



2023/2024

# School Facilities Need Analysis

*Prepared Pursuant to Government  
Code Section 65995 et. Seq.*

**June 10, 2024**

# Hesperia Unified School District



**KeyAnalytics**



*A division of California Financial Services*

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# I. Introduction

Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Bonds Act of 1998 was approved by the voters of California on November 3, 1998. The approval of Proposition 1A triggered the implementation of certain provisions of Senate Bill 50 (“SB 50”) of the Leroy F. Greene School Facilities Act of 1998. Included in the provisions of SB 50, was the authorization for school districts to adopt alternative school facilities fees (“Alternative Fees”) to be levied on residential development within the school district’s boundaries (Government Code Sections 65995.5, 65995.6 and 65995.7). The intent of SB 50 was the State would provide 50 percent of the funds required for new school projects matched by 50 percent funding from local school district funds. Local funds would be generated by school districts through the imposition of either Statutory School Fees or Alternative School Fees on new development. The funding amounts provided by SB 50 do not include funding for interim facilities or central administration and support facilities.

## **Statutory School Fees (Level I Fees)**

Under SB 50, Statutory School Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995, also referred to as Level I Fees, remain in effect. Currently, the maximum level of fee that may be imposed by unified school districts (Grades K-12) is \$5.17 per square foot of new residential construction and \$0.84 per square foot of new commercial/industrial construction. These fees were last adopted by the State Allocation Board (“SAB”) at its January 24, 2024 meeting and may be increased every two (2) years according to an inflation adjustment. This School Facilities Needs Analysis (“SFNA”) does not include an analysis of the Statutory School Fees; however, information regarding Statutory School Fees can be found in the school district’s Fee Justification Study.

## **Alternative No. 2 Fee (Level II Fee)**

Alternative No. 2 Fees are calculated pursuant to Government Code Section 65995.5(c). The formula for calculating the Alternative No. 2 Fee can be generally described as the number of unhoused students identified in the SFNA, multiplied by the per pupil grant amount, plus 50 percent of the sum of site acquisition and development costs, less surplus property or proceeds thereof if any, less local funds which have been dedicated for facilities construction, divided by the

projected total square footage of residential units anticipated to be constructed during the next five (5) years.

The requirements to levy the Alternative No. 2 Fee are generally as follows:

- The school district has been deemed eligible by the State to receive funding for new construction project (“State Funding”),
- The school district satisfies two (2) of the four (4) statutory requirements set forth in Government Code Section 65995.5(b)(3).
- The school district has adopted the Alternative No. 2 Fee pursuant to Government Code Section 65995.5.

### **Alternative No. 3 Fee (Level III Fee)**

During periods when the SAB is no longer approving apportionments for new construction due to a lack of funds, the Alternative No. 3 Fee may be imposed by a school district, subject to the suspension of Alternative No. 3 Fees as set forth in Government Code Section 65995.7(a)(3). Alternative No. 3 Fees are calculated pursuant to Government Code Section 65995.7. The formula for calculating the Alternative No. 3 Fees can generally be described as being equal to twice the Alternative No. 2 Fee less the full amount of local funds dedicated by the school district to provide school facilities to accommodate students generated from new growth, including any commercial and industrial fees collected.

The requirements to levy the Alternative No. 3 Fee are generally as follows:

- State Funding is not available per Government Code Section 65995.7(a)(2).
- The school district has adopted the Alternative No. 3 Fee pursuant to Government Code Section 65995.5.

Government Code Section 65995.6 requires a school district wishing to impose Alternative Fees to prepare a school facility needs analysis and outlines the requirement for such analysis.

***The purpose of this SFNA is to provide the information necessary to satisfy the requirements for the imposition of Alternative Fees, pursuant to Government Code Section 65995.6, by the Hesperia Unified School District (the “District”).***

## II. Eligibility to Collect Alternative

Pursuant to Government Code Section 65995.5, in order to levy Alternative Fees, Hesperia Unified School District (“District”) must conduct a SFNA pursuant to Government Code Section 65995.6 and meet the following eligibility requirements.

### A. Eligibility to Receive State Funds

Pursuant to Government Code Section 65995.5(b)(1) a school district must make a “timely application” to the SAB for new construction funding and be determined to have eligibility.

The District prepared and submitted initial SAB Forms 50-01, 50-02 and 50-03 and requested an Eligibility Determination for new construction funding on July 17, 2003. On October 22, 2003, the Eligibility Determination of the District was approved by the SAB. The District has periodically submitted updated SAB Forms 50-01, 50-02 and 50-3. The most recently submitted SAB Forms 50-01, 50-02 and 50-03 are incorporated herein as Exhibit A.

The District’s current eligibility for new construction funding is listed in Table 1. The District’s most current Eligibility Determination has been incorporated herein as Exhibit B.

**Table 1**  
**State Eligibility**

School Level	Eligibility
Elementary School (Grades K-6)	8,636
Middle School (Grades 7-8)	2,157
High School (Grades 9-12)	6,089
Non-Severe Special Day Class	98
Severe Special Day Class	363

## B. Statutory Requirements

Pursuant to Government Code Section 65995.5(b)(3) a school district must satisfy at least two (2) of the following requirements:

1. The school district has a “substantial enrollment”, as defined in Government Code Section 65995.5(b)(3)(A), of its students on a multi-track year-round schedule. *The District does not satisfy this criterion.*
2. The school 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. *The District does not satisfy this criterion.*
3. The school district meets one of the following:
  - a. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the school district’s local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the school 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 Government Code 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 Government Code 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).
  - b. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 30 percent of the school 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 Government Code 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 Government Code 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).

In each case indebtedness or other obligations to finance school facilities to be owned, leased, or used by the school district, that are incurred by another public agency, shall be counted for the purpose of calculating whether the school district has met the debt percentage requirement contained herein.

*The District satisfies this criterion. Currently the School District has a total of \$92,490,000 in Certificates of Participation outstanding and \$7,565,000 in Special Tax Bonds issued by the District's Community Facilities Districts. This equates to 40.29 percent of the District's statutory bonding capacity. A detailed calculation has been included as Exhibit C.*

4. The school district has at least 20 percent of the teaching stations within the school district in relocatable classrooms. *The District satisfies this criterion. The District has determined that this Statutory Requirement has been satisfied. The District currently has a total of 579 permanent classrooms and 583 relocatable classrooms. This equates to a 50.17 percent relocatable classroom utilization rate.*

# III. Projected Unhoused Students

Pursuant to Government Code Section 65995.6(a) the District shall project the number of unhoused students to be generated by new residential units over the next five (5) years (“Unhoused Students”). In order to project the number of Unhoused Students this SFNA (i) identifies the number of new residential units expected to be built within the District over the next five (5) years (“Future Units”), (ii) calculates the historical student generation rates for new residential units, (iii) calculates the total number of students expected to be generated by the identified development, (iv) identifies any surplus capacity that is available to house the increased enrollment, and (v) calculated the number of Unhoused Students, if any, projected as a result of new development.

## A. Projected Residential Development

In order to estimate the number of Future Units to be constructed over the next five (5) years, *KeyAnalytics* obtained information from the District’s 2023/2024 Demographics and Enrollment Projections, dated January 2024 (“Demographics Report”). The Demographics Report contained a project-by-project listing of expected future units to be constructed over the next six (6) years. *KeyAnalytics* modified the six (6) year projection into a five (5) year projection as seen in Exhibit D. The projected development was provided to the Cities of Hesperia and Victorville and the County of San Bernardino (collectively, “Planning Agencies”) for their review.

Pursuant to Government Code Section 65995.6(a) residential units have been separated into the following categories:

- 1. Single Family Detached (“SFD”)** – Units are stand-alone structures on their own lot with a unique Assessor’s parcel number.
- 2. Single Family Attached (“SFA”)** – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor’s parcel number (e.g., townhomes, condominiums, duplexes).
- 3. Multifamily (“MFA”)** – Units share common walls in a building or structure designed to house several families in separate housing

units. All units are on the same lot with one Assessor's parcel number (e.g., apartments).

