SCHOOL FACILITIES NEEDS ANALYSIS

Prepared for

Clovis Unified School District

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SECTION 1

INTRODUCTION

The Leroy F. Greene School Facilities Act of 1998 allows school districts to charge a fee on new residential construction as an alternative to the traditional ("Level 1") residential developer fee if certain requirements are met. The alternative fees are referred to as Level 2 and Level 3 fees and may exceed the Level 1 fee (currently \$4.79 per square foot) up to an amount justified through the preparation of a "school facilities needs analysis" in accordance with Government Code Section 65995.6 and the related fee calculation requirements of Sections 65995.5 and 65995.7.

This School Facilities Needs Analysis is intended to replace the needs analysis adopted by the District in June 2022. The Level 2 fee adopted in accordance with the prior needs analysis is effective for a maximum period of one year. (A school facilities needs analysis may be revised any time and is subject to the same conditions and requirements applicable to the original adoption.)

This School Facilities Needs Analysis is organized into three sections:

- Section 1 is this introductory section, which sets forth the legal requirements that must be met in order to charge Level 2 fees on new residential construction.
- Section 2 provides the analysis for the determination of the Level 2 fee. This section projects the number of unhoused students attributable to new residences projected to be constructed in the District during the next five years. The allowable building construction, site acquisition and site development costs for the unhoused students are calculated and divided by the projected square footage of residential development to determine the Level 2 fee.
- Section 3 fulfills the nexus requirements of Government Code Section 66001, demonstrating that a reasonable relationship exists between the fee and the development upon which the fee is to be charged.

As determined in this analysis, the District can justify charging a Level 2 fee of \$5.68 per square foot for residential development. This is an increase of \$0.32 per square foot compared to the \$5.36 per square foot Level 2 fee implemented in July 2022.

In addition to preparing a needs analysis, Government Code Section 65995.5(b) states that a school district must meet two other requirements to be eligible to impose alternative fees:

- (1) The district must make timely application to and be determined to be eligible by the State Allocation Board for new school facility construction funding.
- (2) The district must satisfy at least two of the four requirements set forth in Government Code Section 65995.5 (b)(3). The four requirements are:
 - (a) the district has substantial enrollment on a multi-track year-round schedule;
 - (b) the district has placed a local general obligation bond measure for school facilities on the ballot in the last four years that received at least 50 percent plus one vote;

- (c) the district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of its local bonding capacity; or in an amount equivalent to 30 percent of such local bonding capacity, if special taxes levied pursuant to Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5, approved by a vote of landowners after November 4, 1998, are included in the repayment of indebtedness.
- (d) at least 20 percent of the district's teaching stations are relocatable classrooms.

With respect to the above requirements, the District has been determined by the State Allocation Board to meet the eligibility requirements for new school construction funding. In addition, the District voters approved a bond measure for school facilities in November 2020, and the District has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of its local bonding capacity. Finally, at least 20 percent of the District's teaching stations are relocatable classrooms.

It is important to note that Government Code Sections 65995.5, 65995.6 and 65995.7 prescribe a specific and limited methodology for the determination of alternative fees, which do not provide sufficient funding for facilities for new development students.

SECTION 2

LEVEL 2 AND 3 FEE JUSTIFICATION

INTRODUCTION

This section presents a step-by-step calculation of the Level 2 and 3 school facilities fees that can be justified for new residential development in the District in accordance with the requirements of Government Code Sections 65995.5, 65995.6 and 65995.7. The Level 3 fee is authorized to be charged only when the State Allocation Board certifies that state funds for school facility construction are no longer available.

STEP 1: PROJECT NUMBER OF NEW RESIDENTIAL UNITS

The first step in the analysis is to project the number of residential units to be constructed in the District during the next five years. This can be estimated by evaluating recent development activity and current proposals in the District, as well as local agency plans and projections for future development activity.

Single and multiple family residential permit activity for the past fifteen years (2008-2022) are shown on Chart 1 and Table 1 (on the following page). Table 1 indicates that building permits were issued for an average of 1,189 single family units and 247 multiple family units per year during this period. The highest levels of single family activity occurred during the past five years (2018-2022), averaging 1,635 units per year. This is substantially higher than the fifteen-year average of 1,189 units per year and the ten-year average of 1,419 units per year. The lowest level of single family permit activity occurred from 2008-2012, reflecting the effects of the great recession and poor housing market conditions.

