) request an Eligibility Determination for new construction funding as required by the SFP. The School District filed SAB Forms 50-01, 50-02, and 50-03 and requested an Eligibility Determination for new construction funding as required by the SFP on March 18, 1999. On July 28, 1999, the Eligibility Determination of the School District was approved by the SAB. Subsequently, the School District submitted updated SAB Forms 50-01, 50-02, and 50-03 as part of its ongoing facilities planning and financing program. The most current SAB Forms 50-01, 50-02, and 50-03 are incorporated herein as Exhibits A, B, and C, respectively. As shown in the School District's most current Eligibility Determination from the SAB (attached and incorporated as Exhibit D), the School District is eligible for new construction funding under the SFP for 1,559 students in grades 9 through 12, 428 non-severe special day class students, and 594 severe special day class students.

### B. Statutory Requirement

As stated in Section I, a school district must satisfy at least two (2) of the four (4) Statutory Requirements in order to levy Alternative Fees. What follows are facts establishing that the School District satisfies at least two (2) of the Statutory Requirements.

#### 1. Substantial Enrollment on Multi-track Year-Round Schedule

This Statutory Requirement is met if the school district has Substantial Enrollment on a multi-track year-round schedule. Substantial Enrollment is defined differently for different types of school districts, as follows:

- a. Unified School Districts and Elementary School Districts. At least 30 percent of the school district's students in grades kindergarten through 6 are on a multi-track year-round schedule in the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction.
- b. High School Districts. (i) At least 30 percent of the high school district's students are on a multi-track year-round schedule, or (ii) at least 40 percent of the students in grades kindergarten through 12 within the boundaries of the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction are on a multi-track year-round schedule.

**The School District has determined that this Statutory Requirement has not been satisfied.**

2. General Obligation Bond Measure

This Statutory Requirement is met if the school district has placed a GO bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast on one (1) such measure.

**The School District has determined that this Statutory Requirement has not been satisfied.**

3. Debt or Obligations for Capital Outlay

This Statutory Requirement is met if the school district has issued debt or incurred obligations for capital outlay in an amount equivalent to a specified percent of its local bonding capacity. If the debt does not include debt associated with a Mello-Roos Community Facilities District ("CFD") formed by a landowner election after November 4, 1998, the threshold is 15 percent. If the debt includes debt associated with a Mello-Roos CFD formed by a landowner election after November 4, 1998, the threshold is increased to 30 percent. All debt and obligations to be repaid from property taxes, parcel taxes, special taxes, and the school district's general fund may be included.

**The School District has determined that this Statutory Requirement has been satisfied. The School District currently has \$67,084,872.85 in outstanding debt. This outstanding debt consists of \$21,490,000.00 in Certificates of Participation ("COPs"), and \$45,294,872.85 in GO bonds issued. This debt represents 17.05 percent of the School District's bonding capacity (see Exhibit F for a calculation of the School District's bonding capacity).**

4. Relocatable Classrooms

This Statutory Requirement is met if at least 20 percent of the school district's teaching stations are relocatable classrooms.

**The School District has determined that this Statutory Requirement has been satisfied. The School District currently has a total of 653 permanent classrooms and 349 relocatable classrooms. This equates to a 34.83 percent relocatable classroom utilization rate.**

**C. Eligibility to Collect Alternative Fees**

As determined above, the School District is eligible to receive new construction funding and currently satisfies at least two (2) of the four (4) Statutory Requirements. As a result, the School District is eligible to adopt and impose Alternative Fees as provided by applicable law.

### III. PROJECTED UNHOUSED STUDENTS FROM RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS

Section 65995.6(a) requires that the School District determine the need for new school facilities for the Projected Unhoused Students. The calculation of the Projected Unhoused Students shall be based on historical student generation rates ("SGRs") of new residential units constructed during the previous five (5) years of a type similar to that of the Future Units. Section III.A calculates the Projected Student Enrollment. Section III.B sets forth the relevant facts as to the identification of any excess seats which might be considered by the School District as available at each school level to house the Projected Student Enrollment, as determined in Section III.A. Finally, Section III.C calculates the Projected Unhoused Students.

#### A. PROJECTED STUDENT ENROLLMENT

As stated above, Section 65995.6(a) specifies the methodology the School District must use to calculate the Projected Student Enrollment. What follows is a step-by-step description of this calculation.

##### 1. Student Generation Rates

In order to calculate SGRs in accordance with Section 65995.6(a), the School District must identify residential units that (i) were constructed during the previous five (5) years and (ii) are representative of the Future Units. Residential data pertaining to the School District was obtained by Cooperative Strategies, LLC from the Office of the Assessor ("Assessor") of the County of Los Angeles ("County"). Using data from the Assessor of the County and the School District, Cooperative Strategies compiled a database from such information containing the addresses of the units that met the criteria listed above. Parcels in the database were then classified by housing type (i.e., single family detached, single family attached, and multifamily

- Residential units classified as single family detached ("SFD") are defined as units with no common walls each assigned a unique Assessor's parcel number.
- The category of single family attached ("SFA") consists of units with common walls each assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, etc.).
- The third type of residential unit, multifamily ("MF"), is defined as a unit with common walls on an Assessor's parcel on which other units are located.

A total of 1,051 SFD units in the School District were identified as meeting the criteria stated above. Cooperative Strategies then obtained a database of all students within the School District at the beginning of school year 2019/2020. Upon comparison of the two (2) databases, 228 students were matched to the 1,051 SFD units, resulting in the following SGRs for SFD units shown in Table 1.

**TABLE 1**  
**STUDENT GENERATION RATES FOR**  
**SINGLE FAMILY DETACHED UNITS**

School Level	Number of Students Matched	Number of SFD Units	Student Generation Rates
<b>High School (Grades 9-12)</b>	228	1,051	0.2169

As for SFA and MF units, Cooperative Strategies determined that there were an insufficient number of units built over the past five (5) years to calculate SGRs that would be representative of the residential development expected to occur within the School District over the next five (5) years. Since the construction of SFA and MF units is expected to occur within the School District over the next five (5) years, the Analysis has employed the portion of Section 65995.6(a) that permits a school district to use SGRs of new residential units constructed over the previous five (5) years that are a similar type of unit to those anticipated to be constructed in either the city or county in which the school district is located. As a result, Cooperative Strategies utilized student generation factors ("SGFs") calculated for the School District, which are based on all units in the School District regardless of when they were constructed.

It has been assumed that Future SFA Units and Future MF Units will retain similar characteristics to units previously constructed in the School District. Based on its experience with other school districts within the Counties, Cooperative Strategies has determined the relationship between SGRs and SGFs calculated for SFA and MF units is reasonable. In future years, as additional SFA and MF units are constructed, Cooperative Strategies will utilize these unit types in the Analysis. Table 2 shows the SGRs for SFA and MF units.

**TABLE 2**  
**STUDENT GENERATION FACTORS FOR SFA AND MF UNITS**

School Level	SFA Student Generation Factors	MF Student Generation Factors
High School	0.0774	0.0708

2. **Future Units**

In order to obtain information regarding future residential units, the planning departments of the cities of Lancaster and Palmdale (collectively, "Cities") as well as the Counties of Kern and Los Angeles (collectively, "Counties") were contacted (please refer to the map on the following page for a geographic profile of the School District). Based on correspondence from the Cities and Counties (see Exhibit G), Cooperative Strategies has determined that the School District could experience the construction of 1,075 Future Units over the next five (5) years. Table 3 distinguishes between Future Units by unit type.

