

Chaffey Joint Union High School District

211 West Fifth Street, Ontario, California 91762-1698 • (909) 988-8511 • FAX (909) 984-1164



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November 1, 2006

David Evans and Associates, Inc.
800 North Haven Avenue, Suite 300
Ontario, CA 91764

Attention: Josephine Alido,
Environmental Planner

Subject: Ontario Walmart Supercenter

Dear Ms. Alido,

Thank you for inquiring about possible impacts on school services for the above subject project. The site is located within the Montclair High School boundary. The school information is listed on the accompanying White Report. We have also enclosed our most current Fee Justification Report for new residential and commercial/industrial development.

Chaffey Joint Union High School District currently collects a developer fee of \$0.13 per square foot for commercial/industrial construction. With a project of this size, we do not anticipate any long-term impacts for school services. At this time, there is not a Community Facilities District for the Chaffey District in this project area, nor is one anticipated.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

A handwritten signature in cursive script, appearing to read "Mike Harrison".

Mike Harrison,
Director,
Operations & Planning

MWH/dat
Enclosures (2)

Chaffey Joint Union High School District
 School Locations and Facilities Report
 (Business and Professions Code 11010)

To:
 From: Assistant Superintendent of Business
 Re: Your Request for School Information
 Property Address (or Tract/Lot) :
 Date:

The Chaffey Joint Union High School District ("District") services grades nine through twelve. Information regarding kindergarten through grade eight must be obtained from elementary school districts.

District Schools

<u>Alta Loma High School</u> 8880 Baseline Road Alta Loma, CA 91701 (909) 989-5511	<u>Los Osos High School</u> 6001 Milliken Avenue Rancho Cucamonga, CA 91737 (909) 477-6900	<u>Canyon View Continuation H.S.</u> 557 West Fifth Street Ontario, CA 91762 (909) 983-7102
<u>Chaffey High School</u> 1245 North Euclid Avenue Ontario, CA 91762 (909) 988-5560	<u>Montclair High School</u> 4725 Benito Street Montclair, CA 91763 (909) 621-6781	<u>Valley View Continuation H.S.</u> 1801 East Sixth Street Ontario, CA 91764 (909) 985-0966
<u>Colony High School</u> 3850 East Riverside Drive Ontario, CA 91761 (909) 930-2929	<u>Ontario High School</u> 901 West Francis Street Ontario, CA 91762 (909) 988-7411	<u>Community Day School</u> 525 West Fifth Street Ontario, CA 91762 (909) 983-8413
<u>Etiwanda High School</u> 13500 Victoria Avenue Etiwanda, CA 91739 (909) 899-2531	<u>Rancho Cucamonga High School</u> 11801 Lark Drive Rancho Cucamonga, CA 91730 (909) 989-1600	

The attendance area of each of the schools is indicated on the attached map. Please be aware that attendance areas of the District are subject to change. Receipt of this location report does not guarantee that children from a specific area will attend a specific school.

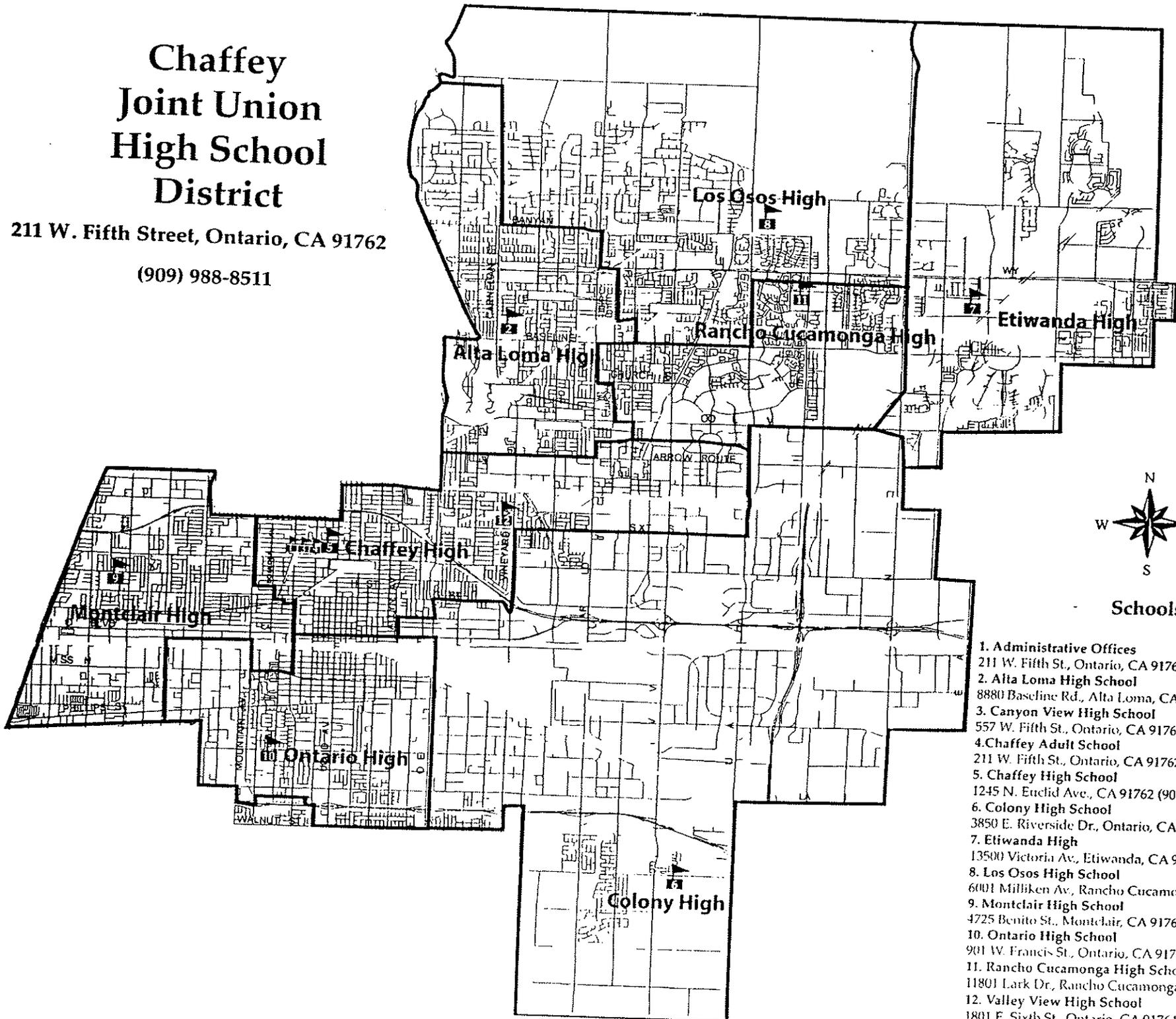
Total Enrollment	21,981
Total Design Capacity	15,749
Number of Permanent Classrooms	635
Projected Enrollments	
2003-2004	22,700
2004-2005	22,950

For additional information contact the Assistant Superintendent of Business at (909) 988-8511, extension 2680.

Chaffey Joint Union High School District

211 W. Fifth Street, Ontario, CA 91762

(909) 988-8511



1. Administrative Offices
211 W. Fifth St., Ontario, CA 91762 (909) 988-8511
2. Alta Loma High School
8880 Baseline Rd., Alta Loma, CA 91701 (909) 989-5511
3. Canyon View High School
557 W. Fifth St., Ontario, CA 91762 (909) 983-7102
4. Chaffey Adult School
211 W. Fifth St., Ontario, CA 91762 (909) 983-2010
5. Chaffey High School
1245 N. Euclid Ave., CA 91762 (909) 988-5560
6. Colony High School
3850 E. Riverside Dr., Ontario, CA 91761
7. Etiwanda High
13500 Victoria Av., Etiwanda, CA 91739 (909) 899-2531
8. Los Osos High School
6001 Milliken Av., Rancho Cucamonga, CA 91737
9. Montclair High School
4725 Benito St., Montclair, CA 91763 (909) 621-6781
10. Ontario High School
901 W. Francis St., Ontario, CA 91762 (909) 988-7411
11. Rancho Cucamonga High School
11801 Lark Dr., Rancho Cucamonga, CA 91701 (909) 989-1600
12. Valley View High School
1801 E. Sixth St., Ontario, CA 91764 (909) 985-0966

**Chaffey Joint Union High School District
Description of High School Attendance Boundaries**

ALTA LOMA HIGH SCHOOL

From San Bernardino National Forest boundary line in alignment with Carnelian Street, south in a straight line to Carnelian Street and continue south to Banyan Street, east to Archibald Avenue, south to Highland Avenue, east to Ramona Avenue, south to former Southern Pacific Railroad right-of-way, east to Hermosa Avenue, south to Baseline Road, west to Archibald Avenue, south to Church Street, east to Ramona Avenue, south to Foothill Boulevard, east to Hermosa Avenue, south to Devon Street, west in a straight line to Archibald Avenue, south to Arrow Route, west to Grove Avenue, north to Foothill Boulevard at City of Rancho Cucamonga boundary line, follow City of Rancho Cucamonga boundary line north to the alignment with 14th Street, north in a straight line to Baseline Road, east to Cucamonga Creek Channel at City of Rancho Cucamonga boundary line, follow City of Rancho Cucamonga boundary line north to San Bernardino National Forest boundary line, and include Mt. Baldy Area.

ETIWANDA HIGH SCHOOL

From San Bernardino National Forest boundary line in alignment with Lytle Creek Road, south in a straight line to Lytle Creek Road and continue south to Highland Avenue, east to Knox Avenue, south to Walnut Street, west to the alignment with Lytle Creek Road, south to Baseline Road, west to Cherry Avenue, south to Foothill Boulevard, west to East Avenue, south to Arrow Route, west to Etiwanda Avenue, north to Foothill Boulevard, west to Interstate 15, northeast to Etiwanda Avenue, north to San Bernardino National Forest boundary line.

