

SCHOOL FACILITIES NEEDS ANALYSIS

ARVIN UNION SCHOOL DISTRICT

OCTOBER 12, 2022

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COOPERATIVE STRATEGIES

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EXECUTIVE SUMMARY

This School Facilities Needs Analysis ("Analysis") has been prepared in accordance with applicable laws to provide the factual basis for the Arvin Union 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.

TABLE ES-1

SUMMARY OF STATUTORY REQUIREMENTS

Statutory Requirements	Status
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	**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.

TABLE ES-2

ALTERNATIVE FEES (2022$)

Fee	Amount per Square Foot
Alternative No. 2 Fee	$4.89
Alternative No. 3 Fee	$10.68

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 at each school level (i.e., elementary school and middle school). If surplus seats exist at one (1) or more school levels, 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.

1. 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 February 12, 2000. On July 5, 2000, 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 zero (0) students in grades kindergarten through 6, 161 students in grades 7 and 8, zero (0) non-severe special day class students, and zero (0) severe special day class students.

2. 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 been satisfied. This determination is based on the fact that Measure G was placed before the voters of the School District on the November 6, 2018, ballot and the measure received an approval rate of 73.70 percent. Please see Exhibit F for more information on Measure G.

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 $8,749,874 in outstanding GO bonds issued. This debt represents 39.28 percent of the School District's bonding capacity (see Exhibit G 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 135 permanent classrooms and 54 relocatable classrooms. This equates to a 28.57 percent relocatable classroom utilization rate.

3. 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 Kern ("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 292 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 in school year 2022/2023. Upon comparison of the two (2) databases, 224 students were matched to the 292 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
Elementary School (Grades K-5)	183	292	0.6267
Middle School (Grades 6-8)	41	292	0.1404
Total	**224**	**N/A**	**0.7671**

As for 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 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. The Analysis utilizes SGRs experienced and documented by Bakersfield City School District ("BCSD"), which is also located in the County. Table 2 on the following page shows the SGRs for MF units by school level.

TABLE 2

STUDENT GENERATION RATES FOR MULTIFAMILY UNITS

School Level	MF Student Generation Rates
Elementary School	0.3840
Middle School	0.0630
Total	**0.4470**

Since no SFA units are expected to be constructed in the School District over the next five (5) years, SGRs for SFA units were not identified. The School District, however, is required to adopt the Analysis on an annual basis, and if SFA units are projected in the future the School District will update the Analysis accordingly.

2. Future Units

In order to obtain information regarding future residential units, the planning departments of the City of Arvin ("City") and the County 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 County (see Exhibit H), Cooperative Strategies has determined that the School District could experience the construction of 155 Future Units over the next five (5) years. Table 3 distinguishes between Future Units by unit type.

