

Facility Needs
Assessment
for
Liberty Union High
School District

April 4, 2016

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TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY.....	1
INTRODUCTION	3
Developer Fee Legislation	3
Senate Bill 50.....	3
Level I Fees	4
Level II Fees	4
Level III Fees.....	5
SECTION I: LEVEL II FEES/ELIGIBILITY REQUIREMENTS	
Eligibility Requirements	6
Purpose of Study.....	7
SECTION II: NEEDS ANALYSIS	
School Facilities Application	8
School Capacity	8
Enrollment Projection.....	9
School Facility Needs Analysis	9
New Residential Units.....	10
Student Generation.....	11
Housing Excess Students	13
Surplus Property	14
Excess Capacity	14
Local Sources	14
Methodology for Fee Calculation.....	15
State School Program Grant Calculations	17
Site Acquisition Cost Calculations	19
Site Development Cost Calculations.....	20
Level II & III Fee Calculations.....	21
Level III Fees.....	22
Levying of Fees.....	23
Summary	25
Recommendation.....	26
Sources.....	27

LIST OF TABLES AND FIGURES

	<u>Page</u>
TABLE 1	Student Generation Factor/Single-Family & Multi-Family Units13
TABLE 2	Future Unhoused Students/Proposed Res. Units.....17
TABLE 3	State Grant Calculations.....18
TABLE 4	Additional Grant Calculations.....19
TABLE 5	Site Acquisition Costs.....20
TABLE 6	Site Development Costs21
TABLE 7	Level II Developer Fees.....22
TABLE 8	Level III Developer Fees23

APPENDICES

APPENDIX A	Government Code Sections 65995-65998
APPENDIX B	SAB 50-01, 50-02, & 50-03 – New Construction Eligibility Forms
APPENDIX C	Current District Capacity
APPENDIX D	Proposed Development Summary
APPENDIX E	Student Generation Study
APPENDIX F	Site Development Costs
APPENDIX G	Level II Developer Fee Cost Calculations
APPENDIX H	Construction Cost Estimate

EXECUTIVE SUMMARY

- Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities provided the school district meets the applicable legal requirements including justification for levying of fees.
- Government Code Section 65995¹ limits the fee to be collected subject to therein stated exceptions to a specified amount (“Level I Fee”), presently in the amount of \$3.48 per square foot of assessable area for new residential construction and the amount of \$0.56 per square foot of chargeable, covered, and enclosed space of commercial/industrial construction. ² There are provisions for an alternative fee (“Level II Fee” and “Level III Fee”) if the school district meets specified legal requirements and adopts a School Facility Needs Analysis (“SFNA”) (Government Code 65995.6). However, Level II and Level III fees do not apply to commercial and industrial construction.
- This study finds that justification exists for levying Level II Fees and Level III Fees in the Liberty Union High School District (“District”) in amounts determined pursuant to Sections 65995.5, 65995.6, and 65995.7.
- The capacity for the District is 6,840 9-12th grade students based on Education Code Section 17071.10.
- Each new single-family detached residential unit projected to be constructed in the District is estimated to average 2,737 square feet and is estimated to generate an average of .1436 9-12th grade students for the District to house.
- New single-family detached residential construction in the District is estimated to generate a total of 5,230 unmitigated residential units.

¹ All references made hereafter are to the Government Code unless otherwise indicated.

² Education Code 17620.

- Each new single-family attached residential unit projected to be constructed in the District is estimated to average 1,883 square feet and is estimated to generate an average of .056 9-12th grade students for the District to house.
- New single-family attached residential construction in the District is estimated to generate a total of 31 unmitigated residential units.
- Each new multi-family residential unit projected to be constructed in the District is estimated to average 1,186 square feet and is estimated to generate an average of .056 9-12th grade students for the District to house.
- New multi-family residential construction in the District is estimated to generate a total of 415 unmitigated residential units.
- The study excludes mitigated units and the resulting students from those mitigated units in the SFNA calculations.
- Based on determinations consistent with Section 65995.5, the District is justified in establishing a Level II fee of \$1.13 per square foot of assessable space of residential construction.
- Based on determinations consistent with Section 65995.5 and 65995.7, the District is justified in establishing a Level III fee of \$2.26 per square foot of assessable space of residential construction applicable as permitted by law after such time as the State Allocation Board ("SAB") is no longer apportioning funds to school districts for new construction. Presently, Level III Fees are suspended pursuant to Government Code Section 65995.7(a)(2).

INTRODUCTION

Developer Fee Legislation: Background

In September 1986, the Governor signed into law Assembly Bill 2926 (Chapter 887/Statutes 1986) that granted school district governing boards the authority to impose developer fees. This authority is codified in Education Code Section 17620 (formerly Government Code Section 53080) which states in part "...the governing board of any school district is authorized to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities."

The initial maximum fee that can be levied is adjusted every two years by the statewide index for Class B construction set by the SAB. In February of 2016, the SAB increased Level I developer fees to \$3.48 per square foot of assessable space for residential construction and \$0.56 per square foot of chargeable covered and enclosed space for commercial and industrial construction.

Senate Bill 50: Background

In August 1998, the Governor signed into legislation Chapter 407 of the 1998 legislative session ("SB-50") that includes, in part, the Leroy F. Greene School Facilities Act of 1998 ("SFP"). This bill made major changes in the State school building program as well as the level of permissible school fees for school districts in California. Education Code 17620 was amended to include the revised provisions of Sections 65995, 65995.5, 65995.6 and 65995.7.

Prior to the passage of SB-50, school districts had been able to rely on a series of appellate court decisions known as "Mira-Hart-Murrieta." These court decisions had allowed or in some instances required municipalities, when making a legislative decision (such as general plan amendments, development agreements, zoning changes, etc.) concerning land use, to consider the impacts of that decision on school facilities and condition their approval on mitigation measures. These cases allowed cities and counties to assist school districts by using their legislative power to fully mitigate the impacts of land development on school facilities. These measures could be in the form

of mitigation payments higher than a Level I Fee, land dedication or other measures which the land use agencies agreed would mitigate the impacts of the proposed development. In addition, the California Environmental Quality Act ("CEQA") was interpreted by the "Mira" decisions to include mitigation for the environmental impact of a development, providing the school districts with a concurrent means to procure mitigation agreements to fund school facilities to meet the need resulting from additional development.

SB-50 imposes limitations on the power of cities and counties in regard to requiring mitigation of school facilities impacts of new development. This law amends Section 65995(a) to provide that only those fees authorized by Education Code Section 17620 or Government Code Section 65970 may be imposed in connection with or made conditions of any legislative or adjudicative act by a local agency involving planning, use, or development of real property. A copy of Sections 65995-65998 is included as Appendix A for reference.

Subsequent to the enactment of SB-50, authority exists for collection of three levels of developer fees:

Level I Fees:

Level I Fees are authorized pursuant to Section 65995. These fees, currently \$3.48 per square foot for residential construction and \$0.56 per square foot for commercial construction on a K-12 basis, may be increased in the year 2018 and every two years thereafter in accordance with the statewide cost index for Class B Construction as determined by the SAB. Because the District is a high school district, the Level I fees are shared with the District's elementary feeder school districts. The feeder districts collect 70% of the Level I fee and the High School District collects 30% of the Level I fee.

Level II Fees:

Level II Fees are authorized pursuant to Section 65995.5. This authority allows a school district to impose a higher fee on residential construction if certain conditions

are met. The amount of Level II Fees is the subject of this SFNA. The requirements for these fees are outlined in Section I of the SFNA beginning on page 6.

Level III Fees:

Level III Fees are authorized pursuant to Section 65995.7. If State funding for new construction becomes unavailable, this authority allows a school district that has met the applicable statutory requirements to collect Level III Fees as herein described. This Level III Fee is equal to twice the amount of Level II fees excluding specified reductions, if any, to the Level II Fee.

Under Section 65995.7(b), a governing board may offer a reimbursement election to the person subject to the Level III Fee that provides the person with the right to monetary reimbursement of an agreed portion of the difference between the Level III and the Level II Fee to the extent that the school district receives funds from State sources for construction of the facilities for which that amount was required, less any amount expended by the district for interim housing. At the option of the person subject to the Level III Fee, if the school district elects to make reimbursement available, the reimbursement election may be made on a tract or lot basis. Reimbursement of available funds is to be made within 30 days after they are received by the school district.

A governing board may offer the person subject to the Level III Fee an opportunity to negotiate an alternative agreement.

A governing board may provide that the rights granted by the reimbursement election of the alternative reimbursement agreement are assignable.

If a school district fails to offer a reimbursement election or enter into a mitigation agreement, the amount of State funding subsequently received shall be reduced by the difference between the Level II Fee and the Level III Fee.

However, Level III Fees are currently suspended pursuant to Government Code Section 65995.7(a)(3).

SECTION I: LEVEL II FEES/ ELIGIBILITY REQUIREMENTS

Eligibility Requirements

In order for a school district to collect Level II Fees, the school district must meet certain conditions. The requirements in code section 65995.5 are as follows:

1. A school district must make a timely application for funding pursuant to the SFP and obtain a determination of its eligibility for new construction. An application is deemed eligible if the SAB fails to notify the school district of its eligibility within 120 days of receipt of the application by the SAB.
2. A school district must conduct and adopt an SFNA according to Section 65995.6.
3. As of January 1, 2000, a school district must satisfy at least two of the four Statutory Requirements. The Statutory Requirements are outlined in detail in Government Code Section 65995.5(b).
 - a. Year Round Schools—Unified and elementary school districts must have at least 30 percent of their K-6 pupils on a multi-track year-round schedule. For high school districts at least 30 percent of their pupils or at least 40 percent of the 9-12 pupils in the high school attendance area for which the district is applying for new school facilities must be on a multi-track, year-round schedule.
 - b. General Obligation Bonds—The school district must have placed a General Obligation bond on the ballot in the previous four years and the measure must have received approval of at least 50 percent plus one of the votes cast.
 - c. Debt Incurred—The school district must have issued debt or incurred obligations for capital outlay in an amount equal to 15 percent or 30 percent, as applicable, of the district's local bonding capacity. The 15 percent threshold for issued debt or incurred obligation for capital outlay refers to taxes levied that are approved by a vote of landowners

prior to November 4, 1998. The 30 percent threshold for issued debt or incurred obligation for capital outlay refers to taxes levied that are approved by a vote of landowners **after** November 4, 1998.

- d. Relocatable Classrooms—At least 20 percent of the teaching stations within the school district must be relocatable classrooms.

The District applied to the Office of Public School Construction (“OPSC”) for new construction eligibility on August 5, 1999 and the District’s new construction eligibility was approved on March 22, 2000 thereby satisfying the requirement of the statute. The District’s new construction eligibility was updated in 2016. The SAB 50-01, 50-02 and 50-03 forms and a baseline eligibility worksheet are included as Appendix B.

The District has issued debt or incurred obligations for capital outlay in an amount equivalent to or greater than 30 percent of its local bonding capacity, thereby satisfying the first requirement. The bonding capacity of the District is \$188,283,117 and the District has incurred debt in the amount of \$56,629,882 which is a debt ratio of 30.08 percent.

The District exceeds the 20 percent portable requirement, thereby satisfying the second requirement of the statute prior to conducting an SFNA. The District has a total of 317 classrooms of which 100 are portable, 31.5 percent.

Purpose of Study

The purpose of the SFNA is to: 1) establish the needs for new school facilities for unhoused students which are attributable to new residential development (as described in Section II) in the District; 2) establish the amount of the Level II Fees and Level III Fees, and 3) demonstrate that such fees are roughly proportional and reasonably related to the cost of school facilities for the future development within the District. In order to collect the Level II Fees, certain requirements must be fulfilled by a school district. This SFNA will demonstrate that the District satisfies the applicable requirements to collect the Level II Fees and Level III Fees.

SECTION II: NEEDS ANALYSIS

This section of the SFNA factually substantiates that the District meets the necessary requirements outlined in Section I, is eligible to collect Level II and III Fees in excess of the statutory fee for constructing school facilities, and establishes the amount thereof as authorized by applicable law.

School Facilities Program Application

To be eligible to collect Level II Fees, the District must have made a “timely application to the SFP for new construction funding for which it is eligible”³ The District made an application to the SFP on August 5, 1999. The District’s construction eligibility was initially approved by the SAB, in March of 2000 with the capacity being updated in 2003 to break out SDC classrooms and SDC enrollment. The District’s new construction eligibility was updated in 2016. The filing of the new construction eligibility for the District satisfies this requirement for collecting Level II and Level III Fees.

The District’s SFP capacity determination and enrollment projection (Forms SAB 50-01, 02, and 03) are included as Appendix B. The original SAB forms are included which were approved in 2000 along with the revised capacity to include the breakout of SDC classrooms and SDC enrollment. The baseline new construction eligibility worksheet along with documentation that the District’s new construction eligibility was approved by the SAB is also included in Appendix B.

School Capacity

The SFP capacity of the District is 3,573 9-12th grade students and was approved by the SAB in 2003, which includes the breakout of SDC classrooms and SDC enrollment. The District capacity was determined by loading District-owned classrooms according to the methodology specified by Education Code Section 17071.10 and provided for in the OPSC eligibility determination forms. For new construction

³ Senate Bill 50, Chaptered August 27, 1998, Section 65995.5 (b)(1)

projects, the District is required to complete, on a one-time basis, the classroom inventory pursuant to Sections 1859.31 and 1859.32 of the SAB Regulations and report that inventory on the Existing School Building Capacity Form SAB 50-02. See Appendix B.

Completion of the calculations made on this Form represents the District's new construction Existing School Building Capacity.⁴ For purposes of this capacity, 9th-12th grade standard classrooms were loaded at 27 students per classroom and non severe special day classrooms were loaded at 13 students per classroom.