Similar to single family permit activity, the highest number of multiple family units have been permitted during the past five years, with an average of 474 units per year, as compared to the ten-year average of 354 units per year and the fifteen-year average of 247 units per year.

The District has a substantial amount of land available for future development. Full development of the areas planned for urban development within the general plans of the Cities of Fresno and Clovis and Fresno County would increase the population of the District by approximately 190,000.

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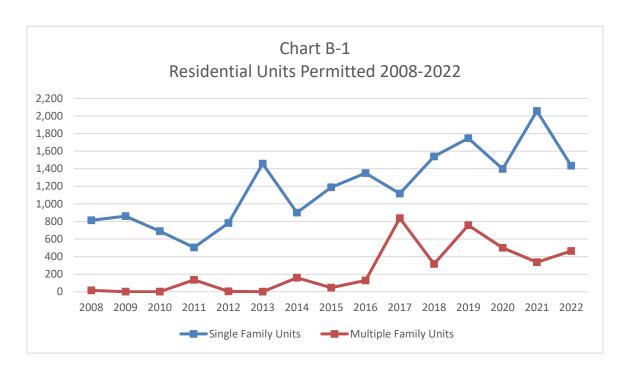


TABLE 1
CLOVIS UNIFIED SCHOOL DISTRICT
RESIDENTIAL UNITS PERMITTED 2008-2022

Year	Single Family Units	Multiple Family Units
2008	813	16
2009	860	0
2010	689	0
2011	504	136
2012	782	4
2013	1,457	0
2014	901	160
2015	1,187	47
2016	1,350	128
2017	1,116	837
2018	1,540	316
2019	1,746	757
2020	1,398	500
2021	2,057	335
2022	1,434	464
5-Year Average	1,635	474
10-Year Average	1,419	354
15-Year Average	1,189	247

Source: CUSD Fee Certificate Records; City of Fresno, City of Clovis Building Permit Records

Both single family and multiple family development activity have been strong in the District during the past five years and are expected to remain strong during the next five years. The majority of residential development activity in the Fresno/Clovis metropolitan areas is occurring in the District and this is expected to continue. Although rising interest rates and increasing construction costs could have a dampening effect on housing construction, the District's educational reputation, the desirability of the community as a place to live, and the relatively low cost of housing compared to many areas of the state will likely assure a substantial level of development activity in the District.

The housing unit projections in the District for the next five years are shown in Table 2. Based on preceding paragraph, this study projects that the rate of housing development will approximate the ten-year average (1,420 single family units and 350 multiple family units per year). This could be considered a somewhat conservative projection as the average number of single and multiple family units permitted during the past five years was 1,635 and 474, respectively.

TABLE 2
CLOVIS UNIFIED SCHOOL DISTRICT
PROJECTED RESIDENTIAL DEVELOPMENT
(NEXT FIVE YEARS)

Single Far	mily Units	Multiple Far	nily Units
Five Year Total Average		Five Year Total	Average
7,100	1,420	1,750	350

Source: Odell Planning & Research, Inc., 2023

STEP 2: PROJECT NUMBER OF STUDENTS GENERATED BY NEW RESIDENTIAL UNITS

The number of students generated by residential units constructed during the next five years is projected by multiplying the student generation rates for residential development in the District by the number of units projected in Step 1. The student generation rates used for projected residential units in the District are shown in Table 3. The methodology used by the District to determine the student generation rates is detailed in Appendix 1.

TABLE 3
CLOVIS UNIFIED SCHOOL DISTRICT
STUDENT GENERATION RATES

Grade Level	Single Family Units	Multi-Family Units
Elementary (TK-6)	.3324	.0754
Intermediate School (7-8)	.0766	.0206
High School (9-12)	.1421	.0412
Total (TK-12)	.5511	.1373

Source: Clovis Unified School District, 2023

Table 4 shows the projected number of students generated by residential units constructed during the next five years. As indicated in the table, residential unit construction during this time period is anticipated to generate 2,492 elementary school students, 580 intermediate school students and 1,081 high school students.

