

Date of this Report: June 13, 2023

DISTRICT			DISTRICT NO. <b>65557</b>		COUNTY			F/Y
<b>Arena Union Elementary</b>					<b>MENDOCINO ( 23)</b>			<b>22-23</b>
Site	Grade Level E-M-H	No. Acres	Year Acquired	Purchase Price	Parcel ID Number	Assessed Value	Assessed Fee	Next Assessable Year
BOWER 145-091-X10 9802299	E	10.5	2001	55,000	145-091-X 10	162,010	1,620	22/23
HALLIDAY 9703171	E	0.3	1978	10,000		39,760	398	22/23
OAKRIDGE 9703173	E	1.0	0	40,000		132,533	1,325	22/23

This report lists all of the District's previously reported unused sites, including sites that have received a waiver in previous years. **All School Districts and County Offices of Education are required to report all unused sites to the State Allocation Board, pursuant to California Education Code Sections 17219 - 17224.** An unused site is deemed to be any site owned by the District that is not being used for school purposes.

Please review and verify the information indicated above for accuracy and content and answer the questions listed below. This form must be returned to the Office of Public School Construction no later than August 31, 2023.

1. Do any of the sites listed above meet the conditions for a waiver as outlined in Section IV of the Form SAB 424? **If YES, please complete a Form SAB 424 for each eligible site.**

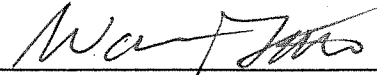
YES    NO  
   

2. Does the District have any new Unused Sites to report? **If YES, please complete a Form SAB 424 for each new site.**

YES    NO  
   

*I certify that I am authorized to represent the Governing Board of the District, that the above information is true and correct and that the District has no additional sites which are unused. If any of the above information is incorrect, omitted, or an unused site is not listed, I have attached Form(s) SAB 424 indicating additional sites or changes to the above information.*

Warren Galletti, Superintendent  
 Authorized Agent and Title (Typed or Printed)

  
 Authorized Agent (signature)

707-882-2803  
 (Area Code) Phone Number

6-15-23  
 Date

SCHOOL DISTRICT Arena Union Elementary School	COUNTY Mendocino
SITE NAME Bower 145-091-X10 9802299	DATE 06/15/2023

**SECTION I—ADD THIS SITE – Refer to EC 17219(a)**

Check one

- Site newly acquired.
- Site received through donation.
- Site not previously reported.
- Site no longer qualifies as a used site.  
 (Refer to General Information, "Type of Use," items 1–6)  
 » Enter date last used: \_\_\_\_\_

Date Site was Acquired: \_\_\_\_\_  
 Acquisition Price/Site Value: \_\_\_\_\_  
 Number of Acres: \_\_\_\_\_  
 Grade Level: \_\_\_\_\_  
 County Assessor's Parcel Number: \_\_\_\_\_

**SECTION II—DELETE THIS SITE – Refer to EC 17223**

Check one

- Site was sold.  
 » Enter date escrow closed: \_\_\_\_\_
- Site is being used for school purposes.  
 » Enter date site began to be used: \_\_\_\_\_  
 » Enter the type of use, 1–6: \_\_\_\_\_  
 (Refer to General Information, "Type of Use")
- Site is being used for the construction of school facilities.  
 » Enter date construction contract signed: \_\_\_\_\_

**SECTION III—BASIC AID DISTRICT – Refer to EC 17222**

- The fee will not be withheld if it causes the district to receive less than \$120 per pupil of average daily attendance in apportionments during the fiscal year the fees are being withheld.