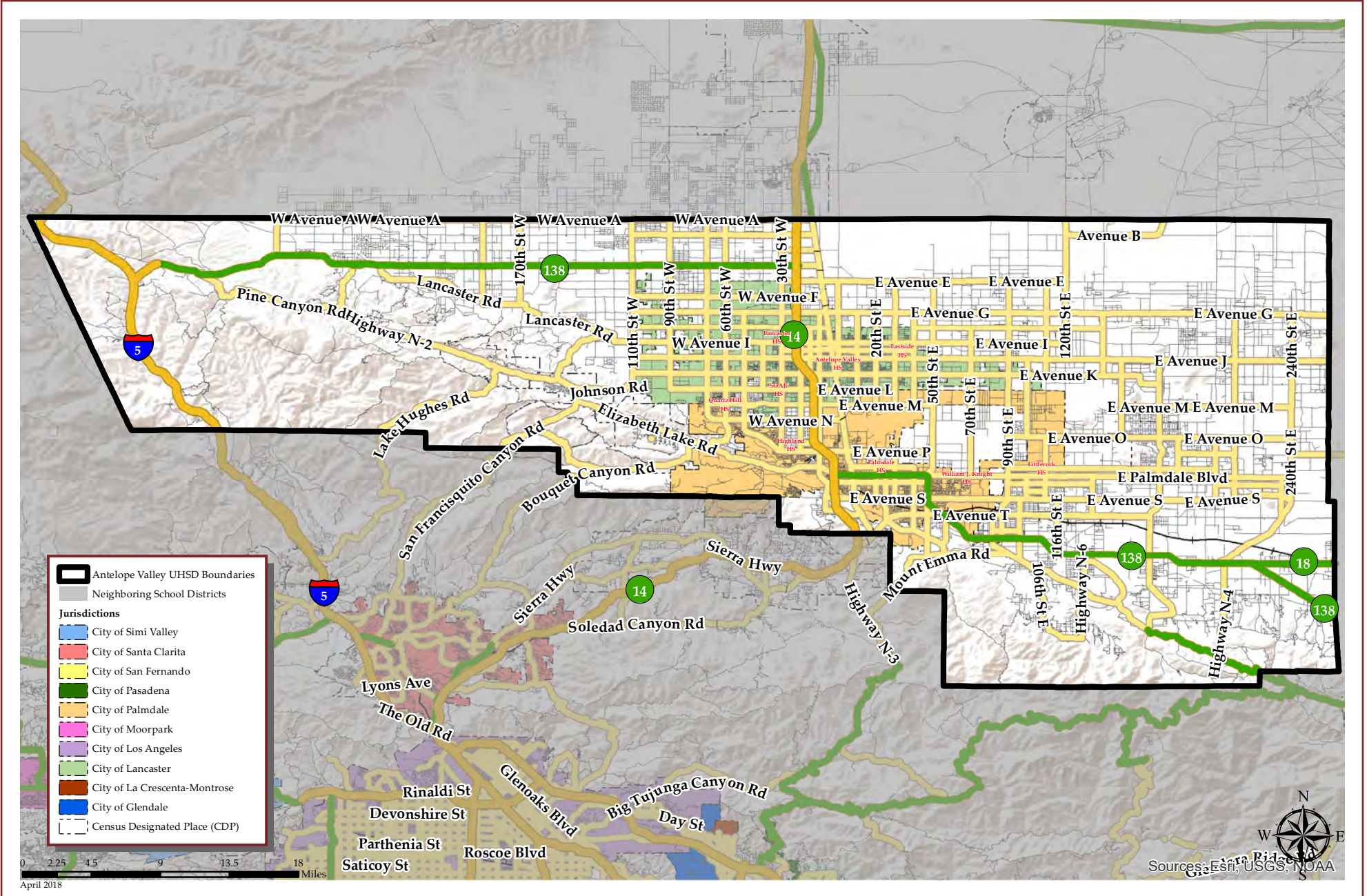
**TABLE 3  
FUTURE UNITS BY UNIT TYPE**

Unit Type	Total Future Units
Single Family Detached	770
Single Family Attached	105
Multifamily	200
<b>Total Units</b>	<b>1,075</b>

The projected number of non-mitigated future residential units identified in Table 4 includes units that may result from existing structures that are voluntarily demolished in order to be replaced by new residential development ("Reconstruction"). For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit H.

It should be noted these projections are based on the best available information at this time and are independent of the projected residential development reported to the State in SAB Form 50-01.

[Insert Geographic Profile]





**3. Projected Student Enrollment**

To calculate the Projected Student Enrollment, the number of Future SFD units, Future SFA units, and Future MF units listed in Table 3 were multiplied by the SGRs and SGFs shown in Tables 1 and 2, respectively. The results of this operation are shown in Table 4.

**TABLE 4  
PROJECTED STUDENT ENROLLMENT**

School Level	Total Projected Students from Future Units
High School	189

**B. Current Capacity**

Collectively, the School District's school facilities in school year 2019/2020 have a capacity of 22,055 seats per Section 17071.25 of the Education Code. This capacity includes seats from all new school facility construction projects funded by the State. Based on student enrollment data for school year 2019/2020, the enrollment of the School District is 21,152 students. As shown in Table 5, facilities capacity exceeds student enrollment in school year 2019/2020.

**TABLE 5  
EXISTING SCHOOL FACILITIES CAPACITY AND STUDENT ENROLLMENT**

School Level	2019/2020 Facilities Capacity	2019/2020 Student Enrollment	Excess/ (Shortage) Capacity
High School	22,055	21,152	903

**C. Projected Unhoused Students**

As shown in Table 5, the existing facilities capacity of the School District determined in accordance with Section 65995.6(a) exceeds student enrollment currently being generated from existing residential units by 903 seats at the high school level. These surplus seats exist at facilities which will house students generated from units developed beyond the five-year period of the Analysis.

Due to a trend of increasing enrollment within the elementary school feeder districts, Cooperative Strategies matriculated existing students forward five (5) years to determine whether any of the existing surplus seats will be needed to house future students generated from existing residential units. This resulted in a reduction of surplus seats to zero (0). (Exhibit J contains more information of the matriculation process.)

**TABLE 6**

**PROJECTED UNHOUSED STUDENTS FROM FUTURE UNITS**

School Level	Projected Student Enrollment	Surplus Seat Determination	Excess/ (Shortage) Capacity
High School	189	0	189

## IV. SURPLUS SCHOOL SITES AND EXISTING SURPLUS LOCAL FUNDS

Section 65995.6(b) states that the School District must identify and consider (i) surplus property, if any, owned by the School District that can be used as a school site or that is available for sale to finance school facilities, (ii) the extent to which projected enrollment growth can be accommodated at existing school facilities, and (iii) local sources that are available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units. Additionally, Section 65995.5(c)(2) requires the School District to subtract from the school facilities cost impact created by Future Units the amount of Local Funds that the governing board has dedicated to facilities necessitated by new residential units. To comply with Section 65995.6(b), the School District has identified and considered property it owns and has determined that it does possess four (4) sites that could be considered surplus (see Exhibit K for information on these sites). The Governing Board will review and re-adopt this Analysis annually, including a review of this determination and any need to consider property that may then be surplus to fund school facilities required to accommodate students being generated from existing residential units, or other students.

As for identifying and considering existing excess capacity that could accommodate the Projected Student Enrollment generated from Future Units, Table 6 in Section III.C. of this Analysis illustrates that the School District has considered and determined that no surplus seats are available to house projected student enrollment from Future Units.

Finally, in accordance with Sections 65995.6(b) and 65995.5(c)(2), the School District has determined that no local sources, including Local Funds, are available to finance the construction or reconstruction of school facilities needed to accommodate any Projected Student Enrollment generated from Future Units (see Exhibit L for more detail on local sources, including Local Funds).

# V. ALTERNATIVE NO. 2 FEE

As discussed in Section I, the objective of this Analysis is (i) to determine whether the School District may adopt Alternative Fees and (ii) to determine the permissible amount of the Alternative No. 2 Fee and the Alternative No. 3 Fee that the School District is permitted to levy on new residential development. Based on the findings, determinations, and projections made in Sections II through IV, Section V contains a step-by-step calculation of the permissible Alternative No. 2 Fee in accordance with Section 65995.5.