A total of 1,796 Future Units are expected to be built within the next five (5) years. Of these Future Units, 211 have already mitigated their impact on the District through participation in a Community Facilities District formed by the District. Table 2 summarizes the planned Future Units.

**Table 2**  
**Future Units**

Unit Type	Non-Mitigated Units	Mitigated Units	Total
Single Family Detached (SFD)	1,531	211	1,742
Single Family Attached (SFA)	0	0	0
Multifamily (MFA)	54	0	54
<b>Total</b>	<b>1,585</b>	<b>211</b>	<b>1,796</b>

## **B. Student Generation Rates**

To calculate the Student Generation Rates, in accordance with Government Code Section 65995.6(a), *KeyAnalytics* first identified the residential units constructed within the District over the previous five (5) year period for which reliable data was available and categorized these units by the unit types listed above. To identify these residential units *KeyAnalytics* has relied on information provided by the County of San Bernardino Assessor's office. After identifying the residential units, a database of all the students enrolled in the District was compared to determine the number of students residing within a residential unit constructed over this period.

Tables 3A and 3B show the calculation of Student Generation Rates for the categories of Single Family Detached and Multifamily Units.

**Table 3A**  
**Student Generation Rates**  
**Single Family Detached Units**

Grade Level	SFD Units	Students Matched	Match Rate
Elementary School (Grades K-6)	1,412	479	0.3392
Middle School (Grades 7-8)	1,412	146	0.1034
High School (Grades 9-12)	1,412	268	0.1898
<b>Total</b>	<b>1,412</b>	<b>893</b>	<b>0.6324</b>

**Table 3B**  
**Student Generation Rates**  
**Multifamily Units**

Grade Level	MFA Units	Students Matched	Match Rate
Elementary School (Grades K-6)	744	45	0.0605
Middle School (Grades 7-8)	744	14	0.0188
High School (Grades 9-12)	744	26	0.0349
<b>Total</b>	<b>744</b>	<b>85</b>	<b>0.1142</b>

### C. Projected Student Enrollment

To project the number of students to be generated by Non-Mitigated Future Units, the number of Non-Mitigated Future Units listed in Table 2 were multiplied by the SGRs listed in Tables 3A and 3B. The resulting projected student enrollment is listed in Tables 4A, 4B, 4C and 4D.

**Table 4A**  
**Projected Student Enrollment**  
**Elementary School (Grades K-6)**

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	1,531	0.3392	519
Multifamily (MFA)	54	0.0605	3
<b>Total</b>	<b>1,585</b>	<b>NA</b>	<b>522</b>

**Table 4B**  
**Projected Student Enrollment**  
**Middle School (Grades 7-8)**

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	1,531	0.1034	158
Multifamily (MFA)	54	0.0188	1
<b>Total</b>	<b>1,585</b>	<b>NA</b>	<b>159</b>

**Table 4C**  
**Projected Student Enrollment**  
**High School (Grades 9-12)**

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	1,531	0.1898	291
Multifamily (MFA)	54	0.0349	2
<b>Total</b>	<b>1,585</b>	<b>NA</b>	<b>293</b>

**Table 4D**  
**Projected Student Enrollment**  
**Total**

<b>School Level</b>	<b>Total</b>
Elementary School (Grades K-6)	522
Middle School (Grades 7-8)	159
High School (Grades 9-12)	293
<b>Total</b>	<b>974</b>

## D. Excess School Facilities Capacity

In accordance with Government Code Section 65995.6(b)(2) the District must identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.

The current capacity of the District's facilities, as determined pursuant to Education Code Section 17071.25 is 21,836 students (see Exhibit E). Based on data for School Year 2023/2024 the current enrollment of the District is 23,382 students. Table 5 compares the District's current capacity and enrollment at each school level.

**Table 5**  
**Current Capacity Vs. Enrollment**

School Level	Current Classroom Capacity <sup>[1]</sup>	2023/2024 Student Enrollment	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	10,025	12,108	(2,083)
Middle School (Grades 7-8)	4,043	3,495	548
High School (Grades 9-12)	7,768	7,779	(11)
<b>Total</b>	<b>21,836</b>	<b>23,382</b>	<b>(1,546)</b>

[1] See Exhibit B for SAB form 50-02 and Exhibit E for the School Facilities Capacity Calculation.

As shown in Table 5, the current capacity of the District's facilities exceeds the current student enrollment at the middle school grade level. This excess capacity will be utilized by the District to house students generated by new development expected to occur within the District during the next five (5) years as well as development expected to occur beyond this five-year period.

Since the projected unhoused students exceeds the current classroom capacity at the Elementary School grade level the District has no excess facilities to house the projected student enrollment generated within these grades. Table 6 shows the allocation of excess capacity between students to be generated in the next five (5) years and those to be generated beyond the five-year period.

**Table 6**  
**Allocation of Excess Capacity**  
**Among Future Residential Development**

School Level	Excess Facilities Capacity	Allocation of Excess Capacity <sup>[1]</sup>	
		Development After Five (5) Year Period	Future Units $\leq$ Five (5) Years
Elementary School (Grades K-6)	0	0	0
Middle School (Grades 7-8)	548	489	59
High School (Grades 9-12)	0	0	0

[1] See Exhibit F for a more detailed analysis.

Additionally, a portion of the excess capacity allocated to the next five (5) years must be allocated to Mitigated Future Units. Table 7 shows the number of students expected to be generated by Mitigated Future Units and the allocation of excess capacity between students to be generated by Non-Mitigated Future Units and Mitigated Future Units.

**Table 7**  
**Allocation of Excess Capacity**  
**Among Mitigated and Non-Mitigated Future Units**

School Level	Excess Capacity Allocated to Future Units	Allocation of Excess Capacity <sup>[1]</sup>	
		Mitigated Future Units	Non-Mitigated Future Units
Elementary School (Grades K-6)	NA	NA	NA
Middle School (Grades 7-8)	59	7	52
High School (Grades 9-12)	NA	NA	NA

[1] See Exhibit F for a more detailed analysis.

## E. Projected Unhoused Students

By comparing the projected student enrollment over the next five (5) years listed in Table 4D with the applicable excess capacity identified in Table 7, *KeyAnalytics* has identified the number of students for which the District will need to construct new facilities (“Unhoused Students”). Table 8 outlines the calculation of Unhoused Students.

**Table 8**  
**Projected Unhoused Students**  
**from Non-Mitigated Future Units**

School Level	Projected Enrollment	Allocated Excess Capacity	Projected Unhoused Students
Elementary School (Grades K-6)	522	0	522
Middle School (Grades 7-8)	159	52	107
High School (Grades 9-12)	293	0	293

To identify the cost associated with constructing facilities to house these Unhoused Students, this Report must estimate the number of Unhoused Students expected to have exceptional needs. For the 2023/2024 school year, approximately 0.68% of the District’s enrollment requires services requiring Special Day Class – Severe facilities and approximately 4.73% requires services requiring Special Day Class – Non-Severe facilities as defined in Section 1859.71.1 of the SAB Regulations. Table 9 shows the allocation of Unhoused Students based on these percentages.

**Table 9**  
**Unhoused Students by**  
**Facilities Type**

School Level	Projected Enrollment	Allocated Excess Capacity	Projected Unhoused Students
Elementary School (Grades K-6)	493	0	493
Middle School (Grades 7-8)	150	52	98
High School (Grades 9-12)	277	0	277
Special Day Class - Severe	7	0	7
Special Day Class - Non-Severe	47	0	47

# IV. Surplus School Sites and Local Funds

In addition to identifying and considering the extent to which projected enrollment growth may be accommodated by Excess Capacity in existing facilities, Government Code Section 65995.6(b)(3) requires the District to (i) “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” (“Surplus Property”) and (ii) identify and consider any other local sources of funds 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” (“Surplus Funds”).

