SCHOOL FACILITIES NEEDS ANALYSIS

DELANO JOINT UNION HIGH SCHOOL DISTRICT

FEBRUARY 3, 2021

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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 Delano Joint Union High School District ("School District") to consider and, if desired, adopt alternative school facility fees ("Alternative Fees") that may be collected from residential development in the School District consistent with Section 17620 of the Education Code and Sections 65995.5, 65995.6, and 65995.7 of the Government Code (future code section references are to the Government Code unless otherwise specified). The Analysis provides factual information as to the following three (3) elements:

(i) Determination by the State Allocation Board ("SAB") of eligibility to receive funds from the State of California ("State") for new school facility construction;

(ii) Designation by the School District of satisfying at least two (2) of the four (4) statutory school requirements ("Statutory Requirements") set forth in Section 65995.5(b)(3); and

(iii) Calculation of the amount of the permissible Alternative Fees authorized by Section 65995.5 ("Alternative No. 2 Fee") and by Section 65995.7 ("Alternative No. 3 Fee").

A. Eligibility for New Construction Funding from the State

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

As shown in Exhibits A, B, and C, 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	Not Met
Issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage of its bonding capacity specified in Section 65995.5(b)(3)(C)	Met
At least 20 percent of the teaching stations are relocatable classrooms	Met

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

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

TABLE ES-2

ALTERNATIVE FEES (2021$)

Fee	Amount per Square Foot
Alternative No. 2 Fee	$2.00
Alternative No. 3 Fee	$4.00

Attached as Exhibit D 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 D 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 D 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. 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, middle or junior high school, and high 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 16, 1999. On June 23, 1999, the Eligibility Determination of the School District was approved by the SAB. Subsequently, the School District submitted updated SAB Forms 50-01, 50-02, and 50-03 as part of its ongoing facilities planning and financing program. The most current SAB Forms 50-01, 50-02, and 50-03 are incorporated herein as Exhibits A, B, and C, respectively, and the School District was deemed by the State to be eligible for new constriction funding under the SFP.

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 not been satisfied.

3. Debt or Obligations for Capital Outlay

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

The School District has determined that this Statutory Requirement has been satisfied. The School District currently has $21,615,000 in outstanding GO bond debt. This debt represents 35.07 percent of the School District's bonding capacity (see Exhibit E 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 218 permanent classrooms and 55 relocatable classrooms. This equates to a 20.15 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 and the County of Tulare (collectively, "Counties"). Using data from the Assessors of the Counties 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 100 SFD units in the School District were identified as meeting the criteria stated above. Cooperative Strategies then obtained a database of all students within the School District at the beginning of school year 2020/2021. Upon comparison of the two (2) databases, 24 students were matched to the 101 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
High School (Grades 9-12)	24	101	0.2376

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

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

TABLE 2

STUDENT GENERATION RATES FOR SFA AND MF UNITS

School Level	SFA Student Generation Rates	MF Student Generation Rates
High School	0.1976	0.2172

2. Future Units

In order to obtain information regarding future residential units, the planning departments of the city of Delano ("City") 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 F), Cooperative Strategies has determined that the School District could experience the construction of 782 Future Units over the next five (5) years. Table 3 distinguishes between Future Units by unit type.