## A. Alternative No. 2 Fee School Facility Costs

As stated in Section 65995.5(c)(1), the initial step in calculating the maximum Alternative No. 2 Fee is to multiply the number of unhoused students generated from Future Units by the appropriate per-pupil grant amounts provided in Section 17072.10(a) of the Education Code. In addition, the sum shall be added to the site acquisition and site development costs determined pursuant to Section 65995.5(h).

### 1. Per-Pupil Grant Amounts

The per-pupil grant amounts identified in Section 17072.10(a) of the Education Code were adjusted by the SAB on January 22, 2020, pursuant to Section 17072.10(b) of the Education Code. The per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction. Further, pursuant to SAB Regulation 1859.71.2 and Section 17074.56 of the Education Code, the per-pupil grants have been increased to account for automatic fire alarm detection systems and fire sprinkler systems. Table 7 shows the base per-pupil grant amounts.

TABLE 7

**BASE PER-PUPIL GRANT AMOUNTS (2020\$)**

School Level	Per-Pupil Grant Amount	Additional Grants for Auto Alarm and Fire Sprinkler System	Base Per-Pupil Grant Amount
High School	\$16,759	\$292	\$17,051

In addition to the base per-pupil grant amounts shown in Table 7, SAB Regulation 1859.76 provides additional grants for general site development on new school construction projects. Currently, these additional grants are calculated as (i) 3.75 percent of the base per-pupil grants for high school projects and (ii) a grant of \$20,266 per new useable acre acquired for new school construction. To determine the general site development grant for each school level, Cooperative Strategies first applied the percentages mentioned above to the base per-pupil grant amounts shown in Table 7.

Second, Cooperative Strategies applied the grant per new useable acre mentioned above to the student capacity of future school facilities and corresponding site size requirements for the School District listed in Table 10 to derive a grant amount per student (see Exhibit M for more information on the calculation of the additional grants for general site development). Table 8 shows these additional grants as well as the total per-pupil grant amount.

TABLE 8

**TOTAL PER-PUPIL GRANT AMOUNTS (2020\$)**

School Level	Base Per-Pupil Grant Amount	Additional Grants for General Site Development	Total Per-Pupil Grant Amount
High School	\$17,051	\$1,031	\$18,082

Applicable law specifies the per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction as provided in Section 17072.10(b) of the Education Code.

2. **Total New School Construction Grants**

To determine the total new school construction grants under Section 65995.5, the number of Projected Unhoused Students to be generated from Future Units, as shown in Table 3, is multiplied by the total per-pupil grant amounts set forth in Section 17072.10(a) and (b) of the Education Code, as shown in Table 8. Table 9 shows the total new school construction grants of the School District pursuant to Section 65995.5(c)(1).

T A B L E 9

**TOTAL NEW SCHOOL CONSTRUCTION GRANTS FOR PROJECTED UNHOUSED STUDENTS FROM FUTURE UNITS (2020\$)**

School Level	Projected Unhoused Students	Total Per-Pupil Grant Amount	Total New Construction Grants
High School	189	\$18,082	\$3,417,498

**3. Total School Site Acquisition and Site Development Costs**

In addition to the total new school construction grants specified by Section 17072.10 of the Education Code, Section 65995.5(c)(1) permits the Alternative No. 2 Fee to include site acquisition and site development costs determined pursuant to Section 65995.5(h) and the applicable statutory provisions referred to therein. What follows is the calculation for determining the appropriate site acquisition and site development costs in accordance with Section 65995.5(h).

**a. Site Size Requirement**

To calculate the amount of site acquisition and site development costs that may be included in the Alternative No. 2 Fee, a school district must determine the student capacity of future school facilities that will be needed to accommodate the Projected Unhoused Students, as well as students to be generated from residential development anticipated to occur over the next 20 years. Based on the educational programs of the School District, the School District has determined that future high school facilities will be designed to accommodate 2,500 students. Based on these capacities, the guidelines included in the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998, identify the following site sizes for the School District.

T A B L E 10

**STUDENT CAPACITIES AND SITE SIZES OF FUTURE SCHOOL FACILITIES**

School Level	Student Capacity	Site Size (Acres)
High School	2,500	48.40

It should be emphasized that the site sizes shown in Table 10 are based on site sizes recommended by the State Department of Education as of January 1, 1998. Since that time, the State Department of Education has prepared a revised Handbook that contains site size recommendations more consistent with School District policy. Please refer to Exhibit E for the site sizes more consistent with the revised Handbook.

**b. Site Acquisition and Site Development Costs per Acre**

The School District currently owns four (4) surplus school sites which could be used to house future school facilities. Due to this fact, site acquisition costs have been excluded from the Analysis. Based on estimates provided by the School District's engineer, site development costs are estimated to be approximately \$408,106 per acre. Table 11 lists the total estimated site acquisition costs and site development costs of the School District in accordance with Section 65995.5(h).

**T A B L E 1 1**

**SITE ACQUISITION AND SITE DEVELOPMENT COSTS OF FUTURE SCHOOL FACILITIES (2020\$)**

<b>School Level</b>	<b>Site Acquisition Cost</b>	<b>Site Development Cost<sup>[1]</sup></b>	<b>Total Site Cost</b>
<b>High School</b>	N/A	\$19,752,315	\$19,752,315

*[1] Site development costs are equal to the per acre costs listed above multiplied by the number of acres, as listed in Table 10.*

**c. School Facilities Needed**

To ensure that Future Units are being charged an Alternative No. 2 Fee that is reasonably related to the school facilities that are required to house the Projected Unhoused Students to be generated from Future Units, the School District must identify the number of future school facilities that will be needed to house the Projected Unhoused Students to be generated from Future Units, as well as students to be generated from residential development anticipated to occur over the next 20 years. To calculate the number of school facilities that the School District will need to adequately house the Projected Unhoused Students, the number of Projected Unhoused Students (Table 6) was divided by the applicable student capacity (Table 10). The number of school sites expected to be needed to

house the Projected Unhoused Students generated from Future Units is shown in Table 12.

**T A B L E 1 2**  
**SCHOOL FACILITIES NEEDED**

School Level	Projected Students from Future Units	Facilities Capacity	Facilities Needed for Students Generated from Future Units
High School	189	2,500	0.076

It is important to realize that while the number of Projected Unhoused Students equates only to approximately 7.6 percent of a high school, the School District will need to construct at least one (1) high school in the future to accommodate (i) students generated from Future Units and (ii) students generated from future residential units beyond the next five (5) years.

d. **Alternative No. 2 Fee Site Costs in Accordance with Section 65995.5(h) of the Government Code**

The calculation of the total school site acquisition and site development cost impacts under Section 65995.5(h) is a two-step process. The first step involves calculating the total school site acquisition and site development costs related to the Projected Unhoused Students generated from Future Units. The calculation of this first step is shown in Table 13.

**T A B L E 1 3**  
**TOTAL SCHOOL SITE ACQUISITION AND SITE DEVELOPMENT COSTS FOR STUDENTS FROM FUTURE UNITS (2020\$)**

School Level	Facilities Needed for Students Generated from Future Units	Site Cost	Total Site Costs
High School	0.076	\$19,752,315	\$1,501,176



Only a portion of the total site costs may be included in the calculation of the Alternative No. 2 Fee. Accordingly, the total school site acquisition and site development costs under Section 65995.5(h) must be reduced by half to arrive at the Alternative Fee No. 2 Site Costs. The calculation of this step is shown in Table 14.

**T A B L E 1 4**  
**ALTERNATIVE NO. 2 FEE SITE COSTS (2020\$)**  
**(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE**  
**GOVERNMENT CODE)**

School Level	Total Site Costs	Multiplier	Alternative No. 2 Fee Site Cost
High School	\$1,501,176	50.00%	\$750,588

**4. Alternative No. 2 Fee School Facility Costs**

As stated previously, the initial step in calculating the maximum Alternative No. 2 Fee is to identify (i) the total new school construction grant, and (ii) the site acquisition and development costs pursuant to Section 65995.5(h). The sum of these amounts, which is the Alternative No. 2 Fee School Facility Costs, is the maximum amount of school facility costs that may be included in the Alternative No. 2 Fee before any local fund credits are applied. For the School District, the total new school construction grant is \$3,417,498 and the total site acquisition and site development cost pursuant to Section 65995.5(h) is \$750,588. These costs and the Alternative No. 2 Fee School Facility Costs are shown by school level in Table 15.

