

# VISALIA UNIFIED SCHOOL DISTRICT

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## SCHOOL FACILITIES NEEDS ANALYSIS

Level 2 Developer Fee Study

April 2024

Kirk Shrum, Superintendent



*Facility Problem Solvers*

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## **Chapter 1: Executive Summary**

The Visalia Unified School District is a school district serving the general vicinity of the City of Visalia in Tulare County, California. The District serves students in grades kindergarten through twelve.

Enrollment in grades TK-12 for the current school year (2023/24) was 28,893 students at the time of the official enrollment census taken in the fall. Many schools are operating close to maximum capacity, and some schools are over design capacity and rely on portables to temporarily accommodate students. Projects are being planned and developed to provide additional space.

Residential development is projected to add 3,280 new housing units in the next five years. This pace is based on recent activity and matches the anticipated units used in the demographics study. There were 886 new housing units built in 2023 within the District boundaries.

Applying the methodology prescribed by State law for Level 2 Fees (see next section for a more detailed discussion), this School Facilities Needs Analysis finds the Visalia Unified School District is justified in levying a fee of **\$5.63 per square foot** on residential development subject to the fee. This is an increase of \$0.13 over the current Level 2 rate being collected of \$5.50. This is an increase of \$0.46 over the Level 1 rate of \$5.17 per square foot for residential units. The SAB (State Allocation Board) approved an inflation adjustment for school construction of minus 1.33% compared to last year.

Expected revenues from development fees in the next five years are projected to be \$28.62 million. This fee will provide up to one-half of the cost of needed school projects, with the other half expected to be provided by the State building program and other local sources. Additional District funds may be required to supplement these fees to provide for the actual construction costs of school projects.

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

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

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

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

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

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

Level 1: similar to 1986 fee structure, now \$5.17 per sq. foot<sup>3</sup>

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

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

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

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

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

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

<sup>3</sup> Rate effective January 24, 2024

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

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

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

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

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

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

*The Visalia Unified School District has submitted its documents to OPSC for new construction and has had its eligibility baseline established. The District has applications in process and will apply for new construction funding as projects arise.*

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

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

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

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

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

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

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

- (c) The existing capital facility debt is over 15% of the bonding capacity. The bonding capacity is \$452.89 million and the debt is \$118,329,938 for a debt ratio of 26.1%. The debt includes bonds and COP's as shown in the appendix.*
- (d) There are 320 portable classrooms of the total 1,265 classrooms in the District (includes Denton Elementary) for a ratio of 25.3%. This count does not include the temporary rented portables. See appendix for classroom inventory.*

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

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

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

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

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

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

Data elements to be reviewed include:

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

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

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

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

The homes built in the District during the past five years was matched with the data base of students currently enrolled to determine these yield factors. The addresses for the housing units were compared to the student data for 2023/24. The method was to identify as many new homes built within the five-year window that could be mapped in the GIS program. The permits were pulled at least 6 months prior to the date of the student data collection (October 2023) to ensure they could be occupied.

Data is presented as required by grade level group. Two housing types have been shown, Single Family (attached and detached) and Multi Family. Multi Family represent the townhouse and apartment units.

Pupil-per-Home yield results:

	<b>TK-6</b>	<b>7-8</b>	<b>9-12</b>	<b>Total</b>
SF	0.2334	0.0685	0.1426	<b>0.4445</b>
MF	0.1627	0.0471	0.0529	<b>0.2627</b>
Combined	0.2012	0.0588	0.1018	<b>0.3619</b>

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

As required by SB 50, new housing units have been projected for the next five years. Data from city and county planners have been used to make the projection shown below along with a review of the historic construction rates.

**New Residential Units in the Next Five Years  
(2024/25 through 2028/29)**

<b>Dwelling Type</b>	<b><u>5 Year Total</u></b>
Single Family	1,797
Multi Family	1,483
<b>Total</b>	<b>3,280</b>

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

A review of the historic permits pulled for new residential units indicated the average size new housing unit has averaged 2,018 square feet for single family units and 984 square feet for multi-family units. These numbers will be used for the average size of the new housing units over the next five years.

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

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

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

**Visalia Unified School District  
 New Students Projected by Grade Level  
 For Development Through 2029**

Grade Level	Student Yields for New Residential Dev.	Students Projected
<b>Single Family</b>		<b>1797 Units</b>
TK-6	0.2334	419
7-8	0.0685	123
9-12	0.1426	256
<b>Total</b>	<b>0.4445</b>	<b>798</b>
<b>Multi Family</b>		<b>1483 Units</b>
TK-6	0.1627	241
7-8	0.0471	70
9-12	0.0529	78
<b>Subtotal</b>	<b>0.2627</b>	<b>389</b>
<b>All Development</b>		<b>3280 Units</b>
TK-6	0.2012	660
7-8	0.0588	193
9-12	0.1018	334
<b>Totals</b>	<b>0.3619</b>	<b>1,187</b>

A total of 1,187 students are projected to be generated by new housing units over the next five years.

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

As calculated by the State's prescribed methodology on form SAB 50-02 and then adjusting for the projects constructed and funded since the baseline was established, a total of 28,982 spaces exist in the District's schools as shown in the following chart.

