



► **SCHOOL FACILITIES NEEDS ANALYSIS**  
NATOMAS UNIFIED SCHOOL DISTRICT

**FEBRUARY 16, 2021**

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# EXECUTIVE SUMMARY

This School Facilities Needs Analysis ("Analysis") has been prepared in accordance with applicable laws to provide the factual basis for the Natomas Unified School District ("School District") to consider and, if desired, adopt alternative school facility fees ("Alternative Fees") that may be collected from residential development in the School District consistent with Section 17620 of the Education Code and Sections 65995.5, 65995.6, and 65995.7 of the Government Code (future code section references are to the Government Code unless otherwise specified). The Analysis provides factual information as to the following three (3) elements:

- (i) Determination by the State Allocation Board ("SAB") of eligibility to receive funds from the State of California ("State") for new school facility construction;
- (ii) Designation by the School District of satisfying at least two (2) of the four (4) statutory school requirements ("Statutory Requirements") set forth in Section 65995.5(b)(3); and
- (iii) Calculation of the amount of the permissible Alternative Fees authorized by Section 65995.5 ("Alternative No. 2 Fee") and by Section 65995.7 ("Alternative No. 3 Fee").

## **A. Eligibility for New Construction Funding from the State**

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

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

**B. Compliance with Statutory Requirements**

A review of the records of the School District was accomplished to ascertain if the School District satisfies at least two (2) of the Statutory Requirements. Table ES-1 summarizes the Statutory Requirements and identifies those satisfied by the School District as of the date hereof.

**TABLE ES-1  
SUMMARY OF STATUTORY REQUIREMENTS**

<b>Statutory Requirements</b>	<b>Status</b>
Substantial enrollment as defined in Section 65995.5(b)(3)(A) of its students on a multi-track year-round calendar	Not Met
Placed at least one (1) general obligation ("GO") bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast	Met
Issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage of its bonding capacity specified in Section 65995.5(b)(3)(C)	Met
At least 20 percent of the teaching stations are relocatable classrooms	Not Met

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

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

**TABLE ES - 2  
ALTERNATIVE FEES (2021\$)**

<b>Fee</b>	<b>Amount per Square Foot</b>
Alternative No. 2 Fee	\$4.56
Alternative No. 3 Fee	\$9.13

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

**D. Imposition of Alternative No. 2 Fee and Alternative No. 3 Fee**

Prior to the adoption of the Analysis, the public is given a 30-day period to review and comment on the Analysis, and any written comments received by the Governing Board of the School District must be responded to. The Governing Board is also required to hold a public hearing prior to its consideration of the Analysis.

Should the Governing Board of the School District approve the resolution that adopts the Analysis and the accompanying Alternative No. 2 Fee and Alternative No. 3 Fee, those amounts would be effective immediately for a period not to exceed 12 months. By approving the Analysis and the accompanying Alternative Fees, the Governing Board is authorizing the imposition of the Alternative No. 2 Fee for those periods when the State has new construction bond funds available and the Alternative No. 3 Fee for those periods when the SAB is no longer approving apportionments for new construction due to a lack of funds available and the conditions in Section 65995.7 have been met.

# I. GENERAL

Upon adoption of Alternative Fees by a school district, such Alternative Fees may be required in accordance with applicable law. It is anticipated that such adoption will specify that Alternative No. 2 Fees will be required as provided in Section 65995.5(a) if the SAB is approving apportionments for new construction funding, and Alternative No. 3 Fees will be required as provided in Section 65995.7(a), if the SAB is not approving apportionments for new construction funding.

The Analysis is divided into seven (7) main sections.

- Section I is the introductory section that generally describes the methodology used in preparing the Analysis.
- Section II describes the Eligibility Determination that has been obtained from the SAB, as well as documents which of the four (4) Statutory Requirements the School District presently satisfies.
- Section III projects the unhoused students to be generated by residential development anticipated to occur in the School District over the next five (5) years ("Future Units") in accordance with Section 65995.6(a).
- Section IV identifies any surplus school sites or existing surplus local funds that the School District might elect in whole or part to use to reduce the impact of the Future Units on the School District.
- Section V of the Analysis sets forth the recommended amount of the Alternative No. 2 Fee.
- Section VI of the Analysis sets forth the recommended amount of the Alternative No. 3 Fee.
- Finally, Section VII documents facts whereby the School District may make determinations regarding compliance of the Alternative Fees with Sections 66000 *et seq.*

## Eligibility to Collect Alternative Fees

### Eligibility to Receive State Funds

A school district must have been determined by the SAB to be eligible for new construction funding under the SFP pursuant to Section 65995.5(b)(1).

Statutory Requirements

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

- 1. A school district has a substantial enrollment, as defined in Section 65995.5(b)(3)(A) ("Substantial Enrollment") of its students on a multi-track year-round calendar;
- 2. A school district has placed at least one (1) GO bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast;
- 3. A school district has issued debt or incurred obligations for capital outlay in an amount equivalent to a certain percentage of its bonding capacity; and/or
- 4. At least 20 percent of the teaching stations within a school district are relocatable classrooms.

**Projected Unhoused Students from Future Residential Development**

Total Projected Student Enrollment

In determining the amount of any proposed Alternative Fees, a school district must project in accordance with Section 65995.6 the total number of students to be generated by Future Units ("Projected Student Enrollment"). This projection is performed by applying the student generation rates for residential development over the previous five (5) years of a type similar to that of the Future Units either in the school district or in the city or the county in which the school district is located. The projection may be modified by relevant planning agency information.

Excess Capacity

A school district must identify and consider the number of excess seats, if any, which are available at each school level (i.e., elementary school, middle school, and high school). If surplus seats exist at one (1) or more school levels, the school district must determine what portion of the excess seats, if any, should be made available to accommodate the Projected Student Enrollment.

The determination may include such considerations as matriculation of existing students, advance funding from mitigated future residential units, long term needs of the school district, as well as other relevant factors. Excess seats shall be determined by comparing capacity as calculated pursuant to Section 17071.25 of the Education Code to student enrollment.

Projected Unhoused Students

Lastly, a school district must reduce the Projected Student Enrollment by the excess capacity, if any, that is identified and allocated by the school district to the Future Units to calculate the number of projected unhoused students ("Projected Unhoused Students").

**Surplus Property and Existing Surplus Local Funds**

Surplus Property

A school district must identify and make a reasonable allocation of surplus property, if any, which could be (i) used as a school site and/or (ii) sold to finance additional school facilities needed to accommodate the Projected Unhoused Students.

Existing Surplus Local Funds

A school district must identify and make a reasonable allocation of existing surplus local sources, including local funds, which includes commercial/industrial school fees ("Local Funds"), if any, that could be available to finance the construction of school facilities needed to accommodate the Projected Unhoused Students as referred to in Section 65995.5(c)(2) and 65995.6(b)(3).

**Alternative No. 2 Fee**

Student Capacity and Site Size of Future School Facilities

A school district must determine the appropriate number of students to be housed at each school level. Pursuant to Section 65995.5(h), after this determination has been made, the school district must calculate the appropriate site size for each school level based on the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998.

Site Acquisition and Site Development Costs

A school district must establish a factual basis for the estimated cost of acquiring property(s) for a school site(s) or the appraised value of a proposed school site(s). Additionally, the school district must establish an estimate of the permissible cost of developing such site(s). The site development cost includes utilities, off-site, and service site development costs.

Total School Facility Costs per Student and Total School Facility Costs

A school district must estimate the total school facility costs per student based on the site acquisition and the site development costs mentioned above, as well as the amounts specified in Section 65995.5, which may or may not be adequate to fund the necessary school facilities. Thereafter, the total school facility costs must be calculated. This calculation involves multiplying the number of Projected Unhoused Students by the school facility costs per student set forth in Section 65995.5 and subtracting any available local sources, including Local Funds, identified by the school district and dedicated to such portion of future development in the school district.

Residential Square Footage to be Constructed during the Next Five (5) Years

Based on information from the county, the city(s) or one (1) or more independent third-party market reports, a school district must estimate the total assessable square footage of the Future Units.

Alternative No. 2 Fee

A school district must calculate the Alternative No. 2 Fee by dividing the total school facility costs by the total assessable square footage of the Future Units in accordance with Section 65995.5(c).

**Alternative No. 3 Fee**

Alternative No. 3 Fee

The Alternative No. 3 Fee is determined by increasing the Alternative No. 2 Fee by an amount that may not exceed the amount calculated pursuant to Section 65995.5(c), provided that the calculation of such amount excludes reductions for available local sources, including Local Funds, identified and dedicated in accordance with Section 65995.7(a).

## II. ELIGIBILITY TO COLLECT ALTERNATIVE FEES

Section 65995.5 requires that a school district (i) be eligible for new construction funding under the SFP and (ii) satisfy at least two (2) of the Statutory Requirements to be eligible to impose an Alternative No. 2 Fee or an Alternative No. 3 Fee. Section II.A provides an evaluation of the eligibility of the School District for new construction funding under the SFP and Section II.B documents the School District's satisfaction of at least two (2) Statutory Requirements.

### 1. Eligibility to Receive State Funds

The School District has taken action electing to participate in the SFP established by Section 17070.10 of the Education Code. Additionally, the School District authorized a designated representative to (i) approve, certify, and submit the SAB Forms 50-01, 50-02, and 50-03 to the SAB and (ii) request an Eligibility Determination for new construction funding as required by the SFP. The School District filed SAB Forms 50-01, 50-02, and 50-03 and requested an Eligibility Determination for new construction funding as required by the SFP on February 18, 1999. On May 26, 1999, the Eligibility Determination of the School District was approved by the SAB. Subsequently, the School District submitted updated SAB Forms 50-01, 50-02, and 50-03 as part of its ongoing facilities planning and financing program. The most current SAB Forms 50-01, 50-02, and 50-03 are incorporated herein as Exhibits A, B, and C, respectively. As shown in the School District's most current Eligibility Determination from the SAB (attached and incorporated as Exhibit D), the School District is eligible for new construction funding under the SFP for 1,312 students in grades kindergarten through 6, 147 students in grades 7 and 8, 632 students in grades 9 through 12, 43 non-severe special day class students, and 245 severe special day class students.