Pursuant to AB 695, which was enacted during the 1999 Legislative Session and amended Government Code Section 65995.6(a), a school district must recalculate its capacity for the SFNA. The existing school building capacity of the District was recalculated for purposes of the SFNA and the District has added capacity of 3,267 9-12 pupils to its School Facility Capacity of 3,573, reflected in the form SAB 50-02, for a current capacity of 6,840. The District's current capacity is included in Appendix C.

Enrollment Projection

According to SB-50, the enrollment projection will be calculated as therein provided and as on the Enrollment Certification/Projection Form SAB 50-01. Projections shall be calculated pursuant to the cohort survival enrollment projection system described in Sections 1859.40 to 1859.43 of Article 5 of the SAB Regulations. The cohort survival method of projecting enrollments identifies the probability that a student will "survive" from one school year to the next in the successive grade level. This projection may be augmented by utilizing the number of residential units to be constructed in the District. These units must have tentative or final map approval at the time of the calculation of the projection.

School Facility Needs Analysis

Once a school district's eligibility is established, Section 65995.6 requires that before Level II Fees and Level III Fees can be imposed, a school district must conduct an SFNA. The SFNA must demonstrate that the need for new school facilities for

⁴ Ibid, Section 1859.30. SAB Regulations for Senate Bill 50.

unhoused pupils is attributable to projected enrollment growth from the construction of new residential units.

The SFNA shall project the number of unhoused elementary, middle, and high school pupils generated by new residential units. This projection is calculated for each category of pupils (K-6, 7-8, and 9-12) enrolled in the District. This projection of unhoused pupils shall be based on the historical student generation rates of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed either in the District or the City or County in which the District is located,⁵ which determination may be modified by relevant planning information.

Pursuant to Government Code Section 65995.6(a), the projection of unhoused pupils shall be based on the historical student generation rates of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed in the school district. The type of unit means a single-family detached, single-family attached, or multifamily unit, according to the Government Code cited above.

New Residential Units

The City of Brentwood, City of Oakley and County of Contra Costa Planning Departments were contacted to provide residential development information regarding the construction of new residential units in the District.

The needs assessment calculation, which must be completed for the SFNA, may include only residential units projected to be constructed that have tentative or final map approval within the District boundaries. Pursuant to Government Code Section 65995.5(g), "residential units" means the development of single-family detached housing units, single-family attached housing units, manufactured homes and mobile homes, condominiums and multi-family housing units which includes apartments.

According to the Planning Departments, 5,230 single-family detached residential units, 31 single-family attached residential units, and 415 multi-family units are planned

⁵ Ibid., Section 65995.6 (a).

to be built in the District over the next five years. These proposed developments do not have mitigation agreements. Appendix D contains a list of unmitigated proposed residential development in the District.

Based on the developer fee records provided by the City of Brentwood, the City of Oakle per Government Code 65995.5(c)(3), the average square footage of a proposed single-family detached home is estimated to be 2,737 square feet per residence. By multiplying the average square footage (2,737 sq. ft.) of one single-family home by the total number of single-family residences anticipated to be constructed (5,230 units), the total square footage of single-family residential units estimated to be constructed in the District is estimated to be 14,314,510 square feet.

Based on the developer fee records provided by the City of Brentwood, City of Oakley, and Metro Scan records, the average square footage of a proposed single-family attached home is estimated to be 1,883 square feet per residence. By multiplying the average square footage (1,883 sq. ft.) of one single-family attached home by the total number of single-family attached residences anticipated to be constructed (31 units), the total square footage of single-family attached residential units estimated to be constructed in the District is estimated to be 58,373 square feet.

Based on developer fee records provided by the City of Brentwood, the City of Oakley, and Metro Scan records, the average square footage of a proposed multi-family unit is estimated to be 1,186 square feet per residence. By multiplying the average square footage (1,186 sq. ft.) of one multi-family unit by the total number of multi-family units anticipated to be constructed (415 units), the total square footage of multi-family residential units estimated to be constructed in the District is estimated to be 492,190 square feet.

The total unmitigated residential square footage estimated to be built in the District is 14,865,073 square feet. The total square footage includes single-family detached, single family attached, and multi-family units.

Student Generation

Pursuant to Government Code Section 65995.6(a), the projection of unhoused pupils shall be based on the historical student generation rates of new residential units

constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed either in the school district or the city or county in which the school district is located. The type of unit means a single-family detached, single-family attached, or multi-family unit, according to the Government Code cited above.

Using developer fee records from the District over the last five years, Jack Schreder & Associates conducted a survey of single-family detached units in February of 2016. The study utilized only residential units constructed in the last five years within the District boundaries. Developer fees were compared to the student address lists from the District for the 2015/16 school year. A 9-12 student yield factor of .1436 has been identified for single-family detached units in the District. A total of 731 single-family detached homes were surveyed in the District with 105 9-12 students housed in those units. The results of these surveys are outlined in Table 1 and in Appendix E.

Government Code Section 65995.5 et seq. requires school districts to conduct student generation research on housing units constructed in the district within the last five years of a similar type to those units proposed to be built in the next five years. The Liberty Union High School District has had no single family attached or multi-family housing units constructed in the last five years. Therefore, the consultant utilized a district similar to Liberty Union High School District located in Contra Costa County to determine single family attached and multi-family yields. Utilizing this methodology, a 9-12 single family attached and multi-family student generation factor of .056 was determined. The single family detached and multi-family yields are outlined in Table 1.

Table 1

Single-Family Detached Units	
<u>Grade Level</u>	<u>Yield</u>
9-12	.1436
Single-Family Attached Units	
<u>Grade Level</u>	<u>Yield</u>
9-12	.056
Multi-Family Units	
<u>Grade Level</u>	<u>Yield</u>
9-12	.056

Source: Jack Schreder & Associates, Liberty Union High School District.

Housing of Excess Students

Section 65995.6 requires districts to analyze the following areas to determine if the District can house excess students either in current facilities or with monies currently available to construct new classrooms.

In order to fulfill the requirements of 65995.6(b)(1), (2), and (3), a district must evaluate the following:

- 1) Identify and consider any surplus property owned by the school district that can be used as a school site or that is available for sale to finance school facilities.
- 2) Identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.
- 3) Identify and consider local sources other than fees, charges, dedications, or other requirements imposed on

residential construction 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.⁶

Surplus Property

The District does not own property that could be sold to assist in financing new school facilities.

Excess Capacity

The current 2015-16 California Basic Education Data System (CBEDS) enrollment of the District is 8,188 9-12 students and the capacity of the District, based on SFP loading factors, is 6,840 9-12 students. Thus, the current student enrollment exceeds the current capacity of the District by 1,348 students. The proposed 5,676 residential units will generate an additional 776 9-12 students for the District to house. The SFNA calculations are based on the District's need to house 776 9-12 pupils. The projected 776 students generated from new development cannot be accommodated by excess capacity in existing facilities of the District.

Local Sources⁷

Prior to the collection of Level II Fees and Level III Fees, the District must conduct an analysis of local revenues available in order to assist in constructing new schools for students generated by new development. The District has considered these sources of revenue.

a) General Obligation Bond

The District passed a \$40 million dollar General Obligation Bond in March of 2001. The bond funds have been fully expended.

b) Other Local Funds.

⁶ Ibid., Section 65995.6(b)

⁷ Ibid, Section 65995.6 (b).

The District's commercial/ industrial developer fee revenues are earmarked for District interim housing.

The District has Redevelopment Pass Thru money that is encumbered to upgrade the Liberty High School football and track facility and concession/ticket booth.

c) Mitigation Agreements.

The District has mitigation agreements for some of the residential development within District boundaries. None of the residential development cited in the needs assessment calculations of the SFNA is from mitigated residential development. The mitigation funds have been expended on the construction of Heritage High School, modernization of Liberty High School, and the replacement of the football field at Freedom High School.

The District does not currently have any other local fund sources to provide facilities for the unhoused students generated in the SFNA calculations.

Developer Fees

The District's developer fees are dedicated to the current needs related directly to modernization and new construction of school facilities.

Methodology for Fee Calculation

It has been shown that the District has met the State requirements for eligibility in order to levy the Level II Fees and Level III Fees.

SB-50 outlines the methodology for the calculation of Level II fees in Section 65995.5(c) as follows:

- 1) The number of unhoused pupils identified in the school facilities needs analysis shall be multiplied by the appropriate grant amounts provided in subdivision (a) of Education Code Section 17072.10, as adjusted annually by the SAB. This sum shall be added to the site

- acquisition and development cost determined pursuant to Government Code 65995.5 (h).
- 2) The full amount of local funds the governing board has dedicated to facilities necessitated by new construction shall be subtracted from the amount determined pursuant to paragraph (1).
 - 3) The resulting amount determined pursuant to paragraph (2) shall be divided by the projected total square footage of assessable space of residential units anticipated to be constructed in the school district or the city and county in which the school district is located.
 - 4) Site acquisition costs shall not exceed half the amount determined by multiplying the land acreage determined to be necessary under the guidelines of the State Department of Education, as published in the "School Site Analysis and Development Handbook," as that handbook read as of January 1, 1998, by the estimated cost determined pursuant to Section 17071.12 of the Education Code. Site development costs shall not exceed two times the amount funded by the SAB.⁸

In order to determine Level II Fees and Level III Fees, several calculations are necessary. These calculations are outlined in Table 2 and attached as Appendix E.

Future unhoused students are estimated by multiplying the total number of residential units to be constructed in the District by the student yield factors at the appropriate grade levels. This calculation is outlined in Table 2.

⁸ Ibid, Section 65995.5(h).

Table 2
Future Unhoused Students
From Single-Family Detached Proposed Residential Units

<u>Grade Level</u>	<u>Student Yield</u>	<u># of Units</u>	<u>Total Students</u>
9-12	.1436	5,230	751

Future Unhoused Students
From Single-Family Attached Proposed Residential Units

<u>Grade Level</u>	<u>Student Yield</u>	<u># of Units</u>	<u>Total Students</u>
9-12	.056	31	2

Future Unhoused Students
From Multi-family Proposed Residential Units

<u>Grade Level</u>	<u>Student Yield</u>	<u># of Units</u>	<u>Total Students</u>
9-12	.056	415	23
Total Unhoused Pupils			776

Source: Jack Schreder & Associates, Liberty Union High School District.

The 2015-16 CBEDS enrollment of the District is 8,188 9-12 students and the capacity of the District based on SFP loading factors is 6,840 9-12 students. The District is currently over capacity by 1,348 pupils. The proposed 5,676 residential units will generate 776 9-12 students for the District to house. The SFNA calculations are based on the District's need to house 776 9-12 pupils.

State School Facility Program Grant Calculations

Under the SFP, the State provides "regular grants" ("Regular Grant"), which amount is assumed to, although in actuality it will not, provide a school district with 50 percent of the cost to house a student who is unhoused. The District is responsible for matching these State funds with 50 percent of District money. For example, the State's grant of \$14,311 is presumed to pay for 50 percent of the cost to house one 9-12 student,

with the District paying the other 50 percent, for a total of \$28,622, per unhoused student.

It is important to note that the Regular Grant amounts are based on a formula developed by the OPSC and are not reflective of the actual cost to the District to house excess students.

The current Regular Grant amounts, for purposes of the SFP, are outlined in Table 3. For the Level II Fee calculations, these Regular Grant amounts are multiplied by the total number of projected unhoused students at the respective grade levels in the District.

<u>Grade Level</u>	<u>Future Unhoused Students from Dev.</u>	<u>Per Pupil Grant Amount</u>	<u>Total State Grant</u>
9-12	776	\$14,311	\$11,105,336
Total Eligible Grant Amount			\$11,105,336

In addition to the regular grant amounts outlined in Table 3, the OPSC provides additional grants for automatic fire detection/alarm systems, and automatic sprinkler systems at all grade groups. These additional per pupil grants are outlined in Table 4 and calculated for the future unhoused students in the Liberty Union High School District.

Table 4
State School Facility Program Grant Calculations

<u>Grade Level</u>	<u>Future Unhoused Students from Dev.</u>	<u>Per Pupil Grant Amount</u>	<u>Total State Grant</u>
9-12	776	\$249	\$193,224
Total Eligible Grant Amount			\$193,224

Site Acquisition Costs

The next step in the fee calculation is to estimate the total Site Acquisition Cost. The current land cost in the District is estimated to be approximately \$60,000 per acre. The land cost estimate was provided by The Cardinale Company, a real estate and appraisal company, in February of 2015. Fifty per cent of this cost (\$30,000 per acre) can be utilized to determine the cost to the District for new facilities required or needed to house future unhoused students.

The calculations to house the future unhoused students in the District are outlined in Table 5. The acreage of elementary, middle and high school sites are calculated according to *School Site Analysis and Development*, January, 1998, California Department of Education guidelines as follows: 10 acres for an elementary school of 600 students, 20 acres for a middle school of 900 students, and 50 acres for a high school of 2,200 students.

Table 5				
Site Acquisition Costs				
Site Acquisition Cost @ 50% of per acre cost (\$60,000 per acre)				
<u>Grade Levels</u>	<u>Future Unhoused Students</u>	<u>Number of Students</u>	<u>Number of Sites Needed</u>	
9-12	776	/ 2,200	=	.353
.353 High School Sites (.353 x 50 acres = 17.55 acres x \$30,000) = \$529,500				
Total Site Acquisition Costs				\$529,500

Source: California Department of Education, Liberty Union High School District.

Site Development Costs

In order to calculate the Site Development Costs, the District architectural firm, Quattrocchi Kwok Architects, was contacted to provide an estimate. General site development costs have been calculated separately according to the formula approved by the SAB at its June 28, 2006 meeting. The site development costs must be calculated for all sites at each grade level grouping.

The total site development costs, excluding general site work, are estimated to be approximately \$23,859,151. The site development costs (\$23,859,151) are then reduced by 50 percent (\$11,929,576) and then multiplied by the number of sites needed by the District. Based on the general site formula approved by the SAB on June 28, 2006, the general site development cost is calculated by multiplying the total needed acreage to house the future unhoused students by \$17,308 plus adding 3.75 percent of the total base grant amount shown in Table 3. The site development costs are included in Table 6 and are shown in Appendix F.