TABLE 4
CLOVIS UNIFIED SCHOOL DISTRICT
STUDENTS GENERATED BY NEW RESIDENTIAL UNITS
(FIVE-YEAR PERIOD)

Grade Level	Number of Units	Student Generation Rate	New Development Students
Single Family Units			
TK-6	7,100	.3324	2,360
7-8	7,100	.0766	544
9-12	7,100	.1421	1,009
Multiple Family Uni	ts		
TK-6	1,750	.0754	132
7-8	1,750	.0206	36
9-12	1,750	.0412	72
Total Students			
TK-6			2,492
7-8			580
9-12			1,081

Source: Odell Planning & Research, Inc., 2023

The number of students generated in Table 4 is adjusted in Table 5 to account for the number of Special Day Class (SDC) students that would be generated by new development.² Based upon the existing percentage of SDC students in each grade grouping (2.74 percent for grades TK-6, 1.89 percent of grades 7-8, and 2.87 percent for grades 9-12), Table 5 estimates that new development would generate 110 SDC students: 68 in grades TK-6, 11 in grades 7-8, and 31 in grades 9-12. Therefore, the net number of students generated by new development, less SDC students, would be 2,424 in grades TK-6, 569 in grades 7-8, and 1,050 in grades 9-12.

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Odell Planning & Research, Inc.

² All SDC students referred to in this report are SDC Severe students. For purposes of the state facilities program, the District does not categorize SDC Non-severe students.

TABLE 5
CLOVIS UNIFIED SCHOOL DISTRICT
SDC STUDENTS GENERATED BY RESIDENTIAL UNITS

Grade Level	Students Projected In Table 4	SDC Percentage	SDC Students	Table 4 Students Less SDC
TK-6	2,492	2.74%	68	2,424
7-8	580	1.89%	11	569
9-12	1,081	2.87%	31	1,050
Total SDC			110	

Source: Clovis Unified School District, 2023; Odell Planning & Research, Inc., 2023

STEP 3: DETERMINE AVAILABLE FACILITIES CAPACITY FOR NEW DEVELOPMENT STUDENTS

The District's school building capacity was determined to be 22,766 for grades TK-6, 6,561 for grades 7-8, 12,135 for grades 9-12 and 324 for SDC Severe (see Appendix 2).

Section 65995.6(b)(2) of the Government Code requires that the analysis "identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities." To determine whether there is any excess capacity to house new development students, Table 6 compares the current District enrollment (2022-23 school year) in each grade grouping to the existing school building capacity. As shown by Table 6, the District needs capacity for 263 students in grades TK-6, 581 students in grades 9-12, and 787 SDC Severe students. Available capacity exists for 33 students in grades 7-8.

In July 2021, SB 130 was signed into law which detailed a phased rollout of universal transitional kindergarten (TK) in California school districts. TK will be available to all 4-year-olds by the 2024-25 school year. It is projected that this grade level expansion will require an additional 1,440 students to be housed by the District. This amount is reflected in the capacity needed for grades TK-6.

TABLE 6
CLOVIS UNIFIED SCHOOL DISTRICT
AVAILABLE FACILITIES CAPACITY FOR NEW DEVELOPMENT STUDENTS

		Facilities	District	Projected UTK	Available Capacity or
Grade Le	vel	Capacity	Enrollment	Enrollment	(Capacity Needed)
TK-6		22,766	21,589	1,440	(263) ³
7-8		6,561	6,528	N/A	33
9-12		12,135	12,716	N/A	(581)
SDC Seve	re	324	1,111	N/A	(787)

Source: Clovis Unified School District, 2023; Odell Planning & Research, Inc., 2023

³ TK-6 capacity needed includes an additional 1,440 students projected to be housed as a result of the TK expansion.

STEP 4: DETERMINE NUMBER OF UNHOUSED STUDENTS GENERATED BY NEW DEVELOPMENT

The number of unhoused students from new development for the next five years is determined in Table 7 by subtracting any available capacity in Table 6 from the number of students generated by new development. Since there is no capacity available in grades TK-6, grades 9-12 and SDC Severe, all of the projected new development students in these grade levels are considered unhoused. In grades 7-8, there is available capacity for 33 students, which reduces the number of unhoused new development students from 569 to 536.