Visalia Unified School District Capacity of Existing Facilities						
		<u>TK-6</u>	<u>7-8</u>	<u>9-12</u>	<u>SDC</u>	<u>TOTAL</u>
<b>SB50 Baseline Capacity (SAB 50-02):</b>		<b>10,075</b>	<b>3,051</b>	<b>4,995</b>	<b>91</b>	<b>18,212</b>
<b>School Projects</b>	<b>Project #</b>	<b>Capacity Added/Grants Funded</b>				
El Diamante High	1			2,000		2,000
Elbow Creek	2	190				190
Mountain View	3	186				186
Royal Oaks	4	184				184
Four Creeks Elem	5	725			13	738
Oak Grove Elem	8	750			13	763
Cottonwood Creek Elem	12	40	585		13	638
Golden West High	13			162		162
Redwood High	14			41		41
Global Learning Charter	15	34				34
Crowley	16	34				34
Crestwood	17	68				68
Four Creeks	18				22	22
La Joya Middle	19		31			31
Annie R Mitchell Elem	20	750			35	785
Redwood High	21			45		45
Mt Whitney High	22			44		44
Manuel F Hernandez Elem	23	750			35	785
Golden West High	24			23		23
Ivanhoe	25	23				23
Shannon Ranch Elem	26	700				700
VTEC	27			10		10
Redwood High	28			337		337
Ridgeview Middle	29		839		9	848
Riverway Elem	30	675				675
Denton Elem	31	675				675
<b>Totals for Completed Projects</b>		<b>5,784</b>	<b>1,455</b>	<b>2,662</b>	<b>140</b>	<b>10,041</b>
Other District Funded Projects:				729		729
<b>Grand Totals</b>		<b>15,859</b>	<b>4,506</b>	<b>8,386</b>	<b>231</b>	<b>28,982</b>

Project 31, Denton Elem was just funded by the State Allocation Board in December 2021 and is included in the District capacity. The District is now in line for funding for project 32 at Sequoia High which is currently on the workload list.

The District's total enrollment for the current year 2023/24 is 28,893 which is a total of 89 less than the total capacity of 28,982.

**Visalia Unified School District**  
**Space Available in Existing Facilities**

Grade Level	Current Enrollment	Space Needed	Capacity per SB 50	Space Available
	[1]	[2]	[2]	
TK-6	15,021	15,687	15,859	172
7-8	4,406	4,406	4,506	100
9-12	9,177	9,177	8,386	(791)
SDC	289	289	231	(58)
<b>Total</b>	<b>28,893</b>	<b>29,559</b>	<b>28,982</b>	<b>(577)</b>

[1] Based on October enrollment of 23/24 school year.

[2] Based on current enrollment and expansion of TK.

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

This table illustrates the comparison of the current enrollment and space needed to the District capacity.

The space needed is equal to the current enrollment plus a total of 666 TK students that will be enrolled in 2025 as the opportunity to enroll in TK expands to all four olds.

Although these calculations show potential space available for the elementary and middle school grades, the total shows a negative net space available.

The government code states: 65995.6 (b) (2) Identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.

The potential space available in the elementary and middle school grades shown above is not available to house students generated from new development. Since the district has 25.3% of its capacity in portable classrooms, these spaces are temporary and are not adequate for housing future enrollment. The baseline capacity included 88 portables at the elementary schools which is equal to 2,200 seats which is more than the 172 seats available. The baseline capacity also included 32 portables at the middle schools which is equal to 864 seats which is more than the 100 seats available. These inadequate seats in the capacity more than account for the potential space shown in the table above for the elementary and middle school grades. A number of these portables could also be moved to the high schools to accommodate the space needed which would result in no space available at the elementary and middle schools.

The impacts of new development have resulted in the need to lease temporary portables. The District has 66 leased portable at its elementary schools, 10 at its middle schools, 39 at its high schools and 8 at other schools. This also illustrates the District is impacted at all of the grade levels and there is a need for additional facilities to house all students from new development.

Therefore, the District has determined that there are no seats available to house students from new development in the existing facilities. As a result, 1,187 of the 1,187 students projected from new development will need to be housed in new facilities and will be used to calculate the allowable Level 2 Fees.

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

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

**State Grant Allowance for New School Projects**

<u>Grade Level</u>	<u>Base Grant</u>	<u>Fire Alarms</u>	<u>Fire Sprinklers</u>	<u>Total</u>
<b>TK-6</b>	\$15,770	\$19	\$264	<b>\$16,053</b>
<b>7-8</b>	\$16,679	\$25	\$315	<b>\$17,019</b>
<b>9-12</b>	\$21,223	\$42	\$327	<b>\$21,592</b>
<b>SDC</b>	\$29,637	\$56	\$559	<b>\$30,252</b>

The following chart assumes that 1% of the new student population generated from new housing units will consist of special education students. This is equal to the current ratio of students who are enrolled in special day classes.

**Allowable Grant Costs for Projected Unhoused Students**

<u>Grade Level</u>	<u>Unhoused Students</u>	<u>Per-Pupil Grant Allowance</u>	<u>Total Grant Cost</u>
<b>TK-6</b>	653	\$16,053	\$10,482,609
<b>7-8</b>	191	\$17,019	\$3,250,629
<b>9-12</b>	331	\$21,592	\$7,146,952
<b>SDC</b>	12	\$30,252	\$363,024
<b>TOTALS</b>	<b>1,187</b>		<b>\$21,243,214</b>

The cost per student amounts include State funded allowances for required fire alarm and sprinkler requirements for new school projects as of January 2024.