**SECTION IV—WAIVE THE FEE FOR THIS SITE – Refer to EC 17219(a)**

Check one

- Site will be used within \_\_\_\_\_ years (no more than three).  
 District board resolution must be attached which included one of the uses outlined in "Type of Use."  
 » Enter the type of use, 1–6: \_\_\_\_\_  
 (Refer to General Information, "Type of Use")
- The district attempted to sell this site but received no acceptable bids. Refer to EC 17219(d).  
 » Attempted sale date: \_\_\_\_\_
- The district is leasing this site for at least one-half of the fiscal year to a tenant who is paying possessory taxes for that year equal to or greater than one percent of the adjusted value of the site. Refer to EC 17219(f).  
 The district is utilizing this site for at least one-half of the year for one of the purposes outlined on previous page. Refer to EC 17219(e).  
 » Enter the type of waiver, 1–3: \_\_\_\_\_  
 (Refer to General Information, "Waiver of Fee")

**SECTION V—REDUCE THE FEE FOR THIS SITE**


Check one

- The district is requesting a reduction in the fee for this site for debt service on local bonds used to directly pay for the construction of school facilities. Refer to EC 17224.  
 (Refer to the *Unused Site Program Handbook*, "Reduction of the Fee")  
 » Enter amount of reduction requested: \_\_\_\_\_  
 (Amount cannot exceed bond debt service for that fiscal year assessed fee)  
 » Enter date debt service payment was made: \_\_\_\_\_
- The district is requesting modification of the adjusted value for this site.  
 (Refer to the *Unused Site Program Handbook*, "How to Determine the Value of a Site")  
 » New Value: \_\_\_\_\_  
 » Obtained by: \_\_\_\_\_  
     Appraiser                      Date of Value: \_\_\_\_\_  
     County Assessor

**MISCELLANEOUS CORRECTIONS**

**CERTIFICATION**

I certify that I am authorized to represent the Governing Board of the District, and that the above information is true and correct.

SIGNATURE OF AUTHORIZED AGENT 	NAME OF AUTHORIZED AGENT (PRINTED OR TYPED) Warren Galletti, Superintendent	DATE 06/15/2023
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**INSTRUCTIONS**

This form is used for each site requiring attention and must be returned by July 1, of each year. Complete only those sections that are relevant to the district's needs. Refer to Education Code (EC) Sections 17219 and 17224.

**GENERAL INFORMATION**

The following are definitions and criteria used for unused sites.

**Type of Use (for Sections I, II and IV)**

1. The site is currently used for the specific purpose for which it was acquired. This is deemed to mean used as an active K–12 school. A site acquired for use at one grade level may be used at another grade level.
2. The site is currently used to house students for any California Department of Education program (including Adult Education) authorized by the Legislature, and operated by public school districts for which the district is receiving State School Fund apportionments.
3. The site is currently used to house special education students.
4. The site is currently used for district administration purposes including such support services as warehousing and maintenance facilities.
5. The site is currently used for preschool or child care centers when operated by or under contract with a public school district or a county superintendent of schools.
6. The site is currently used for a community college if attendance is allowed for high school students who have been recommended by the district, accepted by the college and are in the 11th and 12th grade (or in a lower grade and have received special approval). None of the class work may be used to supplant high school graduation required course work without special approval by both the district and the college.

**Waiver of Fee**

A district may have the unused site assessment fees waived for a site which is being utilized more than one-half the fiscal year for the following purposes:

1. The district or any governmental agency, pursuant to an agreement with the district uses the site for one of the following purposes:
  - for public school purposes as outline under Type of Use listed above.
  - as a civic center used for the purposes as outlined in the Education Code Section 38131.
  - as a community playground.
  - as a playing field.
  - for outdoor recreational purposes.
2. The State Allocation Board, pursuant to agreement with the district utilizes the site to store emergency portable classrooms.
3. The district, or any public or private agency pursuant to agreement with the district utilizes the site for operation of a child care program.