TABLE 7
CLOVIS UNIFIED SCHOOL DISTRICT
UNHOUSED STUDENTS GENERATED BY NEW DEVELOPMENT

Grade Level	New Development Students	Available Capacity	Unhoused Students
TK-6	2,424	0	2,424
7-8	569	33	536
9-12	1,050	0	1,050
SDC Severe	110	0	110

Source: Odell Planning & Research, Inc., 2023

STEP 5: CALCULATE ALLOWABLE SCHOOL FACILITIES COST FOR UNHOUSED NEW DEVELOPMENT STUDENTS

The cost of school facilities is broken down into three categories: building construction, site acquisition and site development. The allowable District cost of school building construction for unhoused students from new development is calculated by multiplying the number of new development students needing facilities by the per student cost allowances specified in Education Code Section 17072.10(a), as annually adjusted by the State Allocation Board.⁴

As indicated by Table 8, the total allowable District building construction cost for unhoused students generated by new development during the next five years is \$76,702,628.

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⁴ The per student cost allowances are intended to provide the District's 50 percent share of the cost of facilities, with the remaining 50 percent provided by the state building program. The actual District cost for school facilities is greater than the state allowances. The allowances used in this report include the adjusted additional grants for new fire protection system requirements, as authorized by the State Allocation Board.

TABLE 8 CLOVIS UNIFIED SCHOOL DISTRICT ALLOWABLE BUILDING CONSTRUCTION COST FOR UNHOUSED NEW DEVELOPMENT STUDENTS

Grade Level	Unhoused Students	Cost Allowance Per Student	Allowable Cost
TK-6	2,424	\$16,270	\$39,438,480
7-8	536	\$17,248	\$9,244,928
9-12	1,050	\$21,883	\$22,977,150
SDC Severe	110	\$45,837	\$5,042,070
Total			\$76,702,628

Source: Odell Planning & Research, Inc., 2023; State Allocation Board, January 2023.

Government Code Section 65995.5(c)(1) allows site acquisition and development costs to be added to the building construction cost for new development students. According to Section 65995.5(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."

The allowable site acquisition costs are estimated by the District to be \$1,385 per elementary school student, \$1,505 per intermediate and high school student and \$1,439 per SDC student (see Appendix 3). (Intermediate and high schools are constructed on combined sites). The allowable site acquisition costs are based upon the guidelines of the State Department of Education's School Site Analysis and Analysis Handbook as of January 1, 1998 and the loading factors specified in the Leroy F. Greene School Facilities Act of 1998.

The District currently owns four elementary school sites (Hirayama, Minnewawa-Perrin, Minnewawa-International, and an elementary site in the Millerton Specific Plan Area) as well as the Bradley Educational Center site, which would accommodate a future high school, intermediate school, and elementary school. The District, therefore, has school site capacity for all projected students in all grade levels, and thus no site acquisition costs are included in this report.

The allowable site development costs are estimated to be \$6,605 per elementary school student, \$5,930 per intermediate school student, \$5,722 per high school student, and \$6,230 per SDC student (see Appendix 3). The allowable site development costs are based upon the items listed under Section 1859.76 of the OPSC Regulations relating to the Leroy F. Greene School Facilities Act of 1998, as applied to District schools and the loading factors specified in the act.

Table 9 shows that the total allowable District site development cost to accommodate projected students from new development is \$25,882,400.

TABLE 9
CLOVIS UNIFIED SCHOOL DISTRICT
ALLOWABLE SITE DEVELOPMENT COST FOR
UNHOUSED NEW DEVELOPMENT STUDENTS

Grade Level	Unhoused Students	Cost Per Student	Allowable Cost
TK-6	2,424	\$6,605	\$16,010,520
7-8	536	\$5,930	\$3,178,480
9-12	1,050	\$5,722	\$6,008,100
SDC Severe	110	\$6,230	\$685,300
Total			\$25,882,400

Source: Appendix 3

The total allowable school facilities cost to accommodate students generated by new development during the next five years is shown on Table 10. The total cost was determined to be \$102,585,028.