### 2. Statutory Requirement

As stated in Section I, a school district must satisfy at least two (2) of the four (4) Statutory Requirements in order to levy Alternative Fees. What follows are facts establishing that the School District satisfies at least two (2) of the Statutory Requirements.

**1. Substantial Enrollment on Multi-track Year-Round Schedule**

This Statutory Requirement is met if the school district has Substantial Enrollment on a multi-track year-round schedule. Substantial Enrollment is defined differently for different types of school districts, as follows:

- a. *Unified School Districts and Elementary School Districts.* At least 30 percent of the school district's students in grades kindergarten through 6 are on a multi-track year-round schedule in the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction.
- b. *High School Districts.* (i) At least 30 percent of the high school district's students are on a multi-track year-round schedule, or (ii) at least 40 percent of the students in grades kindergarten through 12 within the boundaries of the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction are on a multi-track year-round schedule.

**The School District has determined that this Statutory Requirement has not been satisfied.**

**2. General Obligation Bond Measure**

This Statutory Requirement is met if the school district has placed a GO bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast on one (1) such measure.

**The School District has determined that this Statutory Requirement has been satisfied. This determination is based on the fact that Measure L was placed before the voters of the School District on the November 6, 2018 ballot and the measure received an approval rate of 68.15 percent. Please see Exhibit F for more information on Measure L.**

**3. Debt or Obligations for Capital Outlay**

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

**The School District has determined that this Statutory Requirement has been satisfied. The School District currently has \$225,705,233 in outstanding GO Bonds issued. This debt represents 61.82 percent of the School District's bonding capacity (see Exhibit G for a calculation of the School District's bonding capacity).**

**4. Relocatable Classrooms**

This Statutory Requirement is met if at least 20 percent of the school district's teaching stations are relocatable classrooms.

**The School District has determined that this Statutory Requirement has not been satisfied.**

**3. Eligibility to Collect Alternative Fees**

As determined above, the School District is eligible to receive new construction funding and currently satisfies at least two (2) of the four (4) Statutory Requirements. As a result, the School District is eligible to adopt and impose Alternative Fees as provided by applicable law.

### III. PROJECTED UNHOUSED STUDENTS FROM RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS

Section 65995.6(a) requires that the School District determine the need for new school facilities for the Projected Unhoused Students. The calculation of the Projected Unhoused Students shall be based on historical student generation rates ("SGRs") of new residential units constructed during the previous five (5) years of a type similar to that of the Future Units. Section III.A calculates the Projected Student Enrollment. Section III.B sets forth the relevant facts as to the identification of any excess seats which might be considered by the School District as available at each school level to house the Projected Student Enrollment, as determined in Section III.A. Finally, Section III.C calculates the Projected Unhoused Students.

#### A. Projected Student Enrollment

As stated above, Section 65995.6(a) specifies the methodology the School District must use to calculate the Projected Student Enrollment. What follows is a step-by-step description of this calculation.

##### 1. Student Generation Rates

In order to calculate SGRs in accordance with Section 65995.6(a), the School District must identify residential units that (i) were constructed during the previous five (5) years and (ii) are representative of the Future Units. Residential data pertaining to the School District was obtained by Cooperative Strategies, LLC from the Office of the Assessor ("Assessor") of the County of Sacramento ("County"). Using data from the Assessor of the County and the School District, Cooperative Strategies compiled a database from such information containing the addresses of the units that met the criteria listed above. Parcels in the database were then classified by housing type (i.e., single family detached, single family attached, and multifamily).

- Residential units classified as single family detached ("SFD") are defined as units with no common walls each assigned a unique Assessor's parcel number.
- The category of single family attached ("SFA") consists of units with common walls each assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, etc.).
- The third type of residential unit, multifamily ("MF"), is defined as a unit with common walls on an Assessor's parcel on which other units are located.

A total of 3,312 SFD units in the School District were identified as meeting the criteria stated above. Cooperative Strategies then obtained a database of all students within the School District at the beginning of school year 2020/2021. Upon comparison of the two (2) databases, 1,296 students were matched to the 3,312 SFD units, resulting in the following SGRs for SFD units shown in Table 1.

**T A B L E 1**  
**STUDENT GENERATION RATES FOR**  
**SINGLE FAMILY DETACHED UNITS**

School Level	Number of Students Matched	Number of SFD Units	Student Generation Rates
<b>Elementary School (Grades K-6)</b>	625	3,312	0.1887
<b>Middle School (Grades 7-8)</b>	293	3,312	0.0885
<b>High School (Grades 9-12)</b>	378	3,312	0.1141
<b>Total</b>	<b>1,296</b>	<b>N/A</b>	<b>0.3913</b>

A process identical to the one described above for SFD units was used to determine SGRs for SFA units. Cooperative Strategies examined SFA units constructed over the previous five (5) years and determined that a total of 140 units meet the criteria stated above. A comparison of these units to the student database revealed a total match of 29 students. Table 2 below shows a summary of the calculation of the SGRs for SFA units.

**TABLE 2**  
**STUDENT GENERATION RATES FOR**  
**SINGLE FAMILY ATTACHED UNITS**

School Level	Number of Students Matched	Number of SFA Units	Student Generation Rates
<b>Elementary School</b>	14	140	0.1000
<b>Middle School</b>	8	140	0.0571
<b>High School</b>	7	140	0.0500
<b>Total</b>	<b>29</b>	<b>N/A</b>	<b>0.2071</b>

As for MF units, Cooperative Strategies determined that there were an insufficient number of units built over the past five (5) years to calculate SGRs that would be representative of the residential development expected to occur within the School District over the next five (5) years. Since the construction of MF units is expected to occur within the School District over the next five (5) years, the Analysis has employed the portion of Section 65995.6(a) that permits a school district to use SGRs of new residential units constructed over the previous five (5) years that are a similar type of unit to those anticipated to be constructed in either the city or county in which the school district is located. The Analysis uses the SGRs for MF units that have been experienced and documented by Folsom Cordova Unified School District ("FCUSD"), which is also located in the County. Table 3 shows the SGRs for MF units by school level.

**T A B L E 3**  
**STUDENT GENERATION RATES FOR  
MULTIFAMILY UNITS**

<b>School Level</b>	<b>Student Generation Rates<sup>[1]</sup></b>
<b>Elementary School</b>	0.1400
<b>Middle School</b>	0.0700
<b>High School</b>	0.0800
<b>Total</b>	<b>0.2900</b>

<sup>1]</sup> Source: Analysis for FCUSD dated April 2020.