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

**1. Eligible Site Acquisition Costs**

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

**Site Needs**

**Average Size Schools**

	<u>Acres</u>	<u>Students</u>	Projected Unhoused <u>Students</u>	Equivalent Sites <u>Needed</u>	Site Acres <u>Needed</u>
Elementary	10	600	653	1.088	10.88
Middle	20	800	191	0.239	4.78
High	40	1500	331	0.221	8.83
<b>TOTAL</b>					<b>24.49</b>

For purposes of calculating the Level 2 fee, the District will need 24.49 acres of additional land. The site costs are based on acquisition at \$115,092 per acre for sites useable for school purposes based on Department of Education standards. This per acre value is based on the average price for property currently on the market within the district.

**2. Eligible Site Development Costs**

SB 50 allows the inclusion of site development costs in the fee calculation. These costs are limited to one half of the actual or estimated service site improvements, off site improvements and utility costs which would be allowed by the State Allocation Board. These improvements can include applicable drainage, utility and road improvements. In addition, the SAB has a grant that provides for general site development costs which is based on a per acre value in addition to a percentage of the projects pupil grant allowance (see Grants on page 10).

The development costs were derived from historical project costs funded by the State. The average amounts totaled \$339,346 per acre for elementary, \$319,258 for junior high and \$372,291 for high schools. The 50% eligible site development costs that can be included in the Level 2 computation totals \$5,973,398 and includes the allowance for general site development costs of \$1,720,664. The following figure summarizes the site acquisition and development costs.

**COST OF SITES NEEDED**

	Acres Needed	Land Cost/Acre	Land Cost	Development Cost/Acre	Dev. Cost	Total Site Needs
Elementary	10.88	\$115,092	\$1,252,203	\$339,346	\$3,692,084	\$4,944,287
Middle	4.78	\$115,092	\$550,141	\$319,258	\$1,526,053	\$2,076,194
High	8.83	\$115,092	\$1,016,264	\$372,291	\$3,287,330	\$4,303,593
<b>Totals</b>	<b>24.49</b>		<b>\$2,818,607</b>		<b>\$8,505,467</b>	<b>\$11,324,075</b>

**50% portion: \$1,409,304                      \$4,252,734**

**General Site Development (50%)**

	Acres	Allowance/ Acre	Base Cost	% Allowance	Added Cost	Total Cost
Elementary	10.88	\$25,670	\$279,290	6%	\$628,957	\$908,247
Middle	4.78	\$25,670	\$122,703	6%	\$195,038	\$317,741
High	8.83	\$25,670	\$226,666	3.75%	\$268,011	\$494,677
<b>Totals</b>	<b>24.49</b>					<b>\$1,720,664</b>

**Total 50% Site Development Costs: \$5,973,398**  
**Total 50% Land & Development Costs: \$7,382,702**

The “Added Cost” column was determined by multiplying the percentage allowance by the total student grants for each grade shown on page 10.

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

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

- 1. New school facilities**
- 2. Land for new schools**
- 3. Additional land needed at existing schools**
- 4. New classrooms at existing schools**
- 5. Additional support facilities at existing campuses to accommodate increased enrollments**
- 6. Portables (including infrastructure) used for interim housing needs**

The District may use the fees for COP payments due to previous projects that have been financed. As provided by State law, fees may be used for the reasonable administrative costs of collecting the fees, and for legal and other costs of justifying and imposing the fees.

## Chapter 4: Calculation of Level 2 Fee

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

After figuring the aggregate projected costs, the total was divided by the projected square footage of the new residential units to derive the per square foot assessment amount. Based on these calculations, the Level 2 fee within the Visalia Unified School District for the next 12 months is calculated to be **\$5.63** per square foot, for residential units.

### Visalia Unified School District SB 50 Level 2 Developer Impact Fee Determination

Grade Level	Base Need			Land Acquisition & Site Development			Total Need
	Unhoused Students	Cost per Student	Total Cost	Land Acquisition	Site Development	Total Land & Site Dev.	
		[1]		[2]	[3]	[4]	
TK-6	653	\$16,053	\$10,482,609	\$626,101	\$2,754,289	\$3,380,390	\$13,862,999
7-8	191	\$17,019	\$3,250,629	\$275,070	\$1,080,767	\$1,355,838	\$4,606,467
9-12	331	\$21,592	\$7,146,952	\$508,132	\$2,138,342	\$2,646,474	\$9,793,426
SDC	12	\$30,252	\$363,024	\$0	\$0	\$0	\$363,024
<b>Totals</b>	1,187		\$21,243,214	\$1,409,304	\$5,973,398	\$7,382,702	<b>\$28,625,916</b>

### New Housing Unit Area

Unit Type	Number of Units	Area per Unit	Total Area	Grades TK-12 Amount:	Level 2 Fee \$ /Sq. Ft.
Single Family	1,797	2,018	3,626,346		<b>\$5.63</b>
Multi Family	1,483	984	1,459,272		
<b>Totals</b>	3,280	1,550	<b>5,085,618</b>		

[1] Cost per student per SB 50 allowance for new construction projects.

[2] Equals one half of the estimated land acquisition costs.