LOS OSOS HIGH SCHOOL

From San Bernardino National Forest boundary line in alignment with Etiwanda Avenue, south in a straight line to Etiwanda Avenue and continue south to Route 30/210, west to Milliken Avenue, south to Baseline Road, west to Hermosa Avenue, north to former Southern Pacific Railroad right-of-way, west to Ramona Avenue, north to Highland Avenue, west to Archibald Avenue, north to Banyan Street, west to Carnelian Street, north to San Bernardino National Forest boundary line.

RANCHO CUCAMONGA HIGH SCHOOL

From Highland Avenue at Etiwanda Avenue, south to Interstate 15, southwest to Foothill Boulevard, west to Milliken Avenue, south to the alignment with the intersection of Elm Avenue and White Birch Drive, west in a straight line to Hermosa Avenue, north to Foothill Boulevard, west to Ramona Avenue, north to Church Street, west to Archibald Avenue, north to Baseline Road, east to Milliken Avenue, north to Route 30/210, east to Etiwanda Avenue.

CHAFFEY HIGH SCHOOL

From Milliken Avenue at the alignment with the intersection of Elm Avenue and White Birch Drive, south to Sixth Street, west to Vineyard Avenue, south to G Street, west to Grove Avenue, south to D Street, west to Allyn Avenue, south to Holt Boulevard, west to San Antonio Avenue, north to Flora Street, west to Granite Avenue, north to F Street, west to Boulder Avenue, north to H Street, west to Mountain Avenue, north to Interstate 10, east to Euclid Avenue, north to Burlington Northern & Santa Fe Railroad tract (Metrolink), east to Grove Avenue, north to Arrow Route, east to Archibald Avenue, north to Devon Street east in a straight line to Milliken Avenue.

COLONY HIGH SCHOOL

From Foothill Boulevard at Etiwanda Avenue, south to Burlington Northern & Santa Fe Railroad track (Metrolink), east to East Avenue, south to Fourth Street, east to Mulberry Avenue, south to the alignment with Jurupa Avenue, west in a straight line to Etiwanda Avenue, south to Philadelphia Street, west to Milliken Avenue, south to Belgrave Avenue, follow San Bernardino County boundary line southwest to the alignment with Carpenter Street, north in a straight line to Interstate 60, west to Vineyard Avenue, south to Walnut Street, west to Grove Avenue, north to Holt Boulevard, west to Allyn Avenue, north to D Street, east to Grove Avenue, north to G Street, east to Vineyard, north to Sixth Street, east to Milliken Avenue, north to Foothill Boulevard, east to Etiwanda Avenue.

MONTCLAIR HIGH SCHOOL

From Interstate 10 at Mountain Avenue, south to H Street, east to Boulder Avenue, south to F Street, east to Granite Avenue, south to Flora Street, east to San Antonio Avenue, south to Mission Boulevard, west to Mountain Avenue, north to Union Pacific Railroad track, west to Central Avenue, south to Phillips Street, west to San Bernardino County boundary line, north to Southern Pacific Railroad tracks, east in a straight line to Benson Avenue, south to Interstate 10, west to Mountain Avenue.

ONTARIO HIGH SCHOOL

From Holt Boulevard at Grove Avenue, south to Walnut Avenue, west to Fern Avenue, north to Interstate 60, west to City of Ontario boundary line, follow City of Ontario boundary line north to the alignment with Monticello Street, west along City of Ontario boundary line to Mountain Avenue, south to Interstate 60, west to Magnolia Avenue, north to Philadelphia Street, west to Benson Avenue, north to Phillips Street, west to Central Avenue, north to Union Pacific Railroad track, east to Mountain Avenue, south to Mission Boulevard, east to San Antonio Avenue, north to Holt Boulevard, east to Grove Avenue.

SDFA

Chaffey Joint Union High School District

FEE JUSTIFICATION REPORT FOR NEW RESIDENTIAL & COMMERCIAL / INDUSTRIAL DEVELOPMENT

April 2006

Chaffey Joint Union High School District

Operations & Planning

211 W. Fifth Street

Ontario, CA 91762

TEL: 909 • 988 • 8511 FAX: 909 • 467 • 5102

Contact: Mike Harrison

SPECIAL DISTRICT FINANCING & ADMINISTRATION

437 West Grand Avenue

Escondido CA 92025

760-233-2630 Fax 760-233-2631

Table of Contents

Executive Summary	iii
Introduction	1
The Chaffey Joint Union High School District	1
Synopsis of District Growth & Student Capacity	1
Legislative History	2
Methodology	4
Data Sources	4
Residential Development	5
Existing Facilities Capacity and Current Enrollment	5
Future Residential Unit Projections	5
Student Generation Rates	8
Students Generated By New Development	9
School Facilities Required to Serve New Development	9
Estimated School Facilities Costs	9
Interim Housing and Administrative Support	10
Total Estimated Cost Per Student	11
School Facilities Impact Per Dwelling Unit	12
Commercial/Industrial Development	14
School Facilities Impacts from Commercial/Industrial	14
Estimated Number of Employees Per Square Foot	14
Estimated Number of Employees Living & Working Within the School District	15
Estimated Household Rate per Resident Worker	17
School Facilities Cost from Commercial/Industrial Development	18
Commercial/Industrial Development Impact	19
Conclusions & Statement of Findings	22
Appendices	23

Appendix A: School Capacity & Enrollment Worksheet

Appendix B: SCAG – Population & Household Projections

Appendix C: Future Dwelling Unit Projections

Appendix D: Summary of Student Generation Rates

Appendix E: School Facilities Cost Estimates

Appendix F: 2000 Census Data – Employment & Housing

List of Tables

Table	Description	Page
Table I	<i>FY 2005/06 Student Enrollment</i>	2
Table II	<i>Existing School Facilities Capacity</i>	5
Table III	<i>Projected Future Residential Units</i>	6
Table IV	<i>Projected Future Residential Units – ESD Attendance Area</i>	7
Table V	<i>Projected Future Residential Units – New Model Colony Project</i>	7
Table VI	<i>Projected Total Future Residential Units</i>	7
Table VII	<i>Student Generation Rate for SFDs</i>	8
Table VIII	<i>Student Generation Rate for MFS</i>	9
Table IX	<i>Student Generation for SFDs & MFs</i>	9
Table X	<i>School Facilities Required for New Development (Unmitigated)</i>	9
Table XI	<i>Estimated Facilities Costs Per School Site</i>	10
Table XII	<i>Estimated Facilities Costs (Excluding Interim Housing & Admin. Facilities)</i>	10
Table XIII	<i>Costs for Interim Housing & Administrative Support Facilities</i>	11
Table XIV	<i>Total Estimated Facilities Costs</i>	11
Table XV	<i>Total Facilities Costs Per Pupil</i>	11
Table XVI	<i>Total Facilities Costs Per Residential Unit</i>	12
Table XVII	<i>Fee Allocation By School Type - Residential Development</i>	13
Table XVIII	<i>Comparison of Facilities Costs To Authorized Fees</i>	13
Table XIX	<i>Region-wide Employment Per 1000 Sqft by Development Type</i>	15
Table XX	<i>Estimated Resident Employees Within the ORC Census Area</i>	16
Table XXI	<i>Resident Employee Generation Factors by Development Type</i>	17
Table XXII	<i>Household Rate for ORC Area</i>	17
Table XXIII	<i>Household Generation for Commercial/Industrial Land Uses</i>	18
Table XXIV	<i>Gross School Facilities Impact for Commercial/Industrial Land Use</i>	19
Table XXV	<i>Net Facilities Deficit After Collecting Maximum Residential Fees</i>	20
Table XXVI	<i>Net Non-Residential Facilities Impact Fee Deficit</i>	20
Table XXVII	<i>Authorized Development Fee – Commercial/ Industrial Development</i>	21

EXECUTIVE SUMMARY

This Fee Justification Report ("Report") for Residential and Commercial/Industrial Development has been prepared by Special District Financing & Administration ("SDFA") for the purpose of identifying the impact of projected future development on the school facilities of the Chaffey Joint Union High School District ("CJUHSD" or "District"), the ability of the District's current facilities to accommodate the impact, and the extent to which projected demand exceeds the District's current facilities capacity as well as quantify the costs associated with meeting the increased demand.

Specifically, this Report is intended to provide the Board of Education of the District with the required information to make the necessary findings set forth in Government Code Section 66001 et seq. and in accordance with Government Code Section 65995 et. seq, to support the District's collection of its fair share of the statutory fees allowed by the State of California, which for unified districts (K-12) is currently \$2.63 per square foot of new residential development and \$0.42 per square foot of new commercial/industrial development. The CJUHSD is a high school district providing school facilities to secondary students living within the cities of Fontana, Montclair, Ontario, Rancho Cucamonga and Upland as well as small portions of unincorporated areas within the counties of San Bernardino and Los Angeles.

The findings contained in this Report include the following:

- *In accordance with state classroom loading standards, the District currently has school capacity to house approximately 22,228 students.*
- *As of October 5, 2005, current enrollment, including Special Day Class students, is approximately 25,018 students resulting in a current capacity deficit of 2,790 seats.*
- *Approximately 13,500 new dwelling units are anticipated to be constructed within the City of Ontario during the next ten years and 4,120 new dwelling units are anticipated to be constructed within that portion of the cities of Fontana and Rancho Cucamonga that lie within the attendance boundaries of the Etiwanda School District ("ESDAA") during that same time period.*
- *Historical data indicates that over one high school student is generated from every four single-family detached homes constructed and that almost one high school student is generated from every six multi-family dwelling units constructed.*
- *An entire new high school and a portion of a second high school will need to be constructed in order to provide adequate facilities to house students to be generated solely from currently unmitigated developments which lie within the boundaries of the Chaffey Joint Union High School District. The estimated cost of these school*

facilities, excluding interim housing requirements and central administrative support, is over \$227 million dollars.