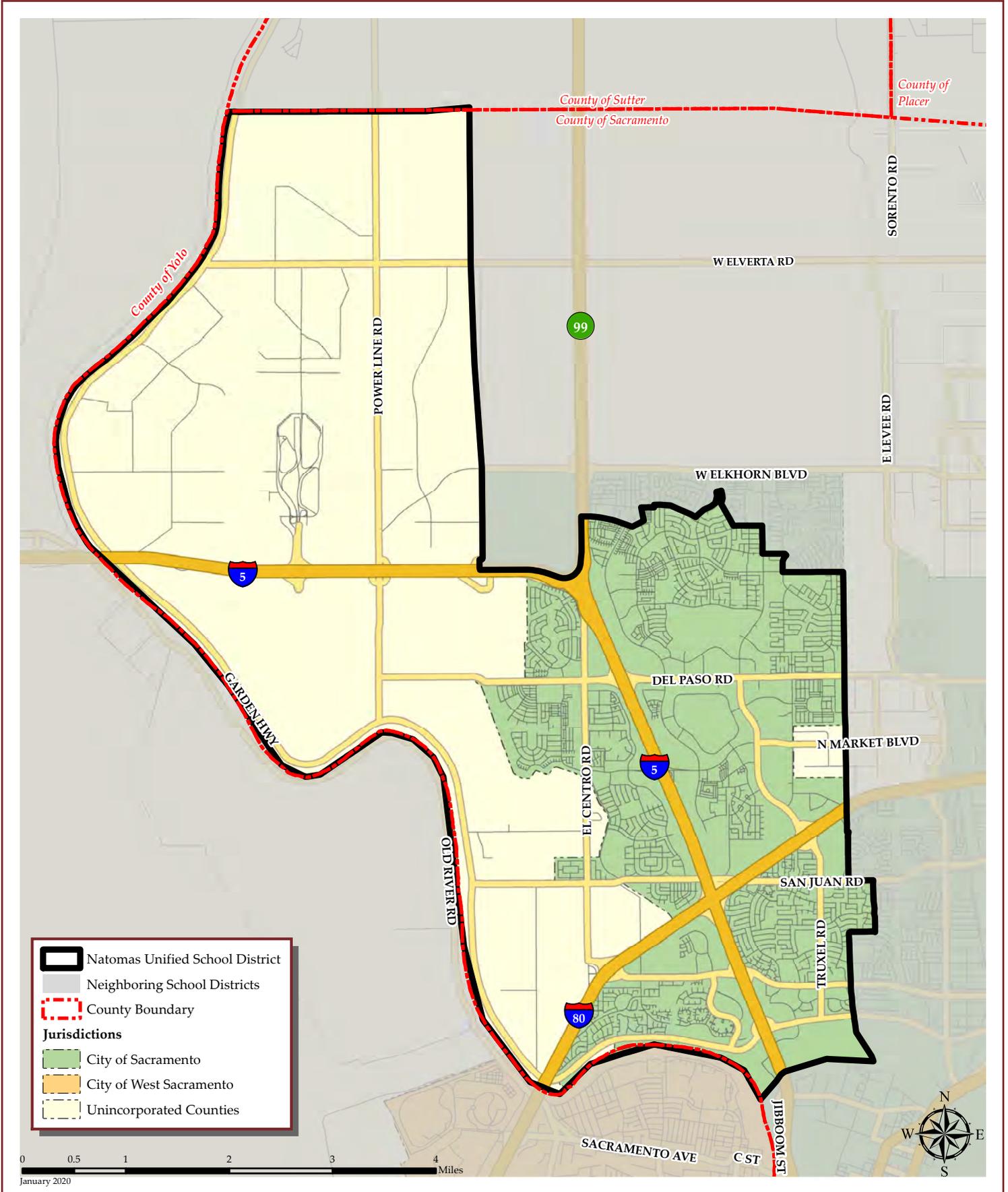
**2. Future Units**

In order to obtain information regarding future residential units, the planning departments of the City of Sacramento ("City") and the County were contacted (please refer to the map on the following page for a geographic profile of the School District). Based on correspondence from the City and County (see Exhibit H), Cooperative Strategies has determined that the School District could experience the construction of 4,232 Future Units over the next five (5) years. Table 4 distinguishes between Future Units by unit type.

**T A B L E 4**  
**FUTURE UNITS BY UNIT TYPE**

<b>Unit Type</b>	<b>Total Future Units</b>
Single Family Detached	2,200
Single Family Attached	532
Multifamily	1,500
<b>Total Units</b>	<b>4,232</b>

# NATOMAS UNIFIED SCHOOL DISTRICT GEOGRAPHIC PROFILE



January 2020

The projected number of future residential units identified in Table 4 includes units that may result from existing structures that are voluntarily demolished in order to be replaced by new residential development ("Reconstruction"). For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit I.

It should be noted these projections are based on the best available information at this time and are independent of the projected residential development reported to the State in SAB Form 50-01.

**3. Projected Student Enrollment**

To calculate the Projected Student Enrollment, the number of Future SFD units, Future SFA units, and Future MF units listed in Table 4 were multiplied by the SGRs shown in Tables 1, 2, and 3. The results of this operation are shown in Table 5.

**TABLE 5  
PROJECTED STUDENT ENROLLMENT**

<b>School Level</b>	<b>Total Projected Students from Future Units</b>
Elementary School	678
Middle School	330
High School	398
<b>Total</b>	<b>1,406</b>

**B. Current Capacity**

Collectively, the School District's school facilities in school year 2020/2021 have a capacity of 17,344 seats per Section 17071.25 of the Education Code. Of these 17,344 seats, 9,273 are at the elementary school level, 3,005 are at the middle school level, and 5,006 are at the high school level (the School District's school level configuration in this comparison has been altered to be consistent with SAB Form 50-02). These capacities include seats from all new school facility construction projects funded by the State as well as any projects that have been completed and occupied and are awaiting reimbursement from the State.

Based on student enrollment data for school year 2020/2021, the enrollment of the School District is 15,679 students. As shown in Table 6 below, facilities capacity exceeds student enrollment at the elementary and middle school levels while student enrollment exceeds facilities capacity at the high school level in school year 2020/2021.

**TABLE 6**  
**EXISTING SCHOOL FACILITIES CAPACITY AND STUDENT ENROLLMENT**

School Level	2020/2021 Facilities Capacity	2020/2021 Student Enrollment	Excess/ (Shortage) Capacity
<b>Elementary School</b>	9,273	8,116	1,157
<b>Middle School</b>	3,005	2,436	569
<b>High School</b>	5,066	5,127	(61)
<b>Total</b>	<b>17,344</b>	<b>15,679</b>	<b>1,665</b>

*[1] The School District operates elementary schools that serve grades K-5 and middle schools that serve grades 6-8. To compare capacity and enrollment consistent with SAB Form 50-02, the School District's school level configuration has been altered in this section.*

*[2] See Exhibit B for SAB Form 50-02, and Exhibit J for the Updated School Facilities Capacity Calculation.*

*[3] Student enrollment from October 2020.*

### **C. Projected Unhoused Students**

As shown in Table 6, the existing facilities capacity of the School District determined in accordance with Section 65995.6(a) exceeds student enrollment currently being generated from existing residential units by 1,157 seats at the elementary school level and 569 seats at the middle school level. These surplus seats exist at facilities which will house (i) students generated from Future Units and (ii) students generated from units developed beyond the five-year period of the Analysis.

The School District will experience growth beyond the next five (5) years. Therefore, the surplus seats identified in Table 6 must be allocated between the Future Units shown in Table 4 and residential units to be constructed beyond the next five (5) years. According to information obtained from the Sacramento Area Council of Governments ("SACOG"), the School District can expect an additional 16,319 residential units through through calendar year 2040. This number includes Future Units and residential units to be constructed beyond the next five (5) years.

Allocating the surplus seats identified in Table 6 between Future Units and residential units to be constructed beyond the next five (5) years based on the number of students each group of units is expected to generate results in 282 surplus seats at the elementary school level and 141 surplus seats at the middle school level, to be allocated over the next five (5) years (please see Exhibit K for information on the allocation of surplus seats).

**T A B L E 7**

**PROJECTED UNHOUSED STUDENTS FROM FUTURE UNITS**

<b>School Level</b>	<b>Projected Student Enrollment</b>	<b>Surplus Seat Determination</b>	<b>Projected Unhoused Students</b>
Elementary School	678	282	396
Middle School	330	141	189
High School	398	0	398
<b>Total</b>	<b>1,406</b>	<b>423</b>	<b>983</b>

## IV. SURPLUS SCHOOL SITES AND EXISTING SURPLUS LOCAL FUNDS

Section 65995.6(b) states that the School District must identify and consider (i) surplus property, if any, owned by the School District that can be used as a school site or that is available for sale to finance school facilities, (ii) the extent to which projected enrollment growth can be accommodated at existing school facilities, and (iii) local sources that are available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units. Additionally, Section 65995.5(c)(2) requires the School District to subtract from the school facilities cost impact created by Future Units the amount of Local Funds that the governing board has dedicated to facilities necessitated by new residential units. To comply with Section 65995.6(b), the School District has identified and considered property it owns and has determined that it does possess two (2) sites that could be considered surplus (see Exhibit L for information on these sites). The Governing Board will review and re-adopt this Analysis annually, including a review of this determination and any need to consider property that may then be surplus to fund school facilities required to accommodate students being generated from existing residential units, or other students.

As for identifying and considering existing excess capacity that could accommodate the Projected Student Enrollment generated from Future Units, Table 7 in Section III.C. of this Analysis illustrates that the School District has considered and determined that 282 excess seats exist at the elementary school level and 141 excess seats exist at the middle school level, and has reduced the Projected Student Enrollment generated from Future Units accordingly.

Finally, in accordance with Sections 65995.6(b) and 65995.5(c)(2), the School District has determined that no local sources, including Local Funds, are available to finance the construction or reconstruction of school facilities needed to accommodate any Projected Student Enrollment generated from Future Units (see Exhibit M for more detail on local sources, including Local Funds).

## V. ALTERNATIVE NO. 2 FEE

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

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

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

#### 1. Per-Pupil Grant Amounts

The per-pupil grant amounts identified in Section 17072.10(a) of the Education Code were adjusted by the SAB on January 27, 2021, pursuant to Section 17072.10(b) of the Education Code. The per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction. Further, pursuant to SAB Regulation 1859.71.2 and Section 17074.56 of the Education Code, the per-pupil grants have been increased to account for automatic fire alarm detection systems and fire sprinkler systems. Table 8 on the following page shows the base per-pupil grant amounts.

**TABLE 8**  
**BASE PER-PUPIL GRANT AMOUNTS (2021\$)**

<b>School Level</b>	<b>Per-Pupil Grant Amount</b>	<b>Additional Grants for Auto Alarm and Fire Sprinkler System</b>	<b>Base Per-Pupil Grant Amount</b>
Elementary School	\$12,628	\$227	\$12,855
Middle School	\$13,356	\$272	\$13,628
High School	\$16,994	\$296	\$17,290

In addition to the base per-pupil grant amounts shown in Table 8, SAB Regulation 1859.76 provides additional grants for general site development on new school construction projects. Currently, these additional grants are calculated as (i) 6 percent of the base per-pupil grants for elementary and middle school projects, (ii) 3.75 percent of the base per-pupil grants for high school projects and (iii) a grant of \$20,554 per new useable acre acquired for new school construction. To determine the general site development grant for each school level, Cooperative Strategies first applied the percentages mentioned above to the base per-pupil grant amounts shown in Table 8.

Second, Cooperative Strategies applied the grant per new useable acre mentioned above to the student capacity of future school facilities and corresponding site size requirements for the School District listed in Table 11 to derive a grant amount per student (see Exhibit N for more information on the calculation of the additional grants for general site development). Table 9 on the following page shows these additional grants as well as the total per-pupil grant amount.

**TABLE 9**  
**TOTAL PER-PUPIL GRANT AMOUNTS (2021\$)**

<i>School Level</i>	<b>Base Per-Pupil Grant Amount</b>	<b>Additional Grants for General Site Development</b>	<b>Total Per-Pupil Grant Amount</b>
Elementary School	\$12,855	\$1,097	\$13,952
Middle School	\$13,628	\$1,239	\$14,867
High School	\$17,290	\$1,143	\$18,433

Applicable law specifies the per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction as provided in Section 17072.10(b) of the Education Code.