Table 6
Site Development Costs

Service site, off site, & utilities .353 High School Sites x \$11,929,576	\$4,211,140
General Site (17.65 acres x \$17,308) + (3.75% x \$11,105,336)	<u>\$721,936</u>
Total Site Development Costs	\$4,933,076

Source: *Quattrocchi Kwok Architects, Office of Public School Construction*

Level II and Level III Fee Calculations

As outlined previously in Section II of the study, the total square footage of residential units projected to be constructed is 14,865,073 square feet. The total cost to house students is the sum of the Regular Grant Amount, the Site Acquisition Costs and the Site Development Costs minus any Local Funds available from the District.⁹ This cost is then divided by the total square footage to obtain the Level II developer fee the District is eligible to collect. This calculation is shown in Table 7 and attached in Appendix G.

Based on the Level II fee calculation, the 50% cost to house 776 9-12 students is \$16,761,136 and a 100% cost of \$33,522,272. Based on construction cost estimates provided by the District’s architect, the estimated cost to construct a high school of 2,200 9-12 students is \$196,361,463 for a per pupil cost of \$89,255 (\$196,361,463 / 2,200). Based on the architect’s per pupil cost of \$89,255, the estimated cost to provide facilities for 776 9-12 pupils is \$69,261,880, which exceeds the amount to be collected in fees. Construction cost estimate information is included in Appendix H.

⁹ This fee calculation is outlined in Government Code Section 65995.5.

Table 7

Calculations for Level II Developer Fees

Total Regular Grant		\$11,105,336
Additional Grants		\$193,224
Total Site Acquisition		\$529,500
Total Site Development		<u>\$4,905,877</u>
Total District Cost		\$16,761,136
Total District Cost	Less	Available Local Revenues
\$16,761,136	-	\$0 = \$16,761,136
Total Need for District		\$16,761,136
Total Need	÷	Total Square Footage
\$16,761,136	÷	14,865,073 = \$1.13

The Liberty Union High District has a level I fee sharing agreement with its feeder districts. The Liberty Union High School District collects \$1.04 (30% of \$3.48) and the elementary districts collect \$2.44 (70% of \$3.48) per square foot of residential construction. Therefore, the Level II fee of \$1.13 per square foot exceeds the Level I fee of \$1.04 per square foot.

Level III Fee

As previously stated, if State funding becomes unavailable, Section 65995.7 authorizes a school district that is eligible to collect the Level II Fee to calculate and collect the Level III Fees.

The Level III Fees authorized by Section 65995.7 equal the amount of the fee calculated for Level II plus that quantity calculated again but **without subtracting local sources of funds and local funds**. Table 8 shows this calculation.

Table 8
Calculations for Level III Developer Fees

Level II Fee x 2 = Level III Fee

\$1.13 x 2 = \$2.26

However, it is important to note that if the District eventually receives State funding, the additional amount authorized under this Section may be deducted from the amount of such State funding if the funding is for the same facilities.¹⁰ Any reimbursement by the District is at its option and discretion.

Levying of Fees

According to Sections 66000 *et seq.*, all public agencies must satisfy the following requirements when establishing, increasing, or imposing a fee.

1. Determine the purpose of the fee.

The Fees collected by District are for the purpose of constructing high school facilities to offset impacts from development.

2. Identify the use to which the fee will be put.

The Fees collected by the District will be utilized to construct or add school facilities as necessitated from development. The District is currently over capacity by 1,348 students. The proposed development will generate an estimated 776 students for the District to house.

3. Determine how there is a reasonable relationship between the fee's use, the need for the public facilities, and the type of development project on which the fee is imposed.

¹⁰ Government Code Section 65995.7.

The fees are imposed on new residential construction (defined single-family detached, single-family attached, and multi-family units) which creates a direct impact on the need for school facilities. Additional residential development in the District will generate additional students and will result in a need for additional District facilities. The District is currently over capacity by 1,348 students. The proposed development will generate an estimated 776 students for the District to house. The fees will offset the impact created from such new construction.

4. Determine 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.

The District is currently over capacity by 1,348 students. The proposed development will generate an estimated 776 students for the District to house. Based on determinations consistent with Section 65995.5 and 65995.7, the District is justified in establishing a Level II fee of \$1.13 and a Level III fee of \$2.26 per square foot of assessable space of residential construction. Based on information provided by the District's architect, the actual cost to construct a school is in excess of the Level II and Level III fees.

5. Provide an accounting of any portion of the fee remaining unexpended or uncommitted in the District's account five or more years after it was collected.

The District maintains ongoing records of the collected and expended developer fees in order to meet this requirement. The District complies with its annual and five year report filing requirements, pursuant to Government Code Sections 66006 and 66001.

Prior to increasing or adopting Level II Fees or III Fees, the District must meet the requirements of Section 66000 *et seq.* The District has met this requirement, as established in this SFNA and the Appendices attached hereto.

Summary

This study has demonstrated the following:

- The number of future unhoused students from residential housing units projected to be constructed is 776 high school students.
- The total residential square footage projected to be constructed in the District is 14,865,073 square feet.
- Land costs were included in the Level II and III fee calculations at the cost of \$30,000 per acre (50% of \$60,000).
- The site development costs (50%), excluding general site, for a proposed 9-12 school site is estimated to be \$11,929,576. General site costs are estimated to be \$17,308 per acre plus 3.75 percent of the SFP base grant. For calculation of the Level II fee, 50 percent of the total site development costs were utilized.
- The Level II fee calculations demonstrate that each square foot of new residential development creates a developer fee of \$1.13 per square foot.
- The Level III Fee calculations demonstrate that each square foot of new residential development creates a developer fee of \$2.26 per square foot.
- The District may find based on the information herein that it has satisfied the requirements of Section 66000 *et seq.*

RECOMMENDATION

Based on the SFNA provided, it is recommended that the District, subject to meeting applicable statutory requirements, adopt this SFNA, as meeting all applicable findings and adopt the Level II Fee of \$1.13 per square foot on new residential construction.

It is also recommended that the District, subject to meeting applicable statutory requirements, adopt the Level III Fee of \$2.26 per square foot of new residential construction. According to Section 65995.7, if the SAB is no longer apportioning funds to school districts for new construction, and such fees are no longer suspended, the District would be allowed to collect the Level III fee of \$2.26 per square foot for residential construction.

SOURCES

California Basic Educational Data System. California State Department of Education. October Enrollments, 2011-2014.

California State Allocation Board, Applicant Handbook, Leroy F. Greene State School Building Lease Purchase Law of 1976, 1986 revised.

California State Department of Education. California Public School Directory, 2010.

Cardinale, George. The Cardinale Company.

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Nelson, Will. Planner, Contra Costa Planning Department.

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Robbins, Liz. Chief Business Officer, Liberty Union High School District.

Schreder, Jack and Associates. Original research.

Senate Bill 50. State School Facilities Program Regulations.

Strelo, Ken. Senior Planner, City of Oakley.

Volta, Eric. Superintendent, Liberty Union High School District.

Zilm, Jeff. Planner, City of Brentwood.

APPENDIX A

CODE SECTION

65995-65998

GOVERNMENT CODE

SECTION 65995-65998

65995. (a) Except for a fee, charge, dedication, or other requirement authorized under Section 17620 of the Education Code, or pursuant to Chapter 4.7 (commencing with Section 65970), a fee, charge, dedication, or other requirement for the construction or reconstruction of school facilities may not be levied or imposed in connection with, or made a condition of, any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization, as defined in Section 56021 or 56073.

(b) Except as provided in Sections 65995.5 and 65995.7, the amount of any fees, charges, dedications, or other requirements authorized under Section 17620 of the Education Code, or pursuant to Chapter 4.7 (commencing with Section 65970), or both, may not exceed the following:

(1) In the case of residential construction, including the location, installation, or occupancy of manufactured homes and mobilehomes, one dollar and ninety-three cents (\$1.93) per square foot of assessable space. "Assessable space," for this purpose, means all of the square footage within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area.

The amount of the square footage within the perimeter of a residential structure shall be calculated by the building department of the city or county issuing the building permit, in accordance with the standard practice of that city or county in calculating structural perimeters. "Manufactured home" and "mobilehome" have the meanings set forth in subdivision (f) of Section 17625 of the Education Code. The application of any fee, charge, dedication, or other form of requirement to the location, installation, or occupancy of manufactured homes and mobilehomes is subject to Section 17625 of the Education Code.

(2) In the case of any commercial or industrial construction, thirty-one cents (\$0.31) per square foot of chargeable covered and enclosed space. "Chargeable covered and enclosed space," for this purpose, means the covered and enclosed space determined to be within the perimeter of a commercial or industrial structure, not including any storage areas incidental to the principal use of the construction, garage, parking structure, unenclosed walkway, or utility or disposal area. The determination of the chargeable covered and enclosed space within the perimeter of a commercial or industrial structure shall be made by the building department of the city or county issuing the building permit, in accordance with the building standards of that city or county.

(3) The amount of the limits set forth in paragraphs (1) and (2) shall be increased in 2000, and every two years thereafter, according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting, which increase shall be effective as of the date of that meeting.

(c) (1) Notwithstanding any other provision of law, during the term of a contract entered into between a subdivider or builder and a school district, city, county, or city and county, whether general law or chartered, on or before January 1, 1987, that requires the payment of a fee, charge, or dedication for the construction of school facilities as a condition to the approval of residential construction, neither Section 17620 of the Education Code nor this chapter applies to that residential construction.

(2) Notwithstanding any other provision of state or local law, construction that is subject to a contract entered into between a person and a school district, city, county, or city and county, whether general law or chartered, after January 1, 1987, and before the operative date of the act that adds paragraph (3) that requires the payment of a fee, charge, or dedication for the construction of school facilities as a condition to the approval of construction, may not be affected by the act that adds paragraph (3).

(3) Notwithstanding any other provision of state or local law, until January 1, 2000, any construction not subject to a contract as described in paragraph (2) that is carried out on real property for which residential development was made subject to a condition relating to school facilities imposed by a state or local agency in connection with a legislative act approving or authorizing the residential development of that property after January 1, 1987, and before the operative date of the act adding this paragraph, shall be required to comply with that condition.

Notwithstanding any other provision of state or local law, on and after January 1, 2000, any construction not subject to a contract as described in paragraph (2) that is carried out on real property for which residential development was made subject to a condition relating to school facilities imposed by a state or local agency in connection with a legislative act approving or authorizing the residential development of that property after January 1, 1987, and before the operative date of the act adding this paragraph, may not be subject to a fee, charge, dedication, or other requirement exceeding the amount specified in paragraphs (1) and (2) of subdivision (b), or, if a district has increased the limit specified in paragraph (1) of subdivision (b) pursuant to either Section 65995.5 or 65995.7, that increased amount.

(4) Any construction that is not subject to a contract as described in paragraph (2), or to paragraph (3), and that satisfies both of the requirements of this paragraph, may not be subject to any increased fee, charge, dedication, or other requirement authorized by the act that adds this paragraph beyond the amount specified in paragraphs (1) and (2) of subdivision (b).

(A) A tentative map, development permit, or conditional use permit was approved before the operative date of the act that amends this subdivision.

(B) A building permit is issued before January 1, 2000.

(d) For purposes of this chapter, "construction" means new construction and reconstruction of existing building for residential, commercial, or industrial. "Residential, commercial, or industrial construction" does not include any facility used exclusively for religious purposes that is thereby exempt from property taxation under the laws of this state, any facility used exclusively as a private full-time day school as described in Section 48222 of the Education Code, or any facility that is owned and occupied by one or more agencies of federal, state, or local government. In addition,

"commercial or industrial construction" includes, but is not limited to, any hotel, inn, motel, tourist home, or other lodging for which the maximum term of occupancy for guests does not exceed 30 days, but does not include any residential hotel, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code.

(e) The Legislature finds and declares that the financing of school facilities and the mitigation of the impacts of land use approvals, whether legislative or adjudicative, or both, on the need for school facilities are matters of statewide concern. For this reason, the Legislature hereby occupies the subject matter of requirements related to school facilities levied or imposed in connection with, or made a condition of, any land use approval, whether legislative or adjudicative act, or both, and the mitigation of the impacts of land use approvals, whether legislative or adjudicative, or both, on the need for school facilities, to the exclusion of all other measures, financial or nonfinancial, on the subjects. For purposes of this subdivision, "school facilities" means any school-related consideration relating to a school district's ability to accommodate enrollment.

(f) Nothing in this section shall be interpreted to limit or prohibit the use of Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 to finance the construction or reconstruction of school facilities. However, the use of Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 may not be required as a condition of approval of any legislative or adjudicative act, or both, if the purpose of the community facilities district is to finance school facilities.

(g) (1) The refusal of a person to agree to undertake or cause to be undertaken an act relating to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5, including formation of, or annexation to, a community facilities district, voting to levy a special tax, or authorizing another to vote to levy a special tax, may not be a factor when considering the approval of a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization, as defined in Section 56021 or 56073, if the purpose of the community facilities district is to finance school facilities.

(2) If a person voluntarily elects to establish, or annex into, a community facilities district and levy a special tax approved by landowner vote to finance school facilities, the present value of the special tax specified in the resolution of formation shall be calculated as an amount per square foot of assessable space and that amount shall be a credit against any applicable fee, charge, dedication, or other requirement for the construction or reconstruction of school facilities. For purposes of this paragraph, the calculation of present value shall use the interest rate paid on the United States Treasury's 30-year bond on the date of the formation of, or annexation to, the community facilities district, as the capitalization rate.

(3) For purposes of subdivisions (f), (h), and (i), and this subdivision, "school facilities" means any school-related consideration relating to a school district's ability to accommodate enrollment.