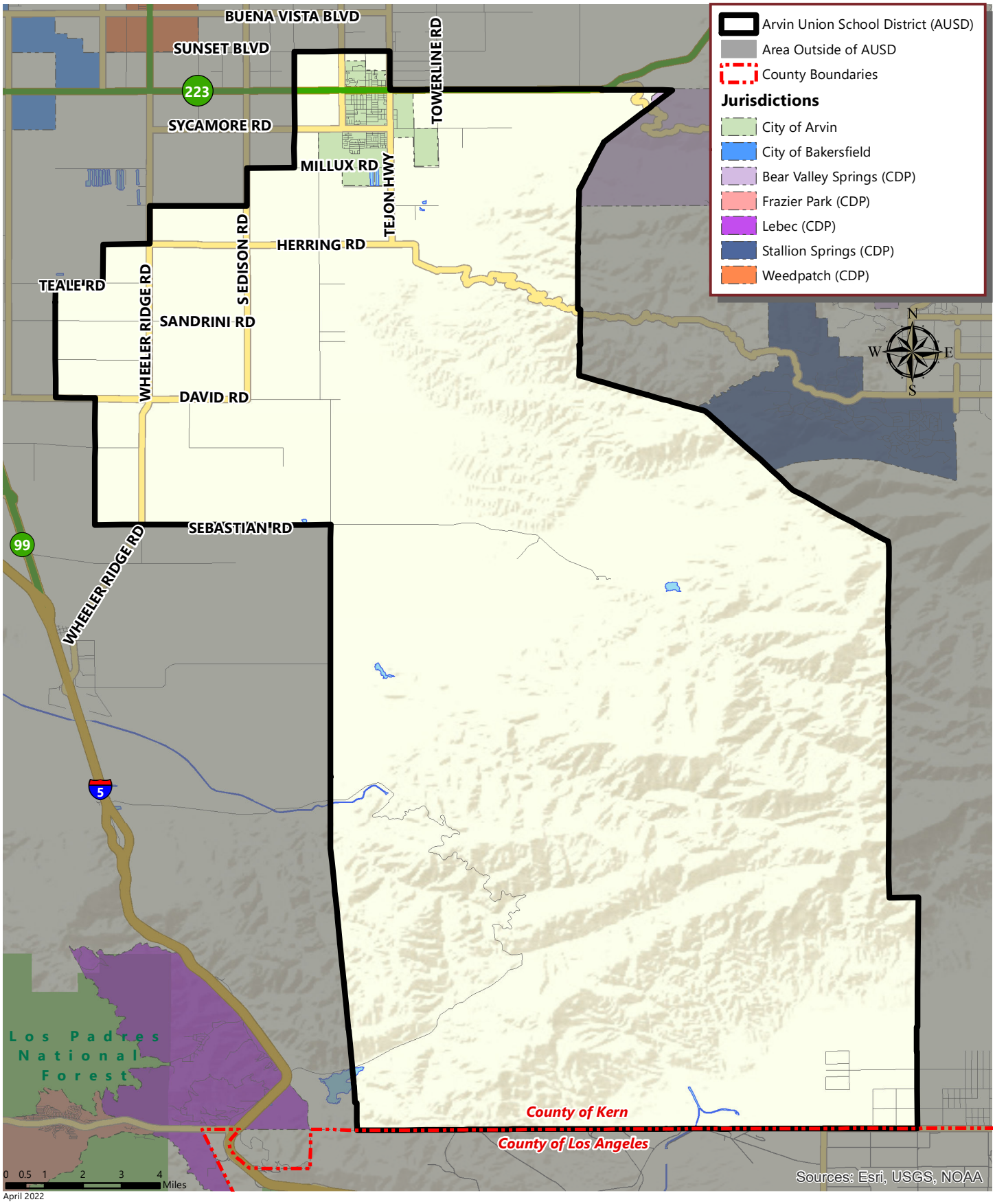
TABLE 3

FUTURE UNITS BY UNIT TYPE

Unit Type	Total Future Units
Single Family Detached	125
Multifamily	30
Total Units	**155**

ARVIN UNION SCHOOL DISTRICT

GEOGRAPHIC PROFILE



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The projected number of future residential units identified in Table 3 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 I.

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.

3. Projected Student Enrollment

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

TABLE 4

PROJECTED STUDENT ENROLLMENT

School Level	Total Projected Students from Future Units
Elementary School	90
Middle School	20
Total	**110**

B. Current Capacity

Collectively, the School District's school facilities in school year 2022/2023 have a capacity of 3,367 seats per Section 17071.25 of the Education Code. Of these 3,367 seats, 2,613 are at the elementary school level and 754 are at the middle school level. These capacities include seats from all new school facility construction projects funded by the State as well as any projects that have been completed and occupied and are awaiting State funding. Based on student enrollment data for school year 2022/2023, the enrollment of the School District is 2,993 students. As shown in Table 5, facilities capacity exceeds student enrollment at all school levels in school year 2022/2023.

TABLE 5

EXISTING SCHOOL FACILITIES CAPACITY AND STUDENT ENROLLMENT

School Level	2022/2023 Facilities Capacity	2022/2023 Student Enrollment	Excess/ (Shortage) Capacity
Elementary School	2,613	2,329	284
Middle School	754	664	90
Total	**3,367**	**2,993**	**374**

[1] See Exhibit B for SAB Form 50-02, and Exhibit J for the Updated School Facilities Capacity Calculation.
[2] 2022/2023 enrollment obtained from the School District.

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 284 seats at the elementary school level and 90 seats at the middle school level. These surplus seats exist at facilities which will house (i) students generated from Future Units and (ii) students generated from units developed beyond the five-year period of the Analysis.

The School District will experience growth beyond the next five (5) years. Therefore, the surplus seats identified in Table 5 must be allocated between the Future Units shown in Table 3 and residential units to be constructed beyond the next five (5) years. According to information obtained from the Kern Council of Governments ("KCOG"), the School District can expect an additional 2,010 residential units through calendar year 2040. This number includes Future Units and residential units to be constructed beyond the next five (5) years. Allocating the surplus seats identified in Table 5 between Future Units and residential units to be constructed beyond the next five (5) years based on the number of students each group of units is expected to generate results in 23 surplus seats at the elementary school level and eight (8) surplus seats at the middle school level to be allocated over the next five (5) years, as shown in Table 6 on the following page.