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TABLE 10 CLOVIS UNIFIED SCHOOL DISTRICT TOTAL ALLOWABLE SCHOOL FACILITIES COST FOR UNHOUSED NEW DEVELOPMENT STUDENTS

Type of Cost	Allowable Cost
Building Construction	\$76,702,628
Site Acquisition	\$0
Site Development	\$25,882,400
Total	\$102,585,028

The development fees collected by the District may be used for construction and reconstruction of school facilities, site development, relocatable classrooms on existing or future sites and other facilities necessitated by students generated by new development. Probable school facilities projects over the next five years include construction of a new elementary school, intermediate school and high school and the purchase and relocation of portable classroom facilities, as needed.

STEP 6: DETERMINE DEDICATED LOCAL FUNDS

Pursuant to Section 65995.5(c)(2), the full amount of any local funds the District Board has dedicated to school facilities necessitated by students from new development must be subtracted from the cost determined in Step 5. In November 2020, the voters of the District approved a \$335 million bond measure ("Measure A") to maintain neighborhood schools, upgrade security/health measures and avoid overcrowding by: building, modernizing, and repairing school and career/vocational facilities. Bonds from Measure A are sold as development occurs and the need arises. The District projects it will have approximately \$288 million in bond funds available for school facilities within the five year time frame of this analysis.

In addition to local bond funds, the District has interest on investments and existing school facilities fees. The District's estimated local funds are shown in Table 11.

TABLE 11
CLOVIS UNIFIED SCHOOL DISTRICT
LOCAL FUNDING SOURCES FOR FACILITIES

Category	Amount
Local Bonds	\$288,000,000
Interest on Investments	\$878,000
School Facilities Fees	\$9,270,000
Total	\$298,148,000

Source: Clovis Unified School District, 2023

Table 12 shows a breakdown of how the \$298,148,000 in local funds is to be allocated: \$91,898,000 for new schools and sites, \$85,000,000 for non-academic facilities, \$89,300,000 for building remodels and upgrades, and \$31,950,000 for site improvement projects.

TABLE 12
CLOVIS UNIFIED SCHOOL DISTRICT
LOCAL FUNDING ALLOCATION FOR FACILITIES

Category	Cost
New Schools and Sites	\$91,898,000
Non-Academic Facilities	\$85,000,000
Building Remodels and Upgrades	\$89,300,000
Site Improvement Projects	\$31,950,000
Total	\$298,148,000

Source: Clovis Unified School District, 2023

Based upon Table 12, the District has \$91,898,000 in local funding to put towards new schools and sites. However, there are costs that will count against this amount, as shown in Table 13. Table 6 of this report indicates that the District needs capacity for the following number of existing unhoused students: 263 in grades TK-6, 581 in grades 9-12, and 787 SDC Severe. Using the cost factors in this report, the cost of facilities for existing unhoused students would amount to \$167,307,092. The District will also incur portable classroom relocation costs over the next five years, which the District estimates at \$7,500,000.

Table 13 indicates that when the listed items are deducted from the funding available for new schools and sites, no local funding would remain to defray facilities costs for new development students.

TABLE 13 CLOVIS UNIFIED SCHOOL DISTRICT NET LOCAL FUNDING AVAILABLE FOR NEW DEVELOPMENT STUDENTS

Category	Cost
New Schools and Sites	\$91,898,000
Facilities Costs for Existing Unhoused	
Students	(\$167,307,092)
New Portables Costs	(\$7,500,000)
Net Local Funds Remaining	(\$82,909,092)

Source: Clovis Unified School District, 2023; Odell Planning & Research, Inc., 2023

STEP 7: CALCULATE LEVEL 2 FEE

In accordance with Government Code section 65995.5(c)(3), the District's Level 2 fee is calculated by dividing the allowable school facilities cost for new development students determined in Step 5 (Table 10) by the projected total square footage of assessable space of residential units anticipated to be constructed during the next five years. The total square footage for residential units projected to be constructed in the District is presented in Table 14. This was determined by multiplying the respective average square footage of single family and multiple family units developed in the District by the projected number of units determined in Step 1.