[3] Equals one half of the estimated site development costs including general site development costs.

[4] Total cost assumes 24.49 acres to be acquired.

The grant amounts shown include the amounts allowed by OPSC for fire alarms and sprinklers as of January 2024.

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

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

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

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

The District has applied these revenues to pay the lease/rental cost of portable classrooms that provide space for students from existing housing that accommodates workers in the senior housing projects or commercial/ industrial projects. By entering into such lease agreements, the Governing Board has not dedicated these funds to facilities necessitated by new residential construction subject to Alternate fees<sup>8</sup>.

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

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

**3. Voter Approved Bond Measure**

The District passed a \$105.3 million local bond in November 2018. The proceeds from that bond will be used for needed modernization projects. The District's master plan identified a total need of \$280.478 million in modernization needs for the priority 1, 2 and 3 projects. Therefore, no local bond funds are available to offset costs identified in this report for students projected from new housing units.

**4. Surplus Property**

The District has 5 parcels or school sites which have been declared surplus. These sites have a total of 53.43 acres and have a value of \$6,149,366 when using the average land value discussed earlier. These potential funds are needed for the modernization needs in the District. None of these funds will be available to reduce the costs of facility needs identified in this report.

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<sup>8</sup> See Government Code Section 65995.5 (c)(2) and 65995.5 (f).

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

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

The Visalia Unified School District has the option of levying a fee approximately two times<sup>9</sup> that shown above in the event state funds for new construction are not available, as provided by Government Code Section 65995.7.

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

**Level 3 Fee Calculation**

	<u>Amount</u>
Total Facility Needs based on 50% allowance:	\$28,625,916
Total Facility Needs based on 100% allowance:	\$57,251,831
Local Funds Available:	\$0
Net Facility Needs due to residential development:	\$57,251,831
Area of projected residential units:	5,085,618
Level 3 Fee per square foot:	<b>\$11.26</b>

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

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

In the case where the SAB declares it is out of funds for new construction projects, the District would need to take action in order to be able to collect Level 3 fees.

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<sup>9</sup> This amount is approximate due to the formula imposed by statute.

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

California law allows school districts that have demonstrated a need for new or expanded school facilities to assess a fee on each building permit issued within its territory<sup>10</sup>. The fee can only be used to offset the capital cost needed to serve students from projects subject to the fee. (A small amount may be used for administering the fee program.) Other means of funding school building projects are available, and many residential developments provide funding for new or expanded schools by arrangements not based on this statutory authority.

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

Before levying any fee, a school district or other public agency must show a connection between the fee and the project or activity that must pay the fee, and further must show that the fees will be used to alleviate a cost or burden caused by that development activity. Statutory and case law is clear that fees may not be used to address general or unrelated needs of the public agency. These justification requirements are sometimes known as the "Nexus tests" or "AB 1600" criteria. A nexus test demonstrates the linkage or closeness of the fee and its use to the activity causing the need. AB 1600 is shorthand for the procedural requirements found in the Government Code to levy any fee on a development project in California.<sup>11</sup>.

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

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

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

Combining the preceding factors has established a cost to accommodate new students from residential developments of \$11.26 per square foot, the local one-half share of which is **\$5.63** per square foot. Fees under other statutes apply to commercial and senior housing projects.

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<sup>10</sup> See Calif. Education Code Section 17620, *et seq.* and Government Code Section 65995, *et seq.*

<sup>11</sup> See Govt. Code Section 66000, *et seq.*, also known as the Mitigation Fee Act. (Assembly Bill 1600 was the law that codified and reorganized these requirements.)

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

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

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

School Facility Fees may be levied "for the purpose of funding the construction or reconstruction of school facilities"<sup>12</sup>. Fees may not be used for regular maintenance, routine repair, inspection or removal of asbestos containing materials, or purposes of deferred maintenance, as defined<sup>13</sup>.

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

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

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

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

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

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<sup>12</sup> Educ. Code 17620(a)(1)

<sup>13</sup> Educ. Code 17620(a)(3)

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

For residential projects, the relationship of new homes to public school enrollment is demonstrated by the students living in the new homes. Yield data from recently built housing in the District confirms this relationship. Housing projects that prohibit occupancy by school age children typically are exempt from Level 2 Fees<sup>14</sup>.

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

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

**a. Need for additional school facilities**

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

**b. Reasonableness of the Identified Projects**

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

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

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

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<sup>14</sup> Generally, this requires a specific deed restriction.

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

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

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

**a. Amount attributable to residential development**

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

**b. Feasibility of funding project**

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

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

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

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

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

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

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

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

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

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

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

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

Following action of the governing board to adopt a resolution establishing rates for Level 2 Fees, staff will transmit a copy of the resolution and a map of the District's boundaries to the planning/building departments of the county and all cities which are served by the District informing those agencies of the revised amounts and the effective date of the new fees. The effective date of the fees shall be immediately upon action of the Governing Board<sup>15</sup>.