TABLE 6

PROJECTED UNHOUSED STUDENTS FROM FUTURE UNITS

School Level	Projected Student Enrollment	Surplus Seat Determination	Projected Unhoused Students
Elementary School	90	23	67
Middle School	20	8	12
Total	**110**	**31**	**79**

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 not possess any sites that could be considered surplus. 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 23 excess seats exist at the elementary school level and eight (8) excess seats exist at the middle school level and has reduced the Projected Student Enrollment generated from Future Units accordingly.

Finally, in accordance with Sections 65995.6(b) and 65995.5(c)(2), the School District has determined that $219,546 in 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 February 23, 2022, 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 (2022$)

School Level	Per-Pupil Grant Amount	Additional Grants for Auto Alarm and Fire Sprinkler System	Base Per-Pupil Grant Amount
Elementary School	$14,623	$262	$14,885
Middle School	$15,466	$315	$15,781

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) 6 percent of the base per-pupil grants for elementary and middle school projects and (ii) a grant of $23,801 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 8.

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.

At this time, the School District does not plan to acquire additional sites to construct middle school facilities and would expand existing sites instead. Therefore, at this time, the School District is not assuming any additional grants for general site development at the middle school level. The School District, however, is required to adopt the Analysis on an annual basis, and if the need to acquire land to construct additional middle school facilities is identified in the future, the School District will update the Analysis accordingly.

TABLE 8

TOTAL PER-PUPIL GRANT AMOUNTS (2022$)

School Level	Base Per-Pupil Grant Amount	Additional Grants for General Site Development	Total Per-Pupil Grant Amount
Elementary School	$14,885	$1,258	$16,143
Middle School	$15,781	N/A	$15,781

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 6, 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).

TABLE 9

TOTAL NEW SCHOOL CONSTRUCTION GRANTS FOR PROJECTED UNHOUSED STUDENTS FROM FUTURE UNITS (2022$) (IN ACCORDANCE WITH SECTION 65995.5(C)(1) OF THE GOVERNMENT CODE)

School Level	Projected Unhoused Students	Total Per-Pupil Grant Amount	Total New Construction Grants
Elementary School	67	$16,143	$1,081,581
Middle School	12	$15,781	$189,372
Total	**79**	**N/A**	**$1,270,953**

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 elementary school facilities will be designed to accommodate 600 students. At this time, the plans of the School District call for the expansion of existing facilities to accommodate student enrollment at the middle school level. The School District, however, is required to adopt the Analysis on an annual basis, and if the need for an additional middle school site(s) is identified in the future, the School District will update the Analysis accordingly. 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.

TABLE 10

STUDENT CAPACITIES AND SITE SIZES OF FUTURE SCHOOL FACILTIES

School Level	Student Capacity	Site Size (Acres)
Elementary School	600	9.20
Middle School	N/A	N/A

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

Based on information regarding property sales within the County, the School District believes that $38,988 per acre for site acquisition at the elementary school level is a reasonable estimate. As for site development, the School District estimates the cost to be approximately $207,238 per acre at the elementary school level (the site development cost was taken from the School Facilities Needs Analysis prepared in 2021 and adjusted by the annual change in the construction cost index as published by Marshall & Swift).

At this time, the School District does not anticipate the need to acquire additional middle school sites over the next five (5) years. Therefore, the costs associated with the acquisition and development of new middle school sites was not included in this Analysis. The School District, however, is required to adopt the Analysis on an annual basis, and if the need for additional middle school sites is identified, the School District will update the Analysis accordingly.

Table 11 lists the total estimated site acquisition costs and site development costs of the School District in accordance with Section 65995.5(h).

TABLE 11

SITE ACQUISITION AND SITE DEVELOPMENT COSTS OF FUTURE SCHOOL FACILITIES (2022$)

School Level	Site Acquisition Cost [1]	Site Development Cost [1]	Total Site Cost
Elementary School	$358,782	$1,906,590	$2,265,372
Middle School	N/A	N/A	N/A

[1] The site acquisition and 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 mitigated Future Units and 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 for each school level, as listed in Table 6, was divided by the applicable student capacity, as listed in 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.

TABLE 12

SCHOOL FACILITIES NEEDED

School Level	Projected Students from Future Units	Facilities Capacity	Total Facilities Needed
Elementary School	67	600	0.112
Middle School	12	N/A	N/A

It is important to realize that while the number of Projected Unhoused Students equates only to approximately 11.2 percent of an elementary school, the School District will need to construct at least one (1) elementary 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.