**MODIFICATION OF UNUSED SITE STATUS**

SCHOOL DISTRICT Arena Union Elementary School	COUNTY Mendocino
SITE NAME Halliday 9703171	DATE 06/15/2023

**SECTION I—ADD THIS SITE – Refer to EC 17219(a)**

Check one

- Site newly acquired.
- Site received through donation.
- Site not previously reported.
- Site no longer qualifies as a used site.  
(Refer to General Information, "Type of Use," items 1–6)
- » Enter date last used: \_\_\_\_\_

Date Site was Acquired: \_\_\_\_\_  
 Acquisition Price/Site Value: \_\_\_\_\_  
 Number of Acres: \_\_\_\_\_  
 Grade Level: \_\_\_\_\_  
 County Assessor's Parcel Number: \_\_\_\_\_

**SECTION II—DELETE THIS SITE – Refer to EC 17223**

Check one

- Site was sold.  
» Enter date escrow closed: \_\_\_\_\_
- Site is being used for school purposes.  
» Enter date site began to be used: \_\_\_\_\_  
» Enter the type of use, 1–6: \_\_\_\_\_  
(Refer to General Information, "Type of Use")
- Site is being used for the construction of school facilities.  
» Enter date construction contract signed: \_\_\_\_\_

**SECTION III—BASIC AID DISTRICT – Refer to EC 17222**

- ✓ The fee will not be withheld if it causes the district to receive less than \$120 per pupil of average daily attendance in apportionments during the fiscal year the fees are being withheld.

**SECTION IV—WAIVE THE FEE FOR THIS SITE – Refer to EC 17219(a)**

Check one

- Site will be used within \_\_\_\_\_ years (no more than three).  
District board resolution must be attached which included one of the uses outlined in "Type of Use."  
» Enter the type of use, 1–6: \_\_\_\_\_  
(Refer to General Information, "Type of Use")
- The district attempted to sell this site but received no acceptable bids. Refer to EC 17219(d).  
» Attempted sale date: \_\_\_\_\_
- The district is leasing this site for at least one-half of the fiscal year to a tenant who is paying possessory taxes for that year equal to or greater than one percent of the adjusted value of the site. Refer to EC 17219(f).  
The district is utilizing this site for at least one-half of the year for one of the purposes outlined on previous page. Refer to EC 17219(e).  
» Enter the type of waiver, 1–3: \_\_\_\_\_  
(Refer to General Information, "Waiver of Fee")

**SECTION V—REDUCE THE FEE FOR THIS SITE**


Check one

- The district is requesting a reduction in the fee for this site for debt service on local bonds used to directly pay for the construction of school facilities. Refer to EC 17224.  
(Refer to the *Unused Site Program Handbook*, "Reduction of the Fee")  
» Enter amount of reduction requested: \_\_\_\_\_  
(Amount cannot exceed bond debt service for that fiscal year assessed fee)
- » Enter date debt service payment was made: \_\_\_\_\_
- The district is requesting modification of the adjusted value for this site.  
(Refer to the *Unused Site Program Handbook*, "How to Determine the Value of a Site")  
» New Value: \_\_\_\_\_  
» Obtained by: \_\_\_\_\_  
Appraiser Date of Value: \_\_\_\_\_  
County Assessor

**MISCELLANEOUS CORRECTIONS**

**CERTIFICATION**

I certify that I am authorized to represent the Governing Board of the District, and that the above information is true and correct.

SIGNATURE OF AUTHORIZED AGENT 	NAME OF AUTHORIZED AGENT (PRINTED OR TYPED) Warren Galletti, Superintendent	DATE 06/15/2023
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**INSTRUCTIONS**

This form is used for each site requiring attention and must be returned by July 1, of each year. Complete only those sections that are relevant to the district's needs. Refer to Education Code (EC) Sections 17219 and 17224.

**GENERAL INFORMATION**

The following are definitions and criteria used for unused sites.

