

School Facilities Needs Analysis

San Bernardino City Unified School District

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Table of Contents

Section	Page
Executive Summary -----	ES-1
I. General -----	1
II. Eligibility to Adopt Alternative Fees -----	4
A. Eligibility to Receive State Funds -----	4
B. Statutory Requirements-----	4
C. Eligibility to Adopt Alternative Fees -----	5
III. Projected Unhoused Students from Residential Development Over the Next Five Years -----	6
A. Projected Student Enrollment -----	6
B. Excess Capacity -----	10
C. Projected Unhoused Students -----	11
IV. Surplus Property and Existing Surplus Local Funds -----	13
V. Alternative No. 2 Fee -----	14
A. Alternative No. 2 Fee School Facility Costs -----	14
B. Credit for Local Funds-----	19
C. Alternative No. 2 Fee Calculation -----	19
VI. Alternative No. 3 Fee -----	21
A. Alternative No. 3 Fee School Facility Costs -----	21
B. Alternative No. 3 Fee Calculation -----	21
VII. Section 66000 of the Government Code -----	23

Exhibits

Exhibit A:	Current SAB Form 50-01
Exhibit B:	Current SAB Form 50-02
Exhibit C:	Current SAB Form 50-03
Exhibit D:	Eligibility Determination from the SAB
Exhibit E:	Summary of School Facility Planning Policies and Estimates of Actual School Facility Costs
Exhibit F:	Certification of Multi-Track Year-Round Education
Exhibit G:	Bonding Capacity Calculation
Exhibit H:	Correspondence with the Cities and County
Exhibit I:	Facilities Cost Impacts of Residential Redevelopment
Exhibit J:	School Facilities Capacity Calculation
Exhibit K:	Allocation of Surplus Seats
Exhibit L:	Surplus Site Determination
Exhibit M:	Identification and Consideration of Local Funding Sources per Section 65995.5(c)(2) and Section 65995.6(b)(3)
Exhibit N:	Calculation of Additional Grants for General Site Development

Executive Summary

This School Facilities Needs Analysis ("Analysis") has been prepared in accordance with applicable law to provide a factual basis for the San Bernardino City Unified 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, 65995.7, and 66000, et seq. 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 of compliance by the School District with 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

On January 19, 1999, the School District adopted a resolution electing to participate in the new School Facilities Program ("SFP") established by Section 17070.10 of the Education Code. Additionally, this resolution 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) to request an eligibility determination ("Eligibility Determination") for new construction funding as required by the SFP. The application of the School District for an Eligibility Determination was filed with the SAB on June 3, 1999. On December 8, 1999, the Eligibility Determination of the School District was approved by the SAB. As a result of the School District receiving State funds, as well as changes to the School District's enrollment and to SAB regulations, the School District has since prepared and submitted updated SAB Forms 50-01, 50-02, and 50-03 to the SAB. The most current SAB Forms 50-01, 50-02, and 50-03 are attached and incorporated herein as Exhibits A, B, and C respectively, while the most current Eligibility Determination from the SAB is attached and incorporated herein as Exhibit D.

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

B. Compliance with Statutory Requirements

A review of the records of the School District was accomplished to ascertain if the School District satisfies at least two (2) of the four (4) Statutory Requirements set forth in Section 65995.5(b)(3). The Statutory Requirements are summarized as follows:

- 1. The 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. The School District has placed at least one (1) general obligation 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. The School District has 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); and/or
4. At least 20 percent of the teaching stations within the School District are relocatable classrooms.

Analysis of the records of the School District indicates that as of the date hereof, the School District satisfies Statutory Requirement No. 1, Statutory Requirement No. 3, and Statutory Requirement No. 4.

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 determined in accordance with the facts herein and applicable law are set forth in Table ES-1.

**Table ES-1
Alternative Fees (2008\$)**

Fee	Amount per Square Foot
Alternative No.2 Fee	\$5.40
Alternative No.3 Fee	\$10.80

Attached as Exhibit E is a summary of the applicable school facility planning policies of the School District and an estimate of the school facilities cost impacts per square foot of residential construction. As can be seen from comparing Exhibit E to the recommended Alternative No. 2 Fee and the Alternative No. 3 Fee listed in Table ES-1, the Alternative Fees are less than the comparable amounts set forth in Exhibit E and are not sufficient to cover all of the actual school facilities cost impacts caused by new residential development in the School District. Therefore, the Alternative No. 2 Fee and the Alternative No. 3 Fee are reasonably related and roughly proportional to the cost of school facilities for the future development identified in the Analysis in accordance with applicable law.

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 the Alternative No. 2 Fee will be required as provided in Section 65995.5(a) if the SAB is approving apportionments for new construction funding, and the Alternative No. 3 Fee will be required as provided in Section 65995.7(a) if the SAB is not approving apportionments for new construction funding, and subject to the suspension of Alternative No. 3 Fees as set forth in Section 65995.7(a)(2).

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 meet all applicable requirements, including having been determined by the SAB to be eligible for new construction funding under the SFP or requesting such a determination from the SAB 120 days prior to adopting any Alternative Fees.

Statutory Requirements

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

1. A school district has a Substantial Enrollment of its students on a multi-track year-round calendar;
2. A school district has placed at least one (1) general obligation 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 ("SGRs") 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, a school district must determine what portion of the excess seats, if any, are available to accommodate the Projected Student Enrollment. The determination may include such considerations as: matriculation of existing students, advanced 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 as reported each October to the California Basic Educational Data System ("CBEDS").

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, that 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 include 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 Sections 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 California Department of Education ("CDE") 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 estimate 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 report(s), 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 such amount may exclude reductions for available local resources and funds identified and dedicated in accordance with Section 65995.7(a).

II. Eligibility to Adopt Alternative Fees

Section 65995.5 requires that the School District (i) be deemed 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. below provides an evaluation of the eligibility of the School District for new construction funding under the SFP and Section II.B. below documents the satisfaction of at least two (2) of the Statutory Requirements by the School District.

A. Eligibility to Receive State Funds

Section 65995.5(b)(1) provides that the School District must make a timely application to the SAB for new construction funding and (i) be determined by the SAB to meet the eligibility requirements for new construction funding or (ii) be deemed eligible if the SAB fails to notify the School District of its eligibility within 120 days of receipt of the application. The School District filed SAB Forms 50-01, 50-02, and 50-03 and requested an Eligibility Determination as required by the SFP on June 3, 1999. On December 8, 1999, the Eligibility Determination of the School District was approved by the SAB. Subsequently, the School District updated SAB Forms 50-01, 50-02, and 50-03 to reflect receipt of State funds, as well as changes to its enrollment and to SAB regulations. The current SAB Forms 50-01, 50-02, and 50-03 are incorporated herein as Exhibits A, B, and C, respectively. As shown on the most current Eligibility Determination from the SAB (Exhibit D), the School District is eligible for zero (0) students in grades kindergarten through 6, zero (0) students in grades 7 and 8, zero (0) students in grades 9 through 12, 358 non-severe special day class students, and 148 severe special day class students of new construction funding under the SFP.

B. Statutory Requirements

The School District must satisfy two (2) of the Statutory Requirements in order to levy Alternative Fees. The following data establishes that at least two (2) of the Statutory Requirements are met by the School District in school year 2008/2009.

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 been satisfied. This determination is based on the School District reporting a total of 29,522 students in grades kindergarten through 6. Of these 29,522 students, the School District identified 28,142 students in grades kindergarten through 6 currently on multi-track year-round education. This equates to 95.3 percent of its students in grades kindergarten through 6 that are currently on multi-track year-round education. (See Exhibit F for the Certification of Multi-track Year-Round Education).

2. General Obligation Bond Measure

This Statutory Requirement is met if the School District has placed at least one (1) general obligation 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.

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 general fund of the School District may be included.

The School District has determined that this Statutory Requirement has been satisfied. To date, the School District has \$167,092,826 in outstanding general obligation bond debt, which represents 50.5 percent of its bonding capacity (see Exhibit G for a calculation of the bonding capacity of the School District).

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. This determination is based on the School District currently having a total of 1,406 permanent classrooms and 1,000 relocatable classrooms. This equates to a 41.56 percent relocatable classroom utilization rate.

C. Eligibility to Adopt 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 impose Alternative Fees as provided by applicable law as of the date the Analysis is adopted.

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 SGRs of residential units constructed in the School District during the previous five (5) years of a type similar to that of the Future Units. Section III.A. below calculates the Projected Student Enrollment. Section III.B. sets forth the relevant facts as to 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. Using residential data obtained from the County of San Bernardino ("County") Office of the Assessor ("Assessor"), Dolinka Group, LLC ("Dolinka Group") compiled a database containing the addresses of the units that meet 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.

Based on year built information provided by the County Assessor, a total of 2,106 SFD units in the School District were identified as meeting the criteria stated above. Dolinka Group then obtained a database of all students within the School District in school year 2008/2009. Upon comparison of the two (2) databases, 1,461 students matched to the 2,106 SFD units, resulting in the following SGRs for SFD units.

Table 1
Student Generation Rates for Single Family Detached Units

School Level	Number of Students Matched	Number of SFD Units	Student Generation Rates
Elementary School (Grades K-5)	697	2,106	0.3310
Middle School (Grades 6-8)	357	2,106	0.1695
High School (Grades 9-12)	407	2,106	0.1933
Total	1,461	NA	0.6938
Note: While the School District operates a number of elementary schools that serve grades K-6, the School District has chosen to configure the future elementary and middle schools as shown above for the purposes of the Analysis for future school configurations.			

SGRs for SFA and MF units could not be calculated by Dolinka Group due to the lack of units of these types constructed in the School District over the last five (5) years. However, the construction of SFA and MF units is expected to occur in the next five (5) years in the School District. Therefore, the Analysis has employed the portion of Section 65995.6(a) that permits a school district to use SGRs of new residential units of a similar type constructed over the previous five (5) years in the city or county in which the school district is located. Consistent with the methodology utilized in the past, the Analysis has determined that the SGRs recently experienced by Rialto Unified School District ("RUSD") are best representative of the SGRs expected in the School District for SFA and MF units to be constructed in the next five (5) years. This is due to a similar demographic and urban profile that RUSD and the school district share in terms of the major urban centers they serve and the large urban populations contained within. In the future, as SFA and MF units are constructed, the School District will calculate SGRs for these unit types. Table 2 shows the SGRs used for SFA and MF units.

Table 2
Student Generation Rates For
Single Family Attached Units and Multifamily Units

School Level	Student Generation Rates for SFA Units [1]	Student Generation Rates for MF Units [1]
Elementary School	0.4200	0.4200
Middle School	0.1300	0.1300
High School	0.2200	0.2200
Total [1]	0.7700	0.7700
[1] Source: Rialto Unified School District, 2008 SFNA.		