TABLE 13

TOTAL SCHOOL SITE ACQUISITION AND SITE DEVELOPMENT COSTS FOR STUDENTS FROM FUTURE UNITS (2022$)

School Level	Facilities Needed for Students Generated from Future Units	Site Cost	Total Site Costs [1]
Elementary School	0.112	$2,265,372	$253,722
Middle School	N/A	N/A	N/A

[1] Numbers may not sum due to rounding.

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.

TABLE 14

**ALTERNATIVE NO. 2 FEE SITE COSTS (2022$)
(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE GOVERNMENT CODE)**

School Level	Total Site Costs	Multiplier	Alternative No. 2 Fee Site Cost
Elementary School	$253,722	50.00%	$126,861
Middle School	N/A	50.00%	N/A

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 $1,270,953 and the total site acquisition and site development cost pursuant to Section 65995.5(h) is $126,861. These costs and the Alternative No. 2 Fee School Facility Costs are shown by school level in Table 15.

TABLE 15

ALTERNATIVE NO. 2 FEE SITE COSTS (2022$)
(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
Elementary School	$1,081,581	$126,861	$1,208,442
Middle School	$189,372	N/A	$189,372
Total	**$1,270,953**	**$126,861**	**$1,397,814**

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 $219,546 is available to accommodate Projected Unhoused Students generated from Future Units (see Exhibit L for more detail on local sources, including Local Funds).

TABLE 16

NET ALTERNATIVE NO.2 FEE SCHOOL FACILITY COSTS (2022$)
(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE GOVERNMENT CODE)

Item	Alternative No. 2 Fee School Facility Costs
Alternative No. 2 Fee School Facility Costs	$1,397,814
Credit for Existing Surplus Local Funds	$219,546
Net Alternative No. 2 Fee School Facilities Costs	**$1,178,268**

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 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 utilized square footage information of units recently constructed within the School District obtained from the County Assessor, as well as information previously provided by the City and County and confirmed those estimates with the Planning Departments of the City and County. Based on this information, the average Future SFD Unit to be constructed within the School District is estimated to contain 1,677 square feet and the average Future MF Unit estimated to contain 1,050 square feet (see Exhibit H).

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 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 on the following page.

TABLE 17

ESTIMATED TOTAL RESIDENTIAL SQUARE FOOTAGE

Unit Type	Future Units	Average Square Footage	Total Square Footage
Single Family Detached	125	1,677	209,625
Multifamily	30	1,050	31,500
Total	**155**	**N/A**	**241,125**

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 I.

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 18, were divided by the total square footage of assessable space of the Future Units, as listed in Table 17. Table 18 provides the Alternative No. 2 Fee that can be adopted by the School District.

TABLE 18

ALTERNATIVE NO.2 FEE (2022$)

Item	Alternative No. 2 Fee School Facility Costs
Alternative No. 2 Fee School Facility Costs	$1,178,268
Credit for Existing Surplus Local Funds	241,125
Net Alternative No. 2 Fee School Facilities Costs	**$4.89**

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 $219,546 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 (2022$)
(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE GOVERNMENT CODE)

Item	Alternative No. 2 Fee School Facility Costs
Net Alternative No. 2 Fee School Facility Costs	$1,178,268
Alternative No. 2 Fee School Facility Costs	$1,397,814
Alternative No. 3 Fee School Facilities Costs	**$2,576,082**

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 provides the Alternative No. 3 Fee that can be levied by the School District on new residential development where permitted by applicable law.

TABLE 20

ALTERNATIVE NO.3 FEE (2022$)

Item	Alternative No. 2 Fee School Facility Costs
Alternative No. 3 Fee School Facility Costs	$2,576,082
Total Residential Square Footage	241,125
Alternative No. 3 Fee	**$10.68**

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 $4.89 per square foot and the Alternative No. 3 Fee of $10.68 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 $23.20. 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 $4.89 per square foot and the Alternative No. 3 Fee of $10.68 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 elementary 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 elementary school facilities, (ii) expansion of existing middle 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.