**2. Total New School Construction Grants**

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

**TABLE 10**  
**TOTAL NEW SCHOOL CONSTRUCTION GRANTS FOR PROJECTED UNHOUSED STUDENTS FROM FUTURE UNITS (2021\$)**  
**(IN ACCORDANCE WITH SECTION 65995.5(C)(1) OF THE GOVERNMENT CODE)**

<b>School Level</b>	<b>Projected Unhoused Students</b>	<b>Total Per-Pupil Grant Amount</b>	<b>Total New Construction Grants</b>
Elementary School	396	\$13,952	\$5,524,992
Middle School	189	\$14,867	\$2,809,863
High School	398	\$18,433	\$7,336,334
<b>Total</b>	<b>983</b>	<b>N/A</b>	<b>\$15,671,189</b>

**3. Total School Site Acquisition and Site Development Costs**

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

**a. Site Size Requirement**

To calculate the amount of site acquisition and site development costs that may be included in the Alternative No. 2 Fee, a school district must determine the student capacity of future school facilities that will be needed to accommodate the Projected Unhoused Students, as well as students to be generated from residential development anticipated to occur over the next 20 years. Based on the educational programs of the School District, the School District has determined that future elementary school facilities will be designed to accommodate 580 students, future middle school facilities will be designed to accommodate 800 students, and future high school facilities will be designed to accommodate 1,500 students. Based on these capacities, the guidelines included in the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998, identify the following site sizes for the School District.

**TABLE 11  
STUDENT CAPACITIES AND SITE SIZES OF  
FUTURE SCHOOL FACILITIES**

<b>School Level</b>	<b>Student Capacity</b>	<b>Site Size (Acres)</b>
Elementary School	580	9.20
Middle School	800	16.40
High School	1,500	36.10

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

**b. Site Acquisition and Site Development Costs per Acre**

Based on information provided regarding property sales within the County, the School District believes that \$392,066 per acre for site acquisition at all school levels is a reasonable estimate. As for site development, the School District estimates the cost to be approximately \$1,142,906 per acre at all school levels based on site development costs experienced by the School District for the Paso Verde school site. Table 12 below lists the total estimated site acquisition costs and site development costs of the School District in accordance with Section 65995.5(h).

**TABLE 12**

**SITE ACQUISITION AND SITE DEVELOPMENT COSTS OF FUTURE SCHOOL FACILITIES (2021\$)**

<b>School Level</b>	<b>Site Acquisition Cost <sup>[1]</sup></b>	<b>Site Development Cost <sup>[1]</sup></b>	<b>Total Site Cost</b>
Elementary School	\$3,607,007	\$10,514,735	\$14,121,742
Middle School	\$6,429,882	\$18,743,658	\$25,173,540
High School	\$14,153,583	\$41,258,907	\$55,412,490

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

**c. School Facilities Needed**

To ensure that Future Units are being charged an Alternative No. 2 Fee that is reasonably related to the school facilities that are required to house the Projected Unhoused Students to be generated from Future Units, the School District must identify the number of future school facilities that will be needed to house the Projected Unhoused Students to be generated from Future Units, as well as students to be generated from mitigated Future Units and residential development anticipated to occur over the next 20 years. To calculate the number of school facilities that the School District will need to adequately house the Projected Unhoused Students, the number of Projected Unhoused Students for each school level, as listed in Table 7, was divided by the applicable student capacity, as listed in Table 11. The number of school sites expected to be needed to house the Projected Unhoused Students generated from Future Units is shown in Table 13.

**TABLE 13**

**SCHOOL FACILITIES NEEDED**

<b>School Level</b>	<b>Projected Students from Future Units</b>	<b>Facilities Capacity</b>	<b>Total Facilities Needed</b>
Elementary School	396	580	0.683
Middle School	189	800	0.236
High School	398	1,500	0.265

It is important to realize that while the number of Projected Unhoused Students equates only to approximately 68.3 percent of an elementary school, 23.6 percent of a middle school, and 26.5 percent of a high school, the School District will need to construct at least one (1) elementary school, one (1) middle school, and one (1) high school in the future to accommodate (i) students generated from Future Units and (ii) students generated from future residential units beyond the next five (5) years.

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

The calculation of the total school site acquisition and site development cost impacts under Section 65995.5(h) is a two-step process. The first step involves calculating the total school site acquisition and site development costs related to the Projected Unhoused Students generated from Future Units. The calculation of this first step is shown in Table 14.

**T A B L E 1 4**

**TOTAL SCHOOL SITE ACQUISITION AND SITE DEVELOPMENT COSTS FOR STUDENTS FROM FUTURE UNITS (2021\$)**

<b>School Level</b>	<b>Facilities Needed for Students Generated from Future Units</b>	<b>Site Cost</b>	<b>Total Site Costs <sup>[1]</sup></b>
Elementary School	0.683	\$14,121,742	\$9,645,150
Middle School	0.236	\$25,173,540	\$5,940,955
High School	0.265	\$55,412,490	\$14,684,310

*[1] Numbers may not sum due to rounding.*

Only a portion of the total site costs may be included in the calculation of the Alternative No. 2 Fee. Accordingly, the total school site acquisition and site development costs under Section 65995.5(h) must be reduced by half to arrive at the Alternative Fee No. 2 Site Costs. The calculation of this step is shown in Table 15 on the following page.

**TABLE 15**

**ALTERNATIVE NO. 2 FEE SITE COSTS (2021\$)  
(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE  
GOVERNMENT CODE)**

<b>School Level</b>	<b>Total Site Costs</b>	<b>Multiplier</b>	<b>Alternative No. 2 Fee Site Cost</b>
Elementary School	\$9,645,150	50.00%	\$4,822,575
Middle School	\$5,940,955	50.00%	\$2,970,478
High School	\$14,684,310	50.00%	\$7,342,155

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

As stated previously, the initial step in calculating the maximum Alternative No. 2 Fee is to identify (i) the total new school construction grant, and (ii) the site acquisition and development costs pursuant to Section 65995.5(h). The sum of these amounts, which is the Alternative No. 2 Fee School Facility Costs, is the maximum amount of school facility costs that may be included in the Alternative No. 2 Fee before any local fund credits are applied. For the School District, the total new school construction grant is \$15,671,189 and the total site acquisition and site development cost pursuant to Section 65995.5(h) is \$15,135,208. These costs and the Alternative No. 2 Fee School Facility Costs are shown by school level in Table 16.

**TABLE 16**

**ALTERNATIVE NO. 2 FEE SITE COSTS (2021\$)  
(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE  
GOVERNMENT CODE)**

<b>School Level</b>	<b>Total New Construction Grants</b>	<b>Alternative No. 2 Fee Site Costs</b>	<b>Alternative No. 2 Fee School Facility Costs</b>
Elementary School	\$5,524,992	\$4,822,575	\$10,347,567
Middle School	\$2,809,863	\$2,970,478	\$5,780,341
High School	\$7,336,334	\$7,342,155	\$14,678,489
<b>Total</b>	<b>\$15,671,189</b>	<b>\$15,135,208</b>	<b>\$30,806,397</b>

**B. Credit for Local Funds**

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

**TABLE 17**

**NET ALTERNATIVE NO.2 FEE SCHOOL FACILITY COSTS (2021\$)  
(IN ACCORDANCE WITH SECTION 65995.5(H) OF THE  
GOVERNMENT CODE)**

<b>Item</b>	<b>Alternative No. 2 Fee School Facility Costs</b>
Alternative No. 2 Fee School Facility Costs	\$30,806,397
Credit for Existing Surplus Local Funds	\$0
<b>Net Alternative No. 2 Fee School Facilities Costs</b>	<b>\$30,806,397</b>

**C. Alternative No. 2 Fee Calculation**

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

**1. Average Square Footage per Unit**

In order to project the total square footage of assessable space of the Future Units, the Analysis must estimate the average square footage of Future SFD Units, Future SFA Units, and Future MF Units to be constructed in the School District. To estimate the average square footage of Future Units to be constructed in the School District, Cooperative Strategies analyzed the square footage of recently constructed residential units and confirmed those estimates with the City and County.

Based on this information, the average Future SFD Unit to be constructed within the School District is estimated to contain 2,000 square feet, the average Future SFA Unit is estimated to contain 1,600 square feet, and the average Future MF Unit estimated to contain 1,000 square feet (see Exhibit H).

**2. Total Square Footage of Assessable Space**

To calculate the total square footage of assessable space for Future Units, the average square footage of Future SFD Units, Future SFA Units, and Future MF Units listed above was multiplied by the number of Future Units listed in Table 4 . The results of this operation are shown in Table 18.

**T A B L E 1 8**

**ESTIMATED TOTAL RESIDENTIAL SQUARE FOOTAGE**

<b>Unit Type</b>	<b>Future Units</b>	<b>Average Square Footage</b>	<b>Total Square Footage</b>
Single Family Detached	2,200	2,000	4,400,000
Single Family Attached	532	1,600	851,200
Multifamily	1,500	1,000	1,500,000
<b>Total</b>	<b>4,232</b>	<b>N/A</b>	<b>6,751,200</b>

The projected total square footage of future residential units identified in Table 18 includes units that may result from Reconstruction. For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit I.

**3. Calculation of Alternative No. 2 Fee**

To calculate the Alternative No. 2 Fee, the Net Alternative No. 2 Fee School Facility Costs, as listed in Table 17, were divided by the total square footage of assessable space of the Future Units, as listed in Table 18. Table 19 on the following page provides the Alternative No. 2 Fee that can be adopted by the School District.