**Type of Use (for Sections I, II and IV)**

1. The site is currently used for the specific purpose for which it was acquired. This is deemed to mean used as an active K–12 school. A site acquired for use at one grade level may be used at another grade level.
2. The site is currently used to house students for any California Department of Education program (including Adult Education) authorized by the Legislature, and operated by public school districts for which the district is receiving State School Fund apportionments.
3. The site is currently used to house special education students.
4. The site is currently used for district administration purposes including such support services as warehousing and maintenance facilities.
5. The site is currently used for preschool or child care centers when operated by or under contract with a public school district or a county superintendent of schools.
6. The site is currently used for a community college if attendance is allowed for high school students who have been recommended by the district, accepted by the college and are in the 11th and 12th grade (or in a lower grade and have received special approval). None of the class work may be used to supplant high school graduation required course work without special approval by both the district and the college.

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  - for public school purposes as outline under Type of Use listed above.
  - as a civic center used for the purposes as outlined in the Education Code Section 38131.
  - as a community playground.
  - as a playing field.
  - for outdoor recreational purposes.
2. The State Allocation Board, pursuant to agreement with the district utilizes the site to store emergency portable classrooms.
3. The district, or any public or private agency pursuant to agreement with the district utilizes the site for operation of a child care program.

**MODIFICATION OF UNUSED SITE STATUS**

SCHOOL DISTRICT Arena Union Elementary School	COUNTY Mendocino
SITE NAME Oakridge 9703173	DATE 06/15/2023

**SECTION I—ADD THIS SITE – Refer to EC 17219(a)**

Check one

- Site newly acquired.
- Site received through donation.
- Site not previously reported.
- Site no longer qualifies as a used site.  
(Refer to General Information, "Type of Use," items 1–6)  
» Enter date last used: \_\_\_\_\_

Date Site was Acquired: \_\_\_\_\_  
 Acquisition Price/Site Value: \_\_\_\_\_  
 Number of Acres: \_\_\_\_\_  
 Grade Level: \_\_\_\_\_  
 County Assessor's Parcel Number: \_\_\_\_\_

**SECTION II—DELETE THIS SITE – Refer to EC 17223**

Check one

- Site was sold.  
» Enter date escrow closed: \_\_\_\_\_
- Site is being used for school purposes.  
» Enter date site began to be used: \_\_\_\_\_  
» Enter the type of use, 1–6: \_\_\_\_\_  
(Refer to General Information, "Type of Use")
- Site is being used for the construction of school facilities.  
» Enter date construction contract signed: \_\_\_\_\_

**SECTION III—BASIC AID DISTRICT – Refer to EC 17222**

- The fee will not be withheld if it causes the district to receive less than \$120 per pupil of average daily attendance in apportionments during the fiscal year the fees are being withheld.

**SECTION IV—WAIVE THE FEE FOR THIS SITE – Refer to EC 17219(a)**

Check one

- Site will be used within \_\_\_\_\_ years (no more than three).  
District board resolution must be attached which included one of the uses outlined in "Type of Use."  
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(Refer to General Information, "Type of Use")
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**SECTION V—REDUCE THE FEE FOR THIS SITE**

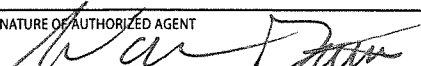
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(Refer to the *Unused Site Program Handbook*, "How to Determine the Value of a Site")  
» New Value: \_\_\_\_\_
- » Obtained by: \_\_\_\_\_  
Appraiser Date of Value: \_\_\_\_\_  
County Assessor

**MISCELLANEOUS CORRECTIONS**

**CERTIFICATION**

I certify that I am authorized to represent the Governing Board of the District, and that the above information is true and correct.

SIGNATURE OF AUTHORIZED AGENT 	NAME OF AUTHORIZED AGENT (PRINTED OR TYPED) Warren Galletti, Superintendent	DATE 06/15/2023
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**INSTRUCTIONS**

This form is used for each site requiring attention and must be returned by July 1, of each year. Complete only those sections that are relevant to the district's needs. Refer to Education Code (EC) Sections 17219 and 17224.