S:\Clients\Arvin Union SD\Demographics\SFNA\SY2223\Reports\Final\ArvinUnionSD_SFNA_2223_Fn.PDF

EXHIBIT A

CURRENT SAB FORM 50-01

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (*see California Public School Directory*)
Arvin Union Elementary	63313
COUNTY	**HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (*if applicable*)**
Kern	

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)

☐ **Modified Weighting** (Fifth-Year Projection Only)

☐ **Alternate Weighting** - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part A. K-12 Pupil Data

Grade	7th Prev. /	6th Prev. /	5th Prev. /	4th Prev. /	3rd Prev. 2015/2016	2nd Prev. 2016/2017	Previous 2017/2018	Current 2018/2019
K					408	424	389	386
1					309	326	341	323
2					363	312	325	342
3					329	358	320	325
4					337	321	354	320
5					317	335	319	358
6					290	334	328	313
7					278	281	313	332
8					380	280	281	310
9					0	0	0	0
10					0	0	0	0
11					0	0	0	0
12					0	0	0	0
TOTAL					**3011**	**2971**	**2970**	**3009**

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
				0	0	0	0

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

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9					0	0	0	0
10					0	0	0	0
11					0	0	0	0
12					0	0	0	0
TOTAL					**0**	**0**	**0**	**0**

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

	Elementary	Secondary	TOTAL
Non-Severe	78	0	**78**
Severe	0	0	**0**
TOTAL	78	0	

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

7th Prev. /	6th Prev. /	5th Prev. /	4th Prev. /	3rd Prev. 2015/2016	2nd Prev. 2016/2017	Previous 2017/2018	Current 2018/2019

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

☐ County Birth Data ☐ Birth Data by District ZIP Codes

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

Part G. Number of New Dwelling Units
(Fifth-Year Projection Only) **228**

Part H. District Student Yield Factor
(Fifth-Year Projection Only) **.5**

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
2177	668	0	**2845**

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	69	0	**69**
Severe	0	0	**0**
TOTAL	69	0	

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			
TOTAL			

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- *I am designated as an authorized district representative by the governing board of the district.*
- *If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).*
- *This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.*

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)
Chris Davis

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE 12/18/19

TELEPHONE NUMBER (661) 854-6507

E-MAIL ADDRESS
chdavis@arvin-do.com

EXHIBIT B

CURRENT SAB FORM 50-02

STATE OF CALIFORNIA

EXISTING SCHOOL BUILDING CAPACITY

SAB 50-02 (Rev. 09/02) Excel (Rev. 11/21/2002)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (*see California Public School Directory*)
ARVIN UNION ELEMENTARY	63313
COUNTY	**HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (*if applicable*)**
KERN	

PART I - Classroom Inventory ☐ NEW ☐ ADJUSTED	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years	13					13
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						
Line 6. Portable Classrooms owned by district	23	6		2		31
Line 7. Permanent Classrooms	37	16		2		55
Line 8. Total (Lines 1 through 7)	73	22		4		99

PART II - Available Classrooms

Option A.	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	23	6		2		31
d. Part I, line 7	37	16		2		55
e. Total (a, b, c, & d)	**60**	**22**		**4**		**86**

Option B.	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	73	22		4		99
b. Part I, lines 1,2,5 and 6 (total only)						44
c. 25 percent of Part I, line 7 (total only)						14
d. Subtract c from b (enter 0 if negative)	25	4		1		30
e. Total (a minus d)	**48**	**18**		**3**		**69**

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	**1,200**	**486**		**39**	
Line 2. SER adjustment	51	21		2	
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	**51**	**21**		**2**	
Line 5. Total of lines 1 and 4	**1,251**	**507**		**41**	

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

EXHIBIT C

CURRENT SAB FORM 50-03

ELIGIBILITY DETERMINATION

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (*see California Public School Directory*)
ARVIN UNION ELEMENTARY	63313
BUSINESS ADDRESS	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (*if applicable*)
CITY	COUNTY
	KERN

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

DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS
DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS

Part II - New Construction Eligibility ☐NEW ☑ ADJUSTED	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 50-01)	3,400	894		87	12
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	1,251	507		41	
3. New Construction Baseline Eligibility (line 1 minus line 2)	2,149	387		46	12

Part III - Modernization Eligibility ☐NEW ☐ ADJUSTED

1. SCHOOL NAME:

Option A	K-6	7-8	9-12	Non-Severe	Severe
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: 25 for K-6, 27 for 7-8 and 9-12; 13 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%

	K-6	7-8	9-12	Non-Severe	Severe
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 _____; 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

EXHIBIT D

ELIGIBILITY DETERMINATION FROM THE SAB

Project Main Page

Return to Search Results

DSA eTracker: (Project Lacks a Valid DSA Number)
Application: 50/63313-00-001
County: Kern
District: Arvin Union Elementary
Site: El Camino Real Elementary
District Rep: Mrs. Georgia Rhett

Details Fund Releases Budget Summary Transaction Detail Modernization Eligibility New Construction Eligibility

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval
63313	0	7/5/2000	2/26/2020

SAB 50-03 New Construction Eligibility Information

New Construction Baseline Eligibility

Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	874	130	0	0	0
SAB Approvals/Adjustments:	-1074	31	0	-11	0
Remaining Eligibility:	-200	161	0	-11	0