2. Future Units

In order to estimate the amount of Future Units that could be constructed within the School District over the next five (5) years, Dolinka Group contacted the Planning Departments of the Cities and County (See Exhibit H for Dolinka Group's correspondence with the Cities and County). Based on these sources, Dolinka Group has estimated that the School District could experience the construction of 1,403 additional residential units over the next five (5) years (please refer to the map on the following page for a geographic profile of the School District). Of these 1,403 additional residential units, 868 are expected to be SFD units, 220 are expected to be SFA units and 315 are expected to be MF units. Furthermore, 150 of the 868 SFD units have mitigated their impact on the School District at this time through the execution of mitigation agreements. It should be noted that these projections represent the best available information at this time provided by the Planning Departments of the Cities and the County as to what will actually be constructed based on documents submitted to these municipalities. For this reason and because of different requirements created by statute and regulations, these projections are independent of the projected residential development reported to the State in the SAB Form 50-01. Table 3 below distinguishes between mitigated and non-mitigated Future Units by unit type.

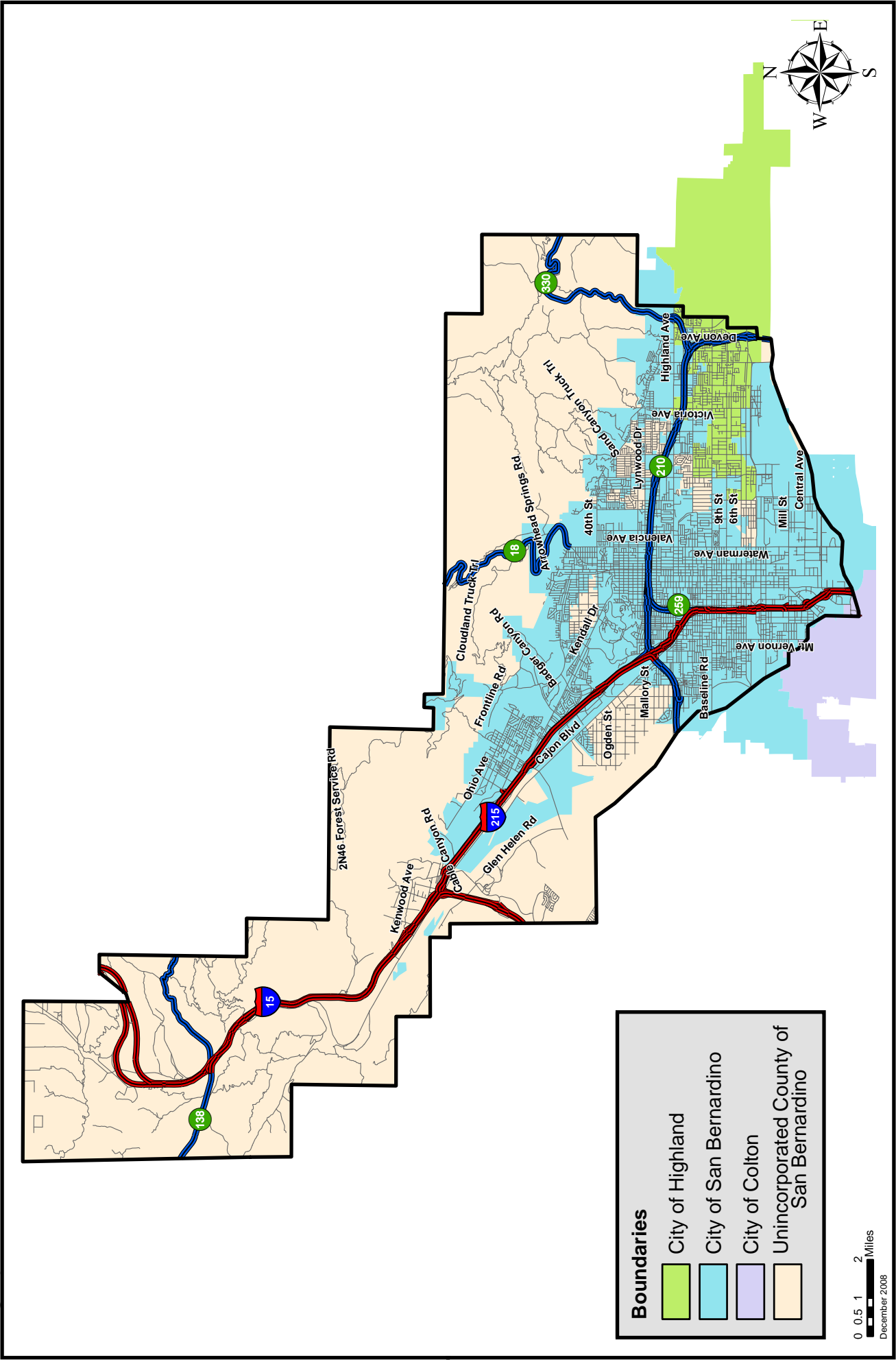
Table 3
Mitigated and Non-Mitigated Future Units by Unit Type

Unit Type	Mitigated Future Units	Non-Mitigated Future Units	Total Future Units
Single Family Detached	150	718	868
Single Family Attached	0	220	220
Multifamily	0	315	315
Total	150	1,253	1,403

In addition, Dolinka Group has identified that some existing residential units could be voluntarily demolished in order to be replaced by new residential development ("Residential Redevelopment"). For additional information regarding the facilities cost impacts of Residential Redevelopment please refer to Exhibit I.

SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT

Geographic Profile



3. Projected Student Enrollment

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

Table 4
Projected Student Enrollment Generated from Future Units

School Level	Students from Mitigated Future Units	Students from Non-Mitigated Future Units	Projected Student Enrollment
Elementary School	50	462	512
Middle School	25	192	217
High School	29	256	285
Total	104	910	1,014

B. Excess Capacity

The current school facilities of the School District include:

- » 21 elementary schools serving grades kindergarten through 5;
- » 20 elementary schools serving grades kindergarten through 6;
- » eight (8) middle schools serving grades 6 through 8;
- » five (5) comprehensive high schools;
- » two (2) continuation high schools;
- » one (1) Middle College high school;
- » and eight (8) other schools.

Collectively, after apportioning non-severe and severe special education seats among the three (3) school levels and adding in State-funded capacity, the educational facilities of the School District in school year 2008/2009 have a capacity of 52,625 students, according to Section 17071.10 of the Education Code. (See Exhibit J for more information regarding the capacity calculation). It should be noted that when apportioning this capacity, the school level configuration of the School District has been altered to grades K through 6 at the elementary school level and grades 7 and 8 at the middle school level in order to be consistent with the SAB Form 50-02. Therefore, of these 52,625 seats, 31,617 were at the adjusted elementary school level, 7,993 were at the adjusted middle school level, and 13,015 were at the high school level. Based on enrollment data from CBEDS, the enrollment of the School District in school year 2008/2009 is 53,307 students. As shown in Table 5, facilities capacity exceeds student enrollment of the School District by 2,095 seats at the elementary school level while the student enrollment exceeds facilities capacity at the middle school and high school levels in school year 2008/2009.

**Table 5
Existing School Facilities Capacity and Student Enrollment**

School Level	2008/2009 Facilities Capacity [1]	2008/2009 Student Enrollment [2]	Excess Capacity/ (Shortage)
Elementary School (Grades K-6)	31,617	29,522	2,095
Middle School (Grades 7-8)	7,993	8,196	(203)
High School (Grades 9-12)	13,015	15,589	(2,574)
Total	52,625	53,307	(682)
[1] SAB Form 50-02 (Exhibit B) plus additional state funded capacity (Exhibit J) [2] 2008 CBEDS Note: The School District's school level configuration has been altered in this section to be consistent with SAB Form 50-02.			

It should be noted that the existing unhoused students shown in Table 5 are the result of a capacity calculation based on the SAB Form 50-02. The School District has additional relocatable classrooms, which serve as an interim housing measure to accommodate the existing unhoused students shown in Table 5.

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 the student enrollment currently being generated from existing residential units by 2,095 seats at the elementary school level. Dolinka Group allocated the surplus seats between students to be generated from residential units to be constructed over the next five (5) years and students to be generated from residential units constructed beyond five (5) years. This resulted in 369 surplus elementary school seats being allocated to units constructed over the next five (5) years.

These seats were then apportioned between students generated from non-mitigated Future Units and students generated from mitigated Future Units. Consequently, it was determined that 334 surplus elementary school seats are available to house students generated from non-mitigated Future Units. Tables 6 and 7 show the projected unhoused students generated from mitigated Future Units and non-mitigated Future Units at each school level. (See Exhibit K for more information regarding the allocation of surplus seats).

**Table 6
Projected Unhoused Students from Mitigated Future Units**

School Level	Projected Student Enrollment	Surplus Seat Determination	Projected Unhoused Students
Elementary School	50	35	15
Middle School	25	0	25
High School	29	0	29
Total	104	35	69

**Table 7
Projected Unhoused Students from Non-Mitigated Future Units**

School Level	Projected Student Enrollment	Surplus Seat Determination	Projected Unhoused Students
Elementary School	462	334	128
Middle School	192	0	192
High School	256	0	256
Total	910	334	576

IV. Surplus School Sites and Existing Surplus Local Funds

Section 65995.6(b) states that a 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 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 which may be considered surplus property (for more details see Exhibit L).

As for identifying and considering existing excess capacity that could accommodate the Projected Unhoused Students generated from non-mitigated Future Units, Section III.C. illustrates that the School District has considered and determined that 334 excess seats exist at the elementary school level. Finally, in accordance with Section 65995.5(c)(2) and 65995.6(b)(3), 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 growth in enrollment attributable to non-mitigated Future Units (see Exhibit M 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 amount of Alternative No. 2 Fee and 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 Projected Unhoused Students generated from non-mitigated 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 and adjusted by the SAB on June 25, 2008, pursuant to Section 17072.10(b) of the Education Code are listed in Table 8. It should be noted that pursuant to SAB Regulation 1859.71.2, the per-pupil grants have been increased to account for automatic fire alarm detection systems and fire sprinkler systems.

Table 8
Base Per-Pupil Grant Amounts (2008\$)

School Level	Per-Pupil Grant Amount	Additional Grants for Auto Alarm and Fire Sprinkler System	Base Per-Pupil Grant Amount
Elementary School	\$8,839	\$159	\$8,998
Middle School	\$9,348	\$191	\$9,539
High School	\$11,893	\$207	\$12,100

In addition to the base per-pupil grant amounts shown in Table 8, 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 percent of the base per-pupil grants for elementary and middle school projects and 1.875 percent of the base per-pupil grant for high school projects, and (ii) a grant of \$14,364 per new useable acre acquired for new school construction. To determine the general site development grant for each school level, Dolinka Group first applied the percentages mentioned above to the base per-pupil grant amounts shown in Table 8. Second, Dolinka Group 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 9 below to derive a grant amount per student. (See Exhibit N for more information on the calculation of additional grants for general site development). Table 9 shows these additional grants as well as the total per-pupil grant amount.