**GENERAL INFORMATION**

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  - as a civic center used for the purposes as outlined in the Education Code Section 38131.
  - as a community playground.
  - as a playing field.
  - for outdoor recreational purposes.
2. The State Allocation Board, pursuant to agreement with the district utilizes the site to store emergency portable classrooms.
3. The district, or any public or private agency pursuant to agreement with the district utilizes the site for operation of a child care program.

June 13, 2023

Mr. Warren Galletti  
District Representative  
Arena Union Elementary School District  
P.O. Box 87  
Point Arena, CA 95468

Dear Mr. Galletti:

**Please be advised that all school districts and county offices of education (district) are subject to nonuse payments for all unused sites, pursuant to California Education Code Sections 17219 through 17224.**

**Failure to return all required forms before August 31, 2023 may result in the District being assessed an improper fee.**

An unused site is deemed to be any site owned by a district that is not being used for school purposes. To facilitate this reporting requirement, a *Certification of Unused Sites* (Form SAB 423) is enclosed for your review. This form includes a listing of all the District's previously reported unused sites and should be reviewed thoroughly and verified for accuracy and content, since it is the basis for which an unused site fee is assessed.

**The Form SAB 423 must be signed and returned even if the District does not have any unused sites. Electronic Signatures are acceptable.** If there are any additions or changes needed to the Form SAB 423, a *Modification of Unused Site Status* (Form SAB 424) must be completed and returned for each site that the District is requesting to:

- Add a site (including sites recently acquired)
- Delete a site
- Waive the fee for a site
- Reduce the fee for a site, or
- Modify any information on the report.

If the State Allocation Board (SAB) has previously granted a waiver for an unused site and the condition that the waiver was granted for continues to exist, the District must recertify by completing Section IV of the Form SAB 424. **An Unused Site fee will be assessed if the District does not recertify.** Please be advised that waivers will not be accepted after the submittal deadline for the current or previous Assessable Year(s). The Form SAB 424 can be found on the Office of Public School Construction (OPSC) website located at [www.dgs.ca.gov/opsc](http://www.dgs.ca.gov/opsc). For your convenience, a copy is enclosed with this letter. You may make as many copies as needed.



Please be advised, OPSC may verify District unused site information. Failure to report unused sites is a violation of the provisions in Education Code Sections 17219 through 17224:

Whenever a school district acquires or has acquired a site for school purposes, as determined by the State Allocation Board, and does not use the site within (1) five years of the date of acquisition for kindergarten, if any, and any of grades 1 to 8, inclusive, maintained by an elementary school district or a unified school district, or, (2) seven years of the date of acquisition for any of grades 7 to 12, inclusive maintained by a high school district or a unified school district, or if a school district has a site at any grade level that has previously been used but has not been used for school purposes within the preceding five years, the school district shall be subject to nonuse payments...

**All forms must be signed by the District Superintendent or an authorized District Representative and returned to OPSC before August 31, 2023.** If the Superintendent/Authorized District Representative has changed please also submit an *Eligibility Determination*, Form SAB 50-03. The Form 50-03 can be found on the OPSC website under the "Forms" tab.

Return all completed forms via email to:

Ryan.Malloy@dgs.ca.gov  
cc: opscapplicationreviewteam@dgs.ca.gov

**Please clearly label the Subject "Unused Site Submittal – (District Name)"**

You may also mail forms to:

Office of Public School Construction  
707 3rd Street  
West Sacramento, CA 95605  
Attention: Unused Sites Program

Should you have any questions, please contact Ryan Malloy at (279) 946-8472 or by e-mail at ryan.malloy@dgs.ca.gov. You may also contact Adrian Felseghi at (279) 946-8425 or by e-mail at adrian.felseghi@dgs.ca.gov.

Sincerely,



MICHAEL WATANABE  
Chief, Program Services  
Office of Public School Construction

MW:rm

Enclosures