SAB 50-03 Eligibility Document Status/Dates

Status:	SAB Approved
Date Signed:	2/12/2000
Date Received:	2/28/2000
SAB Approval Date:	7/5/2000

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EXHIBIT E

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

Arvin Union School District

School Facility Cost Impacts per Residential Square Foot

October 2022

School Facility Costs

School Level	Site Acquisition Cost	Construction Cost	Total Cost
Elementary School	$397,780	$32,686,887	$33,084,667
Middle School	$0	$852,174	$852,174

Costs per Student

School Level	Total Cost	Students Housed	Cost per Student
Elementary School	$33,084,667	600	$55,141
Middle School	$852,174	27	$31,562

School Facility Cost Impacts per Residential Unit

School Level	Cost per Student	Weighted Average SGR	Cost per Unit
Elementary School	$55,141	0.5806	$32,017
Middle School	$31,562	0.1290	$4,073
Total School Facility Cost Impact			**$36,090**
Average Square Footage [1]			1,556
School Facility Cost Impact per Square Foot			**$23.20**

[1] See Table 17 of the Analysis.

Arvin Union School District
Summary of Estimated Costs
Elementary School
October 2022

A. Site				**$462,780**
	Purchase Price of Property		$397,780	
		Acres[1]: 10.2		
		Cost/Acre: $38,998		
	EIR		$30,000	
	Appraisals		$15,000	
	Surveys		$10,000	
	Escrow/Title		$10,000	
	[1] Assumes Net Usable Acres.			
B. Plans				**$1,818,750**
	Architect's Fee		$1,537,500	
	DSA/SDE Plan Check		$227,350	
	CDE Plan Check Fee		$18,900	
	Energy Fee Analysis		$15,000	
	Preliminary Tests		$20,000	
C. Construction				**$27,000,000**
	(Includes Construction, Site Development, General Site Development, and Technology)			
		Square Feet / Studen 75		
		Cost / Square Feet $600		
D. Tests				**$100,000**
E. Inspection				**$180,000**
	($15,000 per month for 12 months)			
F. Furniture and Equipment				**$540,000**
	(2% of Construction)			
G. Contingency				**$1,350,000**
	(5% of Construction)			
H. Items Not Funded by the State				**$1,633,137**
	Technology (5% of Construction)		$1,350,000	
	Library Books (8 books/student @ $15)		$72,000	
	Landscaping ($0.44/sq. ft x 10.2 acres)		$195,497	
	Landscape Architect Fees (8% of Landscaping)		$15,640	
I. Total Estimated Cost				**$33,084,667**

Summary	
School Facilities Capacity - Traditional Calendar	**600**
School Facilities Cost per Student - Traditional Calendar	**$55,141**

EXHIBIT F

INFORMATION ON MEASURE G

SUBSCRIBE DONATE

BP



Want to know what's on your ballot? Use Ballotpedia's Sample Ballot tool

Arvin Union School District, California, Measure G, Bond Issue (November 2018)



TEXT OF MEASURE ▾ PATH TO THE BALLOT SEE ALSO ▾ MORE ▾

A **bond issue** was on the ballot for Arvin Union School District voters in Kern County, California, on November 6, 2018. It was **approved**.

A **yes** vote was a vote in favor of authorizing the district to issue up to $15 million in bonds at an estimated tax rate of $0.03 per $100 of assessed property value to fund renovation, construction, and maintenance of facilities.

A **no** vote was a vote against authorizing the district to issue up to $15 million in bonds at an estimated tax rate of $0.03 per $100 of assessed property value to fund renovation, construction, and maintenance of facilities.

Election results

Arvin Union School District Measure G		
Result	Votes	Percentage
✔ **Yes**	**1,401**	73.70%
No	500	26.30%

Results are officially certified.
Source

Measure G: Arvin Union School District Bond Issue

The basics

Election date:
November 6, 2018

Status:
✔ Approved

Majority required:
55%

Topic:
Local school bonds

Amount: $15 million
Tax: 0.03 per $100 in value

Will 2022 be a wave election?

EXHIBIT G

BONDING CAPACITY CALCULATION

ARVIN UNION SCHOOL DISTRICT

Bonding Capacity Calculation - Fiscal Year 2022/2023

	Description	Value
1.	Taxable property of the district including all unitary and operating nonunitary property for the 2020/2021 equalized roll [1].	$1,781,943,138
2.	Enter applicable percentage bond debt limit Section 15102 (School District) 1.25% Section 15108 (Unified School District) 2.5%	1.25%
3.	Bonding capacity	$22,274,289
4.	Senate Bill 50 local bonding capacity threshold 15% of District's local bonding capacity	$3,341,143
5.	Senate Bill 50 local bonding capacity threshold 30% of District's local bonding capacity	$6,682,287

[1] Source: Kern County Office of the Auditor-Controller.