## A. Surplus School Sites

The District currently possesses two (2) elementary school sites. These properties are currently planned to be utilized by the District for future school facilities. However, these sites are not expected to be utilized as the location for the next expected elementary school facilities needed by the District. Accordingly, the recent appraised values of these school sites will be contributed as local funding sources available to meet the current elementary school facility shortfall, as shown in Table 11.

## B. Local Funds

To comply with Section 65995.6(b) the District identified and considered the following sources of local funds.

- 1. General Obligation Bonds** - General obligation bonds (“GO Bonds”) are issued by school districts where voters have approved a bond ballot measure. There are two types of bond measures: a traditional measure which requires a 2/3 voter approval rate and a Proposition 39 measure which requires a 55% voter approval rate. When voters approve a bond measure, they are authorizing the school district to issue a specified amount of bonds and agreeing to repay those bonds through whatever property tax levies are necessary. Outstanding bonds are limited to 1.25% of assessed values for elementary and high school districts and 2.5% of assessed values for unified school districts and community college districts. Proposition 39 bonds have limitations in the form

of a legal maximum on annual projected tax levy of \$30 per \$100,000 of assessed valuation for elementary and high school districts and \$60 per \$100,000 of assessed valuation for unified school districts.

The District has not issued any recent GO Bonds.

- 2. Community Facilities Districts** - The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities with useful lives of five years or more. The CFD is a financing entity through which a local government is authorized to levy special taxes to pay debt service on issued bonds or to pay for the direct construction of facilities. A two-thirds vote of the qualified voters is required to form the CFD.

The District has formed four (4) CFDs on specific residential development projects as an alternative to paying mitigation payments. None of the special tax bond proceeds from these CFDs will be available to offset the costs of impacts on any residential units constructed outside the boundaries of the CFD. Additionally, the District will not be permitted to collect additional statutory fees, mitigation payments, or Alternative Fees from the units located within the CFDs, none were these units from the CFDs considered in calculating the Alternative Level 2 and Alternative No. 3 fees.

- 3. Redevelopment Pass-Through Payments** - California redevelopment law allows school districts to share tax increment income via pass-through agreements with local redevelopment agencies. The passage of AB X1 26 eliminated redevelopment agencies as of February 1, 2012 and replaced them with successor agencies. Though redevelopment agencies have been eliminated, local educational agency's pass-through entitlements remain.

The District currently has a pass-through agreement with the Redevelopment Agencies of the City of Hesperia and the Victor Valley Economic Development Authority. Funds received from the Redevelopment Agencies have been pledged to the repayment of the outstanding COPs and are not available to offset the impacts from Future Units.

**4. Commercial/Industrial School Fees** - Education Code Sections 17620 et seq. gives school districts the authority to collect Statutory School Fees from commercial/industrial development if a justification study is prepared and certain nexus findings are made. Section 65995.5(c)(2) requires the District to identify and consider Local Funds, which includes Commercial/Industrial Statutory School Fees, and to subtract such funds from the total impact created by Future Units, if such Statutory School Fees are available.

Based on the amount of recent collections, the District expects to collect approximately \$600,000 in Commercial/Industrial Statutory School Fees over the next five-year period. This amount will be available to house projected Unhoused Students.

**5. Identification of Surplus Local Funds**- As noted in Section III, the District currently has 2,083 unhoused elementary school students and 11 unhoused high school students. Based on the per student costs calculated in Exhibit G, these existing unhoused students have a cost impact to the District of \$111,088,921.

Over the next five (5) years, the District will also need to construct school facilities to house students to be generated from Future Units. Using the per student costs calculated in Exhibit F, the cost impact of providing school facilities to house the 922 projected Unhoused Students identified in Section III will have a cost impact of \$61,545,658. Table 10 shows a summary of the school facilities needs of the District.

**Table 10**  
**School Facilities Impact**

Item	Amount
Current Unhoused Student Impact	\$111,088,921
Future Unhoused Student Impact	61,545,658
<b>Total</b>	<b>\$172,634,579</b>

The District has identified local funds that can be utilized. In addition, the District plans to pursue State funding for the construction of school facilities to house students generated by existing residential development and Future Units. Additionally, based on Table 18 of this SFNA, the District can expect to receive \$22,851,738 from Alternative No. 2 Fees on new residential development. Table 11 summarizes potential funding sources for the school facilities needs identified.

**Table 11**  
**Identified Funding Sources**

Item	Amount
Available GO Bond Proceeds	\$0
Surplus School Sites <sup>[1]</sup>	910,000
Projected Commercial/Industrial School Fees	600,000
State Funding for Current Unhoused Students	47,883,599
State Funding for Projected Unhoused Students	21,151,815
Projected Alternative No. 2 Fees	22,851,738
<b>Total</b>	<b>\$93,397,152</b>

[1] Based on recent appraisals of the District's surplus sites completed by the School District.

As shown in Table 12, when accounting for the current and future school needs of the District, there is currently a \$79,237,427 funding shortfall.

**Table 12**  
**School Facilities Funding Shortfall**

Item	Amount
School Facilities Needs	\$172,634,579
Local Funding Sources	(93,397,152)
<b>Total</b>	<b>\$79,237,427</b>

# V. Alternative No. 2 Fee Calculation

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 2 Fee.

## A. Alternative No. 2 Fee School Facilities Costs

To calculate the maximum Alternative No. 2 Fee, Government Code Section 65995.5(c)(1) requires the District to multiply the number of Unhoused Students by the appropriate grant amounts provided in Education Code Section 17072.10(a) and the site acquisition and site development costs determined pursuant to Government Code Section 65995.5(h).

**1. New Construction Grants** - Government Code Section 65995.5(c)(1) requires the District utilize the appropriate amounts provided in Education Section 17072.10 (a) to identify the cost of constructing new facilities. The new construction grant amounts specified in Education Code Section 17072.10(a) were adjusted by the SAB on January 24, 2024. Table 13 outlines the updated New Construction Grant amounts.

**Table 13**  
**SAB New Construction Grants**

School Level	Per-Pupil Construction Grant	Auto Alarm and Fire Sprinkler System Grant	General Site Development Grant	Total Per-Pupil Grant
Elementary School (Grades K-6)	\$15,983	\$268	\$1,356	\$17,607
Middle School (Grades 7-8)	16,904	319	1,421	18,644
High School (Grades 9-12)	21,509	331	1,339	23,179
Special Day Class - Severe	44,911	846	NA	45,757
Special Day Class - Non-Severe	30,036	567	NA	30,603

**2. Site Acquisition and Development Costs** - Government Code Section 65995.5(c)(1) permits the calculation of Alternative No. 2 Fee to include site acquisition and site development cost determined pursuant to Government Code Section 65995.5(h). Based on a recent appraisal of property within the District, the

District believes that \$62,665 per acre for site acquisition at the elementary and middle school levels, and \$57,517 for the high school level is a reasonable estimate for site acquisition. As for site development, the District estimates the cost to be approximately \$517,810.03 per acre for all school levels (at all school levels the site development cost was taken from a Standard Estimate Report made by Erickson-Hall Construction Company for an Indoor Elementary for the District in 2023). Table 14 lists the total estimated site acquisition costs and site development costs of the School District in accordance with Section 65995.5(h).

**Table 14**  
**Site Acquisition and Development Costs**

School Level	Recommended Site Size	Site Acquisition Cost <sup>[1]</sup>	Site Development Cost <sup>[1][2]</sup>	Total Site Cost
Elementary School (Grades K-6)	12.6	\$789,578	\$6,524,406	\$7,313,984
Middle School (Grades 7-8)	16.7	1,046,504	8,647,427	9,693,931
High School (Grades 9-12)	44.6	2,565,270	23,094,327	25,659,597

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

[2] Site development cost has been estimated using the information from a Hesperia Unified School District Standard Estimate Report. This report was made by Erickson-Hall Construction Company for an Indoor Elementary in 2023.