(h) The payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995 and, if

applicable, any amounts specified in Section 65995.5 or 65995.7 are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities.

(i) A state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073 on the basis of a person's refusal to provide school facilities mitigation that exceeds the amounts authorized pursuant to this section or pursuant to Section 65995.5 or 65995.7, as applicable.

65995.1. (a) Notwithstanding any other provision of law, as to any development project for the construction of senior citizen housing, as described in Section 51.3 of the Civil Code, a residential care facility for the elderly as described in subdivision (k) of Section 1569.2 of the Health and Safety Code, or a multilevel facility for the elderly as described in paragraph (9) of subdivision (d) of Section 15432, any fee, charge, dedication, or other form of requirement that is levied under Section 53080 may be applied only to new construction, and is subject to the limits and conditions applicable under subdivision (b) of Section 65995 in the case of commercial or industrial development.

(b) Notwithstanding any other provision of law, as to any development project for the construction of agricultural migrant worker housing financed in whole or part pursuant to Chapter 8.5 (commencing with Section 50710) of Part 2 of Division 31 of the Health and Safety Code, no fees, charges, dedications, or other forms of requirements that are levied under Section 53080 shall be applied to new construction, reconstruction, or rehabilitation of this housing. The exemption provided by this subdivision shall be applicable only to that agricultural migrant worker housing which is owned by the state and which is subject to a contract ensuring compliance with the requirements of Chapter 8.5 (commencing with Section 50710) of Part 2 of Division 31 of the Health and Safety Code.

(c) Any development project against which school facilities fees or other requirements have been levied or waived in accordance with the limit or exemption set forth in subdivision (a) or (b) may be converted to any use other than those uses described in the statutes cited in that subdivision only with the approval of the city or county that issued the building permit for the project. That approval shall not be granted absent certification by the appropriate school district that payment has been made on the part of the development project at the rate of the school facilities fee, charge, dedication, or other form of requirement applied by the district under Section 53080 to residential development as of the date of conversion, less the amount of any school facilities fees or other requirements paid on the part of the project in accordance with the limits set forth in subdivision (a) or (b).

65995.2. (a) Notwithstanding any other provision of law, the imposition of any fee, charge, dedication, or other requirement authorized under Section 53080, or Chapter 4.7 (commencing with Section 65970), or both, against any manufactured home or mobilehome that is located within a mobilehome park, or subdivision, cooperative, or condominium for mobilehomes, in which residence is limited to older persons, as defined pursuant to the federal Fair Housing Amendments Act of 1988, is subject to the limits and conditions that are applicable under subdivision (b) of Section 65995 in the case of commercial and industrial development.

(b) Any mobilehome park, or subdivision, cooperative, or condominium for mobilehomes, in which school facilities fees, charges, dedications, or other requirements have been imposed against one or more manufactured homes or mobilehomes in accordance with the limit set forth in subdivision (a) may subsequently choose to permit the residence of persons other than older persons, in which event it shall so notify the appropriate school district and city or county. As a condition of the first sale, subsequent to that notification, of each manufactured home or mobilehome in the mobilehome park, or subdivision, cooperative, or condominium for mobilehomes, payment shall be made to the school district in the amount of the school facilities fee or other requirement applied by the district under Section 53080, or Chapter 4.7 (commencing with Section 65970), or both, to residential development as of the date of that sale, less the amount of any school facilities fees, charges, dedications, or other requirements imposed against that manufactured home or mobilehome in accordance with the limits described in subdivision (a). Any prospective purchaser of a manufactured home or mobilehome that is subject to the requirement set forth in this subdivision shall be given written notice of the existence of that requirement by the seller prior to entering into any contract for that purchase.

(c) Compliance on the part of any manufactured home or mobilehome with any additional fee or other requirement applied by the school district pursuant to subdivision (b), and certification by the appropriate school district of that compliance, shall be required as a condition of the following, as applicable:

(1) The close of escrow of the first sale of the manufactured home or mobilehome following the notice required by subdivision (b), where the manufactured home or mobilehome is to be located, installed, or occupied in a mobilehome park that has chosen to permit the residence of persons other than older persons pursuant to subdivision (b) and the sale or transfer of the manufactured home or mobilehome is subject to escrow as provided in Section 18035 or 18035.2 of the Health and Safety Code.

(2) The approval of the manufactured home or mobilehomes for initial occupancy pursuant to Section 18551 or 18613 of the Health and Safety Code following the notice required by subdivision (b), where the manufactured home or mobilehome is to be located, installed, or occupied in a mobilehome park that has chosen to permit the residence of persons other than older persons pursuant to subdivision (b), in the event that paragraph (1) does not apply.

65995.5. (a) The governing board of a school district may impose

the amount calculated pursuant to this section as an alternative to the amount that may be imposed on residential construction calculated pursuant to subdivision (b) of Section 65995.

(b) To be eligible to impose the fee, charge, dedication, or other requirement up to the amount calculated pursuant to this section, a governing board shall do all of the following:

(1) Make a timely application to the State Allocation Board for new construction funding for which it is eligible and be determined by the board to meet the eligibility requirements for new construction funding set forth in Article 2 (commencing with Section 17071.10) and Article 3 (commencing with Section 17071.75) of Chapter 12.5 of Part 10 of the Education Code. A governing board that submits an application to determine the district's eligibility for new construction funding shall be deemed eligible if the State Allocation Board fails to notify the district of the district's eligibility within 120 days of receipt of the application.

(2) Conduct and adopt a school facility needs analysis pursuant to Section 65995.6.

(3) Until January 1, 2000, satisfy at least one of the requirements set forth in subparagraphs (A) to (D), inclusive, and, on and after January 1, 2000, satisfy at least two of the requirements set forth in subparagraphs (A) to (D), inclusive:

(A) The district is a unified or elementary school district that has a substantial enrollment of its elementary school pupils on a multitrack year-round schedule. "Substantial enrollment" for purposes of this paragraph means at least 30 percent of district pupils in kindergarten and grades 1 to 6, inclusive, in the high school attendance area in which all or some of the new residential units identified in the needs analysis are planned for construction. A high school district shall be deemed to have met the requirements of this paragraph if either of the following apply:

(i) At least 30 percent of the high school district's pupils are on a multitrack year-round schedule.

(ii) At least 40 percent of the pupils enrolled in public schools 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.

(B) The district has placed on the ballot in the previous four years a local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast.

(C) The district meets one of the following:

(i) The district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the district's local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the district's general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners prior to November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code). Indebtedness or other obligation to finance school facilities to be owned, leased, or used by the

district, that is incurred by another public agency, shall be counted for the purpose of calculating whether the district has met the debt percentage requirement contained herein.

(ii) The district has issued debt or incurred obligations for capital outlay in an amount equivalent to 30 percent of the district's local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the district's general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners after November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code). Indebtedness or other obligation to finance school facilities to be owned, leased, or used by the district, that is incurred by another public agency, shall be counted for the purpose of calculating whether the district has met the debt percentage requirement contained herein.

(D) At least 20 percent of the teaching stations within the district are relocatable classrooms.

(c) The maximum square foot fee, charge, dedication, or other requirement authorized by this section that may be collected in accordance with Chapter 6 (commencing with Section 17620) of Part 10.5 of the Education Code shall be calculated by a governing board of a school district, as follows:

(1) The number of unhoused pupils identified in the school facilities needs analysis shall be multiplied by the appropriate amounts provided in subdivision (a) of Section 17072.10. This sum shall be added to the site acquisition and development cost determined pursuant to subdivision (h).

(2) The full amount of local funds the governing board has dedicated to facilities necessitated by new construction shall be subtracted from the amount determined pursuant to paragraph (1). Local funds include fees, charges, dedications, or other requirements imposed on commercial or industrial construction.

(3) The resulting amount determined pursuant to paragraph (2) shall be divided by the projected total square footage of assessable space of residential units anticipated to be constructed during the next five-year period in the school district or the city and county in which the school district is located. The estimate of the projected total square footage shall be based on information available from the city or county within which the residential units are anticipated to be constructed or a market report prepared by an independent third party.

(d) A school district that has a common territorial jurisdiction with a district that imposes the fee, charge, dedication, or other requirement up to the amount calculated pursuant to this section or Section 65995.7, may not impose a fee, charge, dedication, or other requirement on residential construction that exceeds the limit set forth in subdivision (b) of Section 65995 less the portion of that amount it would be required to share pursuant to Section 17623 of the Education Code, unless that district is eligible to impose the fee, charge, dedication, or other requirement up to the amount calculated pursuant to this section or Section 65995.7.

(e) Nothing in this section is intended to limit or discourage the

joint use of school facilities or to limit the ability of a school district to construct school facilities that exceed the amount of funds authorized by Section 17620 of the Education Code and provided by the state grant program, if the additional costs are funded solely by local revenue sources other than fees, charges, dedications, or other requirements imposed on new construction.

(f) Except as provided in paragraph (5) of subdivision (a) of Section 17620 of the Education Code, a fee, charge, dedication, or other requirement authorized under this section and Section 65995.7 shall be expended solely on the school facilities identified in the needs analysis as being attributable to projected enrollment growth from the construction of new residential units. This subdivision does not preclude the expenditure of a fee, charge, dedication, or other requirement, authorized pursuant to subparagraph (C) of paragraph (1) of subdivision (a) of Section 17620, on school facilities identified in the needs analysis as necessary due to projected enrollment growth attributable to the new residential units.

(g) "Residential units" and "residences" as used in this section and in Sections 65995.6 and 65995.7 means the development of single-family detached housing units, single-family attached housing units, manufactured homes and mobilehomes, as defined in subdivision (f) of Section 17625 of the Education Code, condominiums, and multifamily housing units, including apartments, residential hotels, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code, and stock cooperatives, as defined in Section 1351 of the Civil Code.

(h) Site acquisition costs shall not exceed half of the amount determined by multiplying the land acreage determined to be necessary under the guidelines of the State Department of Education, as published in the "School Site Analysis and Development Handbook," as that handbook read as of January 1, 1998, by the estimated cost determined pursuant to Section 17072.12 of the Education Code. Site development costs shall not exceed the estimated amount that would be funded by the State Allocation Board pursuant to its regulations governing grants for site development costs.

65995.6. (a) The school facilities needs analysis required by paragraph (2) of subdivision (b) of Section 65995.5 shall be conducted by the governing board of a school district to determine the need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five years. The school facilities needs analysis shall project the number of unhoused elementary, middle, and high school pupils generated by new residential units, in each category of pupils enrolled in the district. This projection of unhoused pupils shall be based on the historical student generation rates of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed either in the school district or the city or county in which the school district is located, and relevant planning agency information, such as multiphased development projects, that may modify the historical figures. For purposes of this paragraph, "type" means a single

family detached, single family attached, or multifamily unit. The existing school building capacity shall be calculated pursuant to Article 2 (commencing with Section 17071.10) of Chapter 12.5 of Part 10 of the Education Code. The existing school building capacity shall be recalculated by the school district as part of any revision of the needs analysis pursuant to subdivision (e) of this section. If a district meets the requirements of paragraph (3) of subdivision (b) of Section 65995.5 by having a substantial enrollment on a multitrack year-round schedule, the determination of whether the district has school building capacity area shall reflect the additional capacity created by the multitrack year-round schedule.

(b) When determining the funds necessary to meet its facility needs, the governing board shall do each of the following:

(1) Identify and consider any surplus property owned by the district that can be used as a schoolsite or that is available for sale to finance school facilities.

(2) Identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.

(3) Identify and consider local sources other than fees, charges, dedications, or other requirements imposed on residential construction 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.

(c) The governing board shall adopt the school facility needs analysis by resolution at a public hearing. The school facilities needs analysis may not be adopted until the school facilities needs analysis in its final form has been made available to the public for a period of not less than 30 days during which time the school facilities needs analysis shall be provided to the local agency responsible for land use planning for its review and comment. Prior to the adoption of the school facilities needs analysis, the public shall have the opportunity to review and comment on the school facilities needs analysis and the governing board shall respond to written comments it receives regarding the school facilities needs analysis.

(d) Notice of the time and place of the hearing, including the location and procedure for viewing or requesting a copy of the proposed school facilities needs analysis and any proposed revision of the school facilities needs analysis, shall be published in at least one newspaper of general circulation within the jurisdiction of the school district that is conducting the hearing no less than 30 days prior to the hearing. If there is no paper of general circulation, the notice shall be posted in at least three conspicuous public places within the jurisdiction of the school district not less than 30 days prior to the hearing. In addition to these notice requirements, the governing board shall mail a copy of the school facilities needs analysis and any proposed revision to the school facilities needs analysis not less than 30 days prior to the hearing to any person who has made a written request if the written request was made 45 days prior to the hearing. The governing board may charge a fee reasonably related to the cost of providing these materials to those persons who request the school facilities needs analysis or revision.

(e) The school facilities needs analysis may be revised at any time in the same manner, and the revision is subject to the same conditions and requirements, applicable to the adoption of the school

facilities needs analysis.

(f) A fee, charge, dedication, or other requirement in an amount authorized by this section or Section 65995.7, shall be adopted by a resolution of the governing board as part of the adoption or revision of the school facilities needs analysis and may not be effective for more than one year. Notwithstanding subdivision (a) of Section 17621 of the Education Code, or any other provision of law, the fee, charge, dedication, or other requirement authorized by the resolution shall take effect immediately after the adoption of the resolution.

(g) Division 13 (commencing with Section 21000) of the Public Resources Code may not apply to the preparation, adoption, or update of the school facilities needs analysis, or adoption of the resolution specified in this section.

(h) Notice and hearing requirements other than those provided in this section may not be applicable to the adoption or revision of a school facilities needs analysis or the resolutions adopted pursuant to this section.