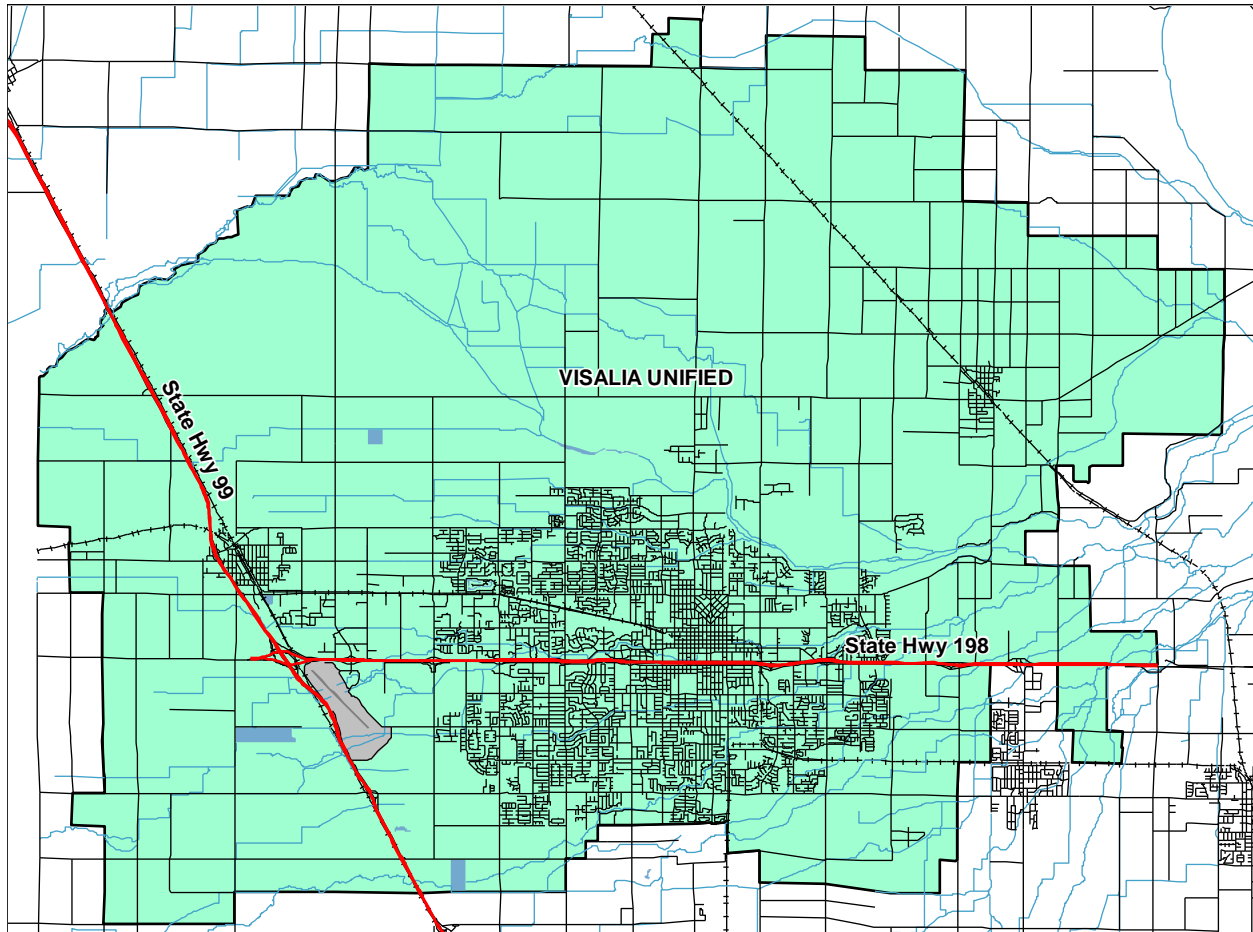
**E. Conclusion**

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

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<sup>15</sup> See Government Code Section 65995.6(f).

**F. District Map**



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

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

- A. The Visalia Unified School District has applied for and been found to be eligible for New Construction funding from the State School Facilities Program.**
- B. The Visalia Unified School District has completed a School Facilities Needs Analysis, and properly adopted that Analysis after providing public notice, responding to comments, and taking action as prescribed by law.**
- C. The Visalia Unified School District meets at least two of the four tests required by Government Code Section 65995.5 (b)(3):**
  - a. The District has passed a local bond in the past four years,
  - b. The District has capital facility debt in an amount that exceeds 15% of the District's bonding capacity.
  - c. The District has over 20% of its classrooms as portable classrooms.
- D. Fees collected under authority of Section 65995.5 or Section 65995.7 shall be expended as required by statute.**
- E. The District has met necessary nexus and notice requirements.**
- F. A Level 2 "Alternate" fee is justified in the amount of \$5.63 per square foot of residential development.**

Respectfully Submitted,



Ken Reynolds  
SchoolWorks, Inc.