**3. School Facility Needs** - The number of school facilities needed as a result of Non-Mitigated Future Units is calculated by dividing the total number of projected Unhoused Students at each grade level by the appropriate facility capacity. Table 15 outlines the school facilities needed to house the projected Unhoused Students.

**Table 15**  
**School Facilities Needed**

School Level	Projected Unhoused Students	Facility Capacity	Facilities Needed
Elementary School (Grades K-6)	493	850	0.5800
Middle School (Grades 7-8)	98	1,107	0.0885
High School (Grades 9-12)	277	2,200	0.1259

**4. Total Alternative No. 2 Fee School Facilities Cost** - To calculate the school facilities cost that may be included in the Alternative No. 2 Fee the Total Cost Per Facility is multiplied by the school facilities needed. This amount is then multiplied by fifty percent, resulting in the Alternative No. 2 Fee School Facilities Cost. Table 16 outlines the calculation of the Alternative No. 2 Fee School Facilities Cost.

**Table 16**  
**Total Alternative No. 2 Fee**  
**School Facilities Cost**

School Level	Facilities/ Seats Needed	Cost Per Facility/Seat	Total Cost
<b>Site Cost</b>			
Elementary School (Grades K-6)	0.5800	\$7,313,984	\$4,242,111
Middle School (Grades 7-8)	0.0885	9,693,931	857,913
High School (Grades 9-12)	0.1259	25,659,597	3,230,543
<b>Total - Site Cost</b>			<b>\$8,330,567</b>
<b>Construction Cost</b> <sup>[1]</sup>			
Elementary School (Grades K-6)	493	\$35,213	\$17,360,088
Middle School (Grades 7-8)	98	37,287	3,654,152
High School (Grades 9-12)	277	46,359	12,841,388
Special Day Class - Severe	7	91,514	640,598
Special Day Class - Non-Severe	47	61,206	2,876,682
<b>Total - Construction Cost</b>			<b>\$37,372,908</b>
<b>Total School Facilities Cost</b>			<b>\$45,703,475</b>
Alternative No. 2 Fee Multiplier			50%
<b>Alternative No. 2 Facilities Cost</b>			<b>\$22,851,738</b>

[1] Construction costs estimated by multiplying the Per Pupil Grant amounts listing in Table 13 by 2.

## B. Total Square Foot of Future of Units

To calculate the Alternative No. 2 Fee, the Alternative No. 2 Fee School Facilities Cost must be divided by the total square footage of assessable space for Non-Mitigated Future Units.

In order to project the total square footage of assessable space of the Non-Mitigated Future Units, the SFNA must estimate the average square footage of each unit type to be developed within the District. In the case of SFD units, *KeyAnalytics* analyzed the information provided from the Planning Agencies for the next five (5) years of development within the District. The average unit square footage permitted within the District was then multiplied by the number of Non-Mitigated Future Units expected to be built over the next (5) five years. Table 17 outlines the calculation of the total square footage of Non-Mitigated Future Units.

**Table 17**  
**Total Square Foot of Future Units**

Unit Type	Non-Mitigated Future Units	Average Square Footage <sup>[1]</sup>	Total Square Footage
Single Family Detached (SFD)	1,531	2,136	3,270,216
Multifamily (MFA)	54	1,100	59,400
<b>Total</b>	<b>1,585</b>	<b>NA</b>	<b>3,329,616</b>

[1] Based on the average square footage of tract homes expected to be built within the next 5 (five) years as provided by the Planning Agencies.

## C. Alternative No. 2 Fee Per Square Foot

To calculate the Alternative No. 2 Fee, the Alternative No. 2 Fee School Facilities Cost was divided by the total square footage of Future Units. Table 18 outlines the calculation of the Alternative No. 2 Fee that may be adopted by the District.

**Table 18**  
**Alternative No. 2 Fee Per Square Foot**

Item	Amount
Net Alternative No. 2 School Facilities Cost	\$22,851,738
Projected Non-Mitigated Residential Square Footage	3,329,616
<b>Alternative No. 2 Fee Per Square Foot</b>	<b>\$6.86</b>

# VI. Alternative No. 3 Fee Calculation

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 3 Fee.

The Alternative No. 3 Fee is essentially equal to double the Alternative No. 2 Fee. For the purpose of calculating the Alternative No. 3 Fee, the amount identified in paragraph (2) of subdivision (c) of Government Code Section 65995.5 (i.e., local funds) are not subtracted from the Alternative No. 2 Fee School Facilities Cost. Tables 19A and 19B outlines the calculation of the Alternative No. 3 Fee that may be adopted by the District.

**Table 19A**  
**Alternative No. 3 School Facilities Cost**

Item	Amount
Alternative No. 2 School Facilities Cost	\$22,851,738
Alternative No. 3 Fee Multiplier	200%
<b>Alternative No. 3 School Facilities Cost</b>	<b>\$45,703,475</b>

**Table 19B**  
**Alternative No. 3 Fee Per Square Foot**

Item	Amount
Alternative No. 3 School Facilities Cost	\$45,703,475
Projected Non-Mitigated Residential Square Footage	3,329,616
<b>Alternative No. 3 Fee Per Square Foot</b>	<b>\$13.73</b>

## VII. Satisfaction of Gov. Code Section 66000

Government Code Section 66001 “et seq.” sets forth the requirements for establishing, imposing and increasing development fees. Specifically, Government Code Section 66001 with respect to the imposition of development fees provides that any action establishing, increasing, or imposing a fee on new development shall do all of the following:

- Identify the purpose of the fee.
- Identify the use to which the fee is to be put.
- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

### A. New Residential Construction

The purpose of Alternative Fees is to provide necessary school facilities for students generated from Future Units over the next five (5) years. The Alternative Fees will be used to acquire land and construct new school facilities to accommodate growth that will be generated within the Future Units. In order to estimate the actual cost for new school facilities *KeyAnalytics* has utilized the District's experience and information provided by construction managers who work with public school districts in the area. The District's current estimate of school facility construction and site acquisition costs per square foot of future residential development (as calculated in Exhibit G) equals \$19.78 for Single Family Detached units, \$19.66 for Single Family Attached units, and \$6.96 for Multifamily units. This “true” impact exceeds the Alternative Fee amounts identified herein and as provided for in SB 50. Therefore, this SFNA established that there is a reasonable relationship between the amount of the Alternative Fees and the Future Units upon which the fee is to be imposed.

This SFNA and the supporting documents establish that the Alternative Fees contained herein meet the statutory requirements and the District is justified in imposing these fees on new residential construction within unmitigated developments in order to provide the necessary school facilities.

## **B. Reconstruction**

Reconstruction means the voluntary demolition of existing residential dwelling units or commercial/industrial construction and the subsequent construction of new residential dwelling units ("Reconstruction").

The District acknowledges that Reconstruction projects, may occur within the next five-year period. In such a situation, the District shall levy school fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 ("School Fees") if there is a nexus established between the impact of the new residential dwelling units in terms of a net increase in students generated and the fee to be imposed. In other words, the School Fees must bear a nexus to the burden caused by the Reconstruction project.

The purpose of this section is to set forth a general policy for the levy of School Fees on future Reconstruction projects within the District.

### **1. Existing Residential Dwelling Units**

To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable Alternative Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the District to provide school facilities for new student enrollment.

As of the date of this SFNA, the large-scale Reconstruction of residential development within the District has not occurred to the point where statistically significant data can be utilized to

determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of School Fees on Replacement Square Footage, the District may undertake an analysis on any future proposed project(s) and may amend/update this SFNA. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the SFNA for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the Alternative Fee that is in effect at such time.