TABLE 3

FUTURE UNITS BY UNIT TYPE

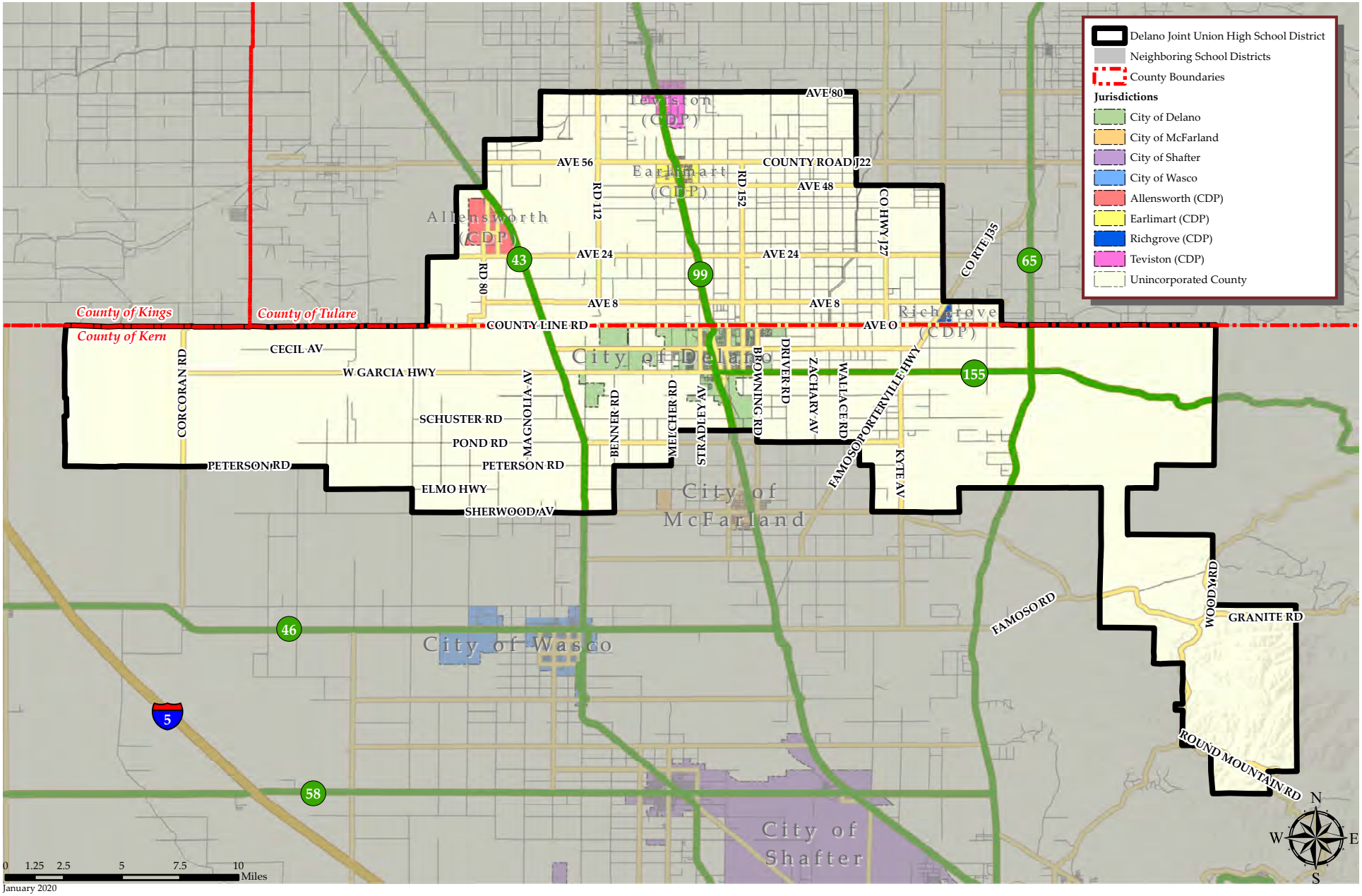
Unit Type	Total Future Units
Single Family Detached	173
Single Family Attached	132
Multifamily	477
Total Units	**782**

The projected number of non-mitigated 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 G.

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.

DELANO JOINT UNION HIGH SCHOOL DISTRICT

GEOGRAPHIC PROFILE



January 2020

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3. Projected Student Enrollment

To calculate the Projected Student Enrollment, the number of Future SFD units, Future SFA units, and Future MF units listed in Table 3 were multiplied by the SGRs 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
High School	171

B. Current Capacity

Collectively, the School District's school facilities in school year 2020/2021 have a capacity of 5,589 per Section 17071.25 of the Education Code. This capacity 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 reimbursement from the State. Based on student enrollment data for school year 2020/2021, the enrollment of the School District is 4,263 students. As shown in Table 5, facilities capacity exceeds student enrollment at the high school level in school year 2020/2021.

TABLE 5

EXISTING SCHOOL FACILITIES CAPACITY AND STUDENT ENROLLMENT

School Level	2020/2021 Facilities Capacity	2020/2021 Student Enrollment	Excess/ (Shortage) Capacity
High School	5,589	4,263	1,326

[1] See Exhibit B for SAB Form 50-02, and Exhibit H for the Updated School Facilities Capacity Calculation.
[2] Student enrollment from October 2020.

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 1,326 seats at the high school level. These surplus seats exist at facilities which will house (i) students generated from Future Units, (ii) students generated from units developed beyond the five-year period of the Analysis.

Due to a trend of increasing enrollment at all grade levels, Cooperative Strategies matriculated existing students forward five (5) years to determine whether any of the existing surplus high school seats will be needed to house future students generated from existing residential units. This resulted in a reduction of surplus seats at the high school level to 1,147 (Exhibit I contains a more detailed explanation of the matriculation process.)