- *Taking into account the cost of interim housing and administrative support, the total cost of school facilities results in a cost of approximately \$59,730 per high school student. Thus, estimated school facilities cost per new single-family detached ("SFD") home equates to approximately \$15,661 and the cost per multi-family dwelling unit ("MF") is approximately \$7,849.*
- *Utilizing property characteristics data provided by the County Assessor's office as it pertains to that portion of development that lies within the ESDAA as well as District-wide tabulations of permitted units during the past five years, the weighted average size of the future dwelling units to be constructed within the CJUHSD was estimated to be 2,336 square feet. Based upon the average square footage, the District would need to collect approximately \$5.94 per square foot of new residential development to mitigate the school facilities impacts. This amount is well in excess of the amount that may be currently collected by the District (i.e., the District's maximum fee amount is \$0.82 per square foot) and permitted by State statute. Thus, the District is justified in collecting the statutory fees for residential development as permitted by state law.*
- *Utilizing estimates regarding employee generation and associated residential household generation gleaned from recent Census data, it was determined that the District would need to collect between \$0.33 and \$16.00 per square foot of commercial/industrial development to mitigate the gross school facilities impacts resulting from new non-residential development. This amount is well in excess of the amount currently collected by the District (i.e., the District's maximum fee amount is \$0.13 per square foot) and permitted by State statute. Thus, the District is justified in collecting the statutory fees for commercial/industrial development as permitted by state law.*
- *Absent additional state or local funding, the District will not be able to provide adequate school facilities for new residential, commercial or industrial developments within the boundaries of the District, which are currently unmitigated.*

Section
One

INTRODUCTION

This Section of the Report sets forth the legislative requirements as well as the methodology employed and the data sources utilized in the analysis of the District's school facilities impact. Also included in this Section is a brief description of the CJUHSD, its current student enrollment and its current capacity.

The Chaffey Joint Union High School District

The CJUHSD is a political subdivision of the State of California located in the western portion of San Bernardino County and includes almost all of the territory within the boundaries of the Cities of Montclair and Rancho Cucamonga, portions of the cities of Fontana and Ontario as well as an unincorporated area serving the mountain community of Mt. Baldy. Its western boundary is largely coterminous with the western boundaries of the City of Rancho Cucamonga to the north and the City of Montclair to the south. Its southern boundary line generally lies south of the I-10 and north of the I-60 freeways, with the exception of the southern central portion of the District between Archibald Avenue and Milliken where it extends south of Interstate 60 to the County line. The eastern boundary of the District roughly follows Etiwanda Avenue to the point that that Etiwanda Avenue intersects with the I-15 freeway and then the eastern boundary extends further east to Lytle Creek. The northern boundary largely abuts the foothills to the north of Fontana and Rancho Cucamonga.

The District is a large high school district (Grades 9-12) that primarily serves an urban population with over 25,000 students housed in eight comprehensive high schools, two continuation schools and one adult and one community day school. The District serves a diverse ethnic population that includes more than 350,000 people in the cities of Fontana, Montclair, Ontario and Rancho Ontario as well as some small unincorporated areas.

Synopsis of District Growth & Student Capacity

During the past six years the District has seen an increase in enrollment of over 5,000 pupils, which represents an increase of over twenty-five percent (25%). While there are some signs that development within southern California may be slowing slightly from the terrific pace experienced during the past several years, continued robust development during the next five years is still expected to occur, particularly in the eastern portion of the District where many developments exist along both sides of the I-15 corridor, north of the I-10 freeway. Additionally, development in the southern portion of the City of Ontario is expected to occur within the eastern portion of the master-planned area known as New Model Colony as a result of the

recent adoption of the Eden Glen Specific Plan. Additional specific plans approvals within the New Model Colony project area are expected to occur shortly.

Student enrollment for 2005-06 by grade level is as follows:

Table 1
FY 2005/06 Student Enrollment

Grade Level	Current Enrollment ⁽¹⁾
Ninth	6,641
Tenth	6,680
Eleventh	6,090
Twelfth	5,607
Total 2005/06 Enrollment	25,018

(1) Reflects California Basic Educational Data Systems (CBEDs) enrollment based on CBEDs Information Day of October 5, 2005 which indicated a total enrollment of 25,018 and includes Special Day Class (SDC) pupils.

According to California Basic Educational Data Systems ("CBEDS"), enrollment figures show that the total student population is over 25,000 students. For purposes of calculating current enrollment and capacity under the School Facilities Program the District relies on enrollment and capacity computations as summarized on its School Capacity and Actual Enrollment worksheet, attached as Appendix "A". This worksheet indicates that the District's currently funded school facilities are sufficient to house 21,129 regular high school students (Grades 9-12) and 1,099 Special Day Class pupils (1,003 non-severe and 96 severe). A comparison of current student enrollment to current capacity demonstrates that the District currently has insufficient facilities to adequately house its current 9-12 enrollment.

Based upon the most recent population and housing estimates and trends as indicated by recent Census data and corroborated by recent development activity within the cities of Fontana, Ontario and Rancho Cucamonga, it is anticipated that the growth experienced by the District during the past decade is likely to continue in the near future. Specifically, current growth estimates prepared by the Southern California Association of Governments suggest that additional housing development within the jurisdictional boundaries of the CJUHSD is likely to continue at a good pace during the next five years. Thus, as the District's current facilities are inadequate to house *all* of its current students, much less any additional students expected to be generated from future dwelling units to be constructed, additional facilities must be added to provide some incremental capacity for students that will be generated from new non-mitigated development.

Legislative History

School districts have historically relied upon state funds and local bond measures to provide funding for the acquisition and construction of new school facilities. Prior to the passage of

Proposition 13 in 1978, a school district's share of local property taxes was typically sufficient to build necessary schools to accommodate new development. The rapid increase in real estate prices within California during the 1970's and 1980's ensured that revenues would expand as the "ad valorem" tax base grew. However, limitations on the growth of this funding source were significantly constrained by the passage of Proposition 13, which limited annual increases in real estate values, except in the case of ownership transfers, to two percent (2%). This action, combined with a compounding need for new construction monies, caused significant hardships in many school districts during the early 1980's.

In 1986 the state legislature attempted to address this funding shortfall through the enactment of Assembly Bill 2926 ("School Fee Legislation"), which provided for the imposition of development fees on new residential and commercial/industrial construction. The School Fee Legislation provides that development fees are to be collected prior to the issuance of a building permit. Furthermore, no city or county is authorized to issue a building permit for new residential or commercial/industrial projects unless it first certifies with the appropriate school districts that the developer of the project has complied with the development fee requirement.

Shortly thereafter, AB 1600 ("Mitigation Fee Act") was enacted by the state legislature and took effect on January 1, 1989. Government Code Section 66001 Et. Seq. sets forth the requirements for establishing, imposing and increasing development fees initially authorized under AB 2926. Specifically, the Mitigation Fee Act requires that a reasonable relationship or "nexus" exist between the type and the amount of a development fee imposed and the cost of the benefit to be derived from the fee. Specifically, Section 66001 of the Government Code with respect to the imposition of development fees provides, in pertinent part, that any action establishing, increasing, or imposing a fee on new development shall do all of the following:

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

The development fees are currently authorized under Education Code Section 17620 and are \$2.63 per square foot of new residential construction and \$0.42 per square foot of new commercial/industrial development (for K-12 school districts) of which, if substantiated by a properly adopted fee report the District would receive \$0.82 per square foot of new residential development and \$0.13 per square foot of new non-residential development pursuant to its fee-sharing agreements with the various feeder school districts. These development fees will next be increased by the SAB in 2008 and every two years thereafter.

Methodology

In order to determine the impact of new residential development on CJUHSD facilities the relationship between the construction of a new residential dwelling unit and its impact on the demand for school facilities must be identified. For residential development this determination includes the following:

- *Projecting the number of future residential dwelling units to be constructed within CJUHSD boundaries.*
- *Calculating a student generation rate (i.e., students expected to be generated from each new home) for each dwelling unit type (SFD and MF).*
- *Determining the number of students to be generated from new development.*
- *Identifying the "per student cost" for new high school facilities.*
- *Multiplying the per student costs for high school facilities by the student generation rate for each dwelling unit type.*

The methodology for determining the impact of new commercial/industrial development is similar. However, instead of determining the number of students to be generated per new dwelling unit, the focus is on the number of students generated per employee.

This Report utilizes in part, employee generation factors derived from the Traffic Generator's Guide prepared by the San Diego Association of Governments (SANDAG), last updated in April of 2002, as well as certain census data compiled by the U.S. Census Bureau.

Data Sources

The primary information required to establish a nexus between new development and school facilities impacts include residential housing projections, employment impacts from new commercial/industrial development, historical student generation rates and facilities cost estimates. Primary information sources regarding future housing projections includes a tabulation of future dwelling units to be constructed within the Etiwanda School District attendance area as prepared by SDFA and specific plan information as contained in two specific plans for the project area known as New Model Colony. Data for determining commercial/industrial impacts was derived from the Traffic Generators Guide prepared by SANDAG as well as 2000 Census Data for the Cities of Fontana, Montclair, Ontario and Rancho Cucamonga. Student generation rates for this Report were taken from the FY 2004/05 Student Population Projections Report, dated June 20, 2005, which was prepared by Davis Demographics and Planning (DDP). Facilities cost estimates were prepared using cost information obtained from the District's Facilities Department.

Section

Two

RESIDENTIAL DEVELOPMENT

This Section of the Report identifies the school facilities impact from new residential construction.

Existing Facilities Capacity and Current Enrollment

Prior to examining the school facilities impacts from new development, the District's current capacity and enrollment were reviewed to identify existing facilities that may be available to house future students. As shown in Appendix "A" (School Capacity & Actual Enrollment worksheet), the District has determined that its existing funded school building capacity is approximately 22,228 high school seats. As shown in Table I, CBEDS enrollment figures for 2005/06 include 25,018 students. The resulting capacity deficit is shown in Table II.

*Table II
Existing School Facilities Capacity*

School Type	2005/06 Capacity ⁽¹⁾	2005/06 Enrollment	Existing Seat Surplus/(Deficit)
High (9-12) ⁽²⁾	22,228	25,018	(2,790)

(1) Includes Permanent Facilities & Interim Facilities

(2) It should be noted that the High School Capacity shown above is derived from Appendix 'A' and that calculation is based on the District's baseline capacity as determined by using state loading standards and then supplemented by the number of grant units obtained for each project.