**Table 9
Per-Pupil Grant Amounts (2008\$)**

School Level	Base Per-Pupil Grant Amount	Additional Grants for General Site Development	Total Per-Pupil Grant Amount
Elementary School	\$8,998	\$709	\$9,707
Middle School	\$9,539	\$811	\$10,350
High School	\$12,100	\$732	\$12,832

The understanding of the School District is that applicable law specifies that 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. The intent of the School District is to use the amount permissible by applicable law.

2. Total New School Construction Grants

To determine the total new school construction grants under Section 65995.5, the number of Projected Unhoused Students generated from non-mitigated Future Units, as shown in Table 7, is multiplied by the total per-pupil grant amounts set forth in Sections 17072.10(a) and (b) of the Education Code, as shown in Table 9. Table 10 shows the total new school construction grants of the School District pursuant to Section 65995.5(c)(1).

**Table 10
Total New School Construction Grants For
Projected Unhoused Students from Non-Mitigated Future Units (2008\$)
(In accordance with Section 65995.5(c)(1) of the Government Code)**

School Level	Projected Unhoused Students from Non-Mitigated Future Units	Total Per-Pupil Grant Amount	Total New School Construction Grants
Elementary School	128	\$9,707	\$1,242,496
Middle School	192	\$10,350	\$1,987,200
High School	256	\$12,832	\$3,284,992
Total	576	NA	\$6,514,688

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, the School District must determine the student capacity of future school facilities that will be needed to accommodate the Projected Unhoused Students generated from non-mitigated Future Units, as well as students to be generated from mitigated Future Units and residential development anticipated to occur beyond the next five (5) years. Based on the educational programs of the School District, future elementary schools will be designed to accommodate 900 students, future middle schools will be designed to accommodate 1,600 students, and future high schools will be designed to accommodate 2,400 students. Based on these capacities, the guidelines included in the "School Site Analysis and Development Handbook" published by the CDE as that handbook read as of January 1, 1998, identify the following site sizes for the School District.

**Table 11
Student Capacities and Site Sizes of Future School Facilities**

School Level	Student Capacity	Site Size
Elementary School	900	10.60
Middle School	1,600	26.60
High School	2,400	46.50

It should be emphasized that the site sizes shown in Table 11 are based on site sizes recommended by CDE as of January 1, 1998. Since that time, CDE has prepared a revised School Site Analysis and Development Handbook that contains site size recommendations more consistent with School District policy. Please refer to Exhibit E for the site sizes used by the School District.

b. Site Acquisition and Site Development Costs Per Acre

Based on updated project cost estimates provided by Smothers Appraisal, the School District's real estate consultant, as well as the recent experience of the School District in the acquisition of property, the School District has estimated site acquisition costs of \$523,692 per acre at all school levels. As for site development, updated estimates are determined to be \$353,996 per acre at all school levels based on information provided by the School District. Table 12 lists the total estimated site acquisition costs and site development costs of the School District for each school level.

Table 12
Site Acquisition and Site Development Costs of Future School Facilities (2008\$)

School Level	Site Acquisition Cost [1]	Site Development Cost [1]	Total Site Cost
Elementary School	\$5,551,135	\$3,752,358	\$9,303,493
Middle School	\$13,930,207	\$9,416,294	\$23,346,501
High School	\$24,351,678	\$16,460,814	\$40,812,492
Total	\$43,833,020	\$29,629,465	\$73,462,486

[1] The site acquisition and site development costs are equal to the per acre costs listed above multiplied by the number of acres listed in Table 11.

c. School Facilities Needed

To ensure that non-mitigated 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 generated from non-mitigated Future Units, the School District must identify the number of future school facilities that will be needed to house the Projected Unhoused Students generated from non-mitigated Future Units, as well as students to be generated from mitigated Future Units and residential development anticipated to beyond the next five (5) years. To calculate the number of school facilities that the District will need to adequately house the Projected Unhoused Students generated from non-mitigated Future Units, the number of Projected Unhoused Students generated from non-mitigated Future Units, as listed in Table 7, was divided by the applicable student capacity, as listed in Table 11. The number of school facilities expected to be needed to house the Projected Unhoused Students generated from non-mitigated Future Units is shown in Table 13.

Table 13
School Facilities Needed

School Level	Facilities Needed for Students Generated from Mitigated Units	Facilities Needed for Students Generated from Non- Mitigated Units	Total Facilities Needed
Elementary School	0.017	0.142	0.159
Middle School	0.016	0.120	0.136
High School	0.012	0.107	0.119

It is important to realize that while the number of Projected Unhoused Students generated from non-mitigated Future Units equates to approximately 14 percent of an elementary school, 12 percent of a middle school and 11 percent of a high school, the School District will need to construct at least one (1) elementary school, one (1) middle school, and one (1) high school in the future to accommodate existing unhoused students, students generated from mitigated Future Units, as well as residential units constructed 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. The calculation of this first step is shown in Table 14.

**Table 14
Total School Site Acquisition and Site
Development Costs Generated from Non-Mitigated Future Units (2008\$)**

School Level	Facilities Needed for Students Generated from Non-Mitigated Future Units	Site Cost	Total Site Cost
Elementary School	0.142	\$9,303,493	\$1,321,096
Middle School	0.120	\$23,346,501	\$2,801,580
High School	0.107	\$40,812,492	\$4,366,937
Total	NA	NA	\$8,489,613

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 50 percent to arrive at the Alternative No. 2 Fee Site Costs. The calculation of this step is shown in Table 15.

**Table 15
Alternative No. 2 Fee Site Costs (2008\$)
(In Accordance with Section 65995.5(h) of the Government Code)**

School Level	Total Site Costs	Multiplier	Alternative No. 2 Fee Site Costs
Elementary School	\$1,321,096	50.00%	\$660,548
Middle School	\$2,801,580	50.00%	\$1,400,790
High School	\$4,366,937	50.00%	\$2,183,469

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

As stated above, the initial step in calculating the maximum Alternative No. 2 Fee is to identify (i) the total new school construction grants and (ii) the site acquisition and site 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 calculation of the Alternative No. 2 Fee before any local sources, including Local Funds, are applied. As shown in Table 10, the new school construction grants total \$6,514,688 and as shown in Table 15, the total site acquisition and site development costs are \$4,244,807. The Alternative No. 2 Fee School Facility Costs are shown in Table 16.

Table 16
Alternative No. 2 Fee School Facility Costs (2008\$)
(In Accordance with Section 65995.5(c)(1) of the Government Code)

School Level	Total New Construction Grants	Alternative No. 2 Fee Site Costs	Alternative No. 2 Fee School Facility Costs
Elementary School	\$1,242,496	\$660,548	\$1,903,044
Middle School	\$1,987,200	\$1,400,790	\$3,387,990
High School	\$3,284,992	\$2,183,469	\$5,468,461
Total	\$6,514,688	\$4,244,807	\$10,759,495

B. Credit for Local Funds

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

Table 17
Net Alternative No. 2 Fee School Facility Costs (2008\$)
(In Accordance with Section 65995.5(c)(2) of the Government Code)

Item	Amounts
Alternative No. 2 Fee School Facilities Costs	\$10,759,495
Credit for existing Surplus Local Funds	\$0
Net Alternative No. 2 Fee School Facilities Costs	\$10,759,495

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 of the non-mitigated Future Units.

1. Average Square Footage per Unit

In order to project the total square footage of assessable space of the non-mitigated Future Units, the Analysis must estimate the average square footage of Future SFD Units and Future SFA Units. To calculate the projected average square footage of Future SFD Units, Dolinka Group utilized a weighted-trend analysis of square footages from certificates of compliance that have been issued by the School District in the previous five (5) years. Based on this information and information provided by the Cities, Dolinka Group determined that the average Future SFD Unit will contain approximately 1,973 assessable square feet.

As for Future SFA Units and MF units, information provided by the Cities indicates that the average square footage estimates are 1,473 square feet for Future SFA Units and 800 square feet for Future MF units. For more information about square footages of Future Units please see Exhibit H.

2. Total Square Footage of Assessable Space

To calculate the total square footage of assessable space of the non-mitigated Future Units, the average square footage amounts for Future SFD Units, Future SFA Units, and Future MF units listed above were multiplied by the number of non-mitigated Future Units listed in Table 3. The results of this operation are shown in Table 18.

**Table 18
Estimated Total Square Footage of Non-Mitigated Future Units**

Unit Type	Non-Mitigated Future Units	Average Square Footage	Total Square Footage
Single Family Detached	718	1,973	1,416,614
Single Family Attached	220	1,473	324,060
Multifamily	315	800	252,000
Total	1,253	NA	1,992,674

It should be noted that the total assessable square footage calculated in Table 18 includes that of units which may be constructed as a result of Residential Redevelopment. For more information on residential redevelopment, please see Exhibit I.

3. Calculation of Alternative No. 2 Fee

To calculate the Alternative No. 2 Fee, which may be established by the School District only during periods when the State does have new construction funding available, the Net Alternative No. 2 Fee School Facility Costs, listed in Table 16, were divided by the total square footage of assessable space of the non-mitigated Future Units, listed in Table 18. Table 19 provides the Alternative No. 2 Fee that can be adopted by the School District.

**Table 19
Alternative No. 2 Fee (2008\$)**

Item	Amounts
Net Alternative No. 2 Fee School Facilities Costs	\$10,759,495
Total Residential Square Footage	1,992,674
Alternative No. 2 Fee	\$5.40

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 State funds for new construction are not available, the Alternative No. 3 fee may be imposed by a school district, subject to the temporary suspension of Alternative No. 3 fees by Section 65995.7(a)(2). Additionally, by 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 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, 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 calculation of 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 specified by Section 65995.7, this amount has been reduced by the amount local sources, including Local Funds, (\$0 in the case of the School District) identified pursuant to Section 65995.5(c)(2) and Section 65995.6(b). Accordingly, Table 20 shows the Net Alternative No. 2 Fee School Facility Costs previously shown in Table 17 and adds to that amount the Alternative No. 2 Fee School Facility Costs previously shown in Table 19. The result, shown in Table 20, is the Alternative No. 3 Fee School Facility Costs.