Additionally, the School District will experience growth beyond the next five (5) years. Therefore, the surplus seats identified above must be allocated between the Future Units identified 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") as well as the County of Tulare's 2015 Housing Element, the School District can expect an additional 10,108 residential units through calendar year 2035. This number includes the Future Units identified in the Analysis as well as residential units to be constructed beyond the next five (5) years. Allocating the 1,147 surplus seats identified above 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 84 surplus seats to be allocated over the next five (5) years. Table 6 shows the Projected Unhoused students from Future Units, while Exhibit G provides more information regarding the allocation of surplus seats.

TABLE 6

PROJECTED UNHOUSED STUDENTS FROM FUTURE UNITS

School Level	Projected Student Enrollment	Surplus Seat Determination	Projected Unhoused Students
High School	171	84	87

IV. SURPLUS SCHOOL SITES AND EXISTING SURPLUS LOCAL FUNDS

Section 65995.6(b) states that the School District must identify and consider (i) surplus property, if any, owned by the School District that can be used as a school site or that is available for sale to finance school facilities, (ii) the extent to which projected enrollment growth can be accommodated at existing school facilities, and (iii) local sources that are available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units. Additionally, Section 65995.5(c)(2) requires the School District to subtract from the school facilities cost impact created by Future Units the amount of Local Funds that the governing board has dedicated to facilities necessitated by new residential units. To comply with Section 65995.6(b), the School District has identified and considered property it owns and has determined that it does possess one (1) site that could be considered surplus (see Exhibit J for information on this site). 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 84 excess seats exist at the high 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 no local sources, including Local Funds, are available to finance the construction or reconstruction of school facilities needed to accommodate any Projected Student Enrollment generated from Future Units (see Exhibit K for more detail on local sources, including Local Funds).

V. ALTERNATIVE NO. 2 FEE

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

A. Alternative No. 2 Fee School Facility Costs

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

1. Per-Pupil Grant Amounts

The per-pupil grant amounts identified in Section 17072.10(a) of the Education Code were adjusted by the SAB on January 27, 2021, 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 on the following page shows the base per-pupil grant amounts.

TABLE 7

BASE PER-PUPIL GRANT AMOUNTS (2021$)

School Level	Per-Pupil Grant Amount	Additional Grants for Auto Alarm and Fire Sprinkler System	Base Per-Pupil Grant Amount
High School	$16,994	$296	$17,290

In addition to the base per-pupil grant amounts shown in Table 7, SAB Regulation 1859.76 provides additional grants for general site development on new school construction projects. Currently, these additional grants are calculated as (i) 3.75 percent of the base per-pupil grants for high school projects and (ii) a grant of $20,554 per new useable acre acquired for new school construction. To determine the general site development grant for each school level, Cooperative Strategies first applied the percentages mentioned above to the base per-pupil grant amounts shown in Table 7.

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

TABLE 8

TOTAL PER-PUPIL GRANT AMOUNTS (2021$)

School Level	Base Per-Pupil Grant Amount	Additional Grants for General Site Development	Total Per-Pupil Grant Amount
High School	$17,290	$1,101	$18,391

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 non-mitigated 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 (2021$) (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
High School	87	$18,391	$1,600,017

3. Total School Site Acquisition and Site Development Costs

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

a. Site Size Requirement

To calculate the amount of site acquisition and site development costs that may be included in the Alternative No. 2 Fee, a school district must determine the student capacity of future school facilities that will be needed to accommodate the Projected Unhoused Students, as well as students to be generated from residential development anticipated to occur over the next 20 years. Based on the educational programs of the School District, the School District has determined that future high school facilities will be designed to accommodate 1,800 students. Based on these capacities, the guidelines included in the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998, identify the following site sizes for the School District.

TABLE 10

STUDENT CAPACITIES AND SITE SIZES OF FUTURE SCHOOL FACILTIES

School Level	Student Capacity	Site Size (Acres)
High School	1,800	39.70

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 D 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 $33,902 per acre for site acquisition is a reasonable estimate. As for site development, the School District estimates the cost to be approximately $177,760 per acre (the site development cost was taken from the School Facilities Needs Analysis prepared in 2020 and adjusted by the annual change in the construction cost index as published by Marshall & Swift). 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 (2021$)

School Level	Site Acquisition Cost [1]	Site Development Cost [1]	Total Site Cost
High School	$1,345,909	$7,057,072	$8,402,981

[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
High School	87	1,800	0.048

It is important to realize that while the number of Projected Unhoused Students equates only to approximately 4.8 percent of a high school, the School District will need to construct at least one (1) high school in the future to accommodate (i) students generated from Future Units and (ii) students generated from future residential units beyond the next five (5) years.