## **2. Existing Commercial/Industrial Construction**

As with Reconstruction of existing residential dwelling units, there is not significant information regarding (i) the amount of Commercial/Industrial Reconstruction planned within the District over the next five years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, hotel/motel or self-storage). The actual impacts of the planned residential project (taken from Exhibit F) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the

District). Any reduction to the Alternative Fee would only occur if the reduced amount falls below the Alternative Fee. In such a case, the District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

## VIII. Conclusion and Statement of Findings

Based upon the data gathered by *KeyAnalytics* regarding future development within the boundaries of the District, student generation, school facilities costs and the methodology prescribed by the provisions of SB 50 in order to determine the school facilities impact from new residential development expected to occur during the next five years, District makes the following findings:

- The current and funded school facility capacity of the District is enough to house the current enrollment at the middle school grade levels but there is a shortage of 2,094 seats at the elementary school and high school grade level.
- Based on the District's current estimate of school facility construction and site acquisition costs per the impact of future residential development creates a per square foot true impact of \$19.78 for Single Family Detached units, \$19.66 for Single Family Attached units, and \$6.96 for Multifamily units.
- Based on the statutorily prescribed methodology an **Alternative No. 2 Fee of \$6.86** per square foot is authorized.
- In the event that state funding is not available, and District is authorized to collect Level III fees, the amount of the **Alternative No. 3 Fee will be \$13.64** per square foot.

# **Exhibit A**

## **Current SAB Forms**

## ENROLLMENT CERTIFICATION/PROJECTION

SAB 60-01 (Rev. 09/04) Excel (Rev. 2/27/2003)

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

Page 3 of 3

SCHOOL DISTRICT

HESPERIA UNIFIED

COUNTY

SAN BERNARDINO

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

Grade	3rd Previous	2nd Previous	Previous	Current
	2003/04	2004/05	2005/06	2006/07
K	1,155	1,181	1,244	1,343
1	1,263	1,323	1,412	1,519
2	1,263	1,350	1,430	1,558
3	1,324	1,383	1,483	1,613
4	1,296	1,437	1,507	1,687
5	1,287	1,460	1,543	1,712
6	1,217	1,403	1,554	1,681
7	1,489	1,518	1,650	1,785
8	1,410	1,542	1,638	1,744
9	1,308	1,622	1,793	1,881
10	1,200	1,486	1,685	1,777
11	1,098	1,243	1,439	1,548
12	894	1,047	1,157	1,281
<b>TOTAL</b>	<b>16,194</b>	<b>17,995</b>	<b>19,543</b>	<b>21,127</b>

Part B. Pupils Attending Schools Chartered By Another District

3rd Previous	2nd Previous	Previous	Current

Part C. Continuation High School - (districts only)

Grade	3rd Previous	2nd Previous	Previous	Current
9	18	24	31	40
10	65	53	79	68
11	125	107	99	89
12	54	88	73	78

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

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR		17	MR		16
HH		1	HH		
DEAF			DEAF		
HI			HI		
SLI	12		SLI	6	
VI		3	VI		
SED		19	SED		8
OI			OI		
OHI		9	OHI		8
SLD	177		SLD	176	
DB			DB		
MH		2	MH		1
AUT		8	AUT		6
TBI			TBI		1
<b>TOTAL</b>	<b>189</b>	<b>59</b>	<b>TOTAL</b>	<b>182</b>	<b>38</b>

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, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE



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

75044

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

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

3rd Previous	2nd Previous	Previous	Current

Part F. Number of New Dwelling Units

5251

Part G. District Student Yield Factor

0.856

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

K-6	7-8	9-12	TOTAL
14,095	4,812	10,293	29,200

Projections - special day class pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			22	MR	22
HH			1	HH	
DEAF				DEAF	
HI				HI	
SLI	15			SLI	8
VI			4	VI	
SED			24	SED	11
OI				OI	
OHI			11	OHI	8
SLD	225			SLD	245
DB				DB	
MH		3		MH	1
AUT			10	AUT	8
TBI				TBI	1
<b>TOTAL</b>	<b>240</b>	<b>75</b>	<b>TOTAL</b>	<b>253</b>	<b>51</b>

Part I.

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

K-6	7-8	9-12	TOTAL
11,818	3,809	7,381	22,988

Projections - (special day class pupils only)

(includes Severe &amp; Non-Severe)

Elementary	Secondary	Elementary	Secondary
MR	18	17	OI
HH	1	OHI	10
DEAF		SLD	188
HI		DB	
SLI	13	6	MH
VI	3		AUT
SED	20	9	TBI
<b>TOTAL</b>	<b>284</b>	<b>236</b>	

DATE

12/21/06

**STATE OF CALIFORNIA**  
**EXISTING SCHOOL BUILDING CAPACITY**  
 SAB 50-02 (Rev. 08/02) Excel (Rev. 11/21/2002)

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

SCHOOL DISTRICT

HESPERIA UNIFIED

COUNTY

SAN BERNARDINO

 FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)  
 75044

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

**PART I - Classroom Inventory**  NEW  ADJUSTED
Line 1. Leased State Relocatable ClassroomsLine 2. Portable Classrooms leased less than 5 yearsLine 3. Interim Housing Portables leased less than 5 yearsLine 4. Interim Housing Portables leased at least 5 yearsLine 5. Portable Classrooms leased at least 5 yearsLine 6. Portable Classrooms owned by district

	K-6	7-8	9-12	Non- Severe	Severe	Total
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**ELIGIBILITY DETERMINATION**

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

SCHOOL DISTRICT

HESPERIA UNIFIED

BUSINESS ADDRESS

9144 Third Avenue

CITY

Hesperia, CA 92345

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

75044

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

COUNTY

SAN BERNARDINO

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

DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS
	(760) 244-4111 Ext. 310	

Part II - New Construction Eligibility	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> ADJUSTED	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 50-01)			12,128	4,265	9,136	461	103
2. Existing School Building Capacity (Part III, line 6 of Form SAB 50-02)			5,611	1,396	2,821	188	9
3. New Construction Baseline Eligibility (line 1 minus line 2)			6,517	2,869	6,315	273	94

**Part III - Modernization Eligibility**  NEW  ADJUSTED

1. SCHOOL NAME:

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

Option B

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

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

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

I am designated as an authorized district representative by the governing board of the district; and:

A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1, commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board

on \_\_\_\_\_; and,

This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

*Timothy Scott*

DATE

12/21/06

## ENROLLMENT CERTIFICATION/PROJECTION

SAB 50-01 (REV 05/09)

SCHOOL DISTRICT Hesperia Unified	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75044	
COUNTY San Bernardino	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)	

Check one:  Fifth-Year Enrollment Projection  Tenth-Year Enrollment ProjectionHSAA Districts Only - Check one:  Attendance  Residency Residency - COS Districts Only - (Fifth Year Projection Only)

<input type="checkbox"/> Modified Weighting (Fifth-Year Projection Only)	3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current
<input type="checkbox"/> Alternate Weighting - (Fill in boxes to the right):			

## Part G. Number of New Dwelling Units

(Fifth-Year Projection Only)

## Part H. District Student Yield Factor

(Fifth-Year Projection Only)

## Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023
K	1844	1780	1897	1936	1888	1676	1805	1830
1	1549	1621	1593	1629	1691	1599	1538	1531
2	1634	1571	1637	1620	1661	1701	1656	1506
3	1643	1697	1625	1696	1679	1648	1756	1568
4	1769	1676	1721	1606	1708	1690	1696	1655
5	1726	1815	1751	1782	1671	1670	1732	1611
6	1714	1773	1848	1775	1794	1639	1701	1669
7	1889	1842	1985	2027	1942	1853	1676	1678
8	1871	1861	1905	1982	2015	1856	1890	1567
9	2013	1961	1947	1985	2099	2169	2054	1856
10	1910	1980	1963	1915	2059	2066	2151	1828
11	1771	1674	1756	1691	1736	1761	1814	1656
12	1773	1725	1655	1645	1616	1497	1608	1319
<b>TOTAL</b>	<b>23106</b>	<b>22976</b>	<b>23283</b>	<b>23289</b>	<b>23559</b>	<b>22825</b>	<b>23077</b>	<b>21274</b>

## Part B. Pupils Attending Schools Chartered By Another District

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

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

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9	1	0	1	2	0	1	0	0
10	18	20	26	28	10	8	0	1
11	214	193	164	141	179	146	148	161
12	281	328	307	292	258	326	350	401
<b>TOTAL</b>	<b>514</b>	<b>541</b>	<b>498</b>	<b>463</b>	<b>447</b>	<b>481</b>	<b>498</b>	<b>563</b>

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

Elementary	Secondary	TOTAL
Non-Severe	148	126
Severe	452	383
<b>TOTAL</b>	<b>600</b>	<b>509</b>

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

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023

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

<input type="checkbox"/> County Birth Data	<input type="checkbox"/> Birth Data by District ZIP Codes	<input type="checkbox"/> Estimate	<input type="checkbox"/> Estimate	<input type="checkbox"/> Estimate
8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.