Table 20
Alternative No. 3 Fee School Facility Costs (2008\$)
(In Accordance with Section 65995.7 of the Government Code)

Item	Amounts
Net Alternative No. 2 Fee School Facilities Costs	\$10,759,495
Alternative No. 2 Fee School Facility Costs	\$10,759,495
Alternative No. 3 Fee School Facility Costs	\$21,518,990

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 18. This calculation is required by Section 65995.5(c)(3). Table 21 provides the Alternative No. 3 Fee that can be levied by the School District on new residential development where permitted by applicable law.

Table 21
Alternative No. 3 Fee (2008\$)

Item	Amounts
Alternative No. 3 School Facilities Costs	\$21,518,990
Total Residential Square Footage	1,992,674
Alternative No. 3 Fee	\$10.80

VII. Section 66000 of the Government Code

Sections 66000, et seq. were enacted by the State in 1987. 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 five (5) or more years after it was collected.

Additional 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 or direction is given by statute as to the costs permissible to include. The Alternative No. 2 Fee of \$5.40 per square foot and the Alternative No. 3 Fee of \$10.80 per square foot are justified in the Analysis. The estimated actual cost to the School District as referred to in Exhibit E is \$28.29 per square foot. As the estimated actual cost to accommodate future pupils is greater than the Alternative Fees, it is reasonable for the School District to determine that the Alternative No. 2 Fee of \$5.40 per square foot and the Alternative No. 3 Fee of \$10.80 per square foot are roughly proportional and reasonably related to the use and need therefore relative to the type of development on which the Alternative Fees are imposed.

This Analysis and the information included in Exhibit E therefore establish that the Alternative Fees meet the requirements of Sections 66000 *et seq.* and such a determination by the School District as part of adopting the Alternative Fees is justified and appropriate. Further, as determined in Exhibit I, which reviewed the potential impact of Residential Redevelopment, it has been determined that the impact of such units is greater than the Alternative Fees identified herein. The School District, therefore, is justified in levying Alternative Fees on all new development, including Residential Redevelopment.

By way of summary, the Alternative Fees will be used to fund (i) new school facilities, (ii) expansion of existing 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 non-mitigated 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 06/08)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 5 of 5

SCHOOL DISTRICT San Bernardino City Unified School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 67876
COUNTY San Bernardino	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
4	4	9

Part G. Number of New Dwelling Units
 (Fifth-Year Projection Only) 2556

Part H. District Student Yield Factor
 (Fifth-Year Projection Only) 0.725

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	2000 / 2001	2001 / 2002	2002 / 2003	2003 / 2004	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008
K	4418	4425	4282	4409	4509	4450	4411	4323
1	4869	4961	4694	4729	4893	4816	4698	4604
2	4485	4567	4521	4744	4641	4687	4523	4360
3	4329	4504	4648	4731	4735	4495	4498	4292
4	4318	4415	4473	4823	4771	4631	4291	4365
5	4229	4318	4420	4592	4874	4584	4468	4171
6	3918	4259	4331	4520	4625	4683	4356	4236
7	3946	3946	4308	4302	4568	4451	4364	4144
8	3604	3928	3958	4287	4370	4381	4282	4247
9	4725	5251	5170	5778	6205	6767	6876	6629
10	2937	2870	3442	3470	3278	3197	3308	3275
11	2003	2100	2413	2435	2435	2408	2508	2463
12	1636	1652	1922	1904	1948	1962	1945	2091
TOTAL	49417	51196	52582	54724	55852	55512	54528	53200

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
33349	7107	12933	53389

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	395	488	883
Severe	657	522	1179
TOTAL	1052	1010	

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			

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	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	187	126	116	131	235	113	132	75
10	311	285	274	301	382	198	187	168
11	220	265	290	300	365	154	201	182
12	97	120	163	163	245	68	78	113
TOTAL	815	796	843	895	1227	533	598	538

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

	Elementary	Secondary	TOTAL
Non-Severe	367	590	957
Severe	611	631	1242
TOTAL	978	1221	

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

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
2000 / 2001	2001 / 2002	2002 / 2003	2003 / 2004	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008

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
5022	5311	5353	5624	5729	6068	6369	6535	N/A

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)

Wael Elatar

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

10-28-08

TELEPHONE NUMBER

909-381-1239

E-MAIL ADDRESS

Wael.Elatar@sbcusd.k12.ca.us

Exhibit B

Current SAB Form 50-02

EXISTING SCHOOL BUILDING CAPACITY

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

SCHOOL DISTRICT

SAN BERNARDINO CITY UNIFIED

COUNTY

SAN BERNARDINO

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

67876

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

PART I - Classroom Inventory NEW ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years	197	3	61			261
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	62	2	6			70
Line 6. Portable Classrooms owned by district	289	35	81			405
Line 7. Permanent Classrooms	604	208	275	69	75	1,231
Line 8. Total (Lines 1 through 7)	1,152	248	423	69	75	1,967

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	62	2	6			70
c. Part I, line 6	289	35	81			405
d. Part I, line 7	604	208	275	69	75	1,231
e. Total (a, b, c, & d)	955	245	362	69	75	1,706

Option B.

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	1,152	248	423	69	75	1,967
b. Part I, lines 1,2,5 and 6 (total only)						736
c. 25 percent of Part I, line 7 (total only)						308
d. Subtract c from b (enter 0 if negative)	319	23	86			428
e. Total (a minus d)	833	225	337	69	75	1,539

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	20,825	6,075	9,099	897	675
Line 2. SER adjustment	1,250				
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	1,250				
Line 5. Total of lines 1 and 4	22,075	6,075	9,099	897	675

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

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

Exhibit C

Current SAB Form 50-03

ELIGIBILITY DETERMINATION

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

SCHOOL DISTRICT

SAN BERNARDINO CITY UNIFIED

BUSINESS ADDRESS

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

67876

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

CITY

COUNTY

SAN BERNARDINO

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

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)	33,935	9,048	17,072	1,105	1,118
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	22,075	6,075	9,099	897	675
3. New Construction Baseline Eligibility (line 1 minus line 2)	11,860	2,973	7,973	208	443

Part III - Modernization Eligibility NEW ADJUSTED

1. SCHOOL NAME:

Option A	K-6	7-8	9-12	Non-Severe	Severe
2. Permanent classrooms at least 25 years old					
3. Portable classrooms at least 20 years old					
4. Total (lines 2 and 3)					
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe					
6. CBEDS enrollment at school					
7. Modernization eligibility (lesser of the totals of line 5 or 6)					

Option B

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

	K-6	7-8	9-12	Non-Severe	Severe
8. CBEDS enrollment at school site					
9. Modernization eligibility (multiply line 7 by each grade group on line 8)					

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

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

Exhibit D

Updated Eligibility Determination from the SAB



Monday, December 8, 2008

Project Tracking System: School Facility Program: Project Summary

District: San Bernardino City Unified **Application No:** 50/67876-00-000
District Rep: Mr. Wael Elatar **County:** San Bernardino

SAB 50-03 New Construction Eligibility Information**New Construction Baseline Eligibility**

Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	6964	1666	4368	0	0
SAB Approvals/Adjustments:	-9380	-3538	-6091	358	148
Remaining Eligibility:	-2416	-1872	-1723	358	148

SAB 50-03 Eligibility Document Status/Dates

Status: PM Complete
Date Signed: 6/3/1999
Date Received: 6/3/1999
SAB Approval Date: 12/8/1999

If you have any questions regarding this information you can contact the assigned Project Manager:

OPSC Project Manager: Samuel Smith
Telephone: (916) 445-2704
E-mail Address: samuel.smith@dgs.ca.gov

[View Modernization Eligibility](#)

[Project Tracking Home](#)

[Back to Top of Page](#)

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The content found herein may not necessarily represent the views and opinions of the Schwarzenegger Administration.

Exhibit E

**Summary of School Facility Planning Policies and
Estimated of Actual School Facility Costs**

**San Bernardino City Unified School District
School Facility Cost Impacts Per Residential Square Foot
December 2008**

School Facility Costs

School Level	Site Acquisition Cost	Facility Construction Cost	Total Cost
Elementary School	\$17,013,998	\$36,239,002	\$53,253,000
Middle School	\$19,429,000	\$57,133,000	\$76,562,000
High School	\$46,685,000	\$139,145,000	\$185,830,000

Costs Per Student

School Level	Total Cost	Students Housed	Cost Per Student
Elementary School	\$53,253,000	900	\$59,170
Middle School	\$76,562,000	1,600	\$47,851
High School	\$185,830,000	2,400	\$77,429

School Facility Cost Impacts Per SFD Unit

School Level	Cost Per Student	Student Generation Rate	Cost Per Unit
Elementary School	\$59,170	0.3310	\$19,585
Middle School	\$47,851	0.1695	\$8,111
High School	\$77,429	0.1933	\$14,967
Total School Facility Cost Impact			\$42,663
Average Square Footage			1,973
School Facility Cost Impact Per Square Foot			\$21.62

School Facility Cost Impacts Per SFA Unit

School Level	Cost Per Student	Student Generation Rate	Cost Per Unit
Elementary School	\$59,170	0.4200	\$24,851
Middle School	\$47,851	0.1300	\$6,221
High School	\$77,429	0.2200	\$17,034
Total School Facility Cost Impact			\$48,106
Average Square Footage			1,473
School Facility Cost Impact Per Square Foot			\$32.66

School Facility Cost Impacts Per MF Unit

School Level	Cost Per Student	Student Generation Rate	Cost Per Unit
Elementary School	\$59,170	0.4200	\$24,851
Middle School	\$47,851	0.1300	\$6,221
High School	\$77,429	0.2200	\$17,034
Total School Facility Cost Impact			\$48,106
Average Square Footage			800
School Facility Cost Impact Per Square Foot			\$60.13

**Average School Facility Cost Impacts
Per Residential Square Foot**

Unit Type	Total Square Footage [1]	Cost Per Square Foot	Total Cost [2]
Elementary School	1,416,614	\$21.62	\$30,632,034
Middle School	324,060	\$32.66	\$10,583,320
High School	252,000	\$60.13	\$15,153,390
Totals	1,992,674	NA	\$56,368,744
School Facility Cost Impact Per Square Foot			\$28.29
Average Cost Per Square Foot			\$1,992,674.00