TABLE 14
CLOVIS UNIFIED SCHOOL DISTRICT
PROJECTED RESIDENTIAL SQUARE FOOTAGE
(FIVE-YEAR PERIOD)

Number/Type of Units	Average Square Footage Per Unit	Total Square Footage Constructed
7,100 Single Family	2,277	16,166,700
1,750 Multiple-Family	1,080	1,890,000
Total		18,056,700

Source: Odell Planning & Research, Inc., 2023; Clovis Unified School District Fee Certificates

Table 15 calculates the Level 2 fee by dividing the allowable school facilities cost for projected students generated by new residential development (Table 10) by the projected residential square footage determined in Table 14. The resulting Level 2 residential fee is \$5.68 per square foot.

TABLE 15 CLOVIS UNIFIED SCHOOL DISTRICT LEVEL 2 FEE CALCULATION

Allowable Cost for New	Projected Residential	Cost Per Square Foot
Development Students	Square Footage	(Level 2 Fee)
\$102,585,028	18,056,700	

Source: Odell Planning & Research, Inc., 2023

STEP 8: CALCULATE LEVEL 3 FEE

For the Level 3 fee, Government Code Section 65995.7(a) provides that if state funds for new facility construction are not available, a district that complies with Section 65995.5 may increase the alternative fee by an amount not to exceed the amount determined previously in Step 7, except for purposes of calculating this additional amount, local funds do not have to be subtracted from the facilities costs for new development students. The Level 3 fee is calculated in Table 16 by dividing the 100 percent state-allowed facilities costs by the projected residential square footage. The potential Level 3 fee is \$11.36 per square foot.

TABLE 16
CLOVIS UNIFIED SCHOOL DISTRICT
LEVEL 3 FEE CALCULATION

100 Percent State-Allowable Facilities Costs for New Development Students	Projected Residential Square Footage	Cost Per Square Foot (Level 3 Fee)
\$205,170,056	18,056,700	\$11.36

Source: Odell Planning & Research, Inc., 2023

SECTION 3

NEXUS FINDINGS

In order to charge development fees, Section 66001 of the Government Code requires that the District determine that there is a reasonable relationship between:

- the fee's use and the type of development project on which the fee is imposed;
- the need for the public facility and the type of development project on which the fee is imposed; and
- the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As required by Section 66001, this report demonstrates the following:

- 1. Use of the fee for new school facilities relates directly to the development of new single family and multiple family residential units.
 - Based upon past development activity and reasonable future projections, an additional 7,100 single family units and 1,750 multiple family units are projected to be constructed in the District during the next five years (see Section 2, Step 1).
 - Students will be generated by new residential development. Single family residential development generates an average of .5511 grades TK-12 students per unit (see Section 2, Step 2). An average of .1373 grades TK-12 students are generated by each multiple family unit.
 - Residential units constructed during the next five years will generate 2,424 grades TK-6 students, 569 grades 7-8 students, 1,050 grades 9-12 students, and 110 SDC students (see Section 2, Step 2).
- 2. The District needs additional school facilities to accommodate students from new development.
 - The District does not have existing capacity to accommodate projected students from new development. Therefore, the District will need additional school facilities during the next five years to house 2,424 grades TK-6 students, 536 grades 7-8 students, 1,050 grades 9-12 students and 110 SDC students generated by residential units constructed during the next five years (see Section 2, Step 4).
- 3. The amount of fees charged is reasonably related to the cost of facilities attributable to new development projects.
 - This report justifies a Level 2 fee of \$5.68 per square foot. The Level 2 fee is intended to provide 50% of the cost of providing school facilities for students from new development using prescribed state cost allowances. Therefore, the fee is reasonably related to the cost of facilities attributable to new development projects. However, the specific and limited methodology required to be used in the Level 2 fee calculation falls short of providing 50% of the actual cost to the District for providing facilities for students from new development.

APPENDICES

APPENDIX 1

STUDENT GENERATION RATE METHODOLOGY

The student generation rates for new residential units were determined by the District using a methodology in which the addresses for dwelling units constructed in the District during the past five years (based on data obtained using the ParcelQuest-Online program) were sorted against the addresses of all enrolled students. Separate sorts for single family and multiple family units were conducted so that generation rates for each type of unit could be determined. The number of students found to be residing in the units was divided by the number of units to determine the student generation rates (see tables below).