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

The calculation of the total school site acquisition and site development cost impacts under Section 65995.5(h) is a two-step process. The first step involves calculating the total school site acquisition and site development costs related to the Projected Unhoused Students generated from non-mitigated 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 (2021$)

School Level	Facilities Needed for Students Generated from Future Units	Site Cost	Total Site Costs [1]
High School	0.048	$8,402,981	$403,343

[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 (2021$) (IN ACCORDANCE WITH SECTION 65995.5(H) OF THE GOVERNMENT CODE)

School Level	Total Site Costs	Multiplier	Alternative No. 2 Fee Site Cost
High School	$403,343	50.00%	$201,672

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 $1,600,017 and the total site acquisition and site development

cost pursuant to Section 65995.5(h) is $201,672. 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 (2021$)
(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE GOVERNMENT CODE)**

School Level	Total New Construction Grants	Alternative No. 2 Fee Site Costs	Alternative No. 2 Fee School Facility Costs
High School	$1,600,017	$201,672	$1,801,689

B. Credit for Local Funds

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

TABLE 16

**NET ALTERNATIVE NO.2 FEE SCHOOL FACILITY COSTS (2021$)
(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	$1,801,689
Credit for Existing Surplus Local Funds	$0
Net Alternative No. 2 Fee School Facilities Costs	**$1,801,689**

C. Alternative No. 2 Fee Calculation

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

1. Average Square Footage per Unit

In order to project the total square footage of assessable space of the Future Units, the Analysis must estimate the average square footage of Future SFD Units, Future SFA Units, and Future MF Units to be constructed in the School District. To estimate the average square footage of Future Units to be constructed in the School District, Cooperative Strategies analyzed certificates of compliance issued by the School District over the last five (5) years, and confirmed those estimates with the Planning Departments of the Cities and County. Based on this information, the average Future SFD Unit to be constructed within the School District is estimated to contain 1,750 square feet, the average Future SFA Unit is estimated to contain 1,100 square feet, and the average Future MF Unit estimated to contain 950 square feet (see Exhibit F).

2. Total Square Footage of Assessable Space

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

TABLE 17

ESTIMATED TOTAL RESIDENTIAL SQUARE FOOTAGE

Unit Type	Future Units	Average Square Footage	Total Square Footage
Single Family Detached	173	1,750	302,750
Single Family Attached	132	1,100	145,200
Multifamily	477	950	453,150
Total	**782**	**N/A**	**901,100**

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 G.

3. Calculation of Alternative No. 2 Fee

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

TABLE 18

ALTERNATIVE NO.2 FEE (2021$)

Item	Alternative No. 2 Fee School Facility Costs
Alternative No. 2 Fee School Facility Costs	$1,801,689
Credit for Existing Surplus Local Funds	901,100
Net Alternative No. 2 Fee School Facilities Costs	**$2.00**

VI. ALTERNATIVE NO. 3 FEE

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

A. Alternative No. 3 Fee School Facility Costs

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

TABLE 19

**NET ALTERNATIVE NO.3 FEE SCHOOL FACILITY COSTS (2021$)
(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE GOVERNMENT CODE)**

Item	Alternative No. 3 Fee School Facility Costs
Net Alternative No. 2 Fee School Facility Costs	$1,801,689
Alternative No. 2 Fee School Facility Costs	$1,801,689
Alternative No. 3 Fee School Facilities Costs	**$3,603,378**

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 (2021$)

Item	Alternative No. 3 Fee School Facility Costs
Alternative No. 3 Fee School Facility Costs	$3,603,378
Total Residential Square Footage	901,100
Alternative No. 3 Fee	**$4.00**

VII. SECTION 66000 OF THE GOVERNMENT CODE

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

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

New residential development in the School District, as shown in the Analysis, will generate additional students who will require the School District to provide additional school facilities. The amount to be included in the Alternative Fees is specified by statute. The Alternative No. 2 Fee of $2.00 per square foot and the Alternative No. 3 Fee of $4.00 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 D is $14.99. As the actual school facilities cost impacts per square foot of residential construction is greater than the Alternative Fees, it is reasonable for the School District to determine that the Alternative No. 2 Fee of $2.00 per square foot and the Alternative No. 3 Fee of $4.00 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 D therefore establish that the Alternative Fees meet the requirements of Sections 66000 et seq. and such a determination by the School District as part of adopting the Alternative Fees is justified and appropriate. The School District, therefore, is justified in levying Alternative Fees on all new development.