# Appendices

## SCHOOL FACILITY NEEDS ANALYSIS 2024

*Visalia Unified School District*

- *SAB 50-01 Enrollment Certification/Projection*
- *Annual Adjustment to School Facility Program Grants*
- *Site Development Costs*
- *Capital Facility Debt*
- *Classroom and Portable Inventory*

SCHOOL DISTRICT Visalia Unified	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
COUNTY Tulare	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)

☐ 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 G. Number of New Dwelling Units**

(Fifth-Year Projection Only)

3280

**Part H. District Student Yield Factor**

(Fifth-Year Projection Only)

.3619

**Part I. Projected Enrollment**

**1. Fifth-Year Projection**

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

K-6	7-8	9-12	TOTAL
18581	4382	9372	32335

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

	Elementary	Secondary	TOTAL
Non-Severe	0	0	0
Severe	0	0	0
TOTAL	0	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)

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

TELEPHONE NUMBER

E-MAIL ADDRESS

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

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev. 2020 / 2021	2nd Prev. 2021 / 2022	Previous 2022 / 2023	Current 2023 / 2024
K	/	/	/	/	2215	2253	2441	2613
1					2096	2033	1943	1952
2					2078	2108	2039	1980
3					2181	2093	2132	2080
4					2144	2193	2133	2156
5					2199	2184	2205	2170
6					2157	2200	2199	2222
7					2216	2205	2233	2223
8					2303	2246	2197	2227
9					2434	2402	2358	2327
10					2359	2425	2350	2314
11					2319	2326	2331	2287
12					2183	2340	2332	2342
TOTAL					28884	29008	28893	28893

**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	0	0	0
Severe	0	0	0
TOTAL	0	0	

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

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev. 2020 / 2021	2nd Prev. 2021 / 2022	Previous 2022 / 2023	Current 2023 / 2024
/	/	/	/				

**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

ATTACHMENT B

**ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS**

State Allocation Board Meeting, January 24, 2024

Grant Amount Adjustments

New Construction	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-23	Adjusted Grant Per Pupil Effective 1-1-24
Elementary	1859.71	\$15,983	\$15,770
Middle	1859.71	\$16,904	\$16,679
High	1859.71	\$21,509	\$21,223
Special Day Class – Severe	1859.71.1	\$44,911	\$44,314
Special Day Class – Non-Severe	1859.71.1	\$30,036	\$29,637
Automatic Fire Detection/Alarm System – Elementary	1859.71.2	\$19	\$19
Automatic Fire Detection/Alarm System – Middle	1859.71.2	\$25	\$25
Automatic Fire Detection/Alarm System – High	1859.71.2	\$43	\$42
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	\$80	\$79
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	\$57	\$56
Automatic Sprinkler System – Elementary	1859.71.2	\$268	\$264
Automatic Sprinkler System – Middle	1859.71.2	\$319	\$315
Automatic Sprinkler System – High	1859.71.2	\$331	\$327
Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	\$846	\$835
Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	\$567	\$559

ATTACHMENT B

**ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS**

State Allocation Board Meeting, January 24, 2024

Grant Amount Adjustments

<b>Modernization</b>	<b>SFP Regulation Section</b>	<b>Adjusted Grant Per Pupil Effective 1-1-23</b>	<b>Adjusted Grant Per Pupil Effective 1-1-24</b>
Elementary	1859.78	\$6,086	\$6,005
Middle	1859.78	\$6,436	\$6,350
High	1859.78	\$8,427	\$8,315
Special Day Class - Severe	1859.78.3	\$19,396	\$19,138
Special Day Class – Non-Severe	1859.78.3	\$12,977	\$12,804
State Special School – Severe	1859.78	\$32,330	\$31,900
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	\$198	\$195
Automatic Fire Detection/Alarm System – Middle	1859.78.4	\$198	\$195
Automatic Fire Detection/Alarm System – High	1859.78.4	\$198	\$195
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	\$544	\$537
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.78.4	\$365	\$360
Over 50 Years Old – Elementary	1859.78.6	\$8,454	\$8,342
Over 50 Years Old – Middle	1859.78.6	\$8,942	\$8,823
Over 50 Years Old – High	1859.78.6	\$11,705	\$11,549
Over 50 Years Old – Special Day Class – Severe	1859.78.6	\$26,948	\$26,590
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	\$18,019	\$17,779
Over 50 Years Old – State Special Day School – Severe	1859.78.6	\$44,910	\$44,313

ATTACHMENT B

**ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS**

State Allocation Board Meeting, January 24, 2024

Grant Amount Adjustments

<b>New Construction / Modernization / Facility Hardship / Seismic Mitigation / Joint Use</b>	<b>SFP Regulation Section</b>	<b>Adjusted Grant Amount Effective 1-1-23</b>	<b>Adjusted Grant Amount Effective 1-1-24</b>
Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82.1 1859.82.2 1859.125 1859.125.1	\$262	\$259
Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82.1 1859.82.2 1859.125 1859.125.1	\$470	\$464
Portable Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82.1 1859.125 1859.125.1	\$59	\$58
Portable Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82.1 1859.125 1859.125.1	\$152	\$150

<b>New Construction Only</b>	<b>SFP Regulation Section</b>	<b>Adjusted Grant Amount Effective 1-1-23</b>	<b>Adjusted Grant Amount Effective 1-1-24</b>
Parking Spaces (per stall)	1859.76	\$20,325	\$20,055
General Site Grant (per acre for additional acreage being acquired)	1859.76	\$26,016	\$25,670
Project Assistance (for school district with less than 2,500 pupils)	1859.73.1	\$9,775	\$9,645