Clovis Unified School District SINGLE FAMILY RESIDENTIAL STUDENT GENERATION RATES

Grade Level	Students	Dwelling Units	Generation Rate
Elementary (TK-6)	1,848	5,560	.3324
Intermediate (7-8)	426	5,560	.0766
High School (9-12)	790	5,560	.1421
Total (TK-12)	3,064	5,560	.5511

Source: Clovis Unified School District, 2023

Clovis Unified School District MULTIPLE FAMILY RESIDENTIAL STUDENT GENERATION RATES

Grade Level	Students	Dwelling Units	Generation Rate
Elementary (TK-6)	128	1,697	.0754
Intermediate (7-8)	35	1,697	.0206
High School (9-12)	70	1,697	.0412
Total (TK-12)	233	1,697	.1373

Source: Clovis Unified School District, 2023

APPENDIX 2

SCHOOL BUILDING CAPACITY

	K-6	7-8	9-12	SDC Severe
Form SAB 50-021	14,075	5,238	8,127	225
CART ²			380	
Century Elementary ³	575			
Clovis Elementary ³	878			
Freedom Elementary ⁴	700			
Riverview Elementary ⁴	700			
Fugman Elementary ⁵	700			
Woods Elementary ⁶	675			9
Reagan Elementary ⁷	700			
Bud Rank Elementary ⁸	675			9
Garfield Spec. Ed. Rooms				36
Temperance-Kutner Kindergarten Classrooms	50			
Granite Ridge Intermediate8		1,026		
Clovis North High ⁸			3,078	
Gateway High School Classrooms			189	
Roger Oraze Elementary ⁹	688			
Clovis West Classrooms			307	
Clark Intermediate Classrooms		243		
Sierra Vista Classroom	25			
Virginia Boris Elementary ¹⁰	675			9
Fugman Portable Addition	25			
Reagan Portable Addition	50			
Reyburn Portable Addition		54		
Clovis East High Classrooms			54	
Reagan Elem. Classroom	25			
Fugman Elem. Classroom				9
Oraze Elem. Classrooms	25			9
Janet Young Elementary ¹¹	675			18
Dry Creek Classroom Wing	150			
Hirayama Elementary ¹²	700			
TOTAL	22,766	6,561	12,135	324

¹Clovis Unified School District Form SAB 50-02, Existing School Building Capacity, 8/16/00 (includes capacity of Reyburn Intermediate School and Clovis East High School)

²Center for Advanced Research and Technology. Opened September 2000.

³Opened fall 2000

⁴Opened fall 2002

⁵Opened fall 2004

⁶Opened fall 2005

 7 Opened fall 2006

⁸Opened fall 2007

⁹Opened fall 2011

¹⁰Opened August 2016

¹¹Opened August 2020

¹¹Opening August 2024

APPENDIX 3

LEVEL 2 SITE ACQUISITION AND SITE DEVELOPMENT COSTS

ALLOWABLE ELEMENTARY SCHOOL SITE ACQUISITION COST

a. Land cost (12.4 acres¹ x \$150,333 per acre²)	\$1,864,129
b. 4% allowance for appraisal, escrow, survey, site testing, CDE review/ approval and environmental site assessment or	
\$50,000, whichever is greater	\$74,565
c. Total Cost (a + b)	\$1,938,694
d. Allowable Cost (c divided by 2)	\$969,347
e. Allowable Cost Per Student (d divided by 700) ³	\$1,385

¹12.4 acres is the land acreage determined to be necessary under the guidelines of the State Department of Education's School Site Analysis and Analysis Handbook as of January 1, 1998. The acreage normally required for by the District to accommodate the District's educational program is 18 to 20 acres (gross).

ALLOWABLE JOINT HIGH SCHOOL/INTERMED. SCHOOL SITE ACQUISITION COST

a. Land cost (69.3 acres¹ x \$150,333 per acre²)	\$10,418,077
b. 4% allowance for appraisal, escrow, survey, site testing, CDE review/ approval and environmental site assessment or	
\$50,000, whichever is greater	\$416,723
c. Total Cost (a + b)	\$10,834,800
d. Allowable Cost (c divided by 2)	\$5,417,400
e. Allowable Cost Per Student (d divided by 3600) ³	\$1,505

¹69.3 acres is the land acreage determined to be necessary for a high school and intermediate school site under the guidelines of the State Department of Education's School Site Analysis and Analysis Handbook as of January 1, 1998. The acreage normally required for a high school and intermediate school to accommodate the District's educational program would be approximately 100 acres (gross).