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

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EXHIBIT A

CURRENT SAB FORM 50-01

STATE OF CALIFORNIA

ENROLLMENT CERTIFICATION/PROJECTION

SAB 50-01 (Rev. 01/03) Excel (Rev. 2/27/2003)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT: DELANO JOINT UNION HIGH

FIVE DIGIT DISTRICT CODE NUMBER (*see California Public School Directory*): 63412

COUNTY: KERN

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (*if applicable*):

Part A. Enrollment Data - (districts or county superintendent of schools)

Grade	3rd Previous 2001/02	2nd Previous 2002/03	Previous 2003/04	Current 2004/05
K	1,062	1,118	1,202	1,124
1	1,141	1,132	1,183	1,232
2	1,105	1,170	1,139	1,195
3	1,152	1,139	1,181	1,192
4	1,087	1,199	1,169	1,188
5	1,126	1,121	1,222	1,186
6	1,067	1,123	1,164	1,253
7	1,068	1,088	1,142	1,178
8	965	1,093	1,090	1,156
9	1,061	1,080	1,203	1,276
10	797	941	990	1,063
11	784	798	896	937
12	684	643	698	752
TOTAL	13,099	13,645	14,279	14,732

Part B. Pupils Attending Schools Chartered By Another District

3rd Previous	2nd Previous	Previous	Current

Part C. Continuation High School - (districts only)

Grade	3rd Previous	2nd Previous	Previous	Current
9	16	14	16	12
10	36	30	30	19
11	33	33	35	43
12	9	24	16	15

Part D. Special Day Class Pupils - (districts or county superintendent of schools)

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	6	37
HH			HH		
DEAF			DEAF		
HI			HI		
SLI			SLI	1	
VI			VI		2
			SED	21	
OI			OI		4
OHI			OHI		
SLD			SLD	9	
DB			DB		
MH			MH		1
AUT			AUT		1
TBI			TBI		
TOTAL			TOTAL	37	45

Part E. Special Day Class Enrollment - (county superintendent of schools only)

3rd Previous	2nd Previous	Previous	Current

Part F. Number of New Dwelling Units 2110

Part G. District Student Yield Factor 0.359

Part H. Five Year Projected Enrollment - School Facility Program Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
		5,653	5,653

Projections - special day class pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	7	44
HH			HH		
DEAF			DEAF		
HI			HI		
SLI			SLI	1	
VI			VI		2
SED			SED	25	
OI			OI		5
OHI			OHI		
SLD			SLD	11	
DB			DB		
MH			MH		1
AUT			AUT		1
TBI			TBI		
TOTAL			TOTAL	44	53

Part I.

One Year Projected Enrollment - State Relocatable Program Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
		4,378	4,378

Projections - (special day class pupils only)
(Includes Severe & Non-Severe)

	Elementary	Secondary		Elementary	Secondary
MR		45	OI		4
HH			OHI		
DEAF			SLD		10
HI			DB		
SLI		1	MH		1
VI		2	AUT		1
SED		22	TBI		
			TOTAL		86

I, 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.
The district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42 (b), 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.

SIGNATURE OF DISTRICT REPRESENTATIVE: Sherrell A. Hufnagel

DATE: 1-10-05

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*)
DELANO JOINT UNION HIGH	63412
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			51	2	2	55
Line 2. Portable Classrooms leased less than 5 years						
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						
Line 7. Permanent Classrooms			146	2	2	150
Line 8. Total (Lines 1 through 7)			197	4	4	205

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						
d. Part I, line 7			146	2	2	150
e. Total (a, b, c, & d)			146	2	2	150

Option B			9-12	Non-Severe	Severe	Total
a. Part I, line 8			197	4	4	205
b. Part I, lines 1,2,5 and 6 (total only)						55
c. 25 percent of Part I, line 7 (total only)						38
d. Subtract c from b (enter 0 if negative)			15	1	1	17
e. Total (a minus d)			182	3	3	188

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity			3,942	26	18
Line 2. SER adjustment					
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4			3,942	26	18

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
Sherrill Heffnagel	4/21/04

EXHIBIT C

CURRENT SAB FORM 50-03

STATE OF CALIFORNIA

ELIGIBILITY DETERMINATION

SAB 50-03 (Rev. 01/03) Excel (Rev. 4/29/2003)

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (*see California Public School Directory*)
DELANO JOINT UNION HIGH	63412
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)			5,857	44	54
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)			3,942	26	18
3. New Construction Baseline Eligibility (line 1 minus line 2)			1,915	18	36
4. Adjustment to the baseline eligibility.					
5. Adjusted Baseline Eligibility (line 3 plus or minus line 4)					