Future Residential Unit Projections

SDFA has assisted the Etiwanda School District (ESD) with the administration of its community facilities districts during the past several years and has also been involved in the tabulation of student generation rates for that school district in conjunction with the preparation of its School Facilities Needs Analysis (SFNA) and its DFJS. Part of these efforts have involved a review of proposed development plans for the cities of Rancho Cucamonga and Fontana and a tabulation of future development projects for the ESD attendance area. Additionally, SDFA has also reviewed the specific plan documents for two of the proposed master-planned communities within Ontario's New Model Colony project area – Eden Glen and Countryside.

While, the District can expect additional development to occur in various "in-fill" and redevelopment areas within the cities of Montclair and Ontario as well as in that portion of the

City of Rancho Cucamonga that is not located within the ESD attendance area, this report incorporates only those future development projects identified within the ESD attendance area and those dwelling units proposed for that portion of Ontario's New Model Colony project area that is located within the boundaries of the CJUHSD. Again, the District has not incorporated any estimate of future dwelling units expected from currently unidentified in-fill development; however, as the following discussion indicates, a simple projection of new residential units that are likely to be constructed in response to growth in population within the area lends supports to the District's position that considerable new construction of residential construction can be expected.

Based on current and future population estimates prepared by the Southern California Association of Governments (see Appendix 'B') and existing housing to population ratios, the District would expect that by 2025, approximately 37,000 additional residential units would need to be constructed within the boundaries of the District solely as a result of expectations regarding population growth.

This estimate is summarized in Table III.

*Table III
Projected Future Residential Units*

Statistical Area ⁽¹⁾	Current Population	Projected 2025 Population	Current Households	Projected 2025 Households	Net Increase in Residential Units ⁽²⁾
City of Fontana (10%)	31,718	45,237	7,880	12,191	4,311
City of Montclair (100%)	34,459	34,997	8,882	9,783	901
City of Ontario (55%)	94,135	151,730	24,956	43,950	18,994
City of Rancho Cucamonga (100%)	149,527	170,771	46,430	59,522	13,092
Total Projection for CJUHSD	309,839	402,735	88,148	125,446	37,298

- (1) Percent of population and housing units shown for Fontana and Ontario was based on an estimate of the approximate percentage of land area of each jurisdiction that is located within the boundaries of CJUHSD and assumes that overall densities for that portion of the jurisdictions that are located within the boundaries of CJUHSD are similar to that portion of the jurisdictions that are not located within the boundaries of CJUHSD.
- (2) While there is not a perfect correlation between the expected increase in households and residential units, the District believes that the correlation is sufficiently strong to approximate the number of new residential units.

As previously indicated, SDFA has prepared a tabulation of Future Dwelling Units expected to be constructed within the ESD attendance area. This tabulation also includes dwelling units for which a building permit was issued after January 1, 2005, as it is unlikely that a significant portion of such units would have been completed, occupied and generating students that would have been reflected in the FY 2005/06 CBEDs enrollment figures, based on attendance as of the October 5, 2005. Thus, for identifying dwelling units expected to generate future students, dwelling units permitted since January 1, 2005 are considered to be future dwelling units and are included on the Future Unit tabulation contained in Appendix 'C-2'. A summary of these projects is shown below:

*Table IV
Projected Future Residential Units – ESD Attendance Area ⁽¹⁾*

Jurisdiction	Future SFD Dwelling Units	Future MF Dwelling Units ⁽²⁾	Total Future Dwelling Units
City of Fontana	1,135	0	1,135
City of Rancho Cucamonga	2,604	381	2,985
Totals	3,739	381	4,120

- (1) Future Residential Projects identified within the boundaries of the Etiwanda School District and includes some dwelling units for which building permits were issued after January 1, 2005.
 (2) MF or Multi-family dwelling units include both "for-sale" units (i.e., condominiums and townhouses) and apartment units.

The estimated dwelling unit counts for that portion of the New Model Colony project which is within the boundaries of the CJUHSD are set forth in Appendix 'C-1' and are summarized below:

Table V
 Projected Future Residential Units – Cities of Montclair and Ontario

Jurisdiction	Future SFD Dwelling Units	Future MF Dwelling Units ⁽¹⁾	Total Future Dwelling Units
City of Montclair ⁽²⁾	0	0	0
City of Ontario ⁽³⁾	9,855	3,645	13,500
Totals	9,855	3,645	13,500

- (1) MF or Multi-family dwelling units include both "for-sale" units (i.e., condominiums and townhouses) and apartment units.
 (2) As previously noted, anticipated development from in-fill and redevelopment was not considered in this Report.
 (3) Only that portion of anticipated development within the eastern portion of the New Model Colony project area was incorporated in the future development estimate for the City of Ontario.

Thus, a summary of future residential SFD and MF units to be built within the CJUHSD within the next few years is shown in Table VI.

Table VI
 Projected Total Future Residential Units

Jurisdiction	Single-Family Detached (SFDs)	Multi-Family (SFAs and Apts)	Estimated Total
City of Fontana ⁽¹⁾	1,135	0	1,135
City of Montclair	0	0	0
City of Ontario ⁽¹⁾	9,855	3,645	13,500
City of Rancho Cucamonga ⁽¹⁾	2,604	381	2,985
Totals	13,594	4,026	17,620

- (1) Includes only that portion of the applicable jurisdiction that lies within the boundary of the CJUHSD.

Student Generation Rates

To establish a nexus between anticipated future residential development and a corresponding need for additional school facilities, the number of future students anticipated to be generated from the new residential development must be determined. This calculation often results in a student generation rate or factor, which represents the number of students, or portion thereof, expected to attend District schools from each new house. To accurately determine the cost of school facility impacts a student generation rate for each dwelling unit type (i.e., SFD, Multi-family) is required because different product types generate a different number of students per dwelling unit than others.

The calculation of student generation rates for the purpose of projecting future students to be generated from future development was derived from the FY 2004/05 Student Population Projections Report, dated June 20, 2005, which was prepared by Davis Demographics and Planning (DDP). The Maturity yield rates set forth in that report are summarized in Appendix 'D' and the following two tables.

The student generation rate for single-family detached units is reflected in Table VII.

*Table VII
Student Generation Rate for SFDs*

School Level	SFD Students	SFD Units	Generation Rate ⁽¹⁾
High (9-12)	17,638	67,275	0.2622

(1) Rounded to the nearest ten-thousandth.

SDFA computed a distinct student generation rate for both single-family attached units and apartment units. However, these two rates were aggregated for two primary reasons. First, the resulting rates for SFA and apartments were very similar and it can be assumed that the student generation rates for these two product types will continue to be fairly similar. Secondly, current planning documents do not always make a distinction between single-family attached units and apartment units. Therefore, the aggregate multi-family generation rates for elementary, middle and high school students incorporates both single-family attached units and apartment units as indicated below in Table VIII:

*Table VIII
Student Generation Rate for MFs*

School Level	MF Students	MF Units	Generation Rate ⁽¹⁾
High (9-12)	4,687	35,669	0.1314

(1) Rounded to the nearest ten-thousandth.

Students Generated By New Development

The number of students estimated to be generated from future Unmitigated Development is determined by multiplying the projected number of future unmitigated SFD and MF units (Table VI) by the corresponding generation rates (Tables VII & VIII). This computation is reflected in Table IX:

*Table IX
Student Generation for SFDs & MFs*

School Level	Future SFD Dwelling Units: 13,594		Future MF Dwelling Units: 4,026		Aggregate Future Students
	SFD Student Generation Rate	Future SFD Students	MF Student Generation Rate	Future MF Students	
High (9-12)	0.2622	3,564	0.1314	529	4,093

School Facilities Required to Serve New Development

In order to determine the number of schools, or portions thereof, required to serve students generated from new development, the aggregate student generation rate shown in Table IX is divided by the school capacity (i.e., design population). Table X shows the number of new high schools required to serve new development:

*Table X
School Facilities Required for New Development (Unmitigated)*

School Facility	Current Available Capacity ⁽¹⁾	Design Capacity	Future Students	Required Facilities ⁽²⁾
High School (9-12)	0	2,500	4,093	1.64

(1) Current capacity available for Unmitigated Development is shown at zero pursuant to Table II.

(2) Rounded to the nearest hundredth.

Estimated School Facilities Costs

To calculate the cost for new school facilities, the District incorporated its most recent estimates for High School No. 9, the next comprehensive school site to be constructed. These numbers reflect the District's estimate of land acquisition and construction costs, and also include anticipated costs for furniture, equipment and technology. It should be noted that the District's actual school costs for High School No. 9 and High School No. 10 could be significantly higher than these estimates as recent dramatic increases in school construction costs have suggested annual inflation of 15-20% in the short-term. The land costs associated with High School No. 9, which were a result of condemnation proceedings, were incorporated and these costs are in excess of \$485,000 per acre.

The estimated costs for high school facilities are contained in Appendix 'E-1'. The resulting facilities costs per school site, including acquisition and site development are shown in Table XI.

*Table XI
Estimated Facilities Costs Per School Site*

School Facility	Site Acquisition/ Development ⁽¹⁾	Construction ⁽²⁾	Total Cost
High (9-12)	\$46,328,936	\$92,320,811	\$138,649,747

(1) It should be noted that the site acquisition and development costs incorporated here are higher than the amount shown in Table 13 of the District's School Facilities Needs Analysis (SFNA), because the prescribed methodology required for the SFNA requires that the computation of site acquisition costs for a high school site with a design capacity similar to High School No. 9 reflect land costs for only 46.5 acres (artificially low). The costs shown above reflect the true acquisition costs for High School No. 9, which is a 60.1 acre site.

(2) Includes plans, tests and inspections, furniture and equipment, technology and other items.

The aggregate facilities impact from new, Unmitigated Development is determined by multiplying the per site costs shown in Table XI by the required number of sites reflected in Table X. This resulting impact is shown in Table XII.