65995.7. (a) If state funds for new school facility construction are not available, the governing board of a school district that complies with Section 65995.5 may increase the alternative fee, charge, dedication, or other requirement calculated pursuant to subdivision (c) of Section 65995.5 by an amount that may not exceed the amount calculated pursuant to subdivision (c) of Section 65995.5, except that for the purposes of calculating this additional amount, the amount identified in paragraph (2) of subdivision (c) of Section 65995.5 may not be subtracted from the amount determined pursuant to paragraph (1) of subdivision (c) of Section 65995.5. For purposes of this section, state funds are not available if the State Allocation Board is no longer approving apportionments for new construction pursuant to Article 5 (commencing with Section 17072.20) of Chapter 12.5 of Part 10 of the Education Code due to a lack of funds available for new construction. Upon making a determination that state funds are no longer available, the State Allocation Board shall notify the Secretary of the Senate and the Chief Clerk of the Assembly, in writing, of that determination and the date when state funds are no longer available for publication in the respective journal of each house.

(b) A governing board may offer a reimbursement election to the person subject to the fee, charge, dedication, or other requirement that provides the person with the right to monetary reimbursement of the supplemental amount authorized by this section, to the extent that the district receives funds from state sources for construction of the facilities for which that amount was required, less any amount expended by the district for interim housing. At the option of the person subject to the fee, charge, dedication, or other requirement the reimbursement election may be made on a tract or lot basis. Reimbursement of available funds shall be made within 30 days as they are received by the district.

(c) A governing board may offer the person subject to the fee, charge, dedication, or other requirement an opportunity to negotiate an alternative reimbursement agreement if the terms of the agreement are mutually agreed upon.

(d) A governing board may provide that the rights granted by the

reimbursement election or the alternative reimbursement agreement are assignable.

65996. (a) Notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, the following provisions shall be the exclusive methods of considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property or any change of governmental organization or reorganization, as defined in Section 56021 or 56073:

(1) Section 17620 of the Education Code.

(2) Chapter 4.7 (commencing with Section 65970) of Division 1 of Title 7.

(b) The provisions of this chapter are hereby deemed to provide full and complete school facilities mitigation and, notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, a state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or any change in governmental organization or reorganization, as defined in Section 56021 or 56073, on the basis that school facilities are inadequate.

(c) For purposes of this section, "school facilities" means any school-related consideration relating to a school district's ability to accommodate enrollment.

(d) Nothing in this chapter shall be interpreted to limit or prohibit the ability of a local agency to utilize other methods to provide school facilities if these methods are not levied or imposed in connection with, or made a condition of, a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or a change in governmental organization or reorganization, as defined in Section 56021 or 56073. Nothing in this chapter shall be interpreted to limit or prohibit the assessment or reassessment of property in conjunction with ad valorem taxes, or the placement of a parcel on the secured roll in conjunction with qualified special taxes as that term is used in Section 50079.

(e) Nothing in this section shall be interpreted to limit or prohibit the ability of a local agency to mitigate the impacts of land use approvals other than on the need for school facilities, as defined in this section.

(f) This section shall become inoperative during any time that Section 65997 is operative and this section shall become operative at any time that Section 65997 is inoperative.

65997. (a) The following provisions shall be the exclusive methods of mitigating environmental effects related to the adequacy of school facilities when considering the approval or the establishment of conditions for the approval of a development project, as defined in Section 17620, pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code:

(1) Chapter 12 (commencing with Section 17000) of Part 10 of the Education Code or Chapter 12.5 (commencing with Section 17070.10).

(2) Chapter 14 (commencing with Section 17085) of Part 10 of the Education Code.

(3) Chapter 18 (commencing with Section 17170) of Part 10 of the Education Code.

(4) Article 2.5 (commencing with Section 17430) of Chapter 4 of Part 10.5 of the Education Code.

(5) Section 17620 of the Education Code.

(6) Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 of the Government Code.

(7) Chapter 4.7 (commencing with Section 65970) of Division 1 of Title 7 of the Government Code.

(b) A public agency may not, pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code or Division 2 (commencing with Section 66410) of this code, deny approval of a project on the basis of the adequacy of school facilities.

(c) (1) This section shall become operative on or after any statewide election in 2006, if a statewide general obligation bond measure submitted for voter approval in 2006 or thereafter that includes bond issuance authority to fund construction of kindergarten and grades 1 to 12, inclusive, public school facilities is submitted to the voters and fails to be approved.

(2) (A) This section shall become inoperative if subsequent to the failure of a general obligation bond measure described in paragraph (1) a statewide general bond measure as described in paragraph (1) is approved by the voters.

(B) Thereafter, this section shall become operative if a statewide general obligation bond measure submitted for voter approval that includes bond issuance authority to fund construction of kindergarten and grades 1 to 12, inclusive, public school facilities is submitted to the voters and fails to be approved and shall become inoperative if subsequent to the failure of the general obligation bond measure a statewide bond measure as described in this subparagraph is approved by the voters.

(d) Notwithstanding any other provision of law, a public agency may deny or refuse to approve a legislative act involving, but not limited to, the planning, use, or development of real property, on the basis that school facilities are inadequate, except that a public agency may not require the payment or satisfaction of a fee, charge, dedication, or other financial requirement in excess of that levied or imposed pursuant to Section 65995 and, if applicable, any amounts specified in Sections 65995.5 or 65995.7.

65998. (a) Nothing in this chapter or in Section 17620 of the Education Code shall be interpreted to limit or prohibit the authority of a local agency to reserve or designate real property for a schoolsite.

(b) Nothing in this chapter or in Section 17620 of the Education Code shall be interpreted to limit or prohibit the ability of a local agency to mitigate the impacts of a land use approval involving, but not limited to, the planning, use, or development of real property other than on the need for school facilities.

APPENDIX B

**STATE SCHOOL FACILITY
PROGRAM ELIGIBILITY**

ESTIMATED SFP **NEW CONSTRUCTION** ELIGIBILITY BASELINE ADJUSTMENT WORKSHEET

School District: Liberty Union High

Application No. 50/61721-00-

Site: Districtwide Eligibility

County Contra Costa

SAB Approval	Baseline Adjustments Adjustments to Baseline Eligibility + or -					Type	Type of Adjustment Pursuant to Section 1859.51	Net Baseline Eligibility				
	K - 6	7 - 8	9 - 12	Non-Severe	Severe			K - 6	7 - 8	9 - 12	Non-Severe	Severe
3/22/00	0	0	1188	0	0		Establish eligibility	0	0	1188	0	0
1/22/03	0	0	1082	2	0	l	SDC breakout	0	0	2270	2	0
1/22/03	0	0	1213	71	0	e	Eligibility update	0	0	3483	73	0
1/22/03	0	0	-27	-39	0		Freedom High 50/001	0	0	3456	34	0
8/27/03	0	0	151	-6	0	e	Eligibility update	0	0	3607	28	0
8/27/03	0	0	-3006	-28	0		Heritage High 50/002 Use of Grants Request	0	0	601	0	0
2/23/05	0	0	0	0	0		LCP funds for 50/002	0	0	601	0	0
6/28/06	0	0	1595	-62	0	e	Eligibility update	0	0	2196	-62	0
6/28/06	0	0	-288	0	0		Liberty High 50/003 Financial Hardship Full Funding Request	0	0	1908	-62	0
6/28/06	0	0	-606	0	0		High School #4 50/004 Financial Hardship Site/Design Funding Request	0	0	1302	-62	0
9/27/06	0	0	-12	0	0		Purchase of 12 State Relocatable Classrooms.	0	0	1290	-62	0
5/28/08	0	0	0	0	0		Substantial Progress Time Extension for 50/004. Must met SAB conditions by October 19, 2009.	0	0	1290	-62	0
5/28/08	0	-1	-5	0	0		Purchase of 6 State Relocatable Classrooms.	0	-1	1285	-62	0

ESTIMATED SFP **NEW CONSTRUCTION** ELIGIBILITY BASELINE ADJUSTMENT WORKSHEET

School District: Liberty Union High

Application No. 50/61721-00-


Site: Districtwide Eligibility

County Contra Costa

SAB Approval	Baseline Adjustments Adjustments to Baseline Eligibility + or -					Type	Type of Adjustment Pursuant to Section 1859.51	Net Baseline Eligibility				
	K - 6	7 - 8	9 - 12	Non-Severe	Severe			K - 6	7 - 8	9 - 12	Non-Severe	Severe
7/23/08	0	0	231	-56	105	e	2007/08 Eligibility update	0	-1	1516	-118	105
11/4/09	0	0	79	30	154	e	2008/09 Eligibility update	0	-1	1595	-88	259
5/26/10	0	0	-270	0	0		La Paloma High (Cont.) 50/005 UNFUNDED APPORTIONMENT	0	-1	1325	-88	259
12/15/10	0	0	0	0	0		La Paloma High (Cont.) 50/005 FUNDED APPORTIONMENT	0	-1	1325	-88	259
TBD	0	0	-552	-26	-68	e	2014/15 Eligibility update	0	-1	773	-114	191
TBD	0	0	389	21	-3	e	2015/16 Eligibility update	0	-1	1162	-93	188

* 2014/15 and 2015/16 New Construction calculations provided by School Works Inc.



Public School Construction 

Monday, March 18, 2013

Project Tracking System: School Facility Program: Project Summary
Contra Costa County : Liberty Union High School District : New Construction Eligibility

Attendance Area
50/61721-00-000

SAB Approval Date
3/22/2000

[View Modernization Eligibility](#)

[Project Tracking Home](#)

[Back to Top of Page](#)

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ENROLLMENT CERTIFICATE PROJECTION

50-01 (Rev. 09/02) Excel (Rev. 11/08/2002)

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

Page 2 of 3

DISTRICT

ERTY UNION HIGH

ITY

NTRA COSTA

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

Grade	3rd Previous	2nd Previous	Previous	Current
	1995/96	1996/97	1997/98	1998/99
K	828	879	918	980
1	872	988	964	1,003
2	862	901	1,036	1,043
3	844	867	987	1,056
4	820	888	930	1,022
5	818	879	918	931
6	883	778	917	963
7	794	927	913	998
8	762	825	896	930
9	847	926	936	1,086
10	753	777	831	835
11	618	685	715	738
12	429	454	523	538
TOTAL	10,180	10,768	11,480	12,223

rt B. Continuation High School - (districts only)

Grade	3rd Previous	2nd Previous	Previous	Current
9	32	19	34	37
10	36	63	36	63
11	24	38	29	30
12	21	20	28	29
TOTAL	115	139	126	129

rt C. Special Day Class Pupils - (districts or county superintendent of schools)

Category	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	2	
HH			HH	1	
DEAF			DEAF		
HI			HI		
SLI			SLI	5	
VI			VI		
SED			SED	5	
OI			OI	1	
OHI			OHI	2	
SLD			SLD	72	
DB			DB		
MH			MH		
AUT			AUT	1	
TBI			TBI		
TOTAL			TOTAL	89	

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

81721

HIGH SCHOOL ATTENDANCE AREA (H8AA) OR SUPER H8AA (if applicable)

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

3rd Previous	2nd Previous	Previous	Current

Part E. Number of New Dwelling Units

7408

Part F. District Student Yield Factor

N/A

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

K-6	7-8	9-12	TOTAL
		5,726	5,726

Projections - special day class pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	3	
HH			HH	1	
DEAF			DEAF		
HI			HI		
SLI			SLI	7	
VI			VI		
SED			SED	7	
OI			OI	1	
OHI			OHI	3	
SLD			SLD	96	
DB			DB		
MH			MH		
AUT			AUT	1	
TBI			TBI		
TOTAL			TOTAL	119	

Part H.

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

K-6	7-8	9-12	TOTAL
		3,689	3,689

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

Elementary	Secondary	Elementary	Secondary
MR	2	OI	1
HH	1	OHI	2
DEAF		SLD	77
HI		DB	
SLI	5	MH	
VI		AUT	1
SED	5	TBI	
TOTAL		TOTAL	84

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. If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42 (b), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC). This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, the language in the OPSC form will prevail.

OFFICE OF DISTRICT REPRESENTATIVE

DATE

11-26-02

STATE OF CALIFORNIA
EXISTING SCHOOL BUILDING CAPACITY
 SAB 02-02 (Rev. 09/02) Excel (Rev. 11/08/2002)
 SCHOOL DISTRICT
 LIBERTY UNION HIGH
 COUNTY
 CONTRA COSTA

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

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
 81721
 HIGH SCHOOL ATTENDANCE AREA (H5AA) OR SUPER H5AA (if applicable):

PART I - Classroom Inventory NEW ADJUSTED

	K-5	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years						
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years			12			12
Line 6. Portable Classrooms owned by district			73	2		75
Line 7. Permanent Classrooms			101	8		109
Line 8. Total (Lines 1 through 7)			186	10		196

PART II - Available Classrooms

Option A

	K-5	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5			12			12
c. Part I, line 6			73	2		75
d. Part I, line 7			101	8		109
e. Total (a, b, c, & d)			186	10		196

Option B

	K-5	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8			186	10		196
b. Part I, lines 1, 2, 5 and 6 (total only)						87
c. 25 percent of Part I, line 7 (total only)						28
d. Subtract c from b (enter 0 if negative)			58	1		59
e. Total (a minus d)			128	9		137

PART III - Determination of Existing School Building Capacity

	K-5	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity			3,456	117	
Line 2. SER adjustment					
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4			3,456	117	

SOC 50-02

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

David M. Stahl

DATE

11-26-02

STATE OF CALIFORNIA
ELIGIBILITY DETERMINATION

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 50-03 (Rev. 09/02) Excel (Rev. 11/08/2002)

Page 4 of 4

SCHOOL DISTRICT LIBERTY UNION HIGH	FIVE DIGIT DISTRICT CODE NUMBER (See California Public School Directory) 61721
BUSINESS ADDRESS 20 Oak Street	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER. HSAA (if applicable)
CITY Brentwood, CA 94513	COUNTY CONTRA COSTA