**T A B L E 1 5**  
**ALTERNATIVE NO. 2 FEE SITE COSTS (2020\$)**  
**(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE**  
**GOVERNMENT CODE)**

School Level	Total New Construction Grants	Alternative No. 2 Fee Site Costs	Alternative No. 2 Fee School Facility Costs
High School	\$3,417,498	\$750,588	\$4,168,086

**B. Credit for Local Funds**

The second step in calculating the maximum Alternative No. 2 Fee is to subtract the amount of local sources, including Local Funds, if any, the School District has decided to dedicate to school facilities necessitated by the construction of Future Units from the Alternative No. 2 Fee School Facility Costs in order to calculate the Net Alternative No. 2 Fee School Facility Costs. As stated in Section IV of the Analysis, the School District has determined that no local sources, including Local Funds, are available to accommodate Projected Unhoused Students generated from Future Units (see Exhibit L for more detail on local sources, including Local Funds).

T A B L E 1 6

**NET ALTERNATIVE NO.2 FEE SCHOOL FACILITY COSTS (2020\$)  
(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE  
GOVERNMENT CODE)**

Item	Amounts
Alternative No. 2 Fee School Facility Costs	\$4,168,086
Credit for Existing Surplus Local Funds	\$0
<b>Net Alternative No. 2 Fee School Facilities Costs</b>	<b>\$4,168,086</b>

**C. Alternative No. 2 Fee Calculation**

The final step in calculating the maximum Alternative No. 2 Fee is to divide the Net Alternative No. 2 Fee School Facility Costs by the total square footage of assessable space for Future Units.

**1. Average Square Footage per Unit**

In order to project the total square footage of assessable space of the Future Units, the Analysis must estimate the average square footage of Future SFD Units, Future SFA Units, and Future MF Units to be constructed in the School District. To estimate the average square footage of Future Units to be constructed in the School District, Cooperative Strategies analyzed square footage information for residential units constructed over the last five (5) years, as obtained from the County of Los Angeles, and submitted those estimates to the Planning Departments of the Cities and Counties for further input. Based on the information provided, the average Future SFD Unit to be constructed within the School District is estimated to contain 1,800 square feet, the average Future SFA Unit is estimated to contain 1,057 square feet, and the average Future MF Unit estimated to contain 1,013 square feet (see Exhibit G).

2. **Total Square Footage of Assessable Space**

To calculate the total square footage of assessable space for Future Units, the average square footage of Future SFD Units, Future SFA Units, and Future MF Units listed above was multiplied by the number of Future Units listed in Table 3. The results of this operation are shown in Table 17.

T A B L E 1 7

**ESTIMATED TOTAL RESIDENTIAL SQUARE FOOTAGE**

Unit Type	Future Units	Average Square Footage	Total Square Footage
Single Family Detached	770	1,800	1,386,000
Single Family Attached	105	1,057	110,985
Multifamily	200	1,013	202,600
<b>Total</b>	<b>1,075</b>	<b>N/A</b>	<b>1,699,585</b>

The projected total square footage of future residential units identified in Table 17 includes units that may result from Reconstruction. For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit H.

3. **Calculation of Alternative No. 2 Fee**

To calculate the Alternative No. 2 Fee, the Net Alternative No. 2 Fee School Facility Costs, as listed in Table 16, were divided by the total square footage of assessable space of the non-mitigated Future Units, as listed in Table 17. Table 18 provides the Alternative No. 2 Fee that can be adopted by the School District.

T A B L E 1 8

**ALTERNATIVE NO.2 FEE (2020\$)**

Item	Amount/Square Footage
Alternative No. 2 Fee School Facility Costs	\$4,168,086
Credit for Existing Surplus Local Funds	1,699,585
<b>Net Alternative No. 2 Fee School Facilities Costs</b>	<b>\$2.45</b>

# VI. ALTERNATIVE NO. 3 FEE

The Alternative No. 2 Fee, which is the maximum Alternative Fee that may be imposed during periods when State funds for new construction are available, was calculated in Section V in accordance with Section 65995.5. During periods when the SAB is no longer approving apportionments for new construction due to a lack of funds available, the Alternative No. 3 Fee may be imposed by a school district. Additionally, in accordance with Section 1859.81 of the SAB regulations, a school district requesting financial hardship assistance funding is required to impose the maximum developer fee justified by law (the Alternative No. 2 Fee, or the Alternative No. 3 Fee when the State declares that such fees can be imposed), or an alternative source greater than or equal to the amount of such fees. Similar to the methodology of the calculations performed in Section V, this Section VI provides a calculation of the Alternative No. 3 Fee in accordance with Section 65995.7.

## A. Alternative No. 3 Fee School Facility Costs

Pursuant to Section 65995.7, the Alternative No. 3 Fee School Facility Cost, which is the maximum amount of school facility costs that may be included in the Alternative No. 3 Fee, is calculated by increasing the Net Alternative No. 2 Fee School Facility Costs by an amount not to exceed the Alternative No. 2 Fee School Facility Costs. As required by Section 65995.7, this amount has been reduced by the amount of local funds (\$0 in the case of the School District) identified pursuant to Section 65995.5(c)(2). Accordingly, Table 19 shows the Net Alternative No. 2 Fee School Facility Costs previously shown in Table 16 and adds to that amount the Alternative No. 2 Fee School Facility Costs previously shown in Table 15. The result, shown in Table 19, is the Alternative No. 3 Fee School Facility Costs.

TABLE 19

### NET ALTERNATIVE NO.3 FEE SCHOOL FACILITY COSTS (2020\$) (IN ACCORDANCE WITH SECTION 65995.5(H) OF THE GOVERNMENT CODE)

Item	Amounts
Net Alternative No. 2 Fee School Facility Costs	\$4,168,086
Alternative No. 2 Fee School Facility Costs	\$4,168,086
<b>Alternative No. 3 Fee School Facilities Costs</b>	<b>\$8,336,172</b>

## B. Alternative No. 3 Fee Calculation

To calculate the Alternative No. 3 Fee, the Alternative No. 3 Fee School Facility Costs were divided by the total square footage of assessable space of the Future Units listed in Table 17. This calculation is required by Section 65995.5(c)(3) and outlined in Section V.C. of the Analysis. Table 20 on the following page provides the Alternative No. 3 Fee that can be levied by the School District on new residential development where permitted by applicable law.

T A B L E 2 0  
**ALTERNATIVE NO.3 FEE (2020\$)**

<b>Item</b>	<b>Amount/Square Footage</b>
Alternative No. 3 Fee School Facility Costs	\$8,336,172
Total Residential Square Footage	1,699,585
<b>Alternative No. 3 Fee</b>	<b>\$4.90</b>

## VII. SECTION 66000 OF THE GOVERNMENT CODE

Sections 66000 et seq. were enacted by the State in 1987. These provisions are assumed to be applicable to the Alternative Fees. Sections 66000 et seq. require that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee, such as the herein described Alternative Fees, as a condition of approval for a development project.

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be put.
3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.
4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.
5. Provide an annual accounting of any portion of the fee remaining unexpended or uncommitted in the School District's accounts.

New residential development in the School District, as shown in the Analysis, will generate additional students who will require the School District to provide additional school facilities. The amount to be included in the Alternative Fees is specified by statute. The Alternative No. 2 Fee of \$2.45 per square foot and the Alternative No. 3 Fee of \$4.90 per square foot are justified in the Analysis. The estimated average school facilities cost impacts on the School District per square foot of residential development as estimated in Exhibit E is \$10.14. As the actual school facilities cost impacts per square foot of residential construction is greater than the Alternative Fees, it is reasonable for the School District to determine that the Alternative No. 2 Fee of \$2.45 per square foot and the Alternative No. 3 Fee of \$4.90 per square foot are roughly proportional and reasonably related to the actual impacts caused by residential development on the School District.