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
Sharrell Hufnagel	4/21/04

EXHIBIT D

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

DELANO JOINT UNION HIGH SCHOOL DISTRICT

School Facility Cost Impacts per Residential Square Foot

January 2021

School Facility Costs

School Level	Site Acquisition Cost	Facility Construction Cost	Total Cost
High School	$1,586,614	$140,568,848	$142,155,462

Costs per Student

School Level	Total Cost	Students Housed	Cost per Student
High School	$142,155,462	1,800	$78,975

School Facility Cost Impacts per Residential Unit

School Level	Cost per Student	Weighted Average SGR	Cost per Unit
High School	$78,975	0.2187	$17,269
Total School Facility Cost Impact			**$17,269**
Average Square Footage [1]			1,152
School Facility Cost Impact per Square Foot			**$14.99**

[1] See Table 17 of the Analysis.

DELANO JOINT UNION HIGH SCHOOL DISTRICT
Summary of Estimated Costs
High School
January 2021

A. Site			**$1,681,614**
Purchase Price of Property		$1,586,614	
	Acres[1] : 46.8		
	Cost/Acre : $33,902		
EIR		$50,000	
Appraisals		$15,000	
Surveys		$15,000	
Escrow/Title		$15,000	
[1] Assumes Net Usable Acres.			
B. Plans			**$6,887,101**
Architect's Fee		$5,868,750	
DSA/SDE Plan Check		$838,813	
CDE Plan Check Fee		$79,538	
Energy Fee Analysis		$30,000	
Preliminary Tests		$70,000	
C. Construction			**$113,625,000**
(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student 125		
	Cost / Square Feet $505		
D. Tests			**$350,000**
E. Inspection			**$720,000**
($15,000/month x 24 months x 2 inspectors)			
F. Furniture and Equipment			**$2,272,500**
(2% of Construction)			
G. Contingency			**$5,681,250**
(5% of Construction)			
H. Items Not Funded by the State			**$10,937,997**
Technology (5% of Construction)		$5,681,250	
Library Books (8 books/student @ $20)		$288,000	
Landscaping ($0.44/sq. ft. x 46.8 acres)		$896,988	
Landscape Architect Fees (8% of Landscaping)		$71,759	
Stadium/Track		$4,000,000	
I. Total Estimated Cost			**$142,155,462**

Summary

School Facilities Capacity - Traditional Calendar	1,800
School Facilities Cost per Student - Traditional Calendar	$78,975

EXHIBIT E

BONDING CAPACITY CALCULATION

DELANO JOINT UNION HIGH SCHOOL DISTRICT

Bonding Capacity Calculation
Fiscal Year 2020/2021

	Description	Kern County	Tulare County	Total
(1)	Taxable property of the District excluding unitary and operating nonunitary property described above	$3,749,095,877	$1,181,598,284	$4,930,694,161
(2)	Enter applicable percentage bond debt limit Section 15102 (School District) 1.25% Section 15108 (Unified School District) 2.5%	1.25%	1.25%	1.25%
(3)	Bonding capacity	$46,863,698	$14,769,979	$61,633,677
(4)	Senate Bill 50 local bonding capacity threshold 15% of District's local bonding capacity	$7,029,555	$2,215,497	$9,245,052
(5)	Senate Bill 50 local bonding capacity threshold 30% of District's local bonding capacity	$14,059,110	$4,430,994	$18,490,103

Source: Kern County Auditor-Controller and Tulare County Auditor-Controller

EXHIBIT F

CORRESPONDENCE WITH THE CITIES AND COUNTIES

January 7, 2021

Mr. William Card
Senior Planner
City of Delano
1015 11th Avenue
Delano, CA 93215

Re: Residential Development Projections within Delano Joint Union High School District Boundary

Dear Mr. Card,

Cooperative Strategies is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for Delano Joint Union High School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis 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 Delano ("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 previously 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 **January 24, 2021.**

Mr. Card, should you have any questions regarding the projections please contact me at 949.250.8373. For your convenience, please email me a signed and scanned copy to jgrass@coopstrategies.com. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Janice Grass
Associate

In its efforts to assist Cooperative Strategies in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for Delano Joint Union High School District, the City of Delano ("City"):

___The City concurs with the 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)*	173	1,750
Single Family Attached (e*.g. condos, townhomes, etc.)*	132	1,100
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*	477	950

[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, townhomes, etc.)*		
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*		

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

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

Printed Name: _____

Title: _____

January 7, 2021

Ms. Holly Nelson
Supervising Planner
County of Kern
2700 M Street, Suite 100
Bakersfield, CA 93301

Re: Residential Development Projections within Delano Joint Union High School District Boundaries

Dear Ms. Nelson,

Cooperative Strategies is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for Delano Joint Union High School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis 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 previously 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 **January 24, 2021**.