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

DISTRICT REPRESENTATIVE Dan Smith	TELEPHONE NUMBER 925 634-2166 x 2025	E-MAIL ADDRESS smithd@libertyuhed.k12.ca.us
DISTRICT REPRESENTATIVE Roger Wilson	TELEPHONE NUMBER 925 634-2166 x 2034	E-MAIL ADDRESS wilsonr@libertyuhed.k12.ca.us

Part II - New Construction Eligibility NEW ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 60-01)			5,726	119	
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)			3,456	117	
3. New Construction Baseline Eligibility (line 1 minus line 2)			2,270	2	
4. Adjustment to the baseline eligibility					
5. Adjusted Baseline Eligibility (line 3 plus or minus line 4)					

Part III - Modernization Eligibility NEW ADJUSTED

1. SCHOOL NAME:

Option A:

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

Option B:

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

*SDC Adjustment
50-03*

	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, § Part 10, Division 1, commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board of _____ 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

[Handwritten Signature]

DATE

11-26-02

ENROLLMENT CERTIFICATE WITH PROJECTION

SAB 50-01 (New 12/3/98)

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

PAGE 1 OF 1

SCHOOL DISTRICT

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

LIBERTY UNION HIGH

61721

COUNTY

HIGH SCHOOL ATTENDANCE AREA (if applicable)

CONTRA COSTA

Part A. Enrollment Data - Districts or County Superintendent of Schools

Grade	3rd Previous 1996/96	2nd Previous 1996/97	Previous 1997/98	Current 1998/99
K	928	879	918	980
1	872	988	964	1,003
2	852	901	1,085	1,043
3	844	867	887	1,056
4	820	888	930	1,022
5	818	879	918	931
6	863	779	917	963
7	794	927	913	998
8	762	825	899	930
9	847	928	995	1,069
10	733	777	831	935
11	618	688	713	738
12	429	484	523	
TOTAL	10,180	10,755	11,480	12,223

Part D. Special Day Class Enrollment - County Superintendent of Schools only

3rd Previous	2nd Previous	Previous	Current

Part E. Number of New Housing Units

7,187

Part F. District Student Yield Factor

N/A

Part G. Five Year Projected Enrollment - School Facilities Program Projection - Except Special Day Class Pupils

K-6	7-8	9-12	TOTAL

Projection - Special Day Class Pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	3	
HH			HH	1	
DEAF			DEAF		
HI			HI		
SLI			SLI	7	
VI			VI		
SED			SED	7	
OI			OI	1	
OHI			OHI	3	
SLD			SLD	96	
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI	1	
TOTAL			TOTAL		

Part B. Continuation High School - Districts only

Grade	3rd Previous	2nd Previous	Previous	Current
9	32	19	34	37
10	38	59	36	33
11	24	39	29	30
12	21	20	28	29
TOTAL	115	137	128	129

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

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	2	
HH			HH	1	
DEAF			DEAF		
HI			HI		
SLI			SLI	5	
VI			VI		
SED			SED	5	
OI			OI	1	
OHI			OHI	2	
SLD			SLD	72	
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI	1	
TOTAL			TOTAL	89	

Part H.

One Year Projected Enrollment - State Relocatable Program Projection - Except Special Day Class Pupils

K-6	7-8	9-12	TOTAL
		3,689	3,689

Projection - Special Day Class Pupils only (Includes Severe & Non-Severe)

Elementary	Secondary	Elementary	Secondary
MR	2	OI	1
HH	1	OHI	2
DEAF		SLD	77
HI		DB	
SLI	5	MH	
VI		AUT	
SED	5	TBI	1
TOTAL		TOTAL	94

I certify, as the DISTRICT REPRESENTATIVE, that the information reported on this Form is true and correct and that:

If the district is requesting an augmentation in the enrollment projection pursuant to regulation Section 1886.42 (b), the Local Planning Commission or approved 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 constructed.

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

David M. Smith

DATE

6-24-99

EXISTING SCHOOL BUILDING CAPACITY

SCHOOL FACILITY PROGRAM

* AEI 50-02 (New 12/3/98)

SCHOOL DISTRICT Liberty Union High School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 61721
COUNTY Contra Costa	HIGH SCHOOL ATTENDANCE AREA (if applicable)

PART I. - Classroom Inventory

	K-6	7-8	9-12	TOTAL
Line 1. Leased State Relocatable Classrooms				
Line 2. Portable Classrooms leased less than 5 Years			N/A	
Line 3. Interim Housing Portables leased less than 5 Years			N/A	
Line 4. Interim Housing Portables leased at least 5 Years			N/A	
Line 5. Portable Classrooms leased at least 5 years			12	12
Line 6. Portable Classrooms owned by district			75	75
Line 7. Permanent Classrooms			109	109
Line 8. Total			196	196

PART II. - Available Classrooms

	K-6	7-8	9-12	TOTAL		K-6	7-8	9-12	TOTAL
a. Part I, line 4					a. Part I, line 8			196	196
b. Part I, line 5			8	8	b. Part I, lines 1, 2, 5 & 6 (Total only)				87
c. Part I, line 6			79	79	c. 25% of Part I, line 7 (Total only)				27
d. Part I, line 7			109	109	d. Subtract c from b (enter 0 if negative)			60	60
e. Total a, b, c, & d			196	196	e. Total, a minus d			136	136

PART III. - Determination of Existing School Building Capacity

	K-6	7-8	9-12
Line 1. Classroom capacity			3,672
Line 2. SER adjustment			198
Line 3. Operational Grants			
Line 4. Greater of line 2 or 3.			198
Line 5. Total, lines 1 & 4			3,870

I certify, as the District Representative, that the information reported on this Form is true and correct and that 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

Daniel M. Smith

DATE

6-24-99

STATE OF CALIFORNIA
ELIGIBILITY DETERMINATION
 SCHOOL FACILITY PROGRAM
 SAB 50-03 (New 12/16/98)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT Liberty Union High School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 61721
BUSINESS ADDRESS 20 Oak Street	HIGH SCHOOL ATTENDANCE AREA (if applicable)
CITY/COUNTY Brentwood, CA 94521 Contra Costa County	

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

DISTRICT REPRESENTATIVE Daniel M. Smith, Superintendent	TELEPHONE NUMBER 925-634-2166 x 2025	E-MAIL ADDRESS smithd@libertyuhd.k12.ca.us
DISTRICT REPRESENTATIVE Beverly J. Sadler, Asst. Superintendent	TELEPHONE NUMBER 925-634-2166 x 2028	E-MAIL ADDRESS sadlerb@libertyuhd.k12.ca.us

Part II. District requests its eligibility determination be reviewed/approved by the Board.

Part III. New Construction Eligibility

	K-6	7-8	9-12
1. Projected Enrollment (Part G, Forms SAB 50-01)	N/A	N/A	5,058
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	N/A	N/A	3,870
3. New Construction Baseline Eligibility (line 1 minus line 2)	N/A	N/A	1,188

Part IV. Modernization Eligibility (choose only one option)

SCHOOL NAME: 1.	GRADE LEVEL		
Option A			
2. Permanent classrooms at least 25 years old	K-6	7-8	9-12
3. Portable classrooms at least 20 years old			
4. Total (lines 2 and 3)			
5. Multiply line 4 by 25 for K-6 and 27 for 7-8 and 9-12			
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)			
8. CBEDS enrollment at school			
9. Modernization Eligibility (Multiply line 7 by line 8)			

I certify, as the District Representative, that the information reported on this Form is true and correct and that:

- 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 January 13, 19 99; and,
- This Form is an exact duplicate (verbatim) of the form provided by Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC Form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE <i>Daniel M. Smith</i>	DATE 8-5-99
--	----------------

APPENDIX C

**CURRENT CAPACITY
ANALYSIS**

Liberty Union High School District	
Capacity	
	Capacity
School Facility Program Capacity (SAB 50-02 attached, Part III line 1)	3,573
Heritage High Capacity (86 classrooms loaded at 27 pupils per classroom)	2322
Freedom High (4 classrooms loaded at 27 pupils per classroom)	108
La Paloma Continuation High (10 classrooms loaded at 27 pupils per classroom)	270
Liberty High (12 classrooms loaded at 27 pupils per classroom)	324
Liberty High (3 portable classrooms 2014)	81
Heritage High (2 portable classrooms 2014)	54
Freedom High (2 portable classrooms 2013, 2 portable classrooms 2014)	<u>108</u>
Total	6,840

EXISTING SCHOOL BUILDING CAPACITY

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 60-02 (Rev. 09/02) Excel (Rev. 11/08/2002)

Page 4 of 4

SCHOOL DISTRICT

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

LIBERTY UNION HIGH

61721

COUNTY

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

CONTRA COSTA

PART I - Classroom Inventory NEW ADJUSTED

	K-6	7-8	9-12	Not Served	Served	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years						
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years			12			12
Line 6. Portable Classrooms owned by district			73	2		75
Line 7. Permanent Classrooms			101	8		109
Line 8. Total (Lines 1 through 7)			186	10		196

PART II - Available Classrooms

Option A

	K-6	7-8	9-12	Not Served	Served	Total
a. Part I, line 4						
b. Part I, line 5			12			12
c. Part I, line 6			73	2		75
d. Part I, line 7			101	8		109
e. Total (a, b, c & d)			186	10		196

Option B

	K-6	7-8	9-12	Not Served	Served	Total
a. Part I, line 8			186	10		196
b. Part I, lines 1, 2, 5, and 6 (total only)						87
c. 25 percent of Part I, line 7 (total only)						28
d. Subtract c from b (enter 0 if negative)			58	1		59
e. Total (a minus d)			128	9		137

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Not Served	Served
Line 1. Classroom capacity			3,466	117	
Line 2. SER adjustment					
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4			3,466	117	

SDC 50-02

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

David M. SDC

DATE

11-26-02

APPENDIX D

**PROPOSED RESIDENTIAL
DEVELOPMENT**

**Liberty Union High School District
Proposed Development Summary**

	Single-Family Detached	Single-Family Attached	Multi-Family	Total
Brentwood	2573	31	350	2954
Oakley	1100	0	0	1100
Contra Costa County	<u>1557</u>	<u>0</u>	<u>65</u>	<u>1622</u>
Total	5230	31	415	5676

Source: City of Brentwood Planning Department, City of Oakley
Planning Department, County of Contra Costa Planning Department.

**City of Brentwood
Proposed Development**

Development	Single-Family Detached Units	Single-Family Attached Units	Multi-Family Units	Map Type	Total Dwelling Units
Alexandra Homes/Parkside Villas	35	2	0	Tentative	37
Lafferty Homes	36	0	0	Tentative	36
Discovery Builders/Bridle Gate	336	0	0	Tentative	336
Discovery Builders/Magnolia	23	10	0	Tentative	33
Discovery Builders/Mission Grove	56	0	0	Tentative	56
Discovery Builders/Portofino	4	0	0	Final	4
WGV Nuvera/Sellers Pointe	84	0	0	Tentative	84
Brentwood 24/Catchings Ranch	24	0	0	Pending	24
True Life/Sellers Avenue	96	0	0	Pending	96
H. Siino	9	0	0	Final	9
Discovery Builders/Villagio	156	0	0	Tentative	156
The Grupe Company	39	11	0	Tentative	50
Mark Taylor/St. Martins Place	4	0	0	Final	4
Alveraz Partners	48	0	0	Pending	48
Minnesota Rentals/St. James Tract	7	0	0	Final	7
DUC Development/Garin Corners	48	0	0	Pending	48
Meritage Homes/Bella Fiore	98	0	0	Tentative	98
Plute/Palmilla	230	0	0	Final	230
Discovery Builders/Maffeo Properties	36	0	0	Tentative	36
De Nova Homes/Sciortino Ranch	334	0	0	Tentative	334
Shea Homes/Trilogy at the Vineyards	645	0	350	Final	995
Tri Pointe Homes/Barrington	225	8	0	Final	233
Total	2573	31	350		2954

Source: City of Brentwood Planning Department.

CITY COUNCIL
Kevin Romick, Mayor
Sue Higgins, Vice-Mayor
Vanessa Perry
Randy Pope
Doug Hardcastle



CITY HALL
3231 Main Street
Oakley, CA 94561
925.625.7000 tel
925.625.9859 fax
www.ci.oakley.ca.us

March 14, 2016

Elona Cunningham
Jack Schreder and Associates
2230 K Street
Sacramento, CA 95816-4923

SUBJECT: Liberty Union High School District / Facility Needs Assessment

Dear Ms. Cunningham:

Thank you for your request regarding information on the number of residential housing units expected to be built in the next five years within the Liberty Union High School District's boundary within the City of Oakley. City Staff has used a list of residential projects (both undeveloped and under construction) in order to best make assumptions about projected housing units. At this time, all projections are related to single family residential projects, as there are no applicable multi-family projects within the district's boundaries.

Based on the information available at this time, including the current pace of development, approved projects, and foreseeable near-term projects, it is reasonable to assume up to 1,100 single family residential units will be constructed within the applicable boundaries over the next five years.

If you have any questions, please contact me at (925) 625-7036 or by email at strelo@ci.oakley.ca.us.

Sincerely,

Kenneth W. Strelo, Senior Planner

C: Planning Manager

**County of Contra Costa
Proposed Development**

Development	Single-Family Detached Units	Single-Family Attached Units	Multi-Family Units	Map Type	Total Dwelling Units
Delta Coves	495	0	65	Final	560
Newport Pointe	67	0	0	Tentative	67
Pantages Bays	292	0	0	Tentative	292
Total	1557	0	65		1622

Source: County of Contra Costa Planning Department.