This Analysis and the information included in Exhibit E therefore establish that the Alternative Fees meet the requirements of Sections 66000 et seq. and such a determination by the School District as part of adopting the Alternative Fees is justified and appropriate. The School District, therefore, is justified in levying Alternative Fees on all new development.

By way of summary, the Analysis shows that Future Units will produce additional high school students and that the School District does not have the capacity or funds to accommodate all of those additional students. Alternative Fees, therefore, will be used to fund (i) new high school facilities, (ii) expansion of existing high school facilities, and (iii) other upgrades to existing school facilities, but only to the extent that such items are needed to accommodate the Projected Unhoused Students generated from Future Units and to the extent that the use of the Alternative Fees on such items is permitted by applicable law.

**EXHIBIT A**  
CURRENT SAB FORM 50-01

STATE OF CALIFORNIA  
**ENROLLMENT CERTIFICATION/PROJECTION**  
 SAB 50-01 (REV 05/09)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION  
 Page 6 of 8

SCHOOL DISTRICT Antelope Valley Union High School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 64246
COUNTY Los Angeles	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) 17645

Part H. District Student Yield Factor  
 (Fifth-Year Projection Only) 0.2

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	/	/	/	/	2012/2013	2013/2014	2014/2015	2015/2016
K					5641	6072	6350	6586
1					5950	5597	5547	5470
2					5538	5922	5698	5539
3					5584	5519	5922	5754
4					5570	5631	5881	5961
5					5712	5635	5705	5713
6					5851	5765	5750	5751
7					6010	5857	5842	5754
8					6027	6193	5870	5851
9					5834	5110	5596	5076
10					5465	5097	5255	5237
11					4527	4664	4465	4635
12					4723	5084	5166	5248
<b>TOTAL</b>					<b>72233</b>	<b>72146</b>	<b>72827</b>	<b>72575</b>

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
0	0	23626	23626

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	0	1145	1145
Severe	0	777	777
<b>TOTAL</b>	<b>0</b>	<b>1922</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 B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
				775	414	414	1041

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

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9					2	4	3	0
10					18	37	21	13
11					738	704	619	625
12					837	799	792	719
<b>TOTAL</b>					<b>1593</b>	<b>1544</b>	<b>1435</b>	<b>1357</b>

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

	Elementary	Secondary	TOTAL
Non-Severe	0	1168	1168
Severe	0	793	793
<b>TOTAL</b>	<b>0</b>	<b>1961</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
/	/	/	/	2012/2013	2013/2014	2014/2015	2015/2016

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

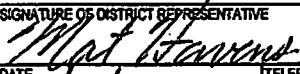
County Birth Data  Birth Data by District ZIP Codes  Estimate  Estimate  Estimate

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 1869.42.1 (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)  
 Mat Havens

SIGNATURE OF DISTRICT REPRESENTATIVE  


DATE  
 8/9/2016

TELEPHONE NUMBER  
 661.948.7655x287

E-MAIL ADDRESS  
 mhavens@avhsd.org



**EXHIBIT B**

CURRENT SAB FORM 50-02

STATE OF CALIFORNIA  
**EXISTING SCHOOL BUILDING CAPACITY**  
(8/02 Rev. 01/01) Excel (Rev. 01/22/2001)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION  
PAGE 4 of 4

DISTRICT  
**TELOPE VALLEY UNION HIGH**  
 CITY  
**S ANGELES**

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)  
**64246**  
 HIGH SCHOOL ATTENDANCE AREA (if applicable)

**PART I - Classroom inventory**     NEW     ADJUSTED

Line 1. Leased State Relocatable Classrooms		43			43
Line 2. Portable Classrooms leased less than 5 years		3			3
Line 3. Interim Housing Portables leased less than 5 years					
Line 4. Interim Housing Portables leased at least 5 years					
Line 5. Portable Classrooms leased at least 5 years		4			4
Line 6. Portable Classrooms owned by district		138			138
Line 7. Permanent Classrooms		365	38	5	428
Line 8. Total (Lines 1 through 7)		573	38	5	616

**PART II - Available Classrooms**

a. Part I, line 4					4
b. Part I, line 5		4			
c. Part I, line 6		138			138
d. Part I, line 7		365	38	5	428
e. Total (a, b, c, & d)		527	38	5	570

a. Part I, line 8		573	38	5	616
b. Part I, lines 1, 2, 5 and 6 (total only)					188
c. 25 percent of Part I, line 7 (total only)					107
d. Subtract c from b (enter 0 if negative)		81			81
e. Total (a minus d)		492	38	5	535

**PART III - Determination of Existing School Building Capacity**

Line 1. Classroom capacity		13,284	484	48
Line 2. SER adjustment		797	30	3
Line 3. Operational Grants				
Line 4. Greater of line 2 or 3		797	30	3
Line 5. Total of lines 1 and 4		14,081	514	51

I certify, as the District Representative, that the information reported on this form is true and correct and that I am designated as an authorized district representative by the governing board of the district; and, This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

*[Handwritten Signature]*

6-7-02

**EXHIBIT C**  
CURRENT SAB FORM 50-03

STATE OF CALIFORNIA

STATE ALLOCATION BOARD

**ELIGIBILITY DETERMINATION**

OFFICE OF PUBLIC SCHOOL CONSTRUCTION  
Page 4 of 4

SAB 50-01 (Rev. 01/01) Final (Rev. 02/27/2001)

SCHOOL DISTRICT <b>ANTELOPE VALLEY UNION HIGH</b> BUSINESS ADDRESS <b>4811 Sierra Highway</b>	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) <b>64215</b>
CITY <b>Lancaster, CA 93634-3228</b>	HIGH SCHOOL ATTENDANCE AREA (if applicable)
	COUNTY <b>LOS ANGELES</b>

**Part I - The following individual(s) have been designated as district representative(s) by school board minutes:**

DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS
Jeff Foster	(818) 948-7655	
DISTRICT REPRESENTATIVE Robert Giojano	TELEPHONE NUMBER (818) 948-7655	E-MAIL ADDRESS

**Part II - New Construction Eligibility**  NEW  ADJUSTED

1. Projected Enrollment (Part G, Form SAB 50-01)			30,481	357
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)			14,081	524
3. New Construction Baseline Eligibility (line 1 minus line 2)			16,400	-167

**Part III - Modernization Eligibility**  NEW  ADJUSTED

1. SCHOOL NAME:

**Option A**

2. Permanent classrooms at least 25 years old				
3. Portable classrooms at least 20 years old				
4. Total (lines 2 and 3)				
5. Multiply line 4 by 26 for K-5, 27 for 7-8 and 9-12; 3 for non-severe and 9 for severe				
6. CBEDS enrollment at school				
7. Modernization eligibility (lesser of the totals of line 5 or 6)				

**Option B**

2. Permanent space at least 25 years old (report by classroom or square footage)	
3. Portable space at least 20 years old (report by classroom or square footage)	
4. Total (lines 2 and 3)	
5. Remaining permanent and portable space (report by classroom or square footage)	
6. Total (lines 4 and 5)	
7. Percentage (divide line 4 by line 6)	0%

8. CBEDS enrollment at school site				
9. Modernization eligibility (multiply line 7 by each grade group on line 8)				

I certify, as the District Representative, that the information reported on this form is true and correct and that:  
I am designated as an authorized district representative by the governing board of the district; and  
A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1,  
commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board  
on **February 17, 1999**; and  
This form is an exact duplicate (including of the form provided by the Office of Public School Construction (OPSC). In the event  
a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE: *[Signature]* DATE: **6-7-02**

# EXHIBIT D

## ELIGIBILITY DETERMINATION FROM THE SAB



# Project Main Page

[Return to Search Results](#)