EXHIBIT H

CORRESPONDENCE WITH CITY AND COUNTY

September 12, 2022

Tendai Mtunga
City Planner
City of Arvin
141 Plumtree Drive
Arvin, CA 93203

Re: Residential Development Projections within Arvin Union School District Boundaries

Dear Tendai,

Cooperative Strategies, LLC is in the process of revising the School Facilities Needs Analysis ("SFNA") for the Arvin Union 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 Arvin ("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 **September 30, 2022.**

Tendai, should you have any questions regarding the projections please contact me or Andrew Bishop, Senior Associate Director, at 949.250.8343 We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Janice Grass
Senior 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 Arvin Union School District, the City of Arvin ("City"):

___The City concurs with the previous residential development projections as provided below:

Unit Type	Projected Number of Units [1]	Estimated Average Square Footage per Unit
Single Family Detached *(i.e. single family home)*	125	1,627
Single Family Attached (e*.g. condos, duplexes, townhomes, etc.)*	0	N/A
Multifamily *(i.e. apartments)*	30	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:

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

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

Signed, _____, of the City of Arvin on _____.

Printed Name: _____
Title: _____

September 12, 2022

Ms. Holly Nelson
Supervising Planner
County of Kern
2700 M Street
Bakersfield, CA 93301

Re: Residential Development Projections within Arvin Union School District Boundaries

Dear Ms. Nelson,

Cooperative Strategies, LLC is in the process of revising the School Facilities Needs Analysis ("SFNA") for the Arvin Union 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 **September 30, 2022**.

Ms. Nelson, should you have any questions regarding the projections please contact me or Andrew Bishop, Senior Associate Director, at 949.250.8343. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Janice Grass
Senior 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 Arvin Union School District, the County of Kern ("County"):

___The County concurs with the previous residential development projections as provided below:

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

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

[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: _____

EXHIBIT I

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 J

UPDATED SCHOOL FACILITIES CAPACITY CALCULATION

Arvin Union School District

School Facilities Capacity Calculation

Application	Item	Elementary School	Middle School
N/A	SAB Form 50-02	1,251	507
N/A	Non-Severe/Severe Capacity	15	4
N/A	Relocatables Added	400	243
50/63313-00-001	El Camino Real Elementary	825	0
50/63313-00-002	El Camino Real Elementary	22	0
50/63313-00-003	Sierra Vista Elementary	300	0
N/A	Sierra Vista Elementary - Classrooms Removed	(250)	0
50/63313-00-004	Bear Mountain Elementary	250	0
N/A	Bear Mountain Elementary - Classrooms Removed	(200)	0
Total Capacity	**N/A**	**2,613**	**754**

EXHIBIT K

ALLOCATION OF SURPLUS SEATS

Arvin Union School District

Matriculation of Surplus Seats

Actual and Projected School Students from Existing Units

Grade Level	School Year 2022/2023	School Year 2023/2024	School Year 2024/2025	School Year 2025/2026	School Year 2026/2027	School Year 2027/2028
Kindergarten	355	355	355	355	355	355
Grade 1	329	355	355	355	355	355
Grade 2	301	329	355	355	355	355
Grade 3	331	301	329	355	355	355
Grade 4	320	331	301	329	355	355
Grade 5	360	320	331	301	329	355
Grade 6	333	360	320	331	301	329
Grade 7	323	333	360	320	331	301
Grade 8	341	323	333	360	320	331
Elementary School Students	**2,329**	**2,351**	**2,346**	**2,381**	**2,405**	**2,459**
Middle School Students	**664**	**656**	**693**	**680**	**651**	**632**

Arvin Union School District

Allocation of Surplus Seats

Actual and Projected Surplus School Seats from Existing Units

Item	School Year 2022/2023
Actual Elementary School Students	2,329
Existing Elementary School Facilities Capacity	2,613
Excess Elementary School Seats	**284**
Actual Middle School Students	664
Existing Middle School Facilities Capacity	754
Excess Middle School Seats	**90**

Units to be Constructed over the Next Five (5) Years ("Future Units") and Total Units to be Constructed (i.e. Next Five (5) Years + Beyond the Next Five (5) Years) ("Total Units")