**TABLE 19**  
**ALTERNATIVE NO.2 FEE (2021\$)**

<b>Item</b>	<b>Alternative No. 2 Fee School Facility Costs</b>
Alternative No. 2 Fee School Facility Costs	\$30,806,397
Credit for Existing Surplus Local Funds	6,751,200
<b>Net Alternative No. 2 Fee School Facilities Costs</b>	<b>\$4.56</b>

## VI. ALTERNATIVE NO. 3 FEE

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

### A. Alternative No. 3 Fee School Facility Costs

Pursuant to Section 65995.7, the Alternative No. 3 Fee School Facility Cost, which is the maximum amount of school facility costs that may be included in the Alternative No. 3 Fee, is calculated by increasing the Net Alternative No. 2 Fee School Facility Costs by an amount not to exceed the Alternative No. 2 Fee School Facility Costs. As required by Section 65995.7, this amount has been reduced by the amount of local funds (\$0 in the case of the School District) identified pursuant to Section 65995.5(c)(2). Accordingly, Table 20 shows the Net Alternative No. 2 Fee School Facility Costs previously shown in Table 17, and adds to that amount the Alternative No. 2 Fee School Facility Costs previously shown in Table 16. The result, shown in Table 20 on the following page, is the Alternative No. 3 Fee School Facility Costs.

**TABLE 20**

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

<b>Item</b>	<b>Alternative No. 2 Fee School Facility Costs</b>
Net Alternative No. 2 Fee School Facility Costs	\$30,806,397
Alternative No. 2 Fee School Facility Costs	\$30,806,397
<b>Alternative No. 3 Fee School Facilities Costs</b>	<b>\$61,612,794</b>

**B. Alternative No. 3 Fee Calculation**

To calculate the Alternative No. 3 Fee, the Alternative No. 3 Fee School Facility Costs were divided by the total square footage of assessable space of the Future Units listed in Table 18. This calculation is required by Section 65995.5(c)(3) and outlined in Section V.C. of the Analysis. Table 21 provides the Alternative No. 3 Fee that can be levied by the School District on new residential development where permitted by applicable law.

**TABLE 21**

**ALTERNATIVE NO.3 FEE (2021\$)**

<b>Item</b>	<b>Alternative No. 2 Fee School Facility Costs</b>
Alternative No. 3 Fee School Facility Costs	\$61,612,794
Total Residential Square Footage	6,751,200
<b>Alternative No. 3 Fee</b>	<b>\$9.13</b>

# VII. SECTION 66000 OF THE GOVERNMENT CODE

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

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

New residential development in the School District, as shown in the Analysis, will generate additional students who will require the School District to provide additional school facilities. The amount to be included in the Alternative Fees is specified by statute. The Alternative No. 2 Fee of \$4.56 per square foot and the Alternative No. 3 Fee of \$9.13 per square foot are justified in the Analysis. The estimated average school facilities cost impacts on the School District per square foot of residential development as estimated in Exhibit E is \$21.19. As the actual school facilities cost impacts per square foot of residential construction is greater than the Alternative Fees, it is reasonable for the School District to determine that the Alternative No. 2 Fee of \$4.56 per square foot and the Alternative No. 3 Fee of \$9.13 per square foot are roughly proportional and reasonably related to the actual impacts caused by residential development on the School District.

This Analysis and the information included in Exhibit E therefore establish that the Alternative Fees meet the requirements of Sections 66000 et seq. and such a determination by the School District as part of adopting the Alternative Fees is justified and appropriate. The School District, therefore, is justified in levying Alternative Fees on all new development.

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

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**EXHIBIT A**

CURRENT SAB FORM 50-01

SCHOOL DISTRICT Natomas Unified	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75283
COUNTY Sacramento	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

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

<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
	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019
K	956	937	1101	1168	1200	1198	1242	1351
1	952	1013	914	1011	1048	1024	1028	1080
2	924	921	1033	925	1029	1047	1036	1077
3	903	896	940	1044	974	1032	1070	1078
4	902	895	954	964	1066	1008	1063	1132
5	833	921	934	1003	989	1094	1030	1087
6	964	958	1067	1082	1115	1103	1196	1144
7	926	976	1004	1103	1131	1114	1119	1234
8	872	934	1028	997	1089	1119	1084	1130
9	896	967	1011	1121	1149	1232	1179	1219
10	923	881	995	1052	1107	1167	1229	1179
11	956	833	860	916	1022	1079	1099	1195
12	837	825	756	776	838	985	1007	1042
<b>TOTAL</b>	<b>11844</b>	<b>11957</b>	<b>12597</b>	<b>13162</b>	<b>13757</b>	<b>14202</b>	<b>14382</b>	<b>14948</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	0	1	0	0	0	0	0	0
10	0	1	2	2	1	0	0	1
11	20	35	58	55	39	41	53	39
12	126	102	130	120	147	87	76	74
<b>TOTAL</b>	<b>146</b>	<b>139</b>	<b>190</b>	<b>177</b>	<b>187</b>	<b>128</b>	<b>129</b>	<b>114</b>

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

	Elementary	Secondary	TOTAL
Non-Severe	38	56	94
Severe	105	100	205
<b>TOTAL</b>	<b>143</b>	<b>156</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

**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.	3rd Prev.	2nd Prev.	Previous	Current

**Part I. Projected Enrollment**

**1. Fifth-Year Projection**

**Enrollment/Residency - (except Special Day Class pupils)**

K-6	7-8	9-12	TOTAL

**Special Day Class pupils only - Enrollment/Residency**

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
<b>TOTAL</b>			

**2. Tenth-Year Projection**

**Enrollment/Residency - (except Special Day Class pupils)**

K-6	7-8	9-12	TOTAL
12020	3230	6080	<b>21330</b>

**Special Day Class pupils only - Enrollment/Residency**

	Elementary	Secondary	TOTAL
Non-Severe	57	73	130
Severe	159	131	290
<b>TOTAL</b>	<b>216</b>	<b>204</b>	

*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) <b>Javetta Cleveland</b>	
SIGNATURE OF DISTRICT REPRESENTATIVE 	
DATE <b>4/2/19</b>	TELEPHONE NUMBER <b>916.567.5457</b>
E-MAIL ADDRESS <b>jcleveland@natomasunified.org</b>	

**EXHIBIT B**

CURRENT SAB FORM 50-02

STATE OF CALIFORNIA  
**EXISTING SCHOOL BUILDING CAPACITY**  
 SCHOOL FACILITY PROGRAM  
 SAB 50-02 (Rev. 07/00)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT Natomas Unified School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75283
COUNTY Sacramento	HIGH SCHOOL ATTENDANCE AREA (if applicable)

PART I - Classroom Inventory  NEW  ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years	25	1	3			29
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	31	12	5	4		52
Line 7. Permanent Classrooms	40	16	15	5	4	80
Line 8. Total (Lines 1 through 7)	96	29	23	9	4	161

PART II - Available Classrooms

Option A.

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	31	12	5	4		52
d. Part I, line 7	40	16	15	5	4	80
e. Total (a, b, c, & d)	71	28	20	9	4	132

Option B.

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	96	29	23	9	4	161
b. Part I, lines 1,2,5 and 6 (total only)						81
c. 25 percent of Part I, line 7 (total only)						20
d. Subtract c from b (enter 0 if negative)	44	9	5	3	0	61
e. Total (a minus d)	52	20	18	6	4	100

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	1,300	540	486	78	369
Line 2. SER adjustment	1350	567			
Line 3. Operational Grants				67	23
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4					

TA  
 10.18.00

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

- I am designated as an authorized district representative by the governing board of the district; and,
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

*Steve Sutton*

DATE

10.17.00

SDC (w/ corr)

# EXHIBIT C

CURRENT SAB FORM 50-03

STATE OF CALIFORNIA  
**ELIGIBILITY DETERMINATION**  
**SCHOOL FACILITY PROGRAM**

SAB 50-03 (REV 12/10)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT <b>Natomas Unified</b>	FIVE-DIGIT DISTRICT CODE NUMBER (SEE CALIFORNIA PUBLIC SCHOOL DIRECTORY) <b>75283</b>
BUSINESS ADDRESS <b>1901 Arena Blvd, Sacramento, CA 95834</b>	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (IF APPLICABLE)
CITY/COUNTY <b>Sacramento</b>	

**Part I – District Representative Information**

The following individual(s) have been designated as district representative(s) by school board minutes or the designee of the Superintendent of Public Instruction:

DISTRICT REPRESENTATIVE <b>Chris Evans</b>	TELEPHONE NUMBER <b>(916) 567-5401</b>	E-MAIL ADDRESS <b>cevans@natomas.k12.ca.us</b>
DISTRICT REPRESENTATIVE <b>Mark V Covington</b>	TELEPHONE NUMBER <b>(916) 567-5468</b>	E-MAIL ADDRESS <b>mcovington@natomas.k12.ca.us</b>

**Part II – New Construction Eligibility Determination**     NEW     ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part I, Form SAB 50-01)	10301	2750	5141	328	214
2. Existing School Building Capacity (Part III, Line 3 of Form SAB 50-02)	6970	2263	4958	201	
3. New Construction Baseline Eligibility (Line 1 minus Line 2)	3331	487	183	127	214

**Part III – Modernization Eligibility Determination**     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 each column of Lines 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					
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)					

	K-6	7-8	9-12	Non-Severe	Severe
8. CBEDS enrollment at school					
9. Modernization Eligibility (multiply Line 7 by each grade group reported 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 or the designee of the Superintendent of Public Instruction; 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 or the designee of the Superintendent of Public Instruction on \_\_\_\_\_; and,
- This form is an exact duplicate (verbatim) of the form provided by Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