Ms. Nelson, should you have any questions regarding the projections please contact me at 949.250.8373. For your convenience, please email me a signed and scanned copy to jgrass@coopstrategies.com. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Janice Grass
Associate

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

X The County concurs with the 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, townhomes, etc.)*	0	N/A
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*	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, townhomes, etc.)*		
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*		

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

Signed, Holly Nelson, of the County of Kern on January 12, 2021.

Printed Name: Holly Nelson

Title: Supervising Planner

Kern County Planning & Natural Resources Dept.
Current Planning Division
Land Division Unit

January 7, 2021

Aaron Bock
Assistant Director of Planning
County of Tulare
Government Plaza
5961 South Mooney Boulevard
Visalia, CA 93277

Re: Residential Development Projections within Delano Joint Union High School District Boundaries

Dear Mr. Bock,

Cooperative Strategies is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Delano Joint Union High School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis 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 Tulare ("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 previously 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 **January 24, 2021.**

Mr. Bock, should you have any questions regarding the projections please contact me at 949.250.8373. For your convenience, please email me a signed and scanned copy to jgrass@coopstrategies.com. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Janice Grass
Associate

In its efforts to assist Cooperative Strategies in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Delano Joint Union High School District, the County of Tulare ("County"):

___The County concurs with the 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, townhomes, etc.)*	0	N/A
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*	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, townhomes, etc.)*		
Multifamily *(i.e. apartments, duplexes, triplexes, etc.)*		

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

Signed, _____, of the County of Tulare on _____.

Printed Name:_____

Title: _____

EXHIBIT G

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 D) 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 H

UPDATED SCHOOL FACILITIES CAPACITY CALCULATION

DELANO JOINT UNION HIGH SCHOOL DISTRICT

School Facilities Capacity Calculation

Application	Item	High School
N/A	SAB Form 50-02	3,942
N/A	Non-Severe/Severe Capacity	44
50/63412-00-002	Robert F. Kennedy High	1,603
Total Capacity	**N/A**	**5,589**

EXHIBIT I

MATRICULATION OF SURPLUS SEATS

DELANO JOINT UNION HIGH SCHOOL DISTRICT

Matriculation of Surplus Seats

Actual and Projected School Students from Existing Units

Grade Level	School Year 2020/2021	School Year 2021/2022	School Year 2022/2023	School Year 2023/2024	School Year 2024/2025	School Year 2025/2026
Kindergarten	1,154	1,154	1,154	1,154	1,154	1,154
Grade 1	1,004	1,154	1,154	1,154	1,154	1,154
Grade 2	1,045	1,004	1,154	1,154	1,154	1,154
Grade 3	1,076	1,045	1,004	1,154	1,154	1,154
Grade 4	1,049	1,076	1,045	1,004	1,154	1,154
Grade 5	1,085	1,049	1,076	1,045	1,004	1,154
Grade 6	1,072	1,085	1,049	1,076	1,045	1,004
Grade 7	1,069	1,072	1,085	1,049	1,076	1,045
Grade 8	1,112	1,069	1,072	1,085	1,049	1,076
Grade 9	1,115	1,155	1,111	1,114	1,127	1,090
Grade 10	1,024	1,115	1,155	1,111	1,114	1,127
Grade 11	1,102	1,024	1,115	1,155	1,111	1,114
Grade 12	1,022	1,102	1,024	1,115	1,155	1,111
Elementary School Students	**7,485**	**7,567**	**7,636**	**7,741**	**7,819**	**7,928**
Middle School Students	**2,181**	**2,141**	**2,157**	**2,134**	**2,125**	**2,121**
High School Students	**4,263**	**4,396**	**4,405**	**4,495**	**4,507**	**4,442**

DELANO JOINT UNION HIGH SCHOOL DISTRICT

Allocation of Surplus Seats

Actual and Projected Surplus School Seats from Existing Units

Item	School Year 2020/2021	School Year 2025/2026
Actual/Projected High School Students from Existing Units	4,263	4,442
Existing High School Facilities Capacity	5,589	5,589
Excess High School Seats	**1,326**	**1,147**

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	173	7,471
Number of SFA Units	132	922
Number of MF Units	477	1,715