[1] See Table 18 of the Analysis

[2] Numbers may not sum due to rounding

**New Elementary School
Summary of Estimated Costs
January 2009**

	<i>means an entered value</i>
	<i>means an auto calculation</i>

	<i>Rounded (\$1,000)</i>	<i>Rounded (\$1,000)</i>
A. Site		\$ 17,013,998
1 Purchase Price of property	\$ 11,327,998	
Site Size Requirements (Acres): 21.631		
Cost of Land per Acre: \$ 523,692		
2 Appraisal Services	\$ 95,000	
3 Site Survey Services (topographical map, boundary map, plat map, and legal descriptions)	\$ 20,000	
4 Title Insurance and Escrow Services	\$ 59,000	
5 Environmental Impact Report (CEQA compliance)	\$ 152,000	
6 Environmental Site Assessment - Phase 1 (DTSC / CDE Compliance)	\$ 35,000	
7 Environmental - Preliminary Endangerment Assessment (PEA) [DTSC / CDE Compliance]	\$ 95,000	
8 Environmental Hazards Assessment (DTSC / CDE Compliance)	\$ 984,000	
9 Department of Toxic Substances Control (DTSC) fees for supervising cleanup of site	\$ 17,000	
10 Environmental Cleanup of Site	\$ 3,316,000	
11 Geotechnical / Seismic Hazards Investigation Report	\$ 43,000	
12 Relocation Assistance	\$ 221,000	
13 Utility Permits and Connections Fees (City of San Bernardino)	\$ 124,000	
14 Electricity Service - Southern California Edison	\$ 228,000	
15 Legal Fees	\$ 50,000	
16 Program Management Fees (3.0%)	\$ 163,000	
17 Contingency (1.50%)	\$ 84,000	
B. Plans		\$ 1,977,000
1 Architect's Fee (function of construction cost)	8.00%	\$ 1,758,528
2 Preliminary Tests		\$ 20,000
3 CDE Plan Review Fees		\$ 5,000
4 DSA Plan Check Fees		\$ 173,000
5 Energy Fee Analysis		\$ 15,000
6 Other		\$ 5,000
C. Construction		\$ 33,081,000

Square Footage of Buildings		
Enter:	900	students
Times:	71	square feet per student
Equals:	63,900	square feet of buildings

Site Size

Enter: 21.6 acres
Times: 43,560 square feet per acre
Equals: 942,247 square feet

Site Development Cost

Enter: 942,247 square feet - site
Times: \$ 7.49 per square foot of site
Equals: \$ 7,052,803 site development cost

Program Management Cost

Enter: \$ 7,052,803 site development cost
Times: 3.0% rate
Equals: \$ 211,584 program management fee

Construction Cost

Enter: 63,900 square feet of construction
Times: \$ 344.00 per square foot of construction
Equals: \$ 21,981,600 cost of construction

Program Management Cost

Enter: \$ 21,981,600 cost of construction
Times: 3.0% rate
Equals: \$ 659,448 program management fee

Construction Management Fees

Enter: \$ 21,981,600 cost of construction
Times: 6.00% construction management fee
Equals: \$ 1,318,896 construction management cost

Technology Cost

Enter: 63,900 square feet of construction
Times: \$ 3.25 per square foot of construction
Equals: \$ 207,675 cost of technology

Contingency Cost

Enter: \$ 21,981,600.00 cost of construction
Times: 7.50% contingency factor
Equals: \$ 1,648,620 contingency cost

D. Soils and Materials Testing and Inspection

\$ 144,000

Enter: \$ 8,000 per month per inspector
Times: 1 inspector
Times: 18 months
Equals: \$ 144,000 inspection costs

E. DSA Inspector of Record**\$ 216,000**

Enter: \$ 12,000 per month
 Times: 1 inspector
 Times: 18 months
 Equals: \$ 216,000 inspection costs

F. Labor Compliance**\$ 55,000**

Enter: \$ 33,080,626 cost of construction
 \$ 110,000 LCP Fee
 Equals: \$ 55,162 District Funding (50%)
 Equals: \$ 55,162 State Funding (50%)

G. Furniture and Equipment**\$ 766,800**

Enter: 63,900 square feet of buildings
 Times: \$ 12.00 per square foot of buildings
 Equals: \$ 766,800 furniture and equipment cost

Total Estimated Cost**\$ 53,253,000****Summary**

School Facility Capacity (Students)	900
Building Square Fee Per Student	71
School Facility Cost Per Student \$	59,170

**New Middle School
Summary of Estimated Costs
January 2009**

	<i>means an entered value</i>
	<i>means an auto calculation</i>

	<i>Rounded (\$1,000)</i>	<i>Rounded (\$1,000)</i>
A. Site		\$ 19,429,000
1 Purchase Price of property	\$ 13,039,938	
Acres: 24.9		
Cost/Acre: \$ 523,692		
2 Appraisal Services	\$ 110,000	
3 Site Survey Services (topographical map, boundary map, plat map, and legal descriptions)	\$ 24,000	
4 Title Insurance and Escrow Services	\$ 68,000	
5 Environmental Impact Report (CEQA compliance)	\$ 175,000	
6 Environmental Site Assessment - Phase 1 (DTSC / CDE Compliance)	\$ 41,000	
7 Environmental - Preliminary Endangerment Assessment (PEA) [DTSC / CDE Compliance]	\$ 110,000	
8 Environmental Hazards Assessment (DTSC / CDE Compliance)	\$ 1,133,000	
9 Department of Toxic Substances Control (DTSC) fees for supervising cleanup of site	\$ 19,000	
10 Environmental Cleanup of Site	\$ 3,817,000	
11 Geotechnical / Seismic Hazards Investigation Report	\$ 49,996	
12 Relocation Assistance	\$ 255,000	
13 Utility Permits and Connections Fees (City of San Bernardino)	\$ 124,000	
14 Electricity Service - Southern California Edison	\$ 228,000	
15 Legal Fees	\$ 50,000	
16 Program Management Fees (3.0%)	\$ 186,000	
17 Contingency (1.50%)	\$ 96,000	
B. Plans		\$ 3,248,000
1 Architect's Fee (function of construction cost)	\$ 2,906,112	
8.00%		
2 Preliminary Tests	\$ 40,000	
3 CDE Plan Check	\$ 6,000	
4 DSA Plan Check Fees	\$ 269,163	
5 Energy Fee Analysis	\$ 17,000	
6 Other	\$ 10,000	
C. Construction		\$ 51,933,000

<u>Square Footage of Buildings</u>	
Enter:	1,200 students
Times:	88 square feet per student
Equals:	105,600 square feet of buildings area
<u>Site Size</u>	
Enter:	24.9 acres - site
Times:	43,560 square feet per acre
Equals:	1,084,644 square feet - site

Site Development Cost

Enter: 1,084,644 square feet - site
Times: \$ 7.49 per square foot of site
Equals: \$ 8,118,656 cost of site development

Program Management Cost

Enter: \$ 8,118,656 cost of site development
Times: 3.0% rate
Equals: \$ 243,560 program management fee

Construction Cost

Enter: 105,600 square feet of construction
Times: \$ 344.00 per square foot of construction
Equals: \$ 36,326,400 cost of construction

Program Management Cost

Enter: \$ 36,326,400 cost of construction
Times: 3.0% rate
Equals: \$ 1,089,792 program management fee

Construction Management Fees

Enter: \$ 36,326,400.00 cost of construction
Times: 6.00% construction management fee
Equals: \$ 2,179,584 construction management cost

Technology Cost

Enter: 105,600 square feet of construction
Times: \$ 3.25 per square foot of construction
Equals: \$ 343,200 cost of technology

Contingency Cost

Enter: \$ 36,326,400.00 cost of construction
Times: 10.0% contingency factor
Equals: \$ 3,632,640 contingency cost

D. Soils and Materials Testing

\$ 240,000

Enter: \$ 8,000 per month
Times: 1 inspector
Times: 30 months
Equals: \$ 240,000 inspection costs

E. Inspection

\$ 360,000

Enter: \$ 12,000 per month
Times: 1 inspector
Times: 30 months
Equals: \$ 360,000 inspection costs

F. Labor Compliance**\$ 85,000**

Enter:	\$ 51,933,832	cost of construction
	\$ 170,571	LCP Fee
Equals:	\$ 85,286	District Funding (50%)
Equals:	\$ 85,286	State Funding (50%)

G. Furniture and Equipment**\$ 1,267,000**

Enter:	105,600	square feet of buildings
Times:	\$ 12.00	per square foot of buildings
Equals:	\$ 1,267,200	furniture and equipment cost

Total Estimated Cost**\$ 76,562,000****Summary**

School Facility Capacity	1,200
Building Square Feet / Student	88
School Facility Cost / Student	\$ 63,804

**New High School
Summary of Estimated Costs
January 2009**

	<i>means an entered value</i>
	<i>means an auto calculation</i>

	<i>Rounded (\$1,000)</i>	<i>Rounded (\$1,000)</i>
A. Site		\$ 46,685,000
1 Purchase Price of property	\$ 31,578,646	
Acres: 60.3		
Cost/Acre: \$ 523,692		
2 Appraisal Services	\$ 265,000	
3 Site Survey Services (topographical map, boundary map, plat map, and legal descriptions)	\$ 57,000	
4 Title Insurance and Escrow Services	\$ 165,000	
5 Environmental Impact Report (CEQA compliance)	\$ 423,000	
6 Environmental Site Assessment - Phase 1 (DTSC / CDE Compliance)	\$ 99,000	
7 Environmental - Preliminary Endangerment Assessment (PEA) [DTSC / CDE Compliance]	\$ 266,000	
8 Environmental Hazards Assessment (DTSC / CDE Compliance)	\$ 2,744,000	
9 Department of Toxic Substances Control (DTSC) fees for supervising cleanup of site	\$ 47,000	
10 Environmental Cleanup of Site	\$ 9,244,000	
11 Geotechnical / Seismic Hazards Investigation Report	\$ 121,075	
12 Relocation Assistance	\$ 617,000	
13 Utility Permits and Connections Fees (City of San Bernardino)	\$ 124,000	
14 Electricity Service - Southern California Edison	\$ 228,000	
15 Legal Fees	\$ 50,000	
16 Program Management Fees (3.0%)	\$ 433,500	
17 Contingency (1.50%)	\$ 223,000	
B. Plans		\$ 7,887,000
1 Architect's Fee (function of construction cost)	\$ 7,133,184	
Enter: 8.00%		
2 Preliminary Tests	\$ 60,000	
3 CDE Plan Check	\$ 7,000	
4 DSA Plan Check Fees	\$ 653,016	
5 Energy Fee Analysis	\$ 19,000	
6 Other	\$ 15,000	
C. Construction		\$ 127,199,000

<u>Square Footage of Buildings</u>	
Enter: 2,400	students capacity
Times: 108	square feet per student
Equals: 259,200	square feet of buildings area
<u>Site Size</u>	
Enter: 60.3	acres - site
Times: 43,560	square feet per acre
Equals: 2,626,668	square feet - site

Site Development Cost

Enter: 2,626,668 square feet - site
Times: \$ 7.49 per square foot of site
Equals: \$ 19,660,841 cost of site development