DSA eTracker: [03-108706](#)  
 Application: 50/64246-00-010  
 County: Los Angeles  
 District: Antelope Valley Union High  
 Site: EASTSIDE HIGH  
 District Rep: Mr. Mat Havens

[Details](#)    [Fund Releases](#)    [Budget Summary](#)    [Transaction Detail](#)    [Modernization Eligibility](#)    [New Construction Eligibility](#)

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval																																
64246	0	7/28/1999	5/22/2013																																
<p>SAB 50-03 New Construction Eligibility Information</p> <p><b>New Construction Baseline Eligibility</b></p> <table border="1"> <thead> <tr> <th>Grade Level:</th> <th>K - 6</th> <th>7 - 8</th> <th>9 - 12</th> <th>Non-Severe</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>Established Eligibility:</td> <td>0</td> <td>0</td> <td>2376</td> <td>0</td> <td>0</td> </tr> <tr> <td>SAB Approvals/Adjustments:</td> <td>0</td> <td>0</td> <td>-817</td> <td>428</td> <td>594</td> </tr> <tr> <td>Remaining Eligibility:</td> <td>0</td> <td>0</td> <td>1559</td> <td>428</td> <td>594</td> </tr> </tbody> </table> <hr/> <p><b>SAB 50-03 Eligibility Document Status/Dates</b></p> <table border="1"> <tbody> <tr> <td>Status:</td> <td>PM Complete</td> </tr> <tr> <td>Date Signed:</td> <td>3/16/1999</td> </tr> <tr> <td>Date Received:</td> <td>3/18/1999</td> </tr> <tr> <td>SAB Approval Date:</td> <td>7/28/1999</td> </tr> </tbody> </table>				Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe	Established Eligibility:	0	0	2376	0	0	SAB Approvals/Adjustments:	0	0	-817	428	594	Remaining Eligibility:	0	0	1559	428	594	Status:	PM Complete	Date Signed:	3/16/1999	Date Received:	3/18/1999	SAB Approval Date:	7/28/1999
Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe																														
Established Eligibility:	0	0	2376	0	0																														
SAB Approvals/Adjustments:	0	0	-817	428	594																														
Remaining Eligibility:	0	0	1559	428	594																														
Status:	PM Complete																																		
Date Signed:	3/16/1999																																		
Date Received:	3/18/1999																																		
SAB Approval Date:	7/28/1999																																		

**EXHIBIT E**

SUMMARY OF SCHOOL FACILITY PLANNING  
POLICIES AND ESTIMATES OF ACTUAL SCHOOL  
FACILITY COSTS

**ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT**  
**School Facility Cost Impacts per Residential Square Foot**  
**July 2020**

<b>School Facility Costs</b>			
<b>School Level</b>	<b>Site Acquisition Cost</b>	<b>Facility Construction Cost</b>	<b>Total Cost</b>
High School	\$0	\$227,855,783	\$227,855,783

<b>Costs per Student</b>			
<b>School Level</b>	<b>Total Cost</b>	<b>Students Housed</b>	<b>Cost per Student</b>
High School	\$227,855,783	2,500	\$91,142

<b>School Facility Cost Impacts per Residential Unit</b>			
<b>School Level</b>	<b>Cost per Student</b>	<b>Weighted Average SGR</b>	<b>Cost per Unit</b>
High School	\$91,142	0.1758	\$16,024
<b>Total School Facility Cost Impact</b>			<b>\$16,024</b>
Average Square Footage <sup>[1]</sup>			1,581
<b>School Facility Cost Impact per Square Foot</b>			<b>\$10.14</b>

[1] See Table 17 of the Analysis.



## ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT

### Summary of Estimated Costs

High School

July 2020

<b>A. Site</b>			<b>\$0</b>
	Purchase Price of Property		\$0
	Acres <sup>[1]</sup> :	61.5	
	Cost/Acre :	\$0	
	<i>[1] Assumes Net Usable Acres</i>		
<b>B. Plans</b>			<b>\$11,112,750</b>
	Architect's Fee	\$9,562,500	
	DSA/SDE Plan Check	\$1,319,000	
	CDE Plan Check Fee	\$131,250	
	Energy Fee Analysis	\$30,000	
	Preliminary Tests	\$70,000	
<b>C. Construction</b>			<b>\$187,500,000</b>
	(Includes Construction, Site Development, General Site Development, and Technology)		
	Square Feet / Student	125	
	Cost / Square Feet	\$600	
<b>D. Tests</b>			<b>\$350,000</b>
<b>E. Inspection</b>			<b>\$720,000</b>
	(\$15,000/month x 24 months x 2 inspectors)		
<b>F. Furniture and Equipment</b>			<b>\$3,750,000</b>
	(2% of Construction)		
<b>G. Contingency</b>			<b>\$9,375,000</b>
	(5% of Construction)		
<b>H. Items Not Funded by the State</b>			<b>\$15,048,033</b>
	Technology (5% of Construction)	\$9,375,000	
	Library Books (8 books/student @ \$20)	\$400,000	
	Landscaping (\$0.44/sq. ft. x acres)	\$1,178,734	
	Landscape Architect Fees (8% of Landscaping)	\$94,299	
	Stadium/Track	\$4,000,000	
<b>I. Total Estimated Cost</b>			<b>\$227,855,783</b>
	<b>Summary</b>		
	School Facilities Capacity - Traditional Calendar	2,500	
	School Facilities Cost per Student - Traditional Calendar	\$91,142	

**EXHIBIT F**  
BONDING CAPACITY CALCULATION

**ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT**

**Bonding Capacity Calculation**

**Fiscal Year 2019/2020**

	Description	Los Angeles County <sup>[1]</sup>	Kern County <sup>[2]</sup>	Total
(1)	Taxable property of the District including unitary and operating nonunitary property on the 2019/2020 equalized tax roll	\$31,481,505,985	\$3,425,205	\$31,484,931,190
(2)	Enter applicable percentage bond debt limit Section 15102 (School District) 1.25% Section 15108 (Unified School District) 2.5%	1.25%	1.25%	1.25%
(3)	Bonding capacity	\$393,518,825	\$42,815	\$393,561,640
(4)	Senate Bill 50 local bonding capacity threshold 15% of District's local bonding capacity (No debt from a CFD formed after November 4, 1998)	\$59,027,824	\$6,422	\$59,034,246
(5)	Senate Bill 50 local bonding capacity threshold 30% of District's local bonding capacity (Debt from a CFD formed after November 4, 1998)	\$118,055,648	\$12,845	\$118,068,492

[1] LA County Auditor- Controller

[2] Kern County Auditor- Controller

## EXHIBIT G

### CORRESPONDENCE WITH THE CITIES AND COUNTIES

July 10, 2020

Ms. Chenin Dow  
Economic Development Manager  
City of Lancaster  
44933 North Fern Avenue  
Lancaster, CA 93534

**Re: Residential Development Projections within Antelope Valley Union High School District Boundaries**

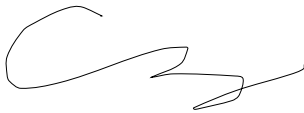
Dear Ms. Dow,

Cooperative Strategies, LLC is in the process of revising the School Facilities Needs Analysis ("SFNA") for the Antelope Valley Union High School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the SFNA is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Lancaster ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information obtained from the City and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **July 24, 2020.**

Ms. Dow, should you have any questions regarding the projections please contact Andrew Bishop at 949.250.8343. For your convenience, you may also email a signed and scanned copy to [ABishop@coopstrategies.com](mailto:ABishop@coopstrategies.com). We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,



Cynthia Casarez  
Associate

In its efforts to assist Cooperative Strategies, LLC in preparing the SFNA in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Antelope Valley Union High School District, the City of Lancaster ("City"):

\_\_\_The City concurs with the previous residential development projections as provided below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>	650	1,800
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>	50	900
Multifamily <i>(i.e. apartments)</i>	50	1,050

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

\_\_\_The residential development projected by the City is listed below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>		
Multifamily <i>(i.e. apartments)</i>		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, \_\_\_\_\_, of the City of Lancaster on \_\_\_\_\_.