[1] Source:

Percent of Students Generated from Future Units

Item	Students Generated from Future Units	Students Generated from Total Units
High School Students from SFD Units	41	1,775
High School Students from SFA Units	26	182
High School Students from MF Units	104	372
Total High School Students Generated	**171**	**2,329**
Percent of High School Students Generated from Future Units		**7.34%**

Allocation of Excess School Seats to Students Generated from Future Units

School Level	Excess Seats	% of Students Generated from Future Units
High School	1,147	7.34%
Excess High School Seats Allocated Students Generated from Future Units		**84**

EXHIBIT J

SURPLUS SITE DETERMINATION

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

1. County Line Road Site

This is an acre site located on County Line Road that is not useable as a school site. The site is currently being leased for farming. The value of this site is estimated to be $369,448. This potential funding will be discussed further in Exhibit J.

EXHIBIT K

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.

In 2005, voters of the School District approved Measure C, which authorized the issuance of up to $55,000,000 in GO bonds for the construction of two (2) future high school facilities. Since one (1) of these schools has already received State funding and is, therefore, included in the existing capacity of the School District, Cooperative Strategies has determined that GO bonds earmarked for the construction of this school should not be given as a credit. Of the remaining $27,500,000, Cooperative Strategies allocated this amount between Future Units and units expected to be constructed beyond the next five (5) years to determine $2,019,107 is available to offset the impact of Future Units. Therefore $2,019,107 is available as a credit to reduce the school facilities cost impacts of 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 pass-through agreements with City of Delano. Over the last five (5) years, the School District has collected approximately $730,389 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, $730,389 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 various amounts, depending on the locatin of such development, and the School Districts fee sharing agreements with its elementary feeder districts. In the previous five (5) years, the School District collected approximately $62,391 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 also need to construct school facilities to house students to be generated from Future Units. Using per-student costs calculated in Exhibit D, providing adequate school facilities to the 87 Projected Unhoused Students identified in Section III.C will have a cost of $6,850,825. Table K-1 shows a summary of the school facilities needs of the School District.

TABLE K-1

IDENTIFICATION OF SCHOOL FACILITIES NEEDS (2021$)

Item	Amount
Future Unhoused Student Impact	$6,850,825

As stated above, the School District has identified the following local funds: (i) $2,019,107 in available GO Bond Proceeds, (ii) a potential for $730,389 in funding from redevelopment pass-through agreements, (iii) potential commercial/industrial school fees in the amount of $62,391, and (iv) a potential value of surplus sites in the amount of $369,448. 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 87 existing unhoused students would generate $1,801,689 in State funding. Additionally, based on Table 15 of the Analysis, the School District can expect to receive $1,801,689 from Alternative No. 2 Fees on new residential development. Table K-2 summarizes potential funding sources to fund the school facilities needs identified in Table K-1.

TABLE K-2

IDENTIFICATION OF LOCAL FUNDS (2021$)

Item	Amount
Available GO Bond Proceeds	$2,019,107
Projected Redevelopment Revenues	$730,389
Projected Commercial/Industrial School Fees	$62,391
Potential Value of Surplus School Sites	$369,448
State Funding for Projected Unhoused Students	$1,801,689
Projected Alternative No. 2 Fees	$1,801,689
Total	**$6,784,713**

As shown in Table K-3, when considering the current and future school needs of the School District, there is currently a $86,112 funding shortfall. Therefore, the School District does not have surplus funds available to offset the cost impact of Future Units.

TABLE K-3

IDENTIFICATION OF FUNDING SHORTFALL/CREDIT (2021$)

Item	Amount
Total School Facilities Needs	$6,870,825
Total Local Funding Sources	($6,784,713)
Remaining Funding Shortfall/(Credit)	**$86,112**

EXHIBIT L

CALCULATION OF ADDITIONAL GRANTS FOR GENERAL SITE DEVELOPMENT

DELANO JOINT UNION HIGH SCHOOL DISTRICT

General Site Development Grant per Student Calculation

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

School Level	Base Per-Pupil Grant [1]	Percent	Additional Grant
High School	$17,290	3.75%	$648

[1] Includes Automatic Fire Detection/Sprinkler Grant.

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

School Level	Grant per New Usable Acre	Site Size	Grant per School Facility
High School	$20,554	39.7	$815,994

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

School Level	Grant per School Facility	Facility Capacity	Grant per Student
High School	$815,994	1,800	$453

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

School Level	Additional Grant	Grant per Student	Total Grant for General Site
High School	$648	$453	$1,101