Program Management Cost

Enter: \$ 19,660,841 cost of site development
Times: 3.0% rate
Equals: \$ 589,825 program management fee

Construction Cost

Enter: 259,200 square feet of construction
Times: \$ 344.00 per square foot of construction
Equals: \$ 89,164,800 cost of construction

Program Management Cost

Enter: \$ 89,164,800 cost of construction
Times: 3.0% rate
Equals: \$ 2,674,944

Construction Management Fees

Enter: \$ 89,164,800.00 cost of construction
Times: 6.00% construction management fee
Equals: \$ 5,349,888 construction management cost

Technology Cost

Enter: 259,200 square feet of construction
Times: \$ 3.25 per square foot of construction
Equals: \$ 842,400 cost of technology

Contingency Cost

Enter: \$ 89,164,800.00 per square foot of construction
Times: 10.0% contingency factor
Equals: \$ 8,916,480 contingency cost

D. Soils and Materials Testing

\$ 336,000

Enter: \$ 8,000 per month
Times: 1 inspector
Times: 42 months
Equals: \$ 336,000 inspection costs

E. Inspection

\$ 504,000

Enter: \$ 12,000 per month
Times: 1 inspector
Times: 42 months
Equals: \$ 504,000 inspection costs

F. Labor Compliance

\$ 109,000

Enter:	\$ 127,199,179	cost of construction
	\$ 219,600	LCP Fee
Equals:	\$ 109,800	District Funding (50%)
Equals:	\$ 109,800	State Funding (50%)

G. Furniture and Equipment

\$ 3,110,000

Enter:	259,200	square feet of buildings
Times:	\$ 12.00	per square foot of buildings
Equals:	\$ 3,110,400	furniture and equipment cost

Total Estimated Cost

\$ 185,830,000

Summary

School Facility Capacity	2,400
Building Square Feet / Student	108
School Facility Cost / Student	\$ 77,430

Exhibit F

Certification of Multi-Track Year Round Education

**Certification of Multitrack Year-Round Education (MTYRE)
Substantial Enrollment Requirement Worksheet
(for districts on MTYRE)**

District San Bernardino City Unified School District County San Bernardino
 Representative Wael Elatar Phone 909-381-1238
 E-mail _____

MTYRE Schools	Enrollment
See attached	
TOTAL MTYRE ENROLLMENT	27,354

1. ELEMENTARY OR UNIFIED SCHOOL DISTRICTS

- | | |
|--|---------------|
| A. Districtwide student enrollment for grades K-6 ¹ or K-12 ² as reported on SAB 50-01 ³ or current CBEDS | 55,467 |
| B. Multiplied by 30% (.30) or 40% (.40) ² | <u>0.4</u> |
| C. MTYRE Substantial Enrollment Requirement ⁴ (MTYRE Enrollment must be equal to or greater than) | 22,186 |

2. HIGH SCHOOL DISTRICTS

- | | |
|--|-------|
| A. Districtwide student enrollment or district and feeder enrollment for grades K-12 ⁵ as reported on SAB 50-01 ³ or current CBEDS | _____ |
| B. Multiplied by 30% (.30) or 40% (.40) ⁵ | _____ |
| C. MTYRE Substantial Enrollment Requirement ⁴ (MTYRE Enrollment must be equal to or greater than) | _____ |

1. For districts with grade 6-8 MTYRE middle schools, enter grade 6 enrollment
 2. Education Code Section 17017.7(c). Please refer to back of page.
 3. Forms available via website <http://www.opsc.dgs.ca.gov/SAB+Forms/Default.htm>
 4. Total multitrack enrollment must be equal to or exceed the substantial enrollment requirement.
 5. Education Code Section 17017.6. Please refer to back of page.



2-1-08

District Representative signature

Date

Education Code Section 17017.7(c). Project funding for new construction; priority for approval.

(c) "Substantial enrollment," for the purposes of this section, means enrollment of at least 30 percent of district pupils in kindergarten and grades 1 to 6, inclusive, or 40 percent of pupils in kindergarten and grades 1 to 12, inclusive, in the high school attendance area for which the school district is applying for new facilities. The calculation set forth in this subdivision, as to a self-certifying district, shall be made by the district, in accordance with any standards governing that calculation that are adopted by the board. The calculation shall be certified by the district to the board and used by the board for the purposes of this section. The self-certifying district shall maintain documentation of the calculation as may be required by the board, and the calculation shall be subject to subsequent audit as the board may direct. If a self-certifying district is found by the board to have materially misrepresented its pupil enrollment pursuant to this subdivision, the board may impose either or both of the penalties set forth in paragraphs (1) and (2) of subdivision (b) of Section 17041.2, in accordance with that section. *(Added by Stats. 1996, c. 277 (S.B. 1562), section 2, operative Jan. 1, 1998.)*

Education Code Section 17017.6. Substantial enrollment: application to high school districts.

Notwithstanding Section 17017.7, the definition of "substantial enrollment" set forth in that section shall apply only to elementary and unified school districts. For a high school district, "substantial enrollment in multitrack year-round schools," for the purposes of Section 17017.7, means that at least 30 percent of the pupils enrolled in the high school district are enrolled in multitrack year-round schools, or that 40 percent of the pupils enrolled in public school in kindergarten and grades 1 to 12, inclusive, within the boundaries of the high school attendance area for which the school district is applying for new facilities are enrolled in multitrack year-round schools. In addition, a high school district shall be deemed to have a substantial enrollment in multitrack year-round schools for purposes of Section 17017.7 if, at the option of the district, the entire high school to be constructed is to operate on a multitrack year-round basis. *(Added by Stats. 1996, c. 277 (S.B. 1562), section 2, operative Jan. 1, 1998)*

Substantial Enrollment waivers may be granted, pursuant to Board policy, when:

- A district's current K-6 enrollment shows 300 or fewer ADA;
- An insufficient number of 3/4-year projected students will exist in the district to load four classrooms at State loading standards at each grade level, K-6;
- A high school district's current enrollment is less than 1,200;
- Students attending school in remote, isolated attendance areas are not included in the "substantial enrollment" evaluation;
- An educational hardship would exist in the district by implementing MTYRE ;
- A financial hardship would exist in the district by having a substantial enrollment in MTYRE programs along with financial recovery status under AB 1200.

Sliding Scale Substantial Enrollment Reduction in Eligibility

If an applicant school district is unable to meet the "substantial enrollment" threshold, but has students in multitrack year-round education, it qualifies for a reduced "substantial enrollment" augmentation to the school district's existing student capacity. This lesser increase in existing student capacity is available under the following conditions:

- The governing board of the school district must by resolution request the reduction in the unhoused projected enrollment of less than the 6% or 8% in lieu of reductions required by Board policy.
- The number of district or high school attendance area students in multitrack year-round education is subtracted from the threshold 30% or 40% "substantial enrollment" requirement for the school district or attendance area, and the difference is multiplied by 20%. This becomes the effective "substantial enrollment" in lieu reduction in the year following the school board's resolution.
- This reduction is temporary. However, in five years from the date of the first project approval following this partial reduction, if the threshold "substantial enrollment" percentage is not attained, the reduction shall become permanent.
- Each request for a partial reduction of eligibility under this policy shall be approved by the State Allocation Board.

SAN BERNARDINO CITY UNIFIED SCHOOL

School Site	Total
Arrowhead Elementary	346
Belvedere Elementary	837
Bradley Elementary	806
Carmack	94
Cypress Elementary	691
Davidson Elementary	546
Del Rosa Elementary	908
Del Vallejo Middle	1525
E. Neal Roberts Elementary	831
Emmerton Elementary	707
Hillside Elementary	759
Howard Inghram Elementary	510
Hunt Elementary	821
Kendall Elementary	468
Lankershim Elementary	881
Lincoln Elementary	981
Lytle Creek Elementary	782
Manuel A. Salinas Creative Art	638
Marshall Elementary	635
Monterey Elementary	780
Mt. Vernon Elementary	716
Muscoy Elementary	811
Newmark Elementary	609
North Park Elementary	849
North Verdemont Elementary	544
Oehl Elementary	709
Palm Avenue Elementary	763
Parkside Elementary	573
Ramona-Alessandro Elementary	635
Riley Elementary	836
Rio Vista Elementary	663
Roosevelt Elementary	663
Shandin Hills Middle	1486
Thompson Elementary	701
Vermont Elementary	741
Warm Springs Elementary	803
Wilson Elementary	706
TOTALS	27354

Exhibit G

Bonding Capacity Calculation

**San Bernardino City Unified School District
 Bonding Capacity Calculation
 Fiscal Year 2008/2009**

	Description	Value
(1)	Gross assessed value of the unitary and operating nonunitary property within the District for 1987/1988	\$88,293,090
(2)	Gross assessed value of all unitary and operating nonunitary property within the County for 1987/1988	\$3,218,349,650
(3)	Item 1 divided by item 2	2.7434275%
(4)	Gross assessed value of all unitary and operating nonunitary property within the County on the last equalized tax roll	\$5,339,236,922
(5)	Item 4 multiplied by item 3	\$146,478,095
(6)	Taxable property of the District excluding unitary and operating nonunitary property described above	\$13,098,166,985
(7)	Item 6 plus item 5	\$13,244,645,080
(8)	Enter applicable percentage bond debt limit Section 15102 (School District) 1.25% Section 15108 (Unified School District) 2.5%	2.50%
(9)	Bonding capacity	\$331,116,127
(10)	Senate Bill 50 local bonding capacity threshold 15% of District's local bonding capacity	\$49,667,419
(11)	Senate Bill 50 local bonding capacity threshold 30% of District's local bonding capacity	\$99,334,838

Source: San Bernardino County Office of the Auditor-Controller

Exhibit H

Correspondence with Cities and County



November 3, 2008

Ms. Valerie Ross
Director of Planning
City of San Bernardino
300 North "D" Street, 3rd Floor
San Bernardino, CA 92418

Regarding: Residential Development Projections within San Bernardino City Unified School District Boundaries

Dear Ms. Valerie Ross,

Dolinka Group, LLC is in the process of updating the School Facilities Needs Analysis ("SFNA") for the San Bernardino City Unified 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 San Bernardino ("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. The projection of the number and type of Future Units, as well as the average square footage calculation, were determined based on information collected from the City last year. Dolinka Group would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and fax the Certificate to Dolinka Group by **November 21, 2008**.

Ms. Ross, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink that reads 'Hayley Hamada'.