*Table XII
Estimated Facilities Costs (Excluding Interim Housing & Admin. Facilities)*

School Type ⁽¹⁾	Required Schools ⁽¹⁾	Site Acquisition/ Development	Construction ⁽²⁾	Total Cost
High (9-12)	1.64	\$75,979,455	\$151,406,130	\$227,385,585

(1) Rounded to the nearest hundredth.

(2) Includes plans, tests and inspections, furniture and equipment, technology and other items.

Interim Housing and Administrative Support

In addition to the need for high school facilities, new development imposes additional facilities impacts on school districts. Because development fees are collected at the time a building permit is issued, funds to provide facilities accumulate over a period of time and revenues, particularly when other local or state funds are not available, are not sufficient to build a school when development so warrants. The solution to this problem is most often addressed through "interim housing" in which the District purchases or leases relocatable classrooms that are used to temporarily alleviate overcrowding at existing school sites. Utilizing recent cost data associated with the setup and leasing of portables at its current sites, the CJUHS has determined that it costs the District approximately \$3,500 per high school student to provide interim housing until new facilities are available.

Additional central administrative facilities and support is also required as new students place incremental demands on school administration. The District has determined that \$675 for each new student is necessary to provide for corresponding central administrative facilities. The estimated total cost of interim housing and central administrative facilities is shown in Table XIII.

*Table XIII
Costs for Interim Housing & Administrative Support Facilities*

School Level	Future Students	Per Pupil Costs		Total Cost
		Interim Housing ⁽¹⁾	Administrative Support ⁽¹⁾	
High (9-12)	4,093	\$3,500	\$675	\$17,088,275

(1) Rounded to the nearest dollar.

Thus, the estimated total cost of school facilities (Table XII) and ancillary facilities (Table XIII) necessary to accommodate students generated from new residential development is shown in Table XIV:

*Table XIV
Total Estimated Facilities Costs*

School Level	School Facilities	Interim Housing	Administrative Support	Total Cost
High (9-12)	\$227,385,585	\$14,325,500	\$2,762,775	\$244,473,860

Total Estimated Cost Per Student

The estimated facilities cost for high school student is derived by dividing the school facilities costs by the respective number of students expected to be generated from new residential development. The per pupil costs for interim housing and administrative support (Table XIII) are added to the per pupil school facilities cost to determine the total per student facilities costs for high school facilities. The total estimated per pupil facilities cost is shown below:

*Table XV
Total Facilities Costs Per Pupil*

School Level	School Facilities Cost	Future Students	Per Pupil Costs ⁽¹⁾			
			School Facilities	Interim Housing	Administrative Support	Total Cost
High (9-12) ⁽²⁾	\$227,385,585	4,093	\$55,555	\$3,500	\$675	\$59,730

(1) Rounded to the nearest dollar.

(2) Reflects a weighted average based upon anticipated number of SFD and MF units to be constructed.

School Facilities Impact Per Dwelling Unit

The total estimated facilities cost for each new residential SFD and MF unit is determined by multiplying the facilities costs per student (Table XV) by the applicable student generation rate (Tables VII and VIII) and is shown in the following table:

*Table XVI
Total Facilities Costs Per Residential Unit*

Facilities Type	Per Pupil Cost	Single-Family Detached (SFD)		Multi-Family Detached (MF)		Composite -Wtd Avg. ⁽³⁾	
		Student Generation Rate ⁽¹⁾	Facilities Cost Per Dwelling Unit ⁽²⁾	Student Generation Rate ⁽¹⁾	Facilities Cost Per Dwelling Unit ⁽²⁾	Student Generation Rate ⁽¹⁾	Facilities Cost Per Dwelling Unit ⁽²⁾
High (9-12)	\$59,730	0.2622	\$15,661	0.1314	\$7,849	0.2169	\$13,875

(1) Rounded to the nearest ten-thousandth.

(2) Rounded to the nearest dollar.

(3) Reflects a weighted average based upon anticipated number of SFD and MF units to be constructed (composite facilities cost per dwelling unit is equal to total facilities cost divided by total dwelling units to be constructed).

The average size of a dwelling units recently constructed within the CJUHSD (both SFD and MF) is 2,336 square feet as shown in Appendix "C-1". Dividing the total facilities cost per dwelling unit (SFD and MF) of \$13,875 by the average size of a dwelling unit yields a school facilities cost of \$5.94 per square foot.

As previously indicated, the current statutory development fee authorized by Government Code Section 65995 (b)(1) for new residential construction for K12 District's is \$2.63 per square foot, of which the District is entitled to \$0.82 per square foot. Based on the District's student generation rates, actual costs to provide school facilities and the average square footage for new dwelling units, the District, as outlined above, would need to levy approximately \$5.94 per square foot to actually provide the school facilities necessitated by new residential development.

This Report demonstrates that the school facilities impact amount per square foot equals \$5.94 for all new residential development within the boundaries of the District. There is full justification for collecting the District's share of the maximum statutory developer fee allowed of \$2.63 per square foot (K-12) of new residential development.

Since the District's school facilities impact per square foot is greater than the maximum statutory fee allowed under Government Code Section 65995 (b)(1), the District actually suffers unmitigated impacts from new residential development, which not only supports the collection of the statutory development fee for residential developments, but also those fees for new commercial/industrial development as provided for in Section Three of this Report.

Education Code Section 17623 provides that non-unified school districts having a common jurisdiction, such as a high school district and feeder elementary schools, must determine how

to distribute the development fee among the school districts if the combined fees to be collected exceed the maximum amount authorized under Government Code Section 65995 (b)(1), currently \$2.63 per square foot.

In this instance, CJUHSD is justified in levying the maximum fee of \$2.63 per square foot. Based on the cost, development, and student generation assumptions set forth in this report, but in accordance with its developer fee sharing Agreement with the various feeder elementary school districts, the District receives approximately thirty-one (31%) percent of the statutory fee amount to be collected from new residential developments as follows:

*Table XVII
Fee Allocation by School Type -- Residential Development ⁽¹⁾*

Fee Allocation Feeder Districts	Fee Allocation To CJUSD	Total Statutory Fee Collected per Gov't Code Section 65995
\$1.81 per square foot	\$0.82 per square foot	\$2.63 per square foot

(1) Fees collected by CJUHSD effective June 19, 2006.

Table XVIII identifies the facilities costs per dwelling unit and on a square foot basis -- the facilities cost per square foot, the amount currently being collected by CJUHSD and the net fee deficit for new development. As can be seen, the amount required is over seven times the amount that can be collected (\$0.82) by the CJUHSD, absent eligibility for and adoption of Alternative (Level II) Fees. The following table shows the fee deficit associated with collecting the Statutory Level I Fee from new residential development as set forth in this report as well as the fee deficit realized when collecting the Alternative Fees (Level II Level III Fee) amounts as identified in the SFNA:

*Table XVIII
Comparison of Facilities Cost to Currently Authorized Fees*

Authorized Fee Applicable to New Residential Development	Authorized Fee Per Square Foot	Fee Deficit Per Square Foot
Statutory Fee (Level I) -- CJUHSD Share Per Fee Agreement	\$0.82	(\$5.12)
Alternative Level II Fee -- As set forth in the SFNA, dated April 2006	\$1.50	(\$4.44)
Alternative Level III Fee -- As set forth in the SFNA, dated April 2006 ⁽¹⁾	\$3.01	(\$2.93)

(1) Level III Fee can only be collected when the State Legislature declares that it no longer has funds available for new construction.

Section

Three

COMMERCIAL/INDUSTRIAL DEVELOPMENT

This Section of the Report identifies the school facilities impact from new commercial and industrial development.

School Facilities Impacts from Commercial/Industrial

Just as the District is required to establish the impact of new residential development on student enrollment and a corresponding need for additional school facilities, a similar nexus must be established between new commercial/industrial development and the corresponding need for additional school facilities. The four-step methodology used to quantify the impact of commercial/industrial development on student enrollment is discussed in this section of the report and is summarized as follows:

- *Determine the number of employees required per square foot for specific types of commercial and industrial development (i.e., new jobs created within the school district).*
- *Determine the number of new employees that would both live and work within the school district.*
- *Determine the number of occupied housing units that would be associated with new employees.*
- *Determine the number of new students generated from these employees utilizing the estimated student generation rates.*

Estimated Number of Employees Per Square Foot

Because the utilization of commercial and industrial buildings varies significantly, in order to estimate the number of employees and hence, the number of school age children generated by employees, it is important that the relationship between the size of any commercial/industrial development and its associated employee base, be established for various development or land use types. To do this, the CJUHSD relied on survey results published in SANDAGs report entitled Traffic Generators Guide. This Traffic Generators Guide reflects data gleaned from a site specific employment inventory of diverse developments throughout San Diego County. Multiple sites for eighteen different development types are included in the survey data and the square footage and number of employees has been averaged for each development type yielding the average number of employees per 1,000 square feet as shown in the following table:

Table XIX
Region-wide Employment Per 1000 Square Feet by Development Type ⁽¹⁾

Development Type	Square Feet of Dev. Type	Total Employees	Employees per 1000 Sqft. ⁽²⁾
Self-Storage	170,953	32	0.187
Specialized Recreation	19,850	9	0.453
Hotel /Motel	165,200	184	1.114
Commercial Strip Center	27,677	50	1.807
Regional Shopping Center	1,496,927	2,777	1.855
Car Dealers	28,433	57	2.005
Industrial Parks (No Commercial)	351,266	733	2.087
Community Shopping Center	151,525	363	2.396
Industrial Plants (Mult. Shift)	456,000	1,120	2.456
Neighborhood Shopping Center	69,509	178	2.561
Corporate Office (Single User)	127,331	342	2.686
Banks	9,203	26	2.825
Scientific Research & Development	221,184	673	3.043
Industrial/Business Parks	260,379	972	3.733
Commercial Offices (>100,000 sqft)	135,433	625	4.615
Commercial Offices (<100,000 sqft)	27,100	130	4.797
Medical Offices	15,306	96	6.272
Restaurants	5,267	48	9.113

(1) Source: SANDAG Publication, Traffic Generators Guide

(2) Employees/1000 Square Feet = Total Employment/Square Feet of Each Type

Estimated Number of Employees Living & Working Within the School District

In order to determine the minimum number of students that will be generated as a result of new commercial/industrial development, an estimate of the number of employees (i.e., parents of the children expected to attend schools within the District) that will both work and live within the District must be determined. To make this determination, SDFR relied on 2000 Census data and worksite information provided by the Equal Employment Opportunity Commission (EEOC). Specifically, SDFR obtained employment and population estimates for the cities of Ontario and Rancho Cucamonga – at the time of the 2000 Census the City of Montclair had a population of less than 50,000 so EEOC data was not available for that City and since only a relatively small portion of the City of Fontana lies within the boundaries of the CJUHS, it was also ignored for the purpose of computing the employee generation rate as discussed in the following paragraphs. Tabulations of the worksite and population estimates are contained in Appendix 'E'.