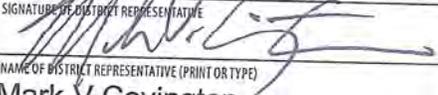
SIGNATURE OF DISTRICT REPRESENTATIVE 	DATE <b>4/10/2014</b>
NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE) <b>Mark V Covington</b>	E-MAIL ADDRESS <b>mcovington@natomas.k12.ca.us</b>
	TELEPHONE <b>(916) 567-5465</b>

EXHIBIT D

ELIGIBILITY DETERMINATION FROM THE SAB



# Project Main Page

[Return to Search Results](#)

DSA eTracker:      [\(Project Lacks a Valid DSA Number\)](#)  
 Application:        50/75283-00-001  
 County:              Sacramento  
 District:             Natomas Unified  
 Site:                  NATOMAS HIGH  
 District Rep:        Ms. Javetta Cleveland

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

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval																																		
75283	0	5/26/1999	6/24/2020																																		
<p>SAB 50-03 New Construction Eligibility Information</p> <p><b>New Construction Baseline Eligibility</b></p> <table border="1"> <thead> <tr> <th>Grade Level:</th> <th>K - 6</th> <th>7 - 8</th> <th>9 - 12</th> <th>Non-Severe</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>Established Eligibility:</td> <td>3670</td> <td>1181</td> <td>3792</td> <td>0</td> <td>0</td> </tr> <tr> <td>SAB Approvals/Adjustments:</td> <td>-2358</td> <td>-1034</td> <td>-3160</td> <td>43</td> <td>245</td> </tr> <tr> <td>Remaining Eligibility:</td> <td>1312</td> <td>147</td> <td>632</td> <td>43</td> <td>245</td> </tr> </tbody> </table> <hr/> <p><b>SAB 50-03 Eligibility Document Status/Dates</b></p> <table border="1"> <tbody> <tr> <td>Status:</td> <td>PM Complete</td> </tr> <tr> <td>Date Signed:</td> <td>2/18/1999</td> </tr> <tr> <td>Date Received:</td> <td>3/12/1999</td> </tr> <tr> <td>SAB Approval Date:</td> <td>5/26/1999</td> </tr> </tbody> </table>						Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe	Established Eligibility:	3670	1181	3792	0	0	SAB Approvals/Adjustments:	-2358	-1034	-3160	43	245	Remaining Eligibility:	1312	147	632	43	245	Status:	PM Complete	Date Signed:	2/18/1999	Date Received:	3/12/1999	SAB Approval Date:	5/26/1999
Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe																																
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Date Signed:	2/18/1999																																				
Date Received:	3/12/1999																																				
SAB Approval Date:	5/26/1999																																				

**EXHIBIT E**

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

**NATOMAS UNIFIED SCHOOL DISTRICT**  
**School Facility Cost Impacts per Residential Square Foot**  
**January 2021**

<b>School Facility Costs</b>			
<b>School Level</b>	<b>Site Acquisition Cost</b>	<b>Facility Construction</b>	<b>Total Cost</b>
Elementary School	\$3,999,073	\$53,779,587	\$57,778,660
Middle School	\$5,998,610	\$74,416,056	\$80,414,666
High School	\$15,996,293	\$143,486,798	\$159,483,091

<b>Costs per Student</b>			
<b>School Level</b>	<b>Total Cost</b>	<b>Students Housed</b>	<b>Cost per Student</b>
Elementary School	\$57,778,660	580	\$99,618
Middle School	\$80,414,666	800	\$100,518
High School	\$159,483,091	1,500	\$106,322

<b>School Facility Cost Impacts per Residential Unit</b>			
<b>School Level</b>	<b>Cost per Student</b>	<b>Weighted Average SGR</b>	<b>Cost per Unit</b>
Elementary School	\$99,618	0.1602	\$15,960
Middle School	\$100,518	0.0780	\$7,838
High School	\$106,322	0.0940	\$9,999
<b>Total School Facility Cost Impact</b>			<b>\$33,797</b>
Average Square Footage <sup>[1]</sup>			1,595
<b>School Facility Cost Impact per Square Foot</b>			<b>\$21.19</b>

[1] See Table 17 of the Analysis.

**NATOMAS UNIFIED SCHOOL DISTRICT**

**Summary of Estimated Costs**

**Elementary School**

**January 2021**

<b>A. Site</b>				<b>\$4,064,073</b>
	Purchase Price of Property		\$3,999,073	
	Acres <sup>[1]</sup> :	10.2		
	Cost/Acre:	\$392,066		
	EIR		\$30,000	
	Appraisals		\$15,000	
	Surveys		\$10,000	
	Escrow/Title		\$10,000	
	<i>[1] Assumes Net Usable Acres.</i>			
<b>B. Plans</b>				<b>\$2,859,850</b>
	Architect's Fee		\$2,435,000	
	DSA/SDE Plan Check		\$358,385	
	CDE Plan Check Fee		\$31,465	
	Energy Fee Analysis		\$15,000	
	Preliminary Tests		\$20,000	
<b>C. Construction</b>				<b>\$44,950,000</b>
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	100		
	Cost / Square Feet	\$775		
<b>D. Tests</b>				<b>\$50,000</b>
<b>E. Inspection</b>				<b>\$180,000</b>
	(\$15,000 per month for 12 months)			
<b>F. Furniture and Equipment</b>				<b>\$899,000</b>
	(2% of Construction)			
<b>G. Contingency</b>				<b>\$2,247,500</b>
	(5% of Construction)			
<b>H. Items Not Funded by the State</b>				<b>\$2,528,237</b>
	Technology (5% of Construction)		\$2,247,500	
	Library Books (8 books/student @ \$15)		\$69,600	
	Landscaping (\$0.44/sq. ft x 10.2 acres)		\$195,497	
	Landscape Architect Fees (8% of Landscaping)		\$15,640	
<b>I. Total Estimated Cost</b>				<b>\$57,778,660</b>

**Summary**

School Facilities Capacity - Traditional Calendar	580
School Facilities Cost per Student - Traditional Calendar	\$99,618

**NATOMAS UNIFIED SCHOOL DISTRICT**

**Summary of Estimated Costs**

**Middle School**

**January 2021**

<b>A. Site</b>				<b>\$6,063,610</b>
	Purchase Price of Property		\$5,998,610	
	Acres <sup>[1]</sup> :	15.3		
	Cost/Acre:	\$392,066		
	EIR		\$30,000	
	Appraisals		\$15,000	
	Surveys		\$10,000	
	Escrow/Title		\$10,000	
	<i>[1] Assumes Net Usable Acres.</i>			
<b>B. Plans</b>				<b>\$3,881,350</b>
	Architect's Fee		\$3,287,500	
	DSA/SDE Plan Check		\$480,450	
	CDE Plan Check Fee		\$43,400	
	Energy Fee Analysis		\$25,000	
	Preliminary Tests		\$45,000	
<b>C. Construction</b>				<b>\$62,000,000</b>
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	100		
	Cost / Square Feet	\$775		
<b>D. Tests</b>				<b>\$180,000</b>
<b>E. Inspection</b>				<b>\$405,000</b>
	(\$15,000 per month for 18 months x 1.5 inspectors)			
<b>F. Furniture and Equipment</b>				<b>\$1,240,000</b>
	(2% of Construction)			
<b>G. Contingency</b>				<b>\$3,100,000</b>
	(5% of Construction)			
<b>H. Items Not Funded by the State</b>				<b>\$3,544,706</b>
	Technology (5% of Construction)		\$3,100,000	
	Library Books (8 books/student @ \$20)		\$128,000	
	Landscaping (\$0.44/sq. ft. x 15.3 acres)		\$293,246	
	Landscape Architect Fees (8% of Landscaping)		\$23,460	
<b>I. Total Estimated Cost</b>				<b>\$80,414,666</b>

**Summary**

School Facilities Capacity - Traditional Calendar	800
School Facilities Cost per Student - Traditional Calendar	\$100,518

**NATOMAS UNIFIED SCHOOL DISTRICT**

**Summary of Estimated Costs**

**High School**

**January 2021**

<b>A. Site</b>				<b>\$16,091,293</b>
	Purchase Price of Property		\$15,996,293	
	Acres <sup>[1]</sup> :	40.8		
	Cost/Acre :	\$392,066		
	EIR		\$50,000	
	Appraisals		\$15,000	
	Surveys		\$15,000	
	Escrow/Title		\$15,000	
	<i>[1] Assumes Net Usable Acres.</i>			
<b>B. Plans</b>				<b>\$7,037,250</b>
	Architect's Fee		\$6,000,000	
	DSA/SDE Plan Check		\$855,875	
	CDE Plan Check Fee		\$81,375	
	Energy Fee Analysis		\$30,000	
	Preliminary Tests		\$70,000	
<b>C. Construction</b>				<b>\$116,250,000</b>
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	100		
	Cost / Square Feet	\$775		
<b>D. Tests</b>				<b>\$350,000</b>
<b>E. Inspection</b>				<b>\$720,000</b>
	(\$15,000/month x 24 months x 2 inspectors)			
<b>F. Furniture and Equipment</b>				<b>\$2,325,000</b>
	(2% of Construction)			
<b>G. Contingency</b>				<b>\$5,812,500</b>
	(5% of Construction)			
<b>H. Items Not Funded by the State</b>				<b>\$10,897,048</b>
	Technology (5% of Construction)		\$5,812,500	
	Library Books (8 books/student @ \$20)		\$240,000	
	Landscaping (\$0.44/sq. ft. x 40.8 acres)		\$781,989	
	Landscape Architect Fees (8% of Landscaping)		\$62,559	
	Stadium/Track		\$4,000,000	
<b>I. Total Estimated Cost</b>				<b>\$159,483,091</b>

**Summary**

School Facilities Capacity - Traditional Calendar	1,500
School Facilities Cost per Student - Traditional Calendar	\$106,322

EXHIBIT F  
MEASURE L

SUBSCRIBE



DONATE



# Natomas Unified School District, California, Measure L, Bond Issue (November 2018)



[TEXT OF MEASURE](#) ▾ [PATH TO THE BALLOT](#) [SEE ALSO](#) ▾ [MORE](#) ▾

A **bond issue** was on the ballot for Natomas Unified School District voters in Sacramento County, California, on November 6, 2018. It was **approved**.