**Determination of Average State allowed amounts for Site Development Costs**

**Elementary Schools**

<u>District</u>	<u>Project #</u>	<u>Acres</u>	Original	Inflation	2009 Adjusted	<u>Project Year</u>	<u>2009 Cost/Acre</u>	
			<u>OPSC Site Development</u>	<u>Factor</u>	<u>Site Development</u>			
Davis Jt Unified	3	9.05	\$532,282	38.4%	\$1,473,469	2004	\$162,814	
Dry Creek Jt Elem	2	8.5	\$516,347	46.2%	\$1,509,322	2002	\$177,567	
Dry Creek Jt Elem	5	11.06	\$993,868	20.1%	\$2,387,568	2006	\$215,874	
Elk Grove Unified	5	12.17	\$556,011	48.2%	\$1,648,316	2001	\$135,441	
Elk Grove Unified	10	11	\$690,120	48.2%	\$2,045,888	2001	\$185,990	
Elk Grove Unified	11	10	\$702,127	48.2%	\$2,081,483	2001	\$208,148	
Elk Grove Unified	14	10	\$732,837	46.2%	\$2,142,139	2002	\$214,214	
Elk Grove Unified	16	9.86	\$570,198	46.2%	\$1,666,733	2002	\$169,040	
Elk Grove Unified	17	10	\$542,662	46.2%	\$1,586,243	2002	\$158,624	
Elk Grove Unified	20	10	\$710,730	43.2%	\$2,034,830	2003	\$203,483	
Elk Grove Unified	25	10	\$645,923	38.4%	\$1,788,052	2004	\$178,805	
Elk Grove Unified	28	10.03	\$856,468	24.4%	\$2,130,974	2005	\$212,460	
Elk Grove Unified	39	9.91	\$1,007,695	20.1%	\$2,420,785	2006	\$244,277	
Folsom-Cordova Unified	1	9.79	\$816,196	20.1%	\$1,960,747	2006	\$200,281	
Folsom-Cordova Unified	4	7.5	\$455,908	46.2%	\$1,332,654	2002	\$177,687	
Folsom-Cordova Unified	5	8	\$544,213	46.2%	\$1,590,776	2002	\$198,847	
Folsom-Cordova Unified	8	8.97	\$928,197	11.2%	\$2,063,757	2007	\$230,073	
Galt Jt Union Elem	2	10.1	\$1,033,044	38.4%	\$2,859,685	2004	\$283,137	
Lincoln Unified	1	9.39	\$433,498	46.2%	\$1,267,148	2002	\$134,947	
Lodi Unified	3	11.2	\$555,999	46.2%	\$1,625,228	2002	\$145,110	
Lodi Unified	10	11.42	\$1,245,492	46.2%	\$3,640,669	2002	\$318,798	
Lodi Unified	19	9.93	\$999,164	11.2%	\$2,221,545	2007	\$223,721	
Lodi Unified	22	10	\$1,416,212	7.7%	\$3,051,426	2008	\$305,143	
Natomas Unified	6	8.53	\$685,284	46.2%	\$2,003,138	2002	\$234,834	
Natomas Unified	10	9.83	\$618,251	43.2%	\$1,770,061	2003	\$180,067	
Natomas Unified	12	9.61	\$735,211	24.4%	\$1,829,275	2005	\$190,351	
Rocklin Unified	8	10.91	\$593,056	46.2%	\$1,733,548	2002	\$158,895	
Stockton Unified	1	12.66	\$1,462,232	7.7%	\$3,150,582	2008	\$248,861	
Stockton Unified	2	10.5	\$781,675	43.2%	\$2,237,946	2003	\$213,138	
Stockton Unified	6	12.48	\$1,136,704	20.1%	\$2,730,703	2006	\$218,806	
Tracy Jt Unified	4	10	\$618,254	46.2%	\$1,807,204	2002	\$180,720	
Tracy Jt Unified	10	10	\$573,006	38.4%	\$1,586,202	2004	\$158,620	
Washington Unified	1	8	\$446,161	46.2%	\$1,304,163	2002	\$163,020	
Washington Unified	4	10.76	\$979,085	7.7%	\$2,109,575	2008	\$196,057	
<b>Totals</b>		<b>341.16</b>			<b>\$68,791,833</b>	<b>Average</b>	<b>\$201,641</b>	<b>2024 Adjusted Value \$339,346</b>