The US Census Bureau estimated that as of the 2000 Census date, there were a total of 126,305 employees working within the cities of Ontario and Rancho Cucamonga (the Ontario/Rancho Cucamonga or "ORC Census Area"). The census data also contains "place of residence" information for these employees. The following table identifies the residential employee generation rate (REGR) for the two cities, which is determined by dividing the total number of employees within the ORC Census Area by the total number of employees that *both live and work* within the boundaries of ORC Census Area.

Table XX
Estimated Resident Employees within the ORC Census Area ⁽¹⁾

Jurisdiction	Total Employees	Place of Residence		Pct of Employees Residing Ontario and Rancho Cucamonga
		Ontario	Rancho Cucamonga	
Ontario	81,975	14,808	6,940	26.53%
Rancho Cucamonga	44,330	2,639	12,342	33.79%
Total	126,305	17,447	19,282	29.08%

(1) Source: 2000 Census

Because the census data does not identify a place of residence which corresponds solely to the jurisdictional boundaries of the CJUHSD, it was assumed that the REGR for the ORC Census Area would produce a close approximation of the actual REGR for the CJUHSD. This assumption is reasonable because the commercial and industrial development characteristics of areas outside of the CJUHSD but within the jurisdictional boundaries of the ORC Census Area are similar to those of commercial and industrial developments within the boundaries of the CJUHSD.

It should be noted that by considering only those employees that both live and work within the CJUHSD (as expressed by the REGR), the District is being conservative in its estimate of the impact of commercial/industrial development on student enrollment because the methodology identified herein does not take into account any students who may attend schools within the District as a result of Education Code Section 48204 (i.e., interdistrict transfers). Section 48204 of the Education Code permits employees working within the school district who do not reside within the boundaries of the school district to request that their children be permitted to attend a school within the boundaries of the District in which they work. The census data suggests that approximately seventy-percent (70%) of ORC Census Area workers commute from outside of the ORC Census Area to their jobs. Many of these workers living outside of but working within the ORC Census Area could request that their children be transferred into the CJUHSD on the basis of employment.

Nevertheless, by multiplying the number of employees per thousand square feet as shown in Table XIX by the REGR computed for the ORC Census Area, one can derive a REGR for the various commercial/industrial development types. The following table indicates that for every 1,000 square feet of new commercial or industrial development, expected residential employee generation ranges from a low of 0.054 employees for *Self-Storage* to a high of 2.650 employees for *Restaurants*.

*Table XXI
Resident Employee Generation Factors by Development Type*

Development Type	Employees per 1000 Sqft.	Residential Employment Generation Rate	Resident Employee Per 1000 Sqft.
Self-Storage	0.187	.2908	0.054
Specialized Recreation	0.453	.2908	0.132
Lodging	1.114	.2908	0.324
Discount Retail Club	1.671	.2908	0.486
Commercial Strip Center	1.807	.2908	0.525
Regional Shopping Center	1.855	.2908	0.539
Car Dealers	2.005	.2908	0.583
Industrial Parks (No Commercial)	2.087	.2908	0.607
Community Shopping Center	2.396	.2908	0.697
Industrial Plants (Mult. Shift)	2.456	.2908	0.714
Neighborhood Shopping Center	2.561	.2908	0.745
Corporate Office (Single User)	2.686	.2908	0.781
Banks	2.825	.2908	0.822
Scientific Research & Development	3.043	.2908	0.885
Industrial/Business Parks	3.733	.2908	1.086
Medical Offices	4.265	.2908	1.240
Commercial Offices (>100,000 sqft)	4.615	.2908	1.342
Commercial Offices (<100,000 sqft)	4.797	.2908	1.395
Restaurants	9.113	.2908	2.650

Estimated Household Rate per Resident Worker

In order to quantify the impact of these residential workers on the District, two additional relationships must be established. The first of these is the number of households per resident worker. Utilizing estimates obtained from the California Department of Finance indicating occupied housing units within the ORC Census Area, SDFIA identified the household rate (i.e., the number of occupied housing units per residential worker) to be 0.4352.

*Table XXII
Household Rate for ORC Census Area*

ORC Census Area Component	Resident Workers (Ontario/Rancho Cucamonga)	Occupied Housing Units	Household Rate ⁽¹⁾
City of Ontario	17,447	43,525	40.09%
City of Rancho Cucamonga	19,282	40,863	47.19%
Aggregate ORC Census Area	36,729	84,388	43.52%

Source: 2000 Census

(1) Household Rate = Occupied Housing Units / Resident Workers

By applying the household generation rate for the ORC Census Area of .4352 to the Resident Employee Generation Factors shown in Table XXI, housing units required per employee for each commercial/industrial land use category can then be determined. Expected household

generation per 1,000 square feet of commercial/industrial development appears in the following table:

Table XXIII
Household Generation for Commercial/Industrial Land Uses

Development Type	Residential Employees per 1000 Sqft.	Household Generation Rate	District Households Per 1,000 Sqft
Self-Storage	0.054	.4352	0.024
Specialized Recreation	0.132	.4352	0.057
Lodging	0.324	.4352	0.141
Discount Retail Club	0.486	.4352	0.211
Commercial Strip Center	0.525	.4352	0.229
Regional Shopping Center	0.539	.4352	0.235
Car Dealers	0.583	.4352	0.254
Industrial Parks (No Commercial)	0.607	.4352	0.264
Community Shopping Center	0.697	.4352	0.303
Industrial Plants (Mult. Shift)	0.714	.4352	0.311
Neighborhood Shopping Center	0.745	.4352	0.324
Corporate Office (Single User)	0.781	.4352	0.340
Banks	0.822	.4352	0.358
Scientific Research & Development	0.885	.4352	0.385
Industrial/Business Parks	1.086	.4352	0.472
Medical Offices	1.240	.4352	0.540
Commercial Offices (>100,000 sqft)	1.342	.4352	0.584
Commercial Offices (<100,000 sqft)	1.395	.4352	0.607
Restaurants	2.650	.4352	1.153

School Facilities Cost from Commercial/Industrial Development

Since the school facilities cost per new dwelling unit was already identified in Table XVII, by applying the total cost per dwelling unit to the district household generation shown in Table XXIII, the gross school facilities impact of commercial/industrial development can be determined. Since it is not possible to know how many employees of any given development type will choose to live in single-family detached, single-family attached, or multi-family housing, the composite cost per dwelling unit for all unit types of \$13,874.79 is used. The resulting facilities cost per square foot is shown in Table XXIV and ranges from \$0.33 to \$16.00 per square foot of development.

Table XXIV
Gross School Facilities Impact for Commercial/Industrial Land Uses

Development Type	District Households Per Sqft of New, Non-Residential Development	School Facilities Cost Per Dwelling Unit	Gross Facilities Cost Per Sqft of Commercial/Industrial Development
Self-Storage	0.0000237	\$13,874.79	\$0.33
Specialized Recreation	0.0000574	\$13,874.79	\$0.80
Lodging	0.0001410	\$13,874.79	\$1.96
Discount Retail Club	0.0002115	\$13,874.79	\$2.93
Commercial Strip Center	0.0002286	\$13,874.79	\$3.17
Regional Shopping Center	0.0002348	\$13,874.79	\$3.26
Car Dealers	0.0002537	\$13,874.79	\$3.52
Industrial Parks (No Commercial)	0.0002641	\$13,874.79	\$3.66
Community Shopping Center	0.0003032	\$13,874.79	\$4.21
Industrial Plants (Mult. Shift)	0.0003109	\$13,874.79	\$4.31
Neighborhood Shopping Center	0.0003241	\$13,874.79	\$4.50
Corporate Office (Single User)	0.0003399	\$13,874.79	\$4.72
Banks	0.0003576	\$13,874.79	\$4.96
Scientific Research & Development	0.0003851	\$13,874.79	\$5.34
Industrial/Business Parks	0.0004725	\$13,874.79	\$6.56
Medical Offices	0.0005398	\$13,874.79	\$7.49
Commercial Offices (>100,000 sqft)	0.0005841	\$13,874.79	\$8.10
Commercial Offices (<100,000 sqft)	0.0006071	\$13,874.79	\$8.42
Restaurants	0.0011534	\$13,874.79	\$16.00

Commercial/Industrial Development Impact

As noted, the school facilities impact shown above represents the total cost to provide school facilities required to serve new students resulting from the construction of new commercial/industrial development. This amount reflects the gross impact of such development and does not take into account the impact fees already collected from new residential construction. Nor does it consider that as new commercial/industrial development occurs, some portion of the new employees will be housed in existing housing (from which no additional residential impact fee may be collected).

The following table shows the *net facilities* impacts remaining assuming that the currently authorized maximum statutory fee (Level I Fee) or Alternative Fee amounts (Level II and Level III) were collected from all new residential development:

Table XXV
Net Facilities Deficit after Collecting Maximum Residential Fees

Net Facilities Fee Component	Statutory Level I Fee ⁽¹⁾	Alternative Level II Fee	Alternative Level III Fee
Residential School Fee Amount	\$0.82	\$1.50	\$3.01
Weighted Average Sqft of Dwelling Unit	2,336	2,336	2,336
Facilities Costs Per Dwelling Unit	\$13,874.79	\$13,874.79	\$13,874.79
Fee from New Residential Development	\$1,915.52	\$3,504.00	\$7,031.36
Fee Deficit Per D/U after collecting Residential Fee	\$11,959.27	\$10,370.79	\$6,843.43
Fee Deficit Per Sqft after Collecting Residential Fee	\$5.12	\$4.44	\$2.93

(1) Reflects District's share of the Statutory Level I Fee Amount of \$2.63 per square foot of new residential construction.