APPENDIX E

**STUDENT GENERATION
STUDY**

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Blue Ridge Avenue	1/3/11	1	0
Blue Ridge Avenue	1/3/11	1	1
Blue Ridge Avenue	1/3/11	1	0
Blue Ridge Avenue	3/7/11	1	0
Blue Ridge Avenue	3/7/11	1	2
Blue Ridge Avenue	3/7/11	1	0
Blue Ridge Avenue	3/7/11	1	2
Mission Fields Lane	4/8/11	1	0
Black Stone Drive	4/20/11	1	0
Black Stone Drive	4/20/11	1	0
Black Stone Drive	4/20/11	1	0
Blue Ridge Avenue	5/25/11	1	0
Malibu Court	6/6/11	1	0
Malibu Court	6/6/11	1	0
Malibu Court	6/6/11	1	0
Black Stone Drive	6/30/11	1	0
Black Stone Drive	6/30/11	1	0
Black Stone Drive	6/30/11	1	0
Black Stone Drive	6/30/11	1	1
Malibu Court	7/14/11	1	0
Malibu Court	7/14/11	1	0
Malibu Court	7/14/11	1	0
Malibu Court	7/14/11	1	0
Baldina Court	7/27/11	1	0
Baldina Court	7/27/11	1	0
Black Stone Drive	7/29/11	1	1
Black Stone Drive	7/29/11	1	0
Blue Ridge Avenue	7/29/11	1	0
Blue Ridge Avenue	7/29/11	1	0
Grant Road	8/9/11	1	0
Baldina Court	8/12/11	1	0
Baldina Court	8/12/11	1	0
Baldina Court	8/12/11	1	0
Black Stone Drive	8/15/11	1	0
Black Stone Drive	8/15/11	1	0
Black Stone Drive	8/15/11	1	0
Black Stone Drive	8/15/11	1	0
Big Basin Drive	8/22/11	1	0
Big Basin Drive	8/22/11	1	0
Big Basin Drive	8/22/11	1	2
Big Basin Drive	8/22/11	1	0
Harborage Way	9/2/11	1	0
Baldina Court	9/17/11	1	0
Baldina Court	9/17/11	1	0
Maple Drive	9/17/11	1	0
Harborage Way	9/29/11	1	1
Baldina Court	10/20/11	1	0
Baldina Court	10/20/11	1	0
Baldina Court	10/20/11	1	0
Baldina Court	10/20/11	1	0
Big Basin Drive	11/18/11	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Big Basin Drive	11/18/11	1	0
Big Basin Drive	11/18/11	1	0
Big Basin Drive	11/18/11	1	0
Black Stone Drive	11/18/11	1	0
Black Stone Drive	11/18/11	1	0
Black Stone Drive	11/18/11	1	0
Black Stone Drive	12/21/11	1	0
Cayenne Court	1/5/12	1	0
Ceylon Drive	1/5/12	1	2
Cayenne Court	1/24/12	1	0
Huntington Place	2/2/12	1	0
Huntington Place	2/2/12	1	0
Huntington Place	2/2/12	1	0
Huntington Place	2/2/12	1	0
Park Place Drive	2/10/12	1	0
Park Place Drive	2/10/12	1	1
Mission Fields Lane	2/23/12	1	0
Mission Fields Lane	2/23/12	1	0
Monte Verde Lane	2/23/12	1	0
Ceylon Drive	3/7/12	1	1
Thyme Court	3/7/12	1	0
Thyme Court	3/7/12	1	1
Huntington Place	3/9/12	1	1
Huntington Place	3/9/12	1	0
Huntington Place	3/9/12	1	0
Silver Bell Way	3/26/12	1	0
Silver Bell Way	3/26/12	1	0
Silver Bell Way	3/26/12	1	1
Silver Bell Way	3/26/12	1	0
Park Place Drive	3/28/12	1	0
Hibiscus Way	4/10/12	1	0
Hibiscus Way	4/10/12	1	0
Silver Bell Way	4/10/12	1	1
Silver Bell Way	4/10/12	1	0
Silver Bell Way	4/10/12	1	0
Silver Bell Way	4/10/12	1	1
Silver Bell Way	4/10/12	1	1
Poplar Drive	4/13/12	1	0
Hibiscus Way	4/19/12	1	0
Hibiscus Way	4/19/12	1	0
Lavender Way	4/19/12	1	0
Silver Bell Way	4/19/12	1	0
Silver Bell Way	4/19/12	1	2
Silver Bell Way	4/19/12	1	2
Silver Bell Way	4/19/12	1	0
Silver Bell Way	4/19/12	1	0
Cayenne Court	5/11/12	1	0
Ceylon Drive	5/11/12	1	0
Cayenne Court	5/21/12	1	0
Fremont Peak Drive	6/28/12	1	0
Fremont Peak Drive	6/28/12	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Fremont Peak Drive	6/28/12	1	0
Fremont Peak Drive	6/28/12	1	0
Lavender Way	7/5/12	1	0
Lavender Way	7/5/12	1	0
Lavender Way	7/5/12	1	0
Silver Bell Way	7/5/12	1	1
Silver Bell Way	7/5/12	1	0
Allagash Court	7/9/12	1	0
De Martini Lane	7/12/12	1	0
De Martini Lane	7/12/12	1	0
De Martini Lane	7/12/12	1	0
De Martini Lane	7/12/12	1	0
De Martini Lane	7/12/12	1	0
De Martini Lane	7/12/12	1	0
Mission Fields	7/20/12	1	0
Monte Verde Ln	7/20/12	1	0
Monte Verde Ln	7/20/12	1	0
Hibiscus Way	8/2/12	1	0
Silver Bell Way	8/2/12	1	0
Silver Bell Way	8/2/12	1	0
Silver Bell Way	8/2/12	1	0
Poplar Ct	8/8/12	1	0
Poplar Ct	8/8/12	1	0
Poplar Ct	8/8/12	1	1
Poplar Ct	8/8/12	1	0
Poplar Ct	8/8/12	1	0
Poplar Ct	8/8/12	1	0
Poplar Ct	8/8/12	1	0
Poplar Dr	8/8/12	1	0
Gamay Lane	8/9/12	1	0
Mission Fields Lane	8/10/12	1	0
Allagash Court	8/13/12	1	2
Allagash Ct	8/13/12	1	0
Milford Street	8/15/12	1	0
Milford Street	8/15/12	1	0
Milford Street	8/15/12	1	0
Milford Street	8/15/12	1	0
Milford Street	8/15/12	1	0
Eva Way	8/16/12	1	0
Eva Way	8/16/12	1	0
Hilda Way	8/16/12	1	0
Maple Ct	8/16/12	1	0
Maple Dr	8/16/12	1	0
Poplar Ct	8/16/12	1	1
Poplar Ct	8/16/12	1	0
Poplar Dr	8/16/12	1	0
Mission Fields Lane	8/17/12	1	0
Monte Verde Lane	8/17/12	1	0
Monte Verde Lane	8/17/12	1	0
Poplar Ct	8/27/12	1	0
Mission Fields Lane	8/28/12	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Mission Fields Lane	8/28/12	1	0
Mission Fields Lane	8/28/12	1	0
Monte Verde Lane	8/28/12	1	0
Rotunda Way	8/28/12	1	0
Marjoram Drive	9/4/12	1	0
Marjoram Drive	9/4/12	1	0
Poplar Ct	9/4/12	1	0
Poplar Ct	9/4/12	1	0
Poplar Ct	9/4/12	1	0
Gamay Lane	9/5/12	1	0
Mission Fields Lane	9/12/12	1	2
Monte Verde Lane	9/12/12	1	0
Rotunda Way	9/12/12	1	0
Rotunda Way	9/12/12	1	1
Mission Fields Lane	9/27/12	1	0
Monte Verde Lane	9/27/12	1	0
Poplar Ct	9/27/12	1	0
Rotunda Way	9/27/12	1	0
Caraway Drive	10/4/12	1	0
Caraway Drive	10/4/12	1	0
Caraway Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	1
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Henry Hart Drive	10/4/12	1	0
Tenaya Court	10/4/12	1	1
Tenaya Court	10/4/12	1	0
Tenaya Court	10/4/12	1	1
Tenaya Court	10/4/12	1	1
Shiraz Court	10/5/12	1	0
Milford Street	10/8/12	1	0
Milford Street	10/8/12	1	0
Milford Street	10/8/12	1	0
Milford Street	10/8/12	1	0
Milford Street	10/8/12	1	0
Milford Street	10/8/12	1	0
Allagash Court	10/11/12	1	1
Allagash Court	10/11/12	1	0
Monte Verde Lane	10/17/12	1	0
Monte Verde Lane	10/17/12	1	0
Monte Verde Lane	10/17/12	1	0
Rotunda Way	10/17/12	1	0
Poplar Ct	10/18/12	1	1
Gamay Lane	10/19/12	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Hibiscus Way	10/24/12	1	0
Hibiscus Way	10/24/12	1	0
Hibiscus Way	10/24/12	1	0
Hibiscus Way	10/24/12	1	0
Sesame Court	10/24/12	1	0
Silver Bell Way	10/24/12	1	0
Silver Bell Way	10/24/12	1	0
Tenaya Court	10/24/12	1	0
Tenaya Court	10/24/12	1	0
Tenaya Court	10/24/12	1	0
Tenaya Court	10/24/12	1	0
Tenaya Court	10/24/12	1	0
Gamay Lane	10/26/12	1	1
Gamay Lane	10/26/12	1	0
Mission Fields Lane	11/2/12	1	0
Monte Verde Lane	11/2/12	1	0
Monte Verde Lane	11/2/12	1	0
Monte Verde Lane	11/2/12	1	0
Rotunda Way	11/2/12	1	1
Rotunda Way	11/2/12	1	0
Silver Bell Way	11/7/12	1	0
Silver Bell Way	11/7/12	1	0
Silver Bell Way	11/7/12	1	0
Silver Bell Way	11/7/12	1	0
Silver Bell Way	11/7/12	1	0
Marjoram Drive	11/16/12	1	0
Allagash Court	11/26/12	1	0
Allagash Ct	11/26/12	1	0
Milford Street	12/5/12	1	1
Milford Street	12/5/12	1	1
Milford Street	12/5/12	1	1
Milford Street	12/5/12	1	0
Milford Street	12/5/12	1	0
Milford Street	12/5/12	1	0
Lavender Way	12/6/12	1	0
Lavender Way	12/6/12	1	0
Lavender Way	12/6/12	1	0
Lavender Way	12/6/12	1	1
Silver Bell Way	12/6/12	1	0
Silver Bell Way	12/6/12	1	0
Silver Bell Way	12/6/12	1	0
Silver Bell Way	12/6/12	1	0
Silver Bell Way	12/6/12	1	0
Hilda Court	12/7/12	1	0
Hilda Court	12/7/12	1	0
Hilda Way	12/7/12	1	0
Hilda Way	12/7/12	1	0
Mission Fields Lane	12/13/12	1	0
Mission Fields Lane	12/13/12	1	0
Marjoram Drive	12/21/12	1	0
Marjoram Drive	12/21/12	1	0
Marjoram Drive	12/21/12	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Marjoram Drive	12/21/12	1	0
Marjoram Drive	12/21/12	1	0
Fremont Peak Drive	1/2/13	1	0
Huntington Way	1/2/13	1	1
Huntington Way	1/2/13	1	0
Huntington Way	1/2/13	1	0
Huntington Way	1/2/13	1	0
Tenaya Court	1/2/13	1	0
Allagash Court	1/4/13	1	0
Allagash Court	1/4/13	1	0
Mission Fields Lane	1/8/13	1	0
Mission Fields Lane	1/8/13	1	1
Rotunda Way	1/8/13	1	0
Oakville Court	1/9/13	1	0
Oakville Court	1/9/13	1	0
Oakville Court	1/9/13	1	0
Oakville Court	1/9/13	1	0
Marjoram Drive	1/11/13	1	0
Marjoram Drive	1/23/13	1	1
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	1
Marjoram Drive	1/23/13	1	0
Marjoram Drive	1/23/13	1	0
Eva Way	1/29/13	1	0
Eva Way	1/29/13	1	0
Eva Way	1/29/13	1	0
Eva Way	1/29/13	1	0
Eva Way	1/29/13	1	1
Eva Way	1/29/13	1	0
Silver Bell Way	1/31/13	1	1
Silver Bell Way	1/31/13	1	0
Silver Bell Way	1/31/13	1	1
Silver Bell Way	1/31/13	1	0
Silver Bell Way	1/31/13	1	0
Silver Bell Way	1/31/13	1	0
Silver Bell Way	1/31/13	1	0
Silver Bell Way	1/31/13	1	0
Huntington Way	2/7/13	1	0
Huntington Way	2/7/13	1	0
Huntington Way	2/7/13	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Huntington Way	2/7/13	1	0
Lake Park Drive	2/12/13	1	0
Lake Park Drive	2/12/13	1	0
Mission Fields Lane	2/12/13	1	0
Monte Verde Lane	2/12/13	1	0
Monte Verde Lane	2/12/13	1	0
Rotunda Way	2/12/13	1	0
Rotunda Way	2/12/13	1	0
Sycamore Drive	2/12/13	1	0
Sycamore Drive	2/12/13	1	0
Sycamore Drive	2/12/13	1	0
Sycamore Drive	2/12/13	1	0
Allagash Court	2/14/13	1	1
Allagash Court	2/14/13	1	0
Allagash Court	2/14/13	1	0
Fremont Peak Drive	2/15/13	1	1
Fremont Peak Drive	2/15/13	1	1
Fremont Peak Drive	2/15/13	1	0
Shannon Way	2/24/13	1	0
Shannon Way	2/24/13	1	0
Shannon Way	2/24/13	1	0
Shannon Way	2/24/13	1	0
Shannon Way	2/24/13	1	0
Poppy Court	3/4/13	1	0
Poppy Court	3/4/13	1	1
Sesame Court	3/4/13	1	0
Sycamore Dr	3/4/13	1	0
Sycamore Dr	3/4/13	1	0
Sycamore Dr	3/4/13	1	0
Sycamore Dr	3/4/13	1	0
Sycamore Dr	3/4/13	1	0
Sycamore Dr	3/4/13	1	2
Shannon Way	3/7/13	1	0
Shannon Way	3/7/13	1	0
Shannon Way	3/7/13	1	0
Shannon Way	3/7/13	1	3
Shannon Way	3/7/13	1	1
Shannon Way	3/7/13	1	0
Shannon Way	3/7/13	1	0
Shannon Way	3/7/13	1	0
Shannon Way	3/7/13	1	0
Lake Park Ct	3/20/13	1	0
Lake Park Ct	3/20/13	1	0
Lake Park Drive	3/20/13	1	0
Lake Park Drive	3/20/13	1	0
Lake Park Drive	3/20/13	1	0
Lake Park Drive	3/20/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
Hemet Court	3/26/13	1	0
DeMartini Lane	3/27/13	1	0
DeMartini Lane	3/27/13	1	0
DeMartini Lane	3/27/13	1	0
DeMartini Lane	3/27/13	1	0
DeMartini Lane	3/27/13	1	0
DeMartini Lane	3/27/13	1	0
Chilli Court	3/28/13	1	0
Marjoram Drive	3/28/13	1	0
Marjoram Drive	3/28/13	1	0
Shannon Way	4/3/13	1	0
Shannon Way	4/3/13	1	0
Shannon Way	4/3/13	1	0
Shannon Way	4/3/13	1	0
Shannon Way	4/3/13	1	0
Shannon Way	4/3/13	1	0
Shannon Way	4/3/13	1	0
Hilda Way	4/5/13	1	0
Hilda Way	4/5/13	1	0
Hilda Way	4/5/13	1	0
Hilda Way	4/5/13	1	1
Hilda Way	4/5/13	1	0
Oakville Court	4/8/13	1	0
Oakville Court	4/8/13	1	0
Oakville Court	4/8/13	1	0
Oakville Court	4/8/13	1	0
Oakville Court	4/8/13	1	0
Oakville Court	4/8/13	1	0
Chilli Court	4/9/13	1	2
Poppy Court	4/9/13	1	0
Cortona Way	4/18/13	1	0
Massa Court	4/18/13	1	0
Massa Court	4/18/13	1	1
Massa Court	4/18/13	1	0
Massa Court	4/18/13	1	0
Massa Court	4/18/13	1	0
Massa Court	4/18/13	1	0
Massa Court	4/18/13	1	0
Massa Court	4/18/13	1	0
Sesame Court	4/22/13	1	0
Sesame Court	4/22/13	1	1
Gamay Lane	4/23/13	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Europena Dr	6/27/13	1	0
Lakewood Dr	6/27/13	1	0
Lakewood Dr	6/27/13	1	0
Maple Dr	6/27/13	1	0
Maple Dr	6/27/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	1
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
Cortona Way	7/2/13	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
KEY WEST WAY	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
PINEHOLLOW CIR	7/9/2013	1	0
Gamay Lane	7/11/13	1	0
Havasu Place	7/11/13	1	1
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Havasu Place	7/11/13	1	0
Chili Court	7/17/13	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Chili Court	7/17/13	1	0
Lakewood Dr	7/17/13	1	0
Lakewood Dr	7/17/13	1	0
Lakewood Dr Dr	7/17/13	1	0
Lakewood Dr Dr	7/17/13	1	0
Marjoram Drive	7/17/13	1	0
Pathfinder Ct	7/17/13	1	0
Pathfinder Ct	7/17/13	1	0
Pathfinder Ct	7/17/13	1	0
Lakewood Dr	7/23/13	1	0
Mission Fields Ln	7/24/13	1	0
Mission Fields Ln	7/24/13	1	0
Mission Fields Ln	7/24/13	1	0
Mission Fields Ln	7/24/13	1	0
Rotunda Way	7/24/13	1	0
Hill Avenue	8/6/13	1	0
Pathfinder Ct	8/7/13	1	0
Pathfinder Ct	8/7/13	1	0
Pathfinder Ct	8/7/13	1	2
Martinez Drive	8/9/13	1	0
Martinez Drive	8/9/13	1	0
Martinez Drive	8/9/13	1	0
Martinez Drive	8/9/13	1	0
Martinez Drive	8/9/13	1	1
Martinez Drive	8/9/13	1	0
Europa Dr	8/14/13	1	0
Europa Dr	8/14/13	1	0
Europa Dr	8/14/13	1	0
Europa Dr	8/14/13	1	0
Europa Dr	8/14/13	1	0
KEY WEST WAY	8/14/2013	1	0
KEY WEST WAY	8/14/2013	1	0
KEY WEST WAY	8/14/2013	1	0
KEY WEST WAY	8/14/2013	1	0
KEY WEST WAY	8/14/2013	1	0
KEY WEST WAY	8/14/2013	1	0
KEY WEST WAY	8/14/2013	1	0
KEY WEST WAY	8/14/2013	1	0
KEY WEST WAY	8/14/2013	1	0
Havasus Place	9/23/13	1	1
Havasus Place	9/23/13	1	0
Havasus Place	9/23/13	1	0
Havasus Place	9/23/13	1	0
Havasus Place	9/23/13	1	0
Havasus Place	9/23/13	1	0
Havasus Place	9/23/13	1	0
Kineo Ct	9/23/13	1	1
Kineo Ct	9/23/13	1	0
Kineo Ct	9/23/13	1	0
Kineo Ct	9/23/13	1	0
Tenaya Drive	9/23/13	1	0
Tenaya Drive	9/23/13	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Henry Hart Drive	9/30/13	1	0
Henry Hart Drive	9/30/13	1	0
Gamay Lane	11/7/13	1	0
John Muir Parkway	11/7/13	1	0
MYSTIC CT	11/20/2013	1	0
MYSTIC CT	11/20/2013	1	0
MYSTIC CT	11/20/2013	1	0
MYSTIC CT	11/20/2013	1	0
MYSTIC CT	11/20/2013	1	0
Gamay Lane	11/21/13	1	0
PINEHURST CT	11/21/2013	1	0
BARTELS DR	11/26/2013	1	0
Pathfinder Ct	12/3/13	1	0
Pathfinder Ct	12/3/13	1	0
Pathfinder Ct	12/3/13	1	0
Pathfinder Ct	12/3/13	1	0
Malbec Court	12/13/13	1	0
Martinez Drive	12/19/13	1	0
Martinez Drive	12/19/13	1	0
Martinez Drive	12/19/13	1	0
Martinez Drive	12/19/13	1	0
Martinez Drive	12/19/13	1	0
Martinez Drive	12/19/13	1	0
Martinez Drive	12/19/13	1	0
PINEHOLLOW CIR	12/19/2013	1	0
PINEHOLLOW CIR	12/19/2013	1	0
PINEHOLLOW CIR	12/19/2013	1	0
PINEHOLLOW CIR	12/19/2013	1	0
PINEHOLLOW CIR	12/19/2013	1	0
PINEHOLLOW CIR	12/19/2013	1	0
PINEHOLLOW CIR	12/19/2013	1	0
Talaria Ct	12/19/13	1	0
Talaria Ct	12/19/13	1	0
Talaria Ct	12/19/13	1	0
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	3
Bellerose Court	12/20/13	1	1
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	1
Bellerose Court	12/20/13	1	2
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	1
Bellerose Court	12/20/13	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
Bellerose Court	12/20/13	1	1
Bellerose Court	12/20/13	1	0
Bellerose Court	12/20/13	1	1
Bellerose Court	12/20/13	1	0
BYER RD	12/20/2013	1	0
Cortona Way	12/20/13	1	0
Cortona Way	12/20/13	1	0
Cortona Way	12/20/13	1	1
Cortona Way	12/20/13	1	0
Cortona Way	12/20/13	1	0
Cortona Way	12/20/13	1	0
Cortona Way	12/20/13	1	0
Kineo Court	1/6/14	1	0
Kineo Ct	1/6/14	1	0
Kineo Ct	1/6/14	1	0
Kineo Ct	1/6/14	1	0
Kineo Ct	1/6/14	1	0
DISCOVERY PT	1/13/2014	1	0
Henry Hart Drive	1/21/14	1	1
Henry Hart Drive	1/21/14	1	0
Mildred Avenue	1/21/14	1	0
Mildred Avenue	1/21/14	1	0
Mildred Avenue	1/21/14	1	0
Mildred Avenue	1/21/14	1	0
Mildred Avenue	1/21/14	1	0
Mildred Avenue	1/21/14	1	0
Malbec Court	1/23/14	1	0
Martinez Drive	1/23/14	1	0
Martinez Drive	1/23/14	1	0
Martinez Drive	1/23/14	1	0
Martinez Drive	1/23/14	1	0
Martinez Drive	1/23/14	1	1
Pathfinder Ct	2/10/14	1	0
Pathfinder Ct	2/10/14	1	0
Pathfinder Ct	2/10/14	1	0
Pathfinder Ct	2/10/14	1	0
Cortona Way	2/28/14	1	0
Big Basin Drive	3/5/14	1	0
Big Basin Drive	3/5/14	1	0
Big Basin Drive	3/5/14	1	0
Big Basin Drive	3/5/14	1	0
Big Basin Drive	3/5/14	1	0
Pathfinder Ct	3/10/14	1	1
Pathfinder Ct	3/10/14	1	0
Gamay Lane	3/27/14	1	0
Mildred Court	3/27/14	1	1
Mildred Court	3/27/14	1	0
Mildred Court	3/27/14	1	0
Mildred Court	3/27/14	1	1
Mildred Court	3/27/14	1	1
Mildred Court	3/27/14	1	0
Mildred Court	3/27/14	1	0