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

July 10, 2020

Ms. Nardy Lopez  
Management Analyst II  
Planning Division  
City of Palmdale  
38250 Sierra Highway  
Palmdale, CA 93550

**Re: Residential Development Projections within Antelope Valley Union High School District Boundaries**


Dear Ms. Lopez,

Cooperative Strategies, LLC is in the process of revising the School Facilities Needs Analysis ("SFNA") for the Antelope Valley Union High School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the SFNA is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Palmdale ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information obtained from the City and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **July 24, 2020.**

Ms. Lopez, should you have any questions regarding the projections please contact Andrew Bishop at 949.250.8343. For your convenience, you may also email a signed and scanned copy to ABishop@coopstrategies.com. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,



Cynthia Casarez  
Associate

In its efforts to assist Cooperative Strategies, LLC in preparing the SFNA in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Antelope Valley Union High School District, the City of Palmdale ("City"):

\_\_\_The City concurs with the previous residential development projections as provided below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>	120	1,800
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>	55	1,200
Multifamily <i>(i.e. apartments)</i>	150	1,000

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

\_\_\_The residential development projected by the City is listed below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>		
Multifamily <i>(i.e. apartments)</i>		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, \_\_\_\_\_, of the City of Palmdale on \_\_\_\_\_.

Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_



July 10, 2020

Lorelei Oviatt  
Director  
Planning and Natural Resources Department  
County of Kern  
2700 M Street, Suite 100  
Bakersfield, CA 93301-2370

**Re: Residential Development Projections within Antelope Valley Union High School District Boundaries**

Dear Ms. Oviatt,

Cooperative Strategies, LLC is in the process of revising the School Facilities Needs Analysis ("SFNA") for the Antelope Valley Union High School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the SFNA is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the County of Kern ("County") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the County served by the School District are shown on the following page. Based on information obtained from the County and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the County with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **July 24, 2020.**

Ms. Oviatt, should you have any questions regarding the projections please contact Andrew Bishop at 949.250.8343. For your convenience, you may also email a signed and scanned copy to [ABishop@coopstrategies.com](mailto:ABishop@coopstrategies.com). We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,



Cynthia Casarez  
Associate

In its efforts to assist Cooperative Strategies, LLC in preparing the SFNA in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Antelope Valley Union High School District, the County of Kern ("County"):

\_\_\_The County concurs with the previous residential development projections as provided below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>	0	N/A
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>	0	N/A
Multifamily <i>(i.e. apartments)</i>	0	N/A

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

\_\_\_The residential development projected by the County is listed below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>		
Multifamily <i>(i.e. apartments)</i>		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, \_\_\_\_\_, of the County of Kern on \_\_\_\_\_.

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

July 10, 2020

Ms. Amy J. Bodek  
Director of Planning  
County of Los Angeles  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

**Re: Residential Development Projections within Antelope Valley Union High School District Boundaries**


Dear Ms. Bodek,

Cooperative Strategies, LLC is in the process of revising the School Facilities Needs Analysis ("SFNA") for the Antelope Valley Union High School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the SFNA is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the County of Los Angeles ("County") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the County served by the School District are shown on the following page. Based on information obtained from the County and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **July 24, 2020.**

Ms. Bodek, should you have any questions regarding the projections please contact Andrew Bishop at 949.250.8343. For your convenience, you may also email a signed and scanned copy to [ABishop@coopstrategies.com](mailto:ABishop@coopstrategies.com). We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,



Cynthia Casarez  
Associate

In its efforts to assist Cooperative Strategies, LLC in preparing the SFNA in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Antelope Valley Union High School District, the County of Los Angeles ("County"):

\_\_\_The County concurs with the previous residential development projections as provided below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>	0	N/A
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>	0	N/A
Multifamily <i>(i.e. apartments)</i>	0	N/A

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

\_\_\_The residential development projected by the County is listed below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>		
Multifamily <i>(i.e. apartments)</i>		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, \_\_\_\_\_, of the County of Los Angeles on \_\_\_\_\_.

Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

**EXHIBIT H**  
RECONSTRUCTION

Reconstruction is the act of replacing existing structures with new construction, which may have an alternative land use (i.e. commercial/industrial versus residential) or may consist of different residential unit types (e.g., single family detached versus multifamily, etc.).

**A. Residential Reconstruction**

Residential Reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable Alternative No. 2 Fee or Alternative No. 3 Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide school facilities for new student enrollment.

As of the date of this Analysis, the large-scale Reconstruction of residential development within the School District has not occurred to the point where statistically significant data can be utilized to determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of fees on Replacement Square Footage, the School District may undertake an analysis on any future proposed project(s) and may amend/update this Analysis. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the Analysis for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the School District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the Alternative No. 2 Fee or Alternative No. 3 Fee that is in effect at such time.

**B. Reconstruction of Commercial/Industrial Construction into Residential Construction**

The voluntary demolition of existing commercial/industrial buildings and replacement of them with new residential development is a different category of Reconstruction. Cooperative Strategies is aware that such types of Reconstruction may occur within the School District over the next five (5) years, however, Cooperative Strategies was unable to find information (i) about the amount planned within the School District over the next five (5) years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the School District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, or hotel/motel). The actual impacts of the planned residential project (taken from Exhibit E) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the School District). Any reduction to the Alternative No. 2 Fee would only occur if the reduced amount falls below the Alternative No. 2 Fee. In such a case, the School District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

# EXHIBIT I

## UPDATED SCHOOL FACILITIES CAPACITY CALCULATION



## ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT

### School Facilities Capacity Calculation

<b>Application</b>	<b>Item</b>	<b>High School</b>
N/A	SAB Form 50-02	14,081
N/A	Non-Severe/Severe Capacity	572
50/64246-00-001	R. Rex Parris Continuation High	351
50/64246-00-004	Community Day South	128
50/64246-00-005	Community Day North	162
50/64246-00-007	Pete J. Knight High	3,332
50/64246-00-008	Highland High	405
50/64246-00-009	Eastside High	2,862
50/64246-00-010	Eastside High	162
<b>Total Capacity</b>	<b>N/A</b>	<b>22,055</b>

# EXHIBIT J

## MTRICULATION OF SURPLUS SEATS

**ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT**

**Matriculation of Surplus Seats**

**Actual and Projected School Students from Existing Units**

Grade Level	School Year 2019/2020	School Year 2020/2021	School Year 2021/2022	School Year 2022/2023	School Year 2023/2024	School Year 2024/2025
Kindergarten	6,365	6,365	6,365	6,365	6,365	6,365
Grade 1	5,606	5,456	5,456	5,456	5,456	5,456
Grade 2	5,719	5,606	5,456	5,456	5,456	5,456
Grade 3	5,749	5,719	5,606	5,456	5,456	5,456
Grade 4	5,895	5,749	5,719	5,606	5,456	5,456
Grade 5	5,826	5,895	5,749	5,719	5,606	5,456
Grade 6	5,939	5,826	5,895	5,749	5,719	5,606
Grade 7	6,006	5,939	5,826	5,895	5,749	5,719
Grade 8	6,147	6,006	5,939	5,826	5,895	5,749
Grade 9	5,406	6,147	6,006	5,939	5,826	5,895
Grade 10	5,221	5,406	6,147	6,006	5,939	5,826
Grade 11	5,045	5,221	5,406	6,147	6,006	5,939
Grade 12	5,480	5,045	5,221	5,406	6,147	6,006
<b>Elementary School Students</b>	<b>41,099</b>	<b>40,616</b>	<b>40,245</b>	<b>39,806</b>	<b>39,513</b>	<b>39,250</b>
<b>Middle School Students</b>	<b>12,153</b>	<b>11,945</b>	<b>11,765</b>	<b>11,721</b>	<b>11,644</b>	<b>11,468</b>
<b>High School Students</b>	<b>21,152</b>	<b>21,819</b>	<b>22,780</b>	<b>23,498</b>	<b>23,918</b>	<b>23,666</b>

**Actual and Projected Surplus School Seats from Existing Units**

Item	School Year 2019/2020	School Year 2024/2025
Actual/Projected High School Students from Existing Units	21,152	23,666
Existing High School Facilities Capacity	22,055	22,055
<b>Excess High School Seats</b>	<b>903</b>	<b>(1,611)</b>

**EXHIBIT K**  
SURPLUS SITE DETERMINATION

Section 65995.6(b)(1) requires the School District to identify and consider any surplus property owned by the School District that may be used as a school site or that is available for sale to finance school facilities. The School District has identified four (4) sites that may fall into this category.