³The site requirement tables contained in the State Department of Education's School Site Analysis and Analysis Handbook (as of January 1, 1998) are based upon the tables of the 1966 handbook. These tables (which have been updated but cannot be used for Level 2 fee justification) provide for a maximum site size based upon of 2,400 students for a high school and 1,200 for an intermediate school. Therefore, a total of 3,600 students is used for the capacity of combined high school and intermediate school for the purpose of determining allowable site acquisition cost.

²Based upon the average per acre land cost for the Janet Young, Minnewawa-International, and Fowler-McKinley school sites.

³The typical capacity of a new District elementary school is 700 students.

²Based upon the average per acre land cost for the Janet Young, Minnewawa-International, and Fowler-McKinley school sites.

Note: The site acquisition cost per SDC student was calculated using the weighted average of the elementary and secondary school student costs calculated above, based on the percentage of SDC students projected to attend the elementary and secondary grades (54.8% and 45.2%, respectively). The calculated cost per SDC student is \$1,439.

ALLOWABLE ELEMENTARY SCHOOL SITE DEVELOPMENT COST

a.	Service Site Cost (Within School Property Lines) ¹	\$3,618,229
b.	Off-Site Cost ¹	\$2,884,103
c.	Utility Service Cost ¹	\$756,559
d.	Total Cost (a+b+c)	\$7,258,891
e.	Allowable Cost (d divided by 2)	\$3,629,445
f.	Allowable Cost Per Student (e divided by 700) ²	\$5,185
g.	General Site Development Cost Allowance ³	\$1,420
h.	Total Allowable Site Development Cost Per Student (f + g)	\$6,605

¹Based on architect estimates of state allowances for Janet Young Elementary School per OPSC Regulations Section 1859.76, increased in accordance with the Construction Cost Index as adopted by the State Allocation Board.

ALLOWABLE JOINT HIGH SCHOOL/INTERMEDIATE SCHOOL SITE DEVELOPMENT COST

a.	Service Site Cost (Within School Property Lines) ¹	\$18,340,296	
b.	Off-Site Cost ¹	\$15,408,179	
c.	Utility Service Cost ¹	\$2,989,877	
d.	Total Cost (a+b+c)	\$36,738,352	
e.	Allowable Cost (d divided by 2)	\$18,369,176	
f.	Allowable Cost Per Student (e divided by 4,104) ²	\$4,476	
		Grades 7-8	Grades 9-12
g.	General Site Development Cost Allowance ³	\$1,454	\$1,246
h.	Total Allowable Site Development Cost Per Student (f + g)	\$5,930	\$5,722

¹Based on state allowances for Clovis North High School and Granite Ridge Intermediate School per OPSC Regulations Section 1859.76, increased in accordance with the Construction Cost Index as adopted by the State Allocation Board. ²Based upon the loading standards specified in the Leroy F. Greene School Facilities Act of 1998, the typical capacity of a high school and intermediate school constructed on a joint site would be 4,104.

Note: The site development cost per SDC student was calculated using the weighted average of the costs for grades K-6, 7-8 and 9-12 shown above. The calculated cost per SDC student is \$6,230.

²The typical capacity of a new District elementary school is 700 students.

³Determined in accordance with OPSC Regulations Section 1859.76(d).

³Determined in accordance with OPSC Regulations Section 1859.76(d).

APPENDIX 4

SOURCES CONSULTED

Nabors, Andrew, Coordinator, Administrative Services, Clovis Unified School District.

Clovis Unified School District. Developer Fee Records. 2018-2022.

Clovis Unified School District. Form SAB 50-02 (Existing School Building Capacity). August 16, 2000.

Larson, Cherie, Financial Analyst III, Facility Services, Clovis Unified School District.

State Allocation Board. Annual Adjustment to School Facility Program Grants. January 2023.