Hayley Hamada
Demographic Analyst

S:\Clients\San Bernardino City Unified SD\Demographics\SFNA\SY0809\Correspondence\City of SB.doc



In its efforts to assist Dolinka Group, LLC in preparing a School Facilities Needs Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the San Bernardino City Unified School District, the City of San Bernardino ("City"):

 The City concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>	845	2,145
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>	0	NA
Multifamily <i>(i.e. apartments)</i>	0	NA

The residential development projected by the City is listed below:

Unit Type	Projected Number of Units	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>	600	2,000
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>	200	1,500
Multifamily * <i>(i.e. apartments)</i>	100	800

* excluding senior units
senior housing 300 @ 500 sf.

Signed, Terrah, of the City of San Bernardino on November , 2008.

Printed Name: Terrah

Title: City Planner

Dec. 4



October 24, 2008

Mr. John Jaquess
Community Development Director
City of Highland
27215 Base Line
Highland, CA 92346

Regarding: Residential Development Projections within San Bernardino City Unified School District Boundaries

Dear Mr. Jaquess,

Dolinka Group, LLC is in the process of updating the School Facilities Needs Analysis ("SFNA") for the San Bernardino City Unified 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 Highland ("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. The projection of the number and type of Future Units, as well as the average square footage calculation, were determined based on information collected from the City last year. Dolinka Group would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and fax the Certificate to Dolinka Group by **November 11, 2008**.

Mr. Jaquess, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink that reads 'Hayley Hamada'.

Hayley Hamada
Demographic Analyst

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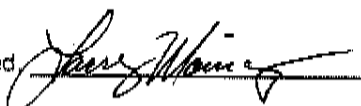
In its efforts to assist Dolinka Group, LLC in preparing a School Facilities Needs Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the San Bernardino City Unified School District, the City of Highland ("City"):

___ The City concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units	Estimated Average Square Footage per Unit
Single Family Detached (i.e. single family home)	162	1,800
Single Family Attached (e.g. condos, duplexes, townhomes, etc.)	12	1,400
Multifamily (i.e. apartments)	120	800

___ The residential development projected by the City is listed below:

Unit Type	Projected Number of Units	Estimated Average Square Footage per Unit
Single Family Detached (i.e. single family home)	118	1,800
Single Family Attached (e.g. <u>condos</u> duplexes, townhomes, etc.)	20	1,200
Multifamily (i.e. apartments)	215	800

Signed , of the City of Highland on OCTOBER 29, 2008.

Printed Name: LAURIEKE MAINEZ

Title: CITY PLANNER



October 21, 2008

Mr. Andrés Soto
Planning Manager
City of Colton
650 N. La Cadena Drive
Colton, CA 92324

Regarding: Residential Development Projections within San Bernardino City Unified School District Boundaries

Dear Mr. Soto,

Dolinka Group, LLC is in the process of updating the School Facilities Needs Analysis ("SFNA") for the San Bernardino City Unified 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 Colton ("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. The projection of the number and type of Future Units, as well as the average square footage calculation, were determined based on information collected from the City last year. Dolinka Group would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and fax the Certificate to Dolinka Group by **November 11, 2008**.

Mr. Soto, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink that reads 'Hayley Hamada'.

Hayley Hamada
Demographic Analyst

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In its efforts to assist Dolinka Group, LLC in preparing a School Facilities Needs Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the San Bernardino City Unified School District, the City of Colton ("City"):

The City concurs with the residential development projections as provided below:

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

The residential development projected by the City is listed below:

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

Signed, A.L. SOTO, of the City of Colton on October 23, 2008.

Printed Name: ANDRÉS L. SOTO

Title: PLANNING MANAGER



October 27, 2008

Mr. Ron Matyas
Senior Planner
County of San Bernardino
385 N. Arrowhead Ave.
1st Floor
San Bernardino, CA 92415

Regarding: Residential Development Projections within San Bernardino City Unified School District Boundaries

Dear Mr. Matyas,

Dolinka Group, LLC is in the process of updating the School Facilities Needs Analysis ("SFNA") for the San Bernardino City Unified 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 San Bernardino ("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. The projection of the number and type of Future Units, as well as the average square footage calculation, were determined based on information collected from the County last year. Dolinka Group would like to provide the County with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and fax the Certificate to Dolinka Group by **November 14, 2008**.

Mr. Matyas, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink that reads 'Hayley Hamada'.

Hayley Hamada
Demographic Analyst

S:\Clients\San Bernardino City Unified SD\Demographics\SFNA\SY0809\Correspondence\County of SB.doc



In its efforts to assist Dolinka Group, LLC in preparing a School Facilities Needs Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the San Bernardino City Unified School District, the County of San Bernardino ("County"):

___ The County concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>	150	2,000
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>	0	NA
Multifamily <i>(i.e. apartments)</i>	0	NA

___ The residential development projected by the County is listed below:

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

Signed, _____, of the County of San Bernardino on November ____, 2008.

Printed Name: _____

Title: _____

Exhibit I

Facilities Cost Impacts of Residential Redevelopment

Residential Redevelopment consists of voluntarily demolishing existing residential units and replacing them with new residential development. Dolinka Group is aware that a measurable amount of Residential redevelopment has occurred within the School District over the previous five (5) years, and that a similar amount may occur over the next five (5) years. In order to examine the potential facilities cost impacts that Residential Redevelopment could have upon the School District, Dolinka Group evaluated historical information submitted to the California Department of Finance ("DOF") regarding demolished units. Dolinka Group evaluated demolished unit data for the Cities of Colton, Highland and San Bernardino, as well as the unincorporated County of San Bernardino. Based on the annual average number of demolished units within the Cities and County, Dolinka Group estimates that the School District may see 180 SFD units, zero (0) SFA units, and 31 MF units demolished over the next five (5) years and replaced with future units. Table I-1 details the projected number of demolished units for the School District over the next five (5) years by jurisdiction.

**Table I-1
Projected Demolished Units over the Next Five Years**

Jurisdiction	SFD Units	SFA Units	MF Units	Total Units
City of Colton	0	0	0	0
City of Highland	45	0	3	48
City of San Bernardino	135	0	28	163
County of San Bernardino	0	0	0	0
Future Units	180	0	31	211

The Future Units listed in Table 3 of Section III.A include units that could be constructed to take the place of demolished units. To determine the net student enrollment from future units, the student generation rates calculated for the School District and described in Section III.A were then applied to the projected demolished units as shown in Table I-1 to determine the potential number of students who could be displaced as a result of demolished residential units. Projected unhoused student enrollment from non-mitigated Future Units (Table 10) was then calculated less students displaced from Residential Redevelopment ("Net Projected Student Enrollment"). The Net Projected Student Enrollment is shown in Table I-2.

**Table I-2
Projected Student Enrollment**

School Level	Students Projected From Non-Mitigated Future Units	Students Projected From Residential Redevelopment	Net Projected Student Enrollment
Elementary School	128	73	55
Middle School	192	35	157
High School	256	42	214
Total	576	150	426

Utilizing per student costs (Exhibit E), Dolinka Group calculated the total school facilities costs for Net Projected Student Enrollment by school level in order to provide a credit due to the reduced cost impacts of displaced students. The total school facilities costs for Net Projected Student Enrollment are shown in Table I-3.

**Table I-3
Net Projected Student Enrollment Total Facilities Cost Impacts**

School Level	Net Projected Student Enrollment	Cost Per Student	Total Facilities Cost Impacts
Elementary School	55	\$65,583	\$3,607,065
Middle School	157	\$51,592	\$8,099,944
High School	214	\$77,429	\$16,569,806
Total	426	N/A	\$28,276,815

These cost impacts are less than the total cost impacts as a result of crediting the potential loss of enrollment due to the demolition of existing units. In order to determine the total facilities cost impacts per square foot, Dolinka Group Divided the total facilities cost impacts generated from the Net Projected Student Enrollment by the total square footage of assessable space of non-mitigated Future Units, including that which may be a result of Residential Redevelopment (Table 18). Table I-4 shows the total facilities cost impacts per square foot for Net Projected Student Enrollment.

**Table I-4
Total Facilities Cost Impacts per Square Foot**

Item	Total Facilities Cost Impacts	Total Square Footage	Total Cost Impact per Square Foot
School District	\$28,276,815	1,755,869	\$16.10

As shown, the total cost impact per square foot in Table I-4 is \$16.10, which is greater than the Alternative No. 2 Fee of \$5.40 per square foot calculated in the Analysis. It should be noted that the actual cost impact produced by students generated from all non-mitigated Future Units, without consideration of those who have been displaced by Residential Redevelopment is \$28.29 per square foot (see Exhibit E). In summary, Residential Redevelopment was considered by reducing the projected number of unhoused student from non-mitigated Future Units by the estimated number of students occupying units projected to be demolished over the next five (5) years. As a result, the number of projected unhoused students was reduced. The cost impact generated from this reduced number of unhoused students was then divided by the total assessable square footage, including that attributable to Residential Redevelopment. Despite reducing impacts by considering existing students living in units to be demolished, the total cost per square foot, as shown in Table I-4, exceeds the Alternative Fees justified in the Analysis. The School District is, therefore, fully justified in levying the Alternative Fees calculated in the Analysis on all non-mitigated Future Units, including those from Residential Redevelopment which may occur over the next five (5) years.

Exhibit J

School Facilities Capacity Calculation

San Bernardino City Unified School District School Facilities Capacity Calculation

Application	Item	Elementary School	Middle School	High School
NA	SAB Form 50-02	22,075	6,075	9,099
NA	Non-Severe/Severe Capacity	846	242	484
NA	Relocatables Added - (Year)	0	0	0
50/67876-00-076	Alessandro li Elementary	632	0	0
50/67876-00-009	Anton Elementary	945	0	0
50/67876-00-071	Arroyo Valley High	0	0	362
50/67876-00-026	Barton Elementary	50	0	0
50/67876-00-040	Barton Elementary	0	17	0
50/67876-00-018	Belvedere Elementary	50	0	0
50/67876-00-073	Burbank li Elementary	573	0	0
50/67876-00-034	Cajon High	0	0	27
50/67876-00-039	Cajon High	0	15	0
50/67876-00-002	Cesar E. Chavez Middle	375	984	0
50/67876-00-004	Colonel Joseph C. Rodriquez	725	0	0
50/67876-00-065	Curtis Middle	0	351	810
50/67876-00-025	Davidson Elementary	50	0	0
50/67876-00-019	Del Rosa Elementary	50	0	0
50/67876-00-033	Del Vallejo Middle	0	135	0
57/67876-00-063	Golden Valley Middle	0	153	0
50/67876-00-027	Highland Pacific Elem.	50	0	0
50/67876-00-022	Inghram	50	0	0
50/67876-00-005	Juanita Blakely Jones Elementary	945	0	0
50/67876-00-030	Kendall Elementary	50	0	0
50/67876-00-017	Lankershim Elem.	50	0	0
50/67876-00-078	Lincoln li Elementary	850	0	0
50/67876-00-079	Little Mountain Elementary	600	0	0
50/67876-00-074	Lytle Creek Elem.	425	0	0
50/67876-00-023	Lytle Creek Elem.	50	0	0
50/67876-00-080	Middle College	0	0	405
50/67876-00-021	Muscoy Elem.	50	0	0
50/67876-00-072	Monterey Elementary #48	676	0	0
50/67876-00-003	New High School #8	0	0	1,782
50/67876-00-029	Newmark Elem.	50	0	0
50/67876-00-028	Parkside Elem.	50	0	0
50/67876-00-016	Rio Vista Elem.	50	0	0
50/67876-00-075	Roosevelt li Elementary	505	0	46
50/67876-00-024	Urbita Elem.	50	0	0
50/67876-00-041	Urbita Elem.	0	21	0
50/67876-00-020	Vermont Elem.	50	0	0
50/67876-00-077	Wilson li Elementary	695	0	0
Total Capacity		31,617	7,993	13,015