**1. 70th Street West and Avenue 1**

70th Street West and Avenue 1 is a 77.3 acre site which is projected to be used as the school District's next high school location. Because of the School District's intention to utilize this site for the construction of a future high school, site acquisition costs have been excluded from the Analysis. Therefore, this site is not considered surplus.

**2. HS #11**

The High School No. 11 site is a 60 acre site. Based on the School District's certification of unused sites, this site has an assessed value of \$425,249.

**3. HS #9**

The High School No. 9 site is a 73 acre site. Based on the School District's certification of unused sites, this site has an assessed value of \$2,714,921.

**4. Leona Valley (Messer Ranch)**

Leona Valley (Messer Ranch) is a 78 acre site. Based on the School District's certification of unused sites, this site has an assessed value of \$3,820,512.

These three (3) sites, therefore, have a combined value of \$6,960,682 that could be used to offset the impact of Future Units. This potential funding will be discussed further in Exhibit L.

## EXHIBIT L

IDENTIFICATION AND CONSIDERATION OF LOCAL  
FUNDING SOURCES PER SECTION 65995.5(C)(2)  
AND SECTION 65995.6(B)(3)

Section 65995.6(b)(3) requires the School District to identify and consider any local sources other than fees, charges, dedications, or other requirements that can be used to offset the cost impacts of Future Units. Additionally, Section 65995.5(c)(2) requires the School District to subtract the amount of Local Funds, which includes commercial/industrial school fees, that the governing board has dedicated to facilities necessitated by Future Units. What follows is a summary of potential local sources, including Local Funds that were evaluated for reducing such impact.

**1. Lease Financings**

Lease financings are a means of financing facilities through a pledge of lease payments, as opposed to a new revenue source, i.e., Certificates of Participation ("COPs"), Lease Revenue Bonds ("LRBs"), etc. All lease payments associated with lease financings must be paid by the issuing school district through its existing sources of revenue. The lease payments are secured by the issuing school district's general fund.

The School District has not issued any recent lease financings to offset the impact of Future.

**2. General Obligation Bonds**

Lease financings are a means of financing facilities through a pledge of lease payments, as opposed to a new revenue source, i.e., Certificates of Participation ("COPs"), Lease Revenue Bonds ("LRBs"), etc. All lease payments associated with lease financings must be paid by the issuing school district through its existing sources of revenue. The lease payments are secured by the issuing school district's general fund.

The School District has not issued any recent lease financings to offset the impact of Future.

**3. Redevelopment Pass-Throughs**

California redevelopment law allows school districts to share in tax increment income via pass-through agreements with local redevelopment agencies. The passage of AB X1 26 eliminated redevelopment agencies as of February 1, 2012 and replaced them with successor agencies. Though redevelopment agencies have been eliminated, local educational agency's pass-through entitlements remain.

The School District currently has a pass-through agreement with the City of Palmdale. Funds received from the Redevelopment Agency as a result of this agreement are pledged and used for the modernization and enhancement of existing schools. Therefore, there are no funds available at this time to offset the impacts of Future Units.

**4. Community Facilities Districts**

The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities with useful lives of five (5) years or more. The Community Facilities District ("CFD") is a financing entity through which a local government is authorized to levy special taxes to pay debt service on issued bonds or to pay for the direct construction of facilities. A two-thirds vote of the qualified voters is required to form the CFD.

The School District has not formed any CFDs to date.

**5. School Fees**

Sections 17620 et seq. of the Education Code gives school districts the authority to collect statutory school fees ("School Fees") from commercial and industrial development if a justification study is prepared and certain nexus findings are made. Section 65995.5(c)(2) requires the School District to identify and consider Local Funds, which includes commercial/industrial School Fees, and to subtract such funds from the total impact created by Future Units, if such Local Funds are available.

The School District currently collects such fees in the amount of \$0.172 per square foot. In the previous five (5) years, the School District collected approximately \$1,078,868 in School Fees from commercial/industrial development. A similar amount of commercial/industrial School Fees can be expected to be received over the following five (5) years. This potential funding will be discussed further below.

**6. Identification of Existing Surplus Local Funds**

Over the next five (5) years, the School District will need to construct school facilities to house students to be generated from Future Units. Using per-student costs calculated in Exhibit E, providing adequate school facilities to the 189 Projected Unhoused Students identified in Section III.C will have a cost of \$17,225,838. Table L-1 shows a summary of the school facilities needs of the School District.

**TABLE L - 1**

**IDENTIFICATION OF SCHOOL FACILITIES NEEDS (2020\$)**

<b>Item</b>	<b>Amount</b>
Future Unhoused Student Impact	\$17,225,838



As stated above, the School District has identified the following local funds: (i) potential commercial/industrial school fees in the amount of \$1,078,868 and (ii) a potential value of surplus sites in the amount of \$6,960,682. In addition, the School District also plans to pursue State funding for the construction of school facilities to adequately house students generated from existing residential development and Future Units. Based on the current per-pupil grant amounts established by the State and the School District's site costs, the 189 Projected Unhoused Students would generate \$4,168,086 in State funding. Additionally, based on Table 15 of the Analysis, the School District can expect to receive \$4,168,086 from Alternative No. 2 Fees on new residential development. Table L-2 summarizes potential funding sources to fund the school facilities needs identified in Table L-1.

**TABLE L - 2**  
**IDENTIFICATION OF LOCAL FUNDS (2020\$)**

<b>Item</b>	<b>Amount</b>
Projected Commercial/Industrial School Fees	\$1,078,868
Potential Value of Surplus School Sites	\$6,960,682
State Funding for Projected Unhoused Students	\$4,168,086
Projected Alternative No. 2 Fees	\$4,168,086
<b>Total Local Funding Sources</b>	<b>\$16,375,722</b>

As shown in Table L-3, when considering the current and future school needs of the School District, there is currently a \$850,116 funding shortfall. Therefore, the School District does not have surplus funds available to offset the cost impact of Future Units.

**TABLE L - 3**  
**IDENTIFICATION OF FUNDING SHORTFALL/CREDIT (2020\$)**

<b>Item</b>	<b>Amount</b>
Total School Facilities Needs	\$17,225,838
Total Local Funding Sources	(\$16,375,722)
<b>Remaining Funding Shortfall/(Credit)</b>	<b>\$850,116</b>

**EXHIBIT M**

CALCULATION OF ADDITIONAL GRANTS FOR  
GENERAL SITE DEVELOPMENT

## ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT

### General Site Development Grant per Student Calculation

#### 1. Calculation of Additional Grant Amount as a percentage of Base Per-Pupil Grant at Each School Level

School Level	Base Per-Pupil Grant <sup>[1]</sup>	Percent	Additional Grant
High School	\$17,051	3.75%	\$639

*[1] Includes Automatic Fire Detection/Sprinkler Grant.*

#### 2a. Calculation of Total Grant Amount for a New School Facility at Each School Level

School Level	Grant per New Usable Acre	Site Size	Grant per School Facility
High School	\$20,266	48.4	\$980,874

#### 2b. Calculation of Grant Amount per Student at Each School Level

School Level	Grant per School Facility	Facility Capacity	Grant per Student
High School	\$980,874	2,500	\$392

#### 3. Determination of Total Grant per Student for General Site Development at Each School Level

School Level	Additional Grant as a percentage of Base Per-Pupil Grant	Grant per Student	Total Grant for General Site Development
High School	\$639	\$392	\$1,031