By multiplying the "fee deficit per D/U" for each of the fee scenarios shown in the previous table, and then applying the households rates per square foot of development to each of the non-residential development types, we can then see the net facilities cost remaining after collection of the statutory residential fee:

Table XXVI
Net Non-Residential Facilities Impact Fee Deficit After Collection of the Residential Impact Fee

Development Type	District Households Per Sqft of New Non-Residential Development	Facilities Deficit Per Square Foot After Collecting Statutory Level I Fee ⁽¹⁾	Facilities Deficit Per Square Foot After Collecting Alternative Level II Fee ⁽¹⁾	Facilities Deficit Per Square Foot After Collecting Alternative Level III Fee ⁽¹⁾
Self-Storage	0.000237	\$0.28	\$0.25	\$0.16
Specialized Recreation	0.000574	\$0.69	\$0.60	\$0.39
Lodging	0.001410	\$1.69	\$1.46	\$0.96
Discount Retail Club	0.002115	\$2.53	\$2.19	\$1.45
Commercial Strip Center	0.002286	\$2.73	\$2.37	\$1.56
Regional Shopping Center	0.002348	\$2.81	\$2.44	\$1.61
Car Dealers	0.002537	\$3.03	\$2.63	\$1.74
Industrial Parks (No Commercial)	0.002641	\$3.16	\$2.74	\$1.81
Community Shopping Center	0.003032	\$3.63	\$3.14	\$2.07
Industrial Plants (Mult. Shift)	0.003109	\$3.72	\$3.22	\$2.13
Neighborhood Shopping Center	0.003241	\$3.88	\$3.36	\$2.22
Corporate Office (Single User)	0.003399	\$4.07	\$3.53	\$2.33
Banks	0.003576	\$4.28	\$3.71	\$2.45
Scientific Research & Development	0.003851	\$4.61	\$3.99	\$2.64
Industrial/Business Parks	0.004725	\$5.65	\$4.90	\$3.23
Medical Offices	0.005398	\$6.46	\$5.60	\$3.69
Commercial Offices (>100,000 sqft)	0.005841	\$6.99	\$6.06	\$4.00
Commercial Offices (<100,000 sqft)	0.006071	\$7.26	\$6.30	\$4.15
Restaurants	0.011534	\$13.79	\$11.96	\$7.89

(1) Equal to the "fee deficit per D/U" as shown in Table XXV multiplied by the households per square foot of non-residential development.

Thus, assuming that all employees working in new non-residential developments within the District also reside in new housing within the District and the District was collecting the Alternative Fee (Level III) of \$3.01 per square foot from each home, a fee deficit *after collecting*

the maximum statutory fee for residential development would still range between \$0.16 (Self-Storage) and \$7.89 (Restaurants) per square foot of new non-residential development.

Thus, based on CJUHSD's currently authorized share of the non-residential fee (i.e., \$0.13 per square foot of non-residential development), assuming that every employee within the CJUHSD also resided within the CJUHSD and was housed in a dwelling unit for which the statutory fee (Level III Fee) for residential and the statutory non-residential fee was collected, a net facilities funding deficit would still remain.

And as previously mentioned, this analysis does not consider interdistrict transfers pursuant to Education Code Section 48204. Section 48204 of the Education Code permits employees working within the school district who do not reside within the boundaries of the school district to request that their children be permitted to attend a school within the boundaries of the District in which they work. For any of these pupils, the District will have collected no corresponding residential development impact fees.

Pursuant to Government Code Section 65995(b)(2), a unified school district is authorized to collect \$0.13 per square foot for new commercial/industrial development. Thus, for all of the commercial/industrial development types shown in Table XXVI, CJUHSD is justified in levying the maximum fee of \$0.13 per square foot as shown in the following table:

*Table XXVII
Authorized Development Fee -- Commercial/Industrial Development*

Fee Component	Total Statutory Fee Collected per Government Code § 65995 ⁽¹⁾
Authorized Statutory Fee (Level 1) Per Square Foot of New Commercial/Industrial Development	\$0.13 per square foot

(1) Reflects District's share of the Statutory Level I Fee Amount of \$0.42 per square foot of new non-residential construction.

Section

Four

CONCLUSIONS & STATEMENT OF FINDINGS

Based upon the data gathered by SDFA regarding future development within the boundaries of the CJUHSD, student generation, school facilities costs and the methodology employed to determine the school facilities impact from new residential and commercial development, CJUHSD makes the following findings pursuant to Section 66001 of the California Government Code:

- *The purpose of the fee is to pay for the construction and/or acquisition of new public school facilities and equipment necessary to serve students expected to be generated from new residential and commercial/industrial development.*
- *The fees will be collected and may be used to repay debt service on bonds issued for the purpose of providing new school facilities or to pay directly for the acquisition and/or construction of such facilities and equipment. The fees may also be used to pay for the leasing or acquisition of portable classrooms to meet the temporary needs of students generated from new development.*
- *There is a reasonable relationship between the expected use of the fee (i.e., new school facilities and equipment) and the development on which the fee is imposed (i.e., new residential, commercial and industrial development) because additional students will be generated by new residential and commercial/industrial development.*
- *There is a reasonable relationship between the number of new residential units constructed and the number of high school students expected to be generated from the construction of such units. There is also a reasonable relationship between the construction of new commercial and industrial development and the number of students expected to be generated from the construction of such commercial/industrial development, as the parents of students will be employed by new businesses occupying the new commercial or industrial development and a portion of the students' parents will also choose to live within the boundaries of the District.*
- *There is a reasonable relationship between the amount of the fee identified in this Report and the cost of the school facilities to be constructed and deemed required to serve new residential, commercial and industrial developments.*

Section

Five

APPENDICES

Appendix A: School Capacity & Enrollment Worksheet

Appendix B: SCAG – Population & Household Projections

Appendix C: Future Dwelling Unit Projections

Appendix D: Summary of Student Generation Rates

Appendix E: School Facilities Cost Estimates

Appendix F: 2000 Census Data – Employment & Housing

Appendix A: School Capacity & Enrollment Worksheet

Chaffey Joint Union High School District
 School Enrollment & Capacity Worksheet
 Fiscal Year 2005-06

School	Grade				Total	SAB Form 50-02 - Districtwide		Severe SDC	NonSevere SDC
	9	10	11	12		Grades 9-12	Grades 9-12		
Comprehensive High Schools:									
Alta Loma High	845	808	714	643	3,010		15,083	95	758
Chaffey High	897	941	859	710	3,407				
Colony High	653	642	549	479	2,323				
Etiwanda High	917	912	857	697	3,383				
Los Osos High	860	838	791	771	3,260				
Montclair	895	875	717	614	3,101				
Ontario High	784	815	637	454	2,690				
Rancho Cucamonga	729	759	690	569	2,747				
Comprehensive School Total	6,580	6,590	5,814	4,937	23,921				
Alternative High Schools:									
Canyon View	0	0	83	129	212				
Community Day	2	12	8	5	27				
Newcomer	46	47	23	6	122				
District ASP	13	27	20	34	94				
Valley View	0	4	128	368	500				
Valley View Evening	0	0	13	68	81				
Valley View GED	0	0	1	60	61				
Alternative School Total	61	90	276	670	1,097				
Total Student Enrollment	6,641	6,680	6,090	5,607	25,018				
Percentage of Enrollment:		Students		Percentage					
Regular Day/Continuation Students		23,919		95.6072%					
Severe		96		0.3837%					
Non-Severe		1,003		4.0091%					
Total Enrollment		25,018		100.0000%					
(1) Reflects a reallocation of assumed regular pupil capacity in order to fully house Special Day Class (SDC) pupils.									

0.014
 0.022

Appendix B:

SCAG - Population and Household
Projections

Chaffey Joint Unified School District

**Population, Household and Employment Projections
for the Cities of Fontana, Montclair, Ontario and Rancho Cucamonga**

<u>Estimate</u>	<u>Fontana</u>	<u>Montclair</u>	<u>Ontario</u>	<u>Rancho Cucamonga</u>
2000 Population	130,188	33,144	158,331	128,793
2005 Population	158,590	34,459	171,154	149,527
2010 Population	179,426	34,709	180,059	154,170
2015 Population	195,373	34,808	212,734	159,832
2020 Population	211,105	34,904	244,977	165,417
2025 Population	226,186	34,997	275,873	170,771
2030 Population	240,650	35,087	305,509	175,904
2000 Households	34,282	8,810	43,538	41,123
2005 Households	39,400	8,882	45,374	46,430
2010 Households	45,291	9,035	48,749	48,972
2015 Households	50,391	9,264	58,981	52,371
2020 Households	55,669	9,518	69,473	55,932
2025 Households	60,955	9,783	79,909	59,522
2030 Households	66,323	10,070	90,417	63,222
2000 Employment	28,798	22,110	76,927	57,244
2005 Employment	32,530	23,600	85,536	64,670
2010 Employment	37,661	25,647	97,366	74,870
2015 Employment	41,758	28,011	109,637	81,515
2020 Employment	45,954	30,428	122,204	88,315
2025 Employment	50,186	32,870	134,897	95,173
2030 Employment	54,488	35,347	147,785	102,133

Appendix C: Future Dwelling Units Projections

Chaffey Joint Unified School District - Development Projection for Identified Future Dwelling Units