Exhibit K

Allocation of Surplus Seats

**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*
Number of SFD Units	868	6,700
Number of SFA Units	220	791
Number of MF Units	315	845

*Source: Southern California Association of Governments ("SCAG")

Percent of Students Generated from Future Units

Item	Students Generated from Future Units	Students Generated from Total Units
Elem. Students from SFD Units	287	2,218
Elem. Students from SFA Units	92	332
Elem. Students from MF Units	132	355
Total Elem. Students Generated	511	2,905
Middle Students from SFD Units	147	1,136
Middle Students from SFA Units	29	103
Middle Students from MF Units	41	110
Total Middle Students Generated	217	1,349
High Students from SFD Units	168	1,295
High Students from SFA Units	48	174
High Students from MF Units	69	186
Total High Students Generated	285	1,655
% of Elementary Students Generated from Future Units		17.59%
% of Middle Students Generated from Future Units		16.09%
% of High Students Generated from Future Units		17.22%

Allocation of Excess School Seats to Students Generated from Future Units

School Level	Excess Seats	% of Students Generated from Future Units
Elementary School	2,095	17.59%
Middle School	0	16.09%
High School	0	17.22%
Excess Seats Allocated to Elementary Students Generated from Future Units		369
Excess Seats Allocated to Middle Students Generated from Future Units		0
Excess Seats Allocated to High Students Generated from Future Units		0

Number of Non-Mitigated Future Units and Number of Total Future Units

Item	Non-Mitigated Future Units	Total Future Units
Number of SFD Units	718	868
Number of SFA Units	220	220
Number of MF Units	315	315

Percentage of Students Generated from Non-Mitigated Future Units

Item	Students Generated from Non-Mitigated Future Units	Students Generated from Total Future Units
Elem. Students from SFD Units	238	287
Elem. Students from SFA Units	92	92
Elem. Students from MF Units	132	132
Total Elem. Students Generated	462	511
Middle Students from SFD Units	122	147
Middle Students from SFA Units	29	29
Middle Students from MF Units	41	41
Total Middle Students Generated	192	217
High Students from SFD Units	139	168
High Students from SFA Units	48	48
High Students from MF Units	69	69
Total High Students Generated	256	285
% of Elementary Students Generated from Non-Mitigated Future Units		90.41%
% of Middle Students Generated from Non-Mitigated Future Units		88.48%
% of High Students Generated from Non-Mitigated Future Units		89.82%

Allocation of Excess Seats to Students Generated from Non-Mitigated Future Units

School Level	Excess Seats	% of Students Generated from Non-Mitigated Future Units
Elementary School	369	90.41%
Middle School	0	88.48%
High School	0	89.82%
Excess Seats Allocated to Elementary Students Generated from Non-Mitigated Future Units		334
Excess Seats Allocated to Middle Students Generated from Non-Mitigated Future Units		0
Excess Seats Allocated to High Students Generated from Non-Mitigated Future Units		0

Exhibit L

Surplus Site Determination

Section 65995.6(b)(1) requires the School District to identify and consider any surplus property that it owns that can 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.

- The School District currently owns one (1) vacant parcel of approximately 2.8 acres. Based on a recent site acquisition cost estimate of \$523,692 per acre, the School District has determined the value of the vacant parcel to be \$1,466,338. This value will be considered in the following exhibit (Exhibit K) to potentially offset the impact of Future Units.

Exhibit M

**Identification and Consideration of Local Revenue 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. Certificates of Participation

Certificates of Participation ("COPs") are a means of financing facilities through a lease, as opposed to a new revenue source. All lease payments associated with a COPs issuance must be paid by the issuing school district through its existing sources of revenue. The lease payments are typically secured by the School District's general fund.

Over the last several years the School District, as an interim source of capital facilities funding, has issued COPs. The proceeds of the COPs and lease agreements have been expended on the acquisition of property and construction of various facilities, all of which are reflected in the facilities capacity calculation. In 2003, the School District issued \$57,000,000 in Bridge Financing COPs to provide funding needed to expedite several State eligible projects and to pay off COPs issued in 2001. Recently, the School District has issued GO bonds and has paid off these Bridge Financing COPs. Therefore, no funding exists from this source to offset the impacts of the Projected Unhoused Students generated from non-mitigated Future Units.

2. General Obligation Bonds

GO bonds are tax-exempt bonds secured by the "full faith and credit," i.e., unlimited taxing power, of the issuing school district. A bond generally requires 2/3 approval of voters; however, a Proposition 39 GO bond is approved by 55 percent of the votes. In return for a lower voter approval threshold, the School District (i) has limitations on the type of expenditures, (ii) must provide additional data to the electorate, and (iii) upon approval, the expenditures are monitored by a Citizens Oversight Committee. Voter approval grants the School District the right to levy an additional ad valorem tax on all taxable property within its jurisdiction in order to pay debt service on the GO bonds.

On March 2, 2004 the voters of the School District approved Measure T, which authorized the issuance of \$140,000,000 in GO bonds. The proceeds from these GO bonds will be used (i) to enhance current facilities for the School District's existing students, (ii) to modernize existing school facilities, and (iii) to construct new schools to house the students generated from existing residential units. Based on the most current information provided by the School District, the remaining available GO bond proceeds are \$14,200,000. These potential funding will be discussed in Table M-2 below.

3. Redevelopment Pass-Throughs

California redevelopment law allows school districts to share in tax increment income via pass-through agreements with local redevelopment agencies. However, school districts cannot unilaterally establish redevelopment project areas and the revenues school districts may obtain from redevelopment pass-throughs are generally limited.

The School District currently has pass-through agreements with redevelopment agencies of the Cities of San Bernardino and Highland ("Agencies"). Pursuant to these pass-through agreements, revenues from the Agencies are committed to fund school facilities necessary to benefit students generated from residential units located in the redevelopment project areas.

Based on historical information it is estimated that the School District will collect \$6,343,745 over the next five (5) years.

4. Community Facilities School 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. Commercial/Industrial School Fees

Sections 17620 *et seq.* of the Education Code gives School Districts the authority to collect statutory school fees from commercial and industrial development if a justification study is prepared and certain nexus findings are made.

The School District currently collects such fees in the amount of \$0.47 per square foot. In the previous five (5) years, the School District collected approximately \$7,494,357 in School Fees from commercial/industrial development. A similar amount of commercial/industrial School Fees can be expected to be received over the next five (5) years. This potential funding will be discussed further below.

6. Identification of Existing Surplus Local Funds

As explained in Section III.B, the School District currently has 682 unhoused students from existing residential units. Based on per-student costs calculated in Exhibit E, providing adequate facilities for these existing unhoused students will have a cost impact to the School District of \$209,016,479 (in 2008 dollars). Over the next five (5) years, the School District will need to construct school facilities to house students to be generated from non-mitigated Future Units. Using per-student costs calculated in Exhibit E, providing adequate school facilities to the 576 Projected Unhoused Students identified in Section III.A.3 will have a cost impact to the School District of \$36,583,067 (in 2008 dollars). Table M-1 shows a summary of the school facilities needs of the School District.

**Table M-1
Identification of School Facilities Needs**

Item	Amount
Existing Unhoused Student Impact	\$209,016,479
Projected Unhoused Student Impact	\$36,583,067
Total	\$245,599,546

As stated above, the School District has identified potential commercial/industrial School Fees in the amount of \$7,494,357. 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 non-mitigated Future Units. Based on the current per-pupil grant amounts established by the State and the School District's site costs, the 682 Existing Unhoused students would generate \$58,509,023 in State funding and the 576

Projected Unhoused Students would generate \$10,759,495 in State funding. Furthermore, there is \$14,200,000 available in GO bond proceeds. Additionally, based on Table 19 of the Analysis, the School District can expect to receive \$10,759,495 from Alternative No. 2 Fees on new residential development. Table M-2 summarizes potential funding sources to fund the school facilities needs identified in Table M-1.

**Table M-2
Identification of Local Funds**

Item	Amount
Projected Commercial/Industrial School Fees	\$7,494,357
Projected Redevelopment Revenue	\$6,343,745
Surplus Sites	\$1,466,338
State Funding For Current Unhoused Students	\$58,509,023
State Funding for Projected Unhoused Students	\$10,759,495
GO Bonds Proceeds	\$14,200,000
Projected Alternative No. 2 Fees	\$10,759,495
Total	\$109,532,452

As shown below in Table M-3, when considering the current and future school needs of the School District, there is currently a \$136,067,094 funding shortfall. Therefore, the School District has no surplus funds available to offset the cost impact of non-mitigated Future Units.

**Table M-3
Identification of Funding Shortfall**

Item	Amount
School Facilities Needs	\$245,599,546
Local Funding Sources	(\$109,532,452)
Remaining Funding Shortfall/(Credit)	\$136,067,094

Exhibit N

Calculation of Additional Grants for General Site Development

General Site Development Grant Per Student Calculation

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

School Level	Base Per-Pupil Grant *	Percent	Additional Grant
Elementary School	\$8,998	6.00%	\$540
Middle School	\$9,539	6.00%	\$572
High School	\$12,100	3.75%	\$454

* 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 Useable Acre	Site Size	Grant Per School Facility
Elementary School	\$14,364	10.6	\$152,258
Middle School	\$14,364	26.6	\$382,082
High School	\$14,364	46.5	\$667,926

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

School Level	Grant Per School Facility	Facility Capacity	Grant Per Student
Elementary School	\$152,258	900	\$169
Middle School	\$382,082	1,600	\$239
High School	\$667,926	2,400	\$278

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

School Level	Additional Grant as a Percentage of Base Per-Pupil Grant	Grant Per Student	Total Grant for General Site Development
Elementary School	\$540	\$169	\$709
Middle School	\$572	\$239	\$811
High School	\$454	\$278	\$732