A **yes** vote was a vote in favor of authorizing the district to issue \$172 million in bonds at an estimated tax rate of \$0.06 per \$100 in assessed property value to fund upgrades to facilities, technology, security, and infrastructure.

A **no** vote was a vote against authorizing the district to issue \$172 million in bonds at an estimated tax rate of \$0.06 per \$100 in assessed property value to fund upgrades to facilities, technology, security, and infrastructure.

## Measure L: Natomas Unified School District Bond Issue



### The basics

#### Election date:

November 6, 2018

#### Status:

✔ Approved

#### Majority required:

55%

#### Topic:

Local school bonds

Amount: \$172 million

Tax: \$0.06 per \$100  
assessed value

Matures in: Legal limit

### Related articles

Local school bonds on  
the ballot

November 6, 2018  
ballot measures in  
California

Sacramento County,  
California ballot  
measures

Local education on  
the ballot

### See also

Natomas Unified  
School District,  
California

## Election results

Measure L: Natomas Unified School District Bond Issue		
Result	Votes	Percentage
 <b>Yes</b>	<b>16,545</b>	68.15%
No	7,733	31.85%

Results are officially certified.

Source

## Text of measure

### Ballot question

The ballot question was as follows:<sup>[1]</sup>

**EXHIBIT G**  
BONDING CAPACITY CALCULATION

**NATOMAS UNIFIED SCHOOL DISTRICT**  
**Bonding Capacity Calculation Fiscal Year 2020/2021**

Description		Value
1.	Total Gross Assessed Value of Natomas Unified School District in Fiscal Year 2020/2021 <sup>[1]</sup>	\$12,169,818,524
2.	Section 15102 (School District) 1.25% Section 15108 (Unified School District) 3% <sup>[2]</sup>	3.00%
3.	Bonding capacity	\$365,094,556
4.	Senate Bill 50 local bonding capacity threshold 15% of the School District's local bonding capacity	\$54,764,183
5.	Senate Bill 50 local bonding capacity threshold 30% of the School District's local bonding capacity	\$109,528,367

*[1] Source: Sacramento County Auditor-Controller.*

*[2] Bonding capacity increased to 3 percent based on the School District's bonding capacity waiver, approved by the State Board of Education on July 10, 2015.*

EXHIBIT H

CORRESPONDENCE WITH THE CITY AND COUNTY

December 23, 2020

Mr. Greg Sandlund  
Long Range Planning  
City of Sacramento  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**Re: Residential Development Projections within Natomas Unified School District Boundaries**

Dear Mr. Sandlund,

Cooperative Strategies, LLC is in the process of revising the School Facilities Needs Analysis ("SFNA") for the Natomas Unified School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the SFNA is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Sacramento ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information obtained from the City and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **January 24, 2021.**

Mr. Sandlund, should you have any questions regarding the projections please contact me at 949.250.8323. For your convenience, you may also email me a signed and scanned copy to **bclark@coopstrategies.com**. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,



Benjamin Clark  
Senior Associate

In its efforts to assist Cooperative Strategies, LLC in preparing the SFNA in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Natomas Unified School District, the City of Sacramento("City"):

\_\_\_The City concurs with the previous residential development projections as provided below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>	2,200	2,000
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>	425	1,600
Multifamily <i>(i.e. apartments)</i>	1,500	1,000

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

\_\_\_The residential development projected by the City is listed below:

<b>Unit Type</b>	<b>Projected Number of Units <sup>[1]</sup></b>	<b>Estimated Average Square Footage per Unit</b>
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>		
Multifamily <i>(i.e. apartments)</i>		

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

Signed, \_\_\_\_\_, of the City of Sacramento on \_\_\_\_\_.

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

December 23, 2020

Mr. Manuel Mejia  
Senior Planner  
County of Sacramento  
827 7<sup>th</sup> Street, Room 102  
Sacramento, CA 95814

**Re: Residential Development Projections within Natomas Unified School District Boundaries**

Dear Mr. Mejia,

Cooperative Strategies, LLC is in the process of revising the School Facilities Needs Analysis ("SFNA") for the Natomas Unified School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the SFNA is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the County of Sacramento ("County") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the County served by the School District are shown on the following page. Based on information obtained from the County and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the County with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **January 24, 2021.**

Mr. Mejia, should you have any questions regarding the projections please contact me at 949.250.8323. For your convenience, you may also email me a signed and scanned copy to **bclark@coopstrategies.com**. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,



Benjamin Clark  
Senior Associate

In its efforts to assist Cooperative Strategies, LLC in preparing the SFNA in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Natomas Unified School District, the County of Sacramento("County"):

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

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>	0	N/A
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>	0	N/A
Multifamily <i>(i.e. apartments)</i>	0	N/A

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

The residential development projected by the County is listed below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, duplexes, townhomes, etc.)</i>		
Multifamily <i>(i.e. apartments)</i>		

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

Signed, \_\_\_\_\_, of the County of Sacramento on December 28, 2020.

Printed Name: Todd Smith  
 Title: Principal Planner

**EXHIBIT I**  
RECONSTRUCTION

Reconstruction is the act of replacing existing structures with new construction, which may have an alternative land use (i.e. commercial/industrial versus residential) or may consist of different residential unit types (e.g., single family detached versus multifamily, etc.).

**A. Residential Reconstruction**

Residential Reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable Alternative No. 2 Fee or Alternative No. 3 Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide school facilities for new student enrollment.

As of the date of this Analysis, the large-scale Reconstruction of residential development within the School District has not occurred to the point where statistically significant data can be utilized to determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of fees on Replacement Square Footage, the School District may undertake an analysis on any future proposed project(s) and may amend/update this Analysis. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the Analysis for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the School District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the Alternative No. 2 Fee or Alternative No. 3 Fee that is in effect at such time.

**B. Reconstruction of Commercial/Industrial Construction into Residential Construction**

The voluntary demolition of existing commercial/industrial buildings and replacement of them with new residential development is a different category of Reconstruction. Cooperative Strategies is aware that such types of Reconstruction may occur within the School District over the next five (5) years, however, Cooperative Strategies was unable to find information (i) about the amount planned within the School District over the next five (5) years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the School District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, or hotel/motel). The actual impacts of the planned residential project (taken from Exhibit E) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the School District). Any reduction to the Alternative No. 2 Fee would only occur if the reduced amount falls below the Alternative No. 2 Fee. In such a case, the School District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

**EXHIBIT J**

UPDATED SCHOOL FACILITIES CAPACITY  
CALCULATION

**NATOMAS UNIFIED SCHOOL DISTRICT**  
**School Facilities Capacity Calculation**

<b>Application</b>	<b>Item</b>	<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>
N/A	SAB Form 50-02	1,350	567	486
N/A	Non-Severe/Severe Capacity	47	13	27
50/75283-00-001	Natomas High			2,110
50/75283-00-002	Natomas Park Elementary	775		
50/75283-00-003	Natomas Charter			500
50/75283-00-004	Discovery High (CONT.)			351
50/75283-00-005	Natomas High			432
50/75283-00-006	Two Rivers Elementary	650		
50/75283-00-007	Natomas Charter		37	
50/75283-00-008	Leroy F. Greene Middle		540	
50/75283-00-009	Jefferson Elementary	45		
50/75283-00-010	Witter Ranch Elementary	800		
50/75283-00-011	Inderkum High	1,926		644
50/75283-00-012	Heron Elementary	875		
50/75283-00-013	Natomas Charter			108
50/75283-00-014	H. Allen Hight Learning Center	549	1,119	327
50/75283-00-015	Natomas Star Charter Academy	575		
50/75283-00-016	Bannon Creek Elementary	400		
50/75283-00-017	Westlake Charter Middle	950	270	
50/75283-00-018	Heron Elementary		243	
50/75283-00-019	Discovery High (CONT.)			27
50/75283-00-020	Natomas Park Elementary	250		
50/75283-00-021	Natomas Pacific Pathways Prep Middl	81	216	
50/75283-00-022	Natomas High	0	0	54
<b>Total Capacity</b>	<b>N/A</b>	<b>9,273</b>	<b>3,005</b>	<b>5,066</b>

**EXHIBIT K**

ALLOCATION OF SURPLUS SEATS

**NATOMAS UNIFIED SCHOOL DISTRICT**

**Allocation of Surplus Seats**

**Actual and Projected Surplus School Seats from Existing Units**

<b>Item</b>	<b>School Year 2020/2021</b>
Actual Elementary School Students	8,116
Existing Elementary School Facilities Capacity	9,273
<b>Excess Elementary School Seats</b>	<b>1,157</b>
Actual Middle School Students	2,436
Existing Middle School Facilities Capacity	3,005
<b>Excess Middle School Seats</b>	<b>569</b>
Actual High School Students	5,127
Existing High School Facilities Capacity	5,066
<b>Excess High School Seats</b>	<b>(61)</b>

**Units to be Constructed over the Next Five (5) Years ("Future Units") and Total Units to be Constructed (i.e. Next Five (5) Years + Beyond the Next Five (5) Years) ("Total Units")**

<b>Item</b>	<b>Number of Future Units</b>	<b>Number of Total Units<sup>[1]</sup></b>
Number of SFD Units	2,200	11,582
Number of SFA Units	532	1,669
Number of MF Units	1,500	3,068