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

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

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

Dr. George Landon

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

12/13/2022

TELEPHONE NUMBER

(760) 244-4411 Ext. 7238

E-MAIL ADDRESS

george.landon@hesperiausd.org

# **Exhibit B**

## **SAB Eligibility Determination**



# Project Main Page

[Return to Search Results](#)

DSA eTracker: **04-105551**  
 Application: 50/75044-00-001  
 County: San Bernardino  
 District: Hesperia Unified  
 Site: MESQUITE TRAILS ELEMENTARY  
 District Rep: Dr. George Landon

[Details](#)   [Fund Releases](#)   [Budget Summary](#)   [Transaction Detail](#)   [Modernization Eligibility](#)   [New Construction Eligibility](#)

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval
75044	0	10/22/2003	5/27/2020

SAB 50-03 New Construction Eligibility Information

**New Construction Baseline Eligibility**

Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	3271	1608	2794	222	59
SAB Approvals/Adjustments:	5365	549	3295	-124	304
Remaining Eligibility:	8636	2157	6089	98	363

**SAB 50-03 Eligibility Document Status/Dates**

Status:	PM Complete
Date Signed:	7/17/2003
Date Received:	7/17/2003
SAB Approval Date:	10/22/2003

# Exhibit C

## **Bonding Capacity Calculation**

## Hesperia Unified School District Bonding Capacity Analysis

Description	Amount
Total Secured Assessed Value of Property within the School District <sup>[1]</sup>	\$9,932,880,221
Bonding Capacity	\$248,322,006
Applicable Debt Limit	2.50%
Total Bond Obligations as of July 1, 2021 <sup>[2]</sup>	\$100,055,000
Certificates of Participation	\$92,490,000
Community Facilities Districts	7,565,000
<b>Debt Obligations as a % of Bonding Capacity</b>	<b>40.29%</b>

[1] Source: San Bernardino County Auditor Controller 2023/2024

[2] Source: District Audited Financial Statements for Fiscal Year ending June 30, 2023.

# **Exhibit D**

## **2023/24 Demographics and Enrollment Projection: New Housing Developments**

# Hesperia Unified School District

## 2023/24 Demographics and Enrollment Projections

### New Housing Developments

Tract	Elementary	Boundary Mid/Jr Hi	High	City	Remaining Units	Six Year Projection	Estimated Five Year Projection
Amber II	Hollyvale	Hesperia	Hesperia	Victorville	20	20	16
Creekside KB	Hollyvale	Hesperia	Hesperia	Victorville	68	68	56
Desert Willow Ranch	Mesquite Trails	Cedar	Oak Hills	Hesperia	86	86	71
Desert Willow Village	Hollyvale	Hesperia	Hesperia	Victorville	119	119	99
PLAN21-00011	Hollyvale	Hesperia	Hesperia	Victorville	65	15	12
Ranchero Mesa	Kingston	Ranchero	Sultana	Hesperia	13	13	10
Seasons at Topaz	Cottonwood	Cedar	Oak Hills	Hesperia	132	132	110
Seasons at Torrey	Maple	Hesperia	Hesperia	Hesperia	20	20	16
Silverwood	Kingston	Ranchero	Sultana	Hesperia	15,663	850	708
Sonoma Apartments	Lime Street	Ranchero	Sultana	Hesperia	42	42	35
SPR09-10195	Lime Street	Ranchero	Sultana	Hesperia	50	0	0
SPR11-10213	Joshua Circle	Hesperia	Hesperia	Hesperia	114	0	0
SPR18-00013	Eucalyptus	Hesperia	Hesperia	Hesperia	23	23	19
SPRE13-00001	Lime Street	Ranchero	Sultana	Hesperia	67	0	0
SPRE18-00001	Cottonwood	Hesperia	Hesperia	Hesperia	40	0	0
SPRR18-00002	Lime Street	Ranchero	Sultana	Hesperia	84	0	0
T16676	Mission Crest	Cedar	Oak Hills	Hesperia	150	150	125
T17291	Maple	Hesperia	Hesperia	Hesperia	135	135	112
Tamarisk Villas	Cottonwood	Hesperia	Hesperia	Hesperia	40	40	33
TT 15868-E2	Maple	Hesperia	Hesperia	Hesperia	185	0	0
TT 16385	Kingston	Ranchero	Sultana	Hesperia	103	0	0
TT 16546-E1	Maple	Hesperia	Hesperia	Hesperia	56	0	0
TT 16639	Maple	Hesperia	Hesperia	Hesperia	20	20	16
TT 16660	Mission Crest	Cedar	Oak Hills	Hesperia	70	70	58
TT 16710	Carmel	Ranchero	Sultana	Hesperia	105	0	0
TT 16732	Cottonwood	Hesperia	Hesperia	Hesperia	28	0	0
TT 16750-E	Mission Crest	Cedar	Oak Hills	Hesperia	37	20	16
TT 16751	Mission Crest	Cedar	Oak Hills	Hesperia	100	40	33
TT 16767	Mission Crest	Cedar	Oak Hills	Hesperia	52	0	0
TT 16772	Hollyvale	Hesperia	Hesperia	Victorville	168	0	0
TT 16796	Maple	Hesperia	Hesperia	Hesperia	140	0	0
TT 16887	Hollyvale	Hesperia	Hesperia	Victorville	626	0	0
TT 16974	Carmel	Ranchero	Sultana	Hesperia	21	0	0
TT 17016	Cottonwood	Hesperia	Hesperia	Hesperia	21	0	0
TT 17141	Mesa Grande	Cedar	Oak Hills	Hesperia	28	0	0
TT 17153	Carmel	Ranchero	Sultana	Hesperia	66	0	0
TT 17173	Mission Crest	Cedar	Oak Hills	Hesperia	36	0	0
TT 17208	Kingston	Ranchero	Sultana	Hesperia	36	0	0
TT 17236	Lime Street	Ranchero	Sultana	Hesperia	64	0	0

Tract	Elementary	Boundary Mid/Jr Hi	High	City	Remaining Units	Six Year Projection	Estimated Five Year Projection
TT 17243-2E	Maple	Hesperia	Hesperia	Hesperia	125	0	0
TT 17305-E	Joshua Circle	Hesperia	Hesperia	Hesperia	52	52	43
TT 17352	Joshua Circle	Hesperia	Hesperia	Hesperia	64	44	36
TT 17359	Lime Street	Ranchero	Sultana	Hesperia	48	0	0
TT 17375	Maple	Hesperia	Hesperia	Hesperia	53	45	37
TT 17385	Mesquite Trails	Cedar	Oak Hills	Hesperia	45	0	0
TT 17430	Hollyvale	Hesperia	Hesperia	Victorville	44	0	0
TT 17499	Maple	Hesperia	Hesperia	Hesperia	130	0	0
TT 17516	Hollyvale	Hesperia	Hesperia	Victorville	39	39	32
TT 17550	Kingston	Ranchero	Sultana	Hesperia	25	0	0
TT 17583	Hollyvale	Hesperia	Hesperia	Victorville	550	0	0
TT 17655	Maple	Hesperia	Hesperia	Hesperia	118	0	0
TT 17681	Mission Crest	Cedar	Oak Hills	Hesperia	20	0	0
TT 17690	Kingston	Ranchero	Sultana	Hesperia	32	0	0
TT 17714	Maple	Hesperia	Hesperia	Hesperia	61	0	0
TT 17723	Maple	Hesperia	Hesperia	Hesperia	109	0	0
TT 17773	Kingston	Ranchero	Sultana	Hesperia	168	0	0
TT 17825	Mission Crest	Cedar	Oak Hills	Hesperia	23	0	0
TT 17916-E	Maple	Hesperia	Hesperia	Hesperia	177	0	0
TT 17959-E	Kingston	Ranchero	Sultana	Hesperia	31	31	25
TT 18214	Kingston	Ranchero	Sultana	Hesperia	36	0	0
TT 20434	Mesquite Trails	Cedar	Oak Hills	Hesperia	112	12	10
TT 20450	Mission Crest	Cedar	Oak Hills	Hesperia	36	36	30
TT-18166	Maple	Hesperia	Hesperia	Hesperia	164	0	0
TT20581	Lime Street	Ranchero	Sultana	Hesperia	74	60	50