Item	Number of Future Units	Number of Total Units[1]
Number of SFD Units	125	1,438
Number of MF Units	30	572
[1] Source: Kern Council of Governments 2040 Forecast		

Percent of Students Generated from Future Units

Item	Students Generated from Future Units	Students Generated from Total Units
Elementary School Students from SFD Units	78	901
Elementary School Students from SFA Units	0	0
Elementary School Students from MF Units	12	220
Total Elementary School Students Generated	**90**	**1,121**
Middle School Students from SFD Units	18	202
Middle School Students from SFA Units	0	0
Middle School Students from MF Units	2	36
Total Middle School Students Generated	**20**	**238**
Percent of Elementary School Students Generated from Future Units		**8.03%**
Percent of Middle School Students Generated from Future Units		**8.40%**

Allocation of Excess School Seats to Students Generated from Future Units

School Level	Excess Seats	% of Students Generated from Future Units
Elementary School	284	8.03%
Middle School	90	8.40%
Excess Elementary School Seats Allocated Students Generated from Future Units		**23**
Excess Middle School Seats Allocated Students Generated from Future Units		**8**

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

General Obligation ("GO") bonds are secured by the full faith, credit and taxing power of the issuing school district. A GO bond constitutes debts of the issuer and generally requires 2/3 approval by election prior to issuance; however, a Proposition 39 GO bond is approved by 55 percent of the votes. In return for a lower voter approval threshold under Proposition 39, the issuing school district (i) must identify a specific list of school facility projects, (ii) has limitations on the rate of maximum tax levy, and (iii) upon approval, the expenditures are monitored and audited by a citizens' oversight committee annually. Voter approval grants the school district the right to levy additional ad valorem taxes on all taxable property within its jurisdiction in order to pay debt service on the GO bonds.

On November 6, 2018, the voters of the School District approved Measure G, which authorized the issuance of $15,000,000 in GO bonds. As of the date of this School Facilities Needs Analysis ("Analysis"), the School District has no GO bond authorization remaining from Measure G, and remaining proceeds, if any, are earmarked for completion of improvements to existing facilities. Therefore, no funding is available from this source to offset the impact of students generated from Future Units.

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 one (1) redevelopment project area located within its boundaries that generates redevelopment revenue. Over the last five (5) years, the School District has collected approximately $1,493,638 in redevelopment revenue from these pass-through agreements. A similar amount of redevelopment revenue can be expected to be received over the next five (5) years. At this time, $1,493,638 is considered to be available as potential funding for school facilities to house students generated from 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 $0.429 per square foot. In the previous five (5) years, the School District collected approximately $3,471 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 79 Projected Unhoused Students identified in Section III.C will have a cost of $4,073,191. Table L-1 shows a summary of the school facilities needs of the School District.

TABLE L-1

IDENTIFICATION OF SCHOOL FACILITIES NEEDS (2022$)

Item	Amount
Future Unhoused Student Impact	$4,073,191

As stated above, the School District has identified the following local funds: (i) a potential for $1,493,638 in funding from redevelopment pass-through agreements and (ii) $3,471 from commercial/industrial school fees. 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 79 Projected Unhoused Students would generate $1,397,814 in State funding. Additionally, based on Table 15 of the Analysis, the School District can expect to receive $1,397,814 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 (2022$)

Item	Amount
Projected Redevelopment Revenues	$1,493,638
Projected Commercial/Industrial School Fees	$3,471
State Funding for Projected Unhoused Students	$1,397,814
Projected Alternative No. 2 Fees	$1,397,814
Total	**$4,292,737**

As shown in Table L-3, when considering the current and future school needs of the School District, there is currently a $219,546 funding credit. Therefore, the School District does have surplus funds available to offset the cost impact of Future Units.

TABLE L-3

IDENTIFICATION OF FUNDING SHORTFALL/CREDIT (2022$)

Item	Amount
Total School Facilities Needs	$4,073,191
Total Local Funding Sources	($4,292,737)
Remaining Funding Shortfall/(Credit)	**($219,546)**

EXHIBIT M

CALCULATION OF ADDITIONAL GRANTS FOR GENERAL SITE DEVELOPMENT

Arvin Union 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 [1]	Percent	Additional Grant
Elementary School	$14,885	6.00%	$893
Middle School	$15,781	N/A	N/A

[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
Elementary School	$23,801	9.2	$218,969
Middle School	$23,801	N/A	N/A

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

School Level	Grant per School Facility	Facility Capacity	Grant per Student
Elementary School	$218,969	600	$365
Middle School	N/A	N/A	N/A

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
Elementary School	$893	$365	$1,258
Middle School	N/A	N/A	N/A