[1] Source: SACOG

**Percent of Students Generated from Future Units**

<b>Item</b>	<b>Students Generated from Future Units</b>	<b>Students Generated from Total Units</b>
Elementary School Students from SFD Units	415	2,186
Elementary School Students from SFA Units	53	167
Elementary School Students from MF Units	210	430
<b>Total Elementary School Students Generated</b>	<b>678</b>	<b>2,783</b>
Middle School Students from SFD Units	195	1,025
Middle School Students from SFA Units	30	95
Middle School Students from MF Units	105	215
<b>Total Middle School Students Generated</b>	<b>330</b>	<b>1,335</b>
High School Students from SFD Units	251	1,322
High School Students from SFA Units	27	83
High School Students from MF Units	120	245
<b>Total High School Students Generated</b>	<b>398</b>	<b>1,650</b>
<b>Percent of Elementary School Students Generated from Future Units</b>		<b>24.36%</b>
<b>Percent of Middle School Students Generated from Future Units</b>		<b>24.72%</b>
<b>Percent of High School Students Generated from Future Units</b>		<b>24.12%</b>

**Allocation of Excess School Seats to Students Generated from Future Units**

<b>School Level</b>	<b>Excess Seats</b>	<b>% of Students Generated from Future Units</b>
Elementary School	1,157	24.36%
Middle School	569	24.72%
High School	0	24.12%
<b>Excess Elementary School Seats Allocated Students Generated from Future Units</b>		<b>282</b>
<b>Excess Middle School Seats Allocated Students Generated from Future Units</b>		<b>141</b>
<b>Excess High School Seats Allocated Students Generated from Future Units</b>		<b>0</b>

**EXHIBIT L**  
SURPLUS SITE DETERMINATION

Section 65995.6(b)(1) requires the School District to identify and consider any surplus property owned by the School District that may be used as a school site or that is available for sale to finance school facilities. The School District has identified two (2) sites that may fall into this category.

**1. Northpointe**

Northpointe is a 19.98 acre site intended for use as a middle school. This site is located on Assessor’s parcel number 225-1060-039. Based on the per-acre site acquisition costs utilized in the Analysis, the value of Northpointe is estimated to be \$7,833,479.

**2. Sacramento County/88 Acre Site**

The Sacramento County site is an 88 acre site whose use has not yet been determined. This site is located on Assessor’s parcel number 225-0190-014. Based on recent appraisal information for this site, the value of this site is estimated to be \$3,350,000.

Based on the information above, it was determined that the School District currently owns two (2) surplus sites with an estimated combined value of \$11,183,479. This potential funding will be discussed further in Exhibit M

**EXHIBIT M**

IDENTIFICATION AND CONSIDERATION OF LOCAL  
FUNDING SOURCES PER SECTION 65995.5(C)(2)  
AND SECTION 65995.6(B)(3)

Section 65995.6(b)(3) requires the School District to identify and consider any local sources other than fees, charges, dedications, or other requirements that can be used to offset the cost impacts of Future Units. Additionally, Section 65995.5(c)(2) requires the School District to subtract the amount of Local Funds, which includes commercial/industrial school fees, that the governing board has dedicated to facilities necessitated by Future Units. What follows is a summary of potential local sources, including Local Funds that were evaluated for reducing such impact.

### **1. Lease Financings**

Lease financings are a means of financing facilities through a pledge of lease payments, as opposed to a new revenue source, i.e., Certificates of Participation ("COPs"), Lease Revenue Bonds ("LRBs"), etc. All lease payments associated with lease financings must be paid by the issuing school district through its existing sources of revenue. The lease payments are secured by the issuing school district's general fund.

The School District has not issued any recent lease financings to offset the impact of Future.

### **2. General Obligation Bonds**

General Obligation ("GO") bonds are secured by the full faith, credit and taxing power of the issuing school district. A GO bond constitutes debts of the issuer and generally requires 2/3 approval by election prior to issuance; however, a Proposition 39 GO bond is approved by 55 percent of the votes. In return for a lower voter approval threshold under Proposition 39, the issuing school district (i) must identify a specific list of school facility projects, (ii) has limitations on the rate of maximum tax levy, and (iii) upon approval, the expenditures are monitored and audited by a citizens' oversight committee annually. Voter approval grants the school district the right to levy additional ad valorem taxes on all taxable property within its jurisdiction in order to pay debt service on the GO bonds.

On November 4, 2014, the voters of the School District approved Measure J, which authorized the issuance of \$129,000,000 in GO bonds for the modernization of current school facilities as well as the construction of new schools. Of the \$129,000,000 to be issued, \$58,510,000 was earmarked for new construction, of which no GO bond proceeds remain available to offset the impact of students generated from Future Units.

On November 6, 2018, the voters of the School District approved Measure L, which authorized the issuance of \$172,000,000 in GO bonds for the modernization and renovation of existing School Facilities. Of the \$172,000,000 authorized, \$59,000,000 was earmarked for new classroom construction and conversion of K-8 Schools, of which \$8,098,535 remains to available to offset the impact of student generated from Future Units over the next five (5) years. This potential funding will be addressed below.

### **3. Redevelopment Pass-Throughs**

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

The School District does not currently have any pass-through agreements with any redevelopment agencies.

### **4. Community Facilities Districts**

The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities with useful lives of five (5) years or more. The Community Facilities District ("CFD") is a financing entity through which a local government is authorized to levy special taxes to pay debt service on issued bonds or to pay for the direct construction of facilities. A two-thirds vote of the qualified voters is required to form the CFD.

The School District has not formed any CFDs to date.

### **5. School Fees**

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

The School District currently collects such fees in the amount of \$0.66 per square foot. In the previous five (5) years, the School District collected

approximately \$3,693,141 in School Fees from commercial/industrial development. A similar amount of commercial/industrial School Fees can be expected to be received over the following five (5) years. This potential funding will be discussed further below.

**6. Identification of Existing Surplus Local Funds**

As stated in Section III.B, the School District currently has 61 unhoused students from existing residential units. Based on per-student costs calculated in Exhibit E, these existing unhoused students have a cost impact to the School District of \$6,485,642.

Over the next five (5) years, the School District will also need to construct school facilities to house students to be generated from Future Units. Using per-student costs calculated in Exhibit E, providing adequate school facilities to the 983 Projected Unhoused Students identified in Section III.C will have a cost of \$100,762,786. Table M-1 shows a summary of the school facilities needs of the School District.

T A B L E M - 1

**IDENTIFICATION OF SCHOOL FACILITIES NEEDS (2021\$)**

Item	Amount
Current Unhoused Student Impact	\$6,485,642
Future Unhoused Student Impact	\$100,762,786
<b>Total School Facilities Needs</b>	<b>\$107,248,428</b>

As stated above, the School District has identified the following local funds: (i) \$8,098,535 in available GO Bond Proceeds, (ii) potential commercial/industrial school fees in the amount of \$3,693,141, and (iii) a potential value of surplus sites in the amount of \$11,183,479. In addition, the School District also plans to pursue State funding for the construction of school facilities to adequately house students generated from existing residential development and Future Units. Based on the current per-pupil grant amounts established by the State and the School District's site costs, the 61 existing unhoused students would generate \$2,260,369 in State funding and the 983 Projected Unhoused Students would generate \$30,806,397 in State funding. Additionally, based on Table 16 of the Analysis, the School District can expect to receive \$30,806,397 from Alternative No. 2 Fees on new residential development. Table M-2 summarizes potential funding sources to fund the school facilities needs identified in Table M-1.

T A B L E M - 2

**IDENTIFICATION OF LOCAL FUNDS (2021\$)**

<b>Item</b>	<b>Amount</b>
Available GO Bond Proceeds	\$8,098,535
Projected Commercial/Industrial School Fees	\$3,693,141
Potential Value of Surplus School Sites	\$11,183,479
State Funding for Current Unhoused Students	\$2,260,369
State Funding for Projected Unhoused Students	\$30,806,397
Projected Alternative No. 2 Fees	\$30,806,397
<b>Total</b>	<b>\$86,848,318</b>

As shown in Table M-3, when considering the current and future school needs of the School District, there is currently a \$20,400,110 funding shortfall. Therefore, the School District does not have surplus funds available to offset the cost impact of Future Units.

T A B L E M - 3

**IDENTIFICATION OF FUNDING SHORTFALL/CREDIT (2021\$)**

<b>Item</b>	<b>Amount</b>
Total School Facilities Needs	\$107,248,428
Total Local Funding Sources	(\$86,848,318)
<b>Remaining Funding Shortfall/(Credit)</b>	<b>\$20,400,110</b>

# EXHIBIT N

## CALCULATION OF ADDITIONAL GRANTS FOR GENERAL SITE DEVELOPMENT

## NATOMAS UNIFIED SCHOOL DISTRICT

### General Site Development Grant per Student Calculation

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

School Level	Base Per-Pupil Grant <sup>[1]</sup>	Percent	Additional Grant
Elementary School	\$12,855	6.00%	\$771
Middle School	\$13,628	6.00%	\$818
High School	\$17,290	3.75%	\$648

[1] Includes Automatic Fire Detection/Sprinkler Grant.

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

School Level	Grant per New Usable Acre	Site Size	Grant per School Facility
Elementary School	\$20,554	9.2	\$189,097
Middle School	\$20,554	16.4	\$337,086
High School	\$20,554	36.1	\$741,999

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

School Level	Grant per School Facility	Facility Capacity	Grant per Student
Elementary School	\$189,097	580	\$326
Middle School	\$337,086	800	\$421
High School	\$741,999	1,500	\$495

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

School Level	Additional Grant	Grant per Student	Total Grant for General Site
Elementary School	\$771	\$326	\$1,097
Middle School	\$818	\$421	\$1,239
High School	\$648	\$495	\$1,143