# Exhibit E

## **School Facilities Capacity Calculation**

**HESPERIA UNIFIED SCHOOL DISTRICT**  
**SCHOOL FACILITIES CAPACITY ANALYSIS**

<b>State Application</b>	<b>Description</b>	<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>
N/A	SAB Form 50-02	5,611	1,396	2,821
N/A	Non-Severe/Severe Capacity	106	30	61
N/A	Relocatables Added - Previously	25	0	27
N/A	Relocatables Added - 2005	100	216	459
N/A	Relocatables Added - 2007	100	0	27
N/A	Relocatables Added - 2008	50	0	0
N/A	Relocatables Added - 2016	10	0	0
N/A	Relocatables Added - 2019	50	0	0
50/75044-00-001	Mesquite Trails Elementary	105	0	0
50/75044-00-002	Mesa Grande Elementary	100	0	0
50/75044-00-003	Kingston Elementary	100	0	0
50/75044-00-004	Cypress Academy	600	0	0
50/75044-00-005	Carmel Elementary	5	0	0
50/75044-00-006	Joshua Circle Elementary	20	0	0
50/75044-00-007	Hesperia High School	0	0	35
50/75044-00-008	Hesperia Junior High School	0	18	0
50/75044-00-009	Juniper Elementary	9	0	0
50/75044-00-010	Carmel Elementary	25	0	0
50/75044-00-011	Juniper Elementary	39	0	0
50/75044-00-012	Joshua Circle Elementary	25	0	0
50/75044-00-013	Maple Elementary	50	0	0
50/75044-00-014	Hollyvale Elementary	67	0	0
50/75044-00-015	Hesperia Junior High School	0	112	0
50/75044-00-016	Eucalyptus Elementary	73	0	0
50/75044-00-017	Ranchero Middle School	0	270	0
50/75044-00-018	Cottonwood Elementary	39	0	0
50/75044-00-019	Hesperia High School	0	0	234
50/75044-00-020	Sultana High School	0	0	54
50/75044-00-021	Summit Elementary	510	0	0
50/75044-00-022	Sultana High School	0	0	270
50/75044-00-023	Hesperia High School	0	0	270
50/75044-00-024	Mission Crest Elementary	875	0	0
50/75044-00-025	Cedar Middle	0	1,755	0
50/75044-00-026	Topaz Elementary	24	0	0
50/75044-00-027	Mojave Continuation School	0	0	54
50/75044-00-028	Oak Hills High School	0	0	3,051
50/75044-00-029	Hesperia High School	0	0	216
50/75044-00-030	Oak Hills High School	0	0	189
50/75044-00-031	Krystal Elementary School	850	0	0

**HESPERIA UNIFIED SCHOOL DISTRICT**  
**SCHOOL FACILITIES CAPACITY ANALYSIS**

<b>State Application</b>	<b>Description</b>	<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>
50/75044-00-032	Cypress Elementary School	300	0	0
50/75044-00-033	Mission Crest Elementary	63	0	0
50/75044-00-034	Hesperia Junior High School	0	246	0
50/75044-00-035	Maple Elementary School	52	0	0
50/75044-00-036	Topaz Elementary	42	0	0
<b>Total Capacity</b>		<b>10,025</b>	<b>4,043</b>	<b>7,768</b>

# **Exhibit F**

## **Excess Capacity Seat Allocation**

## Hesperia Unified School District Excess Capacity Allocation Analysis

**Table 1: Current Surplus Capacity Calculation**

Item	Amount
<b>2022/2023 Student Enrollment</b>	<b>23,382</b>
Elementary School (Grades K-6)	12,108
Middle School (Grades 7-8)	3,495
High School (Grades 9-12)	7,779
<b>2022/2023 Facilities Capacity</b>	<b>21,836</b>
Elementary School (Grades K-6)	10,025
Middle School (Grades 7-8)	4,043
High School (Grades 9-12)	7,768
<b>2022/2023 Excess Capacity</b>	<b>(1,546)</b>
Elementary School (Grades K-6)	(2,083)
Middle School (Grades 7-8)	548
High School (Grades 9-12)	(11)

**Table 2: Allocation of Planned Residential Units Based on Timeline**

Unit Type	Future Units (≤ 5 Years)	Total Units <sup>[1]</sup>
Single Family Detached (SFD)	1,742	14,860
Single Family Attached (SFA)	0	1,061
Multifamily (MF)	54	5,307
<b>Total</b>	<b>1,796</b>	<b>21,229</b>

[1] Based on the Hesperia Unified School District's Fiscal Year 2023/24 Demographics and Enrollment Projections ("Demographics and Enrollment Projections"), with the help of the City Planning Department, the School District can expect an additional 17,691 residential units to be constructed beyond the next five (5) years. The Demographics and Enrollment Projections does not compile information based on unit type, therefore the total residential units have been allocated to different unit types based on the current residential projects within the School District (SFD = 70%, SFA = 5%, MFA = 25%).

## Hesperia Unified School District Excess Capacity Allocation Analysis

**Table 3: Allocation of Student Generation Based on Timeline**

Item	Student Generated Future Units ( $\leq 5$ Years)	Student Generated Total Units
<b>Middle School (Grades 7-8)</b>	<b>181</b>	<b>1,687</b>
Single Family Detached (SFD)	180	1,537
Single Family Attached (SFA)	0	51
Multifamily (MF)	1	100
<b>High School (Grades 9-12)</b>	<b>333</b>	<b>3,170</b>
Single Family Detached (SFD)	331	2,821
Single Family Attached (SFA)	0	164
Multifamily (MF)	2	185
<b>Percent of Students Generated</b>		
Middle School (Grades 7-8)	10.74%	100.00%
High School (Grades 9-12)	10.49%	100.00%

**Table 4: Allocation of Excess Capacity to Students Generated from Future Units**

School Level	Excess Capacity
Elementary School (Grades K-6)	NA
Middle School (Grades 7-8)	59
High School (Grades 9-12)	NA
<b>Total</b>	<b>59</b>

## Hesperia Unified School District Excess Capacity Allocation Analysis

**Table 5: Allocation of Future Units Based on Mitigation Status**

Units Type	Non-Mitigated Future Units	Total Future Units
Single Family Detached (SFD)	1,531	1,742
Single Family Attached (SFA)	0	0
Multifamily (MF)	54	54
<b>Total</b>	<b>1,585</b>	<b>1,796</b>

**Table 6: Allocation of Student Generation Based on Mitigation Status**

Item	Student Generated Non-Mitigated Units	Student Generated Total Units
<b>Elementary School (Grades K-6)</b>	<b>522</b>	<b>594</b>
Single Family Detached (SFD)	519	591
Single Family Attached (SFA)	0	0
Multifamily (MF)	3	3
<b>Middle School (Grades 7-8)</b>	<b>159</b>	<b>181</b>
Single Family Detached (SFD)	158	180
Single Family Attached (SFA)	0	0
Multifamily (MF)	1	1
<b>High School (Grades 9-12)</b>	<b>293</b>	<b>333</b>
Single Family Detached (SFD)	291	331
Single Family Attached (SFA)	0	0
Multifamily (MF)	2	2
<b>Percent of Students Generated</b>		
Elementary School (Grades K-6)	87.85%	100.00%
Middle School (Grades 7-8)	87.78%	100.00%
High School (Grades 9-12)	88.11%	100.00%