**Middle and High Schools**

<u>District</u>	<u>Project #</u>	<u>Acres</u>	Original	Inflation	2009 Adjusted	<u>Project Year</u>	<u>2009 Cost/Acre</u>	
			<u>OPSC Site Development</u>	<u>Factor</u>	<u>Site Development</u>			
Western Placer Unified	4	19.3	\$5,973,312	24.4%	\$7,431,085	2005	\$385,030	
Roseville City Elem	2	21.6	\$1,780,588	48.2%	\$2,639,311	2000	\$122,190	
Elk Grove Unified	4	66.2	\$8,659,494	48.2%	\$12,835,704	2000	\$193,893	
Elk Grove Unified	13	76.4	\$9,791,732	48.2%	\$14,513,986	2001	\$189,974	
Elk Grove Unified	18	84.3	\$13,274,562	43.2%	\$19,002,626	2003	\$225,417	
Grant Jt Union High	2	24	\$2,183,840	48.2%	\$3,237,039	2000	\$134,877	
Center Unified	1	21.2	\$1,944,310	46.2%	\$2,841,684	2002	\$134,042	
Lodi Unified	2	13.4	\$1,076,844	46.2%	\$1,573,849	2002	\$117,451	
Lodi Unified	6	13.4	\$2,002,164	46.2%	\$2,926,240	2002	\$218,376	
Galt Jt Union Elem	1	24.9	\$2,711,360	46.2%	\$3,962,757	2002	\$159,147	
Tahoe Truckee Unified	2	24	\$2,752,632	43.2%	\$3,940,412	2003	\$164,184	
Davis Unified	5	23.3	\$3,814,302	43.2%	\$5,460,199	2003	\$234,343	
Woodland Unified	3	50.2	\$8,664,700	46.2%	\$12,663,792	2002	\$252,267	
Sacramento City Unified	1	35.2	\$4,813,386	46.2%	\$7,034,949	2002	\$199,856	
Lodi Unified	4	47	\$7,652,176	46.2%	\$11,183,950	2002	\$237,956	
Stockton Unified	3	49.1	\$8,959,088	43.2%	\$12,824,996	2003	\$261,202	
Natomas Unified	11	38.7	\$3,017,002	38.4%	\$4,175,850	2004	\$107,903	
Rocklin Unified	11	47.1	\$11,101,088	24.4%	\$13,810,282	2005	\$293,212	
<b>Totals</b>		<b>679.3</b>			<b>\$142,058,711</b>	<b>Average</b>	<b>\$209,125</b>	<b>2024 Adjusted Value \$319,258</b>
<b>Middle Schools:</b>		<b>260.7</b>			<b>\$49,447,897</b>	<b>Middle</b>	<b>\$189,704</b>	<b>\$319,258</b>
<b>High Schools:</b>		<b>418.6</b>			<b>\$92,610,814</b>	<b>High</b>	<b>\$221,217</b>	<b>\$372,291</b>

VISALIA UNIFIED SCHOOL DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2023

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

Financing Liabilities: The District purchased school buses under long-term financing agreements which provide the District with a purchase agreement upon expiration.

Future yearly payments on the financing liabilities are as follows:

Year Ending June 30,	Payments
2024	\$ 126,195
2025	<u>63,098</u>
Total payments	189,293
Less amount representing interest	<u>(4,599)</u>
Net present value of minimum payments	<u><u>\$ 184,694</u></u>

Schedule of Changes in Long-Term Liabilities: A schedule of changes in long-term liabilities for the year ended June 30, 2023 is shown below:

	Balance June 30, 2022	Additions	Deletions	Balance June 30, 2023	Amounts Due Within One Year
Governmental Activities					
<u>Debt:</u>					
General Obligation Bonds	\$ 89,340,000	\$ -	\$ 5,165,000	\$ 84,175,000	\$ 2,055,000
Unamortized premiums	3,717,981	-	133,043	3,584,938	148,220
Certificates of Participation	32,740,000	-	2,170,000	30,570,000	2,300,000
Financing liabilities	580,466	-	395,772	184,694	122,370
<u>Other long-term liabilities:</u>					
Net pension liability (Note 8 & 9)	175,401,000	133,065,000	-	308,466,000	-
Net OPEB Liability (Note 10)	93,828,128	5,523,840	-	99,351,968	-
Compensated absences	<u>951,248</u>	<u>158,514</u>	<u>-</u>	<u>1,109,762</u>	<u>-</u>
	<u>\$ 396,558,823</u>	<u>\$ 138,747,354</u>	<u>\$ 7,863,815</u>	<u>\$ 527,442,362</u>	<u>\$ 4,625,590</u>

Payments on the General Obligation Bonds are made from the Bond Interest and Redemption Fund. Payments on the Certificates of Participation are made from the Debt Service Fund. Payments on the financing liability are made from the General Fund. Payments towards on the net OPEB liability, net pension liability, and compensated absences are made from the fund for which the related employee worked.

(Continued)

**Visalia Unified School District**  
**Permanent and Portable Classroom Inventory**

		<u>Perm CR</u>	<u>Port CR</u>	<u>Total CR</u>
<b>SB50 Baseline:</b>		<b>566</b>	<b>293</b>	<b>859</b>
<u>School Projects</u>	<u>Project #</u>			
El Diamante High	1	71	0	71
Elbow Creek	2	0	0	0
Mountain View	3	0	0	0
Royal Oaks	4	0	0	0
Four Creeks Elem	5	26	0	26
Oak Grove Elem	8	26	0	26
Cottonwood Creek Elem	12	26	0	26
Golden West High	13	0	6	6
Redwood High	14	0	2	2
Global Learning Charter	15	0	2	2
Crowley	16	0	2	2
Crestwood	17	0	4	4
Four Creeks	18	0	2	2
La Joya Middle	19	0	2	2
Annie R Mitchell Elem	20	33	0	33
Redwood High	21	2	0	2
Mt Whitney High	22	0	3	3
Manuel F Hernandez Elem	23	33	0	33
Golden West High	24	0	1	1
Ivanhoe	25	0	1	1
Shannon Ranch Elem	26	28	0	28
VTEC	27	0	2	2
Redwood High	28	16	0	16
Ridgeview Middle	29	35	0	35
Riverway Elem	30	28	0	28
Denton Elem	31	28	0	28
<b>State Funded Project Totals</b>		<b>352</b>	<b>27</b>	<b>379</b>
Other District Funded Projects:		27	0	27
<b>Baseline + Project Totals</b>		<b>945</b>	<b>320</b>	<b>1,265</b>

Note: This inventory does not include any rented portables