Liberty Union High School District			
Single Family Detached Student Generation Rate			
STREET NAME	DATE	UNITS	9-12
BROOKHAVEN CIR	7/22/2014	1	0
BROOKHAVEN CIR	7/22/2014	1	0
WESTPORT CIR	7/31/2014	1	0
WESTPORT CIR	7/31/2014	1	0
WESTPORT CIR	7/31/2014	1	0
WESTPORT CIR	7/31/2014	1	0
WESTPORT CIR	7/31/2014	1	0
WESTPORT CIR	7/31/2014	1	0
WESTPORT CIR	7/31/2014	1	0
DE FREMERY DR	8/4/2014	1	0
WESTPORT CIR	9/25/2014	1	0
WESTPORT CIR	9/25/2014	1	0
WESTPORT CIR	9/25/2014	1	0
WESTPORT CIR	9/25/2014	1	0
WESTPORT CIR	9/25/2014	1	0
WESTPORT CIR	9/25/2014	1	0
WESTPORT CIR	9/25/2014	1	2
		731	105
9-12 Single Family Detached Student Generation Rate		0.1436	

APPENDIX F

**SITE DEVELOPMENT
COSTS**

Liberty Union High School District
 Site Development Cost Estimate

Site Development Category	2010 Estimate	Escalation May 2010 to Aug 2014 11.71%	Escalation Aug 2014 to June 2015 2.52%	Escalation July 2015 to June 2016 3.45%
Service Site	\$9,669,799	\$10,802,132	\$11,074,346	\$11,456,397
Off Site	\$9,137,070	\$10,207,021	\$10,464,238	\$10,825,241
Utilities	\$1,331,503	\$1,487,422	\$1,524,905	\$1,577,512
Total	\$20,138,372	\$22,496,575	\$23,063,489	\$23,859,151

Source: Quattrocchi Kwok Architects

APPENDIX G

**NEEDS ASSESSMENT
CALCULATIONS**

Liberty Union High School District

Worksheets for Level II Fees

3/16/2016

Grant Calculations/		# of Units		Student Gen. Rate		Unhoused Students	
Single-Family Detached Units	9-12	5,230	×	0.1436	=	751	
Grant Calculations/		# of Units		Student Gen. Rate		Unhoused Students	
Single-Family Attached Units	9-12	31	×	0.056	=	2	
Grant Calculations/		# of Units		Student Gen. Rate		Unhoused Students	
Multi-Family Units	9-12	415	×	0.056	=	23	
Grant Calculations/		Single-Family Detached		Single-Family Attached		Multi-Family	Total Unhoused Students
Total Students	9-12	751	+	2	+	23	= 776
Grant Calculations		Unhoused Students		Grant Amount		Total Grant Amount	
	9-12	776	×	\$14,311	=	\$11,105,336	
Total Grant Amount						\$11,105,336	
Additional Grants from OPSC		Unhoused Students		Additional Grants			
(automatic fire detection/alarm system, automatic sprinkler system)	9-12	776	×	\$249	=	\$193,224	
Total Amount of Additional Grant						\$193,224	

Liberty Union High School District

Worksheets for Level II Fees

3/16/2016

Square Footage Calculation		Units		Sq Ft per Unit		Square Footage	
	SFD	5,230	×	2,737	=	14,314,510	
	SFA	31	×	1,883	=	58,373	
	MF	415	×	1,186	=	492,190	
Total Square Footage						14,865,073	
Summary of Costs		Grant Amount		Site Acquisition		Site Development	Total Costs
		\$11,298,560	+	\$529,500	+	\$4,933,076	= \$16,761,136
TOTAL COSTS		\$16,761,136					
Level II Calculations		Total Costs		Local Funds		Square Feet	Level II Fee
		\$16,761,136	-	\$0	÷	14,865,073	= 1.13
LEVEL II FEE		\$1.13					

APPENDIX H

**CONSTRUCTION COST
ESTIMATE**

Liberty Union High School District - Fourth High School Construction Cost Estimate

2200 students

235,890 sf building area

3,618,500 sf site development area

Project Estimate	2010 Construction Cost Estimate	Escalation May 2010 to Aug 2014 11.71%	Escalation Aug 2014 to June 2015 2.52%	Escalation July 2015 to June 2016 3.45%
Building Costs	\$106,635,045	\$119,117,123	\$122,112,919	\$126,325,666
Site Development on-site	\$21,673,806	\$24,210,816	\$24,819,718	\$25,675,968
Site Development off-site	\$37,445,379	\$41,828,517	\$42,880,504	\$44,359,830
Total	\$165,754,230	\$185,156,456	\$189,813,141	\$196,361,463

Source: Quattrocchi Kwok Architects