**Table 7: Allocation of Excess Capacity to Students Generated from Non-Mitigated Future Units**

School Level	Excess Capacity
Elementary School (Grades K-6)	NA
Middle School (Grades 7-8)	52
High School (Grades 9-12)	NA
<b>Total</b>	<b>52</b>

# **Exhibit G**

## **Estimate of Actual School Facilities Cost**

**Hesperia Unified School District**  
**Estimated Actual School Facilities Cost**  
**Per Square Foot**

**Single Family Detached Units**

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Units
Elementary School (Grades K-6)	0.3392	\$53,331	\$18,092
Middle School (Grades 7-8)	0.1034	\$68,018	\$7,033
High School (Grades 9-12)	0.1898	\$90,201	\$17,120
<b>Total</b>	<b>0.6324</b>	<b>NA</b>	<b>\$42,245</b>
Average Square Footage Per Unit			2,136
<b>"True" Cost Per Single Family Detached Unit</b>			<b>\$19.78</b>

**Single Family Attached Units**

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Units
Elementary School (Grades K-6)	0.0833	\$53,331	\$4,442
Middle School (Grades 7-8)	0.0476	\$68,018	\$3,238
High School (Grades 9-12)	0.1546	\$90,201	\$13,945
<b>Total</b>	<b>0.2855</b>	<b>NA</b>	<b>\$21,625</b>
Average Square Footage Per Unit			1,100
<b>"True" Cost Per Single Family Attached Unit</b>			<b>\$19.66</b>

**Multifamily Units**

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Units
Elementary School (Grades K-6)	0.0605	\$53,331	\$3,226
Middle School (Grades 7-8)	0.0188	\$68,018	\$1,280
High School (Grades 9-12)	0.0349	\$90,201	\$3,152
<b>Total</b>	<b>0.1142</b>	<b>NA</b>	<b>\$7,658</b>
Average Square Footage Per Unit			1,100
<b>"True" Cost Per Multifamily Unit</b>			<b>\$6.96</b>

**Hesperia Unified School District**  
**Estimated Actual School Facilities Cost**  
**Elementary School Facility**

<b>A. Site</b>		<b>\$8,865,000</b>
Site Purchase Price		\$950,000
Acres	15.16	
Cost Per Acre	\$62,665	
Site Development Price		\$7,850,000
Acres	15.16	
Cost Per Acre	\$517,810	
EIR	\$30,000	
Appraisals	\$15,000	
Surveys	\$10,000	
Escrow/Title	\$10,000	
<b>B. Plans</b>		<b>\$1,855,725</b>
Architect's Fee	\$1,569,375	
Preliminary Testing	\$20,000	
DSA/SDE Plan Check	\$232,004	
CDE Plan Check Fees	\$19,346	
Energy Fee Analysis	\$15,000	
<b>C. Construction</b>		<b>\$30,281,250</b>
Square Feet Per Student	75	
Cost Per Square Foot	\$475	
<b>D. Testing</b>		<b>\$100,000</b>
<b>E. Inspection</b>		<b>\$180,000</b>
Cost Per Month (1 inspector)	\$15,000	
Months	12	
<b>F. Furniture and Equipment</b>		<b>\$605,625</b>
2% of Construction		
<b>G. Contingency</b>		<b>\$1,514,063</b>
5 % of Construction	5.00%	
<b>H. Items Not Funded By State</b>		<b>\$1,929,870</b>
Technology (5% of Construction)	\$1,514,063	
Library Books (8 books/student @ \$15)	\$102,000	
Landscaping (\$0.44 per Sq. Ft.)	\$290,563	
Landscaping Architect Fees (8% of Landscaping)	\$23,245	
<b>I. Total Estimated Cost</b>		<b>\$45,331,533</b>
<b>School Facility Capacity</b>		<b>850</b>
<b>School Facility Cost Per Student</b>		<b>\$53,331</b>

**Hesperia Unified School District**  
**Estimated Actual School Facilities Cost**  
**Middle School Facility**

<b>A. Site</b>		<b>\$11,616,452</b>
Site Purchase Price		\$1,247,032
Acres	19.90	
Cost Per Acre	\$62,665	
Site Development Price		\$10,304,420
Acres	19.90	
Cost Per Acre	\$517,810	
EIR	\$30,000	
Appraisals	\$15,000	
Surveys	\$10,000	
Escrow/Title	\$10,000	
<b>B. Plans</b>		<b>\$3,592,956</b>
Architect's Fee	\$3,038,025	
Preliminary Testing	\$45,000	
DSA/SDE Plan Check	\$445,024	
CDE Plan Check Fees	\$39,907	
Energy Fee Analysis	\$25,000	
<b>C. Construction</b>		<b>\$52,582,500</b>
Square Feet Per Student	100	
Cost Per Square Foot	\$475	
<b>D. Testing</b>		<b>\$200,000</b>
<b>E. Inspection</b>		<b>\$405,000</b>
Cost Per Month (1.5 inspectors)	\$22,500	
Months	18	
<b>F. Furniture and Equipment</b>		<b>\$1,051,650</b>
2% of Construction		
<b>G. Contingency</b>		<b>\$2,629,125</b>
5% Percent of Construction	5.00%	
<b>H. Items Not Funded By State</b>		<b>\$3,218,169</b>
Technology (5% of Construction)	\$2,629,125	
Library Books (8 books/student @ \$20)	\$177,120	
Landscaping (\$0.44 per Sq. Ft.)	\$381,411	
Landscaping Architect Fees (8% of Landscaping)	\$30,513	
<b>I. Total Estimated Cost</b>		<b>\$75,295,852</b>
School Facility Capacity		1,107
School Facility Cost Per Student		\$68,018

**Hesperia Unified School District**  
**Estimated Actual School Facilities Cost**  
**High School Facility**

<b>A. Site</b>		<b>\$36,754,855</b>
Site Purchase Price		\$3,665,000
Acres	63.72	
Cost Per Acre	\$57,517	
Site Development Price		\$32,994,855
Acres	63.72	
Cost Per Acre	\$517,810	
EIR		\$50,000
Appraisals		\$15,000
Surveys		\$15,000
Escrow/Title		\$15,000
<b>B. Plans</b>		<b>\$8,646,001</b>
Architect's Fee	\$7,406,250	
Preliminary Testing	\$70,000	
DSA/SDE Plan Check	\$1,038,688	
CDE Plan Check Fees	\$101,063	
Energy Fee Analysis	\$30,000	
<b>C. Construction</b>		<b>\$130,625,000</b>
Square Feet Per Student	125	
Cost Per Square Foot	\$475	
<b>D. Testing</b>		<b>\$350,000</b>
<b>E. Inspection</b>		<b>\$720,000</b>
Cost Per Month (1.5 inspectors)	\$30,000	
Months	24	
<b>F. Furniture and Equipment</b>		<b>\$2,612,500</b>
2% of Construction		
<b>G. Contingency</b>		<b>\$6,531,250</b>
5% Percent of Construction	5.00%	
<b>H. Items Not Funded By State</b>		<b>\$12,202,236</b>
Technology (5% of Construction)	\$6,531,250	
Library Books (8 books/student @ \$20)	\$352,000	
Landscaping (\$0.44 per Sq. Ft.)	\$1,221,283	
Landscaping Architect Fees (8% of Landscaping)	\$97,703	
Stadium/Track	\$4,000,000	
<b>I. Total Estimated Cost</b>		<b>\$198,441,842</b>
<b>School Facility Capacity</b>		<b>2,200</b>
<b>School Facility Cost Per Student</b>		<b>\$90,201</b>