Jurisdiction /Development Area	Computation of Average Dwelling Unit Size From Last Five Years of Development			Projected Development For Future Dwelling Units	
	Dwelling Units	Aggregate Residential Sqft	Average Sqft of Dwelling	Projection of Future Dwelling Units	Projection of New Residential Square Footage
Derived from or Applicable to ESD Attend Area:					
Multi-Family (SFAs & Apartments)	1,599	1,901,229	1,189 ⁽¹⁾	381	453,009
Single-Family Detached (SFD)	<u>9,012</u>	<u>22,499,731</u>	2,497 ⁽¹⁾	<u>3,739</u>	<u>9,336,283</u>
<i>Subtotal - Etiwanda School District</i>	10,611	24,400,960	2,300 ⁽²⁾	4,120	9,789,292
New Model Colony - Western Portion:					
(Avg Sqft Derived from District-wide computations)					
Multi-Family (SFAs & Apartments)	6,690	7,248,446	1,083 ⁽³⁾	3,645	3,947,535
Single-Family Detached (SFD) ⁽²⁾	<u>7,673</u>	<u>21,344,397</u>	2,782 ⁽³⁾	<u>9,855</u>	<u>27,416,610</u>
<i>Subtotal - Ontario - Western Portion of NMC Area</i>	14,363	28,592,843	1,991 ⁽²⁾	13,500	31,364,145
Projected Square Footage from the Identified Future Dwelling Units:					
Multi-Family (SFAs & Apartments)			1,093 ⁽⁴⁾	4,026	4,400,544
Single-Family Detached (SFD)			2,704 ⁽⁴⁾	<u>13,594</u>	<u>36,752,893</u>
Total - Identified Future Dwelling Units			2,336 ⁽²⁾	17,620	41,153,437

⁽¹⁾ Data shown for average dwelling unit sizes was taken from the average dwelling unit size computations as set forth in Appendix B-2' (ESD Attendance Area Computations) of the School Facilities Needs Analysis (SFNA).

⁽²⁾ Reflects a weighted-average computation of dwelling unit sizes based on unit mix of SFDs and MFs (SFAs and Apts).

⁽³⁾ Data shown for average dwelling unit sizes was taken from the average dwelling unit size computations reflected on Appendix 'B-1' (District-wide Computations) of the School Facilities Needs Analysis (SFNA).

⁽⁴⁾ Reflects a "weighted average" with respect to the average square footage computation.

Etiwanda School District
 Future Dwelling Units - Dwelling Units Unpermitted or Permitted After January 1, 2005

City	SPA/ICP	Projected DU's	Undev. D/Us	Dwelling Type	Tract No.	Developer	Project Description	Location
SFDs:								
FON	Westgate	6	6	SFR	15806	Westgate	Westgate Spec. Plan	6-lot subdivision for Westgate Spec. Plan
FON	Westgate	311	311	SFR	15813	Westgate	Westgate Spec. Plan	Summit Heights - Lewis/311 Lots
FON	Hunter's Ridge	31	2	SFR	16112	Hunters Ridge	Tract 16112 Cherry Ave & Bridlepath Dr.	31 single family lots in Hunters Ridge (Eico Homes)
FON	Rancho Fontana	56	56	SFR	16478		South side of Walnut Ave., east of Beech Ave. (Sheet No. Subdivision of one 10-acre parcel into 56 lots for residential (Young Homes), Tract 1647	
FON	West End	88	2	SFR	16137		TT 16137	101 sfr/NWC Beech & Carter - Forecast Homes (2-lots temporary det. Basin)
FON	West End	94	3	SFR	16222		TT 16222	94 sfr lots in West End (old condo area)
FON	Coyote Canyon	109	109	SFR	16290	Coyote Canyon	TT 16290	348 lot sfr subdivision (Coyote Canyon SP)
FON	West End	80	80	SFR	16317	West End	Tracts 16317/16318	80 or 82 lot subdivision (West End) Fontana RDA
FON		17	17	SFR	16503	Silveroak		NWC of Baseline/Hemlock
FON		34	34	SFR	16597	Silveroak		NWC of Baseline/Beech
FON		55	55	SFR	16839	Centerstone Communities		NEC of Baseline/San Sevaine
FON	Coyote Canyon	110	110	SFR	16290-1	Centex Homes		Duncan Canyon/ Roadrunner
FON	Coyote Canyon	127	127	SFR	16290-2	Centex Homes		Duncan Canyon/ Roadrunner
FON	Coyote Canyon	109	109	SFR	16325-2	Centex Homes		NEC of Duncan Canyon/ Roadrunner
FON	Coyote Canyon-IA1	59	59	SFR	16325-1	Coyote Canyon	Work Phase 11 & 12 TT 16325-1	247 lot subdivision (Coyote Canyon)
FON	Coyote Canyon-IA1	55	55	SFR	16326	Coyote Canyon	TT 16326	55 lot subdivision (Coyote Canyon)
		1,341			1,135			
SFDs in Fontana:								
RC	Terra Vista	677	175	Apt	16157	Lewis Communities	NWC Church & Terra Vista	
RC	Victoria	500	64	Apt	16257	Forecast Corp	W/Etiwanda N/F-cohill	
		1,177			239			
Apts in Rancho Cucamong:								
SFAs:								
RC	Terra Vista	168	6	Condo	16512	KB Homes	NEC Milken & Church	
RC	Etiwanda	156	12	Condo	16455	KB Homes	SWC I-15 & Baseline	
RC	Victoria	186	124	Condo	16612	Charles Joseph Assoc	SEC Day Creek & Church	
		510	142					
SFAs in Rancho Cucamong:								
RC	Etiwanda North	152	79	SFR	14380	Mastercraft Homes	N. of Wilson; E. of Etiwanda	
RC	Etiwanda North	269	269	SFR	14749	Traigh Pacific	Between Etiwanda & East	
RC	Etiwanda North	360	241	SFR	14759	Lennar Home	SEC Warden Bullock	
RC	Etiwanda North	49	42	SFR	15838	Standard Pac	SEC Day Creek & Wilson	
RC	Etiwanda North	64	64	SFR	15982	Rcho Cuc 685, LLC	N/Day Creek & Wilson	
RC	Etiwanda North	358	358	SFR	16072	Richland Pinehurst	NEC Etiwanda & Wilson	
RC	Etiwanda North	30	30	SFR	16100	ESD Joe Olason	N/Wilson E/Day Creek	
RC	Etiwanda North	23	23	SFR	16113	Sake Engineers	SEC East & 24th	
RC	Etiwanda North	21	21	SFR	16114	Sake Engineers	s/24th E/East	
RC	Etiwanda North	265	265	SFR	16226	BCA Development	N/Wilson, E/Day Creek, W/Etiwanda	
RC	Etiwanda North	367	367	SFR	16227	BCA Development	N/Wilson, E/Day Creek, W/Etiwanda	
RC	Etiwanda	79	79	SFR	16279	Toll Brothers	S/Highland blvn East & Etiwanda	
RC	Victoria	47	47	SFR	16301	Centex	W/Etiwanda S/Baseline	

Etiwanda School District
 Future Dwelling Units - Dwelling Units Unpermitted or Permitted After January 1, 2005

City	SPA/CP	Projected DU's	Undev. D/Us	Dwelling Type	Tract No.	Developer	Project Description	Location
RC	Henderson Creek	123	123	SFR	16324	Henderson Creek	SPS Development Services	Day Creek, S/o Baseline
RC		82	53	SFR	16370	Standard Pacific Homes- U Rutherford @ Arbors		Day Creek, S/o Baseline
RC		57	56	SFR	16371	US Homes		
RC		49	49	SFR	16372	Greystone/Standard Pac/Au Day Creek, s/o Baseline		
RC		25	15	SFR	16374	Standard Pacific Homes	Victoria Arbors	
RC	Victoria	23	23	SFR	16445	Wm Lyon Homes	W/Etiwanda S/Baseline	
RC	Etiwanda North	33	33	SFR	16466	Carriage Estates III	N/Banyan btw Etiwanda & Bluegrass	
RC	Etiwanda	6	6	SFR	16578	Kaut	W/East S/Victoria	
RC		22	22	SFR	16716	JT Storm		Etiwanda Ave south of Intermediate School on east side
RC		59	59	SFR	16776	Van Daele Homes		N side of Baseline NW of southbound off ramp (old nursery Property)
RC		30	30	SFR	16812	Pacific Crest		SEC of Countrywood and Vaquero near southern end of original Carriage Estates. (Left
RC		12	12	SFR	16867	Elco		W side of Etiwanda NWC of I-210 and Etiwanda
RC		7	7	SFR	17096	Ethan Ruch		7581 Etiwanda Ave.
RC		90	90	SFR		BCA Development		NEC of Wilson and East Ave
RC		80	80	SFR		Centex Homes		NWC Wardmen Bullock and Summit
RC		50	50	SFR				E/o East Ave N/o 210 Freeway
RC		11	11	SFR		Robert Weinberger		SEC of Banyan and East Ave
SFDs in Rancho Cucamong		2,843	2,843					
Totals All D/Us in Fontana		5,871	4,120					

Appendix D: Summary of Student Generation Rates

Chaffey Joint Union High School District

Summary of Student Generation Rates
as set forth in the
FY 2004/05 Student Population Projections Prepared by DDP

Dwelling Units:

Region	<u>SFD</u>	<u>SFA</u>	<u>Apt</u>	<u>Aggregate</u>
Alta Loma	13,854	1,102	1,925	16,881
Central	6,785	2,005	2,919	11,709
Cucamonga	2,277	2,194	3,014	7,485
Etiwanda	17,407	481	985	18,873
Mountain View	2,624	2,053	1,153	5,830
Ontario-Montclair	<u>24,328</u>	<u>10,376</u>	<u>7,462</u>	<u>42,166</u>
Total	67,275	18,211	17,458	102,944

Students:

Alta Loma	3,356	140	187	3,683
Central	1,540	175	343	2,058
Cucamonga	512	195	167	874
Etiwanda	5,018	45	103	5,166
Mountain View	818	424	144	1,386
Ontario-Montclair	<u>6,394</u>	<u>1,856</u>	<u>908</u>	<u>9,158</u>
Total	17,638	2,835	1,852	22,325

Generation Rate:

Alta Loma	0.2422	0.1270	0.0971	0.2182
Central	0.2270	0.0873	0.1175	0.1758
Cucamonga	0.2249	0.0889	0.0554	0.1168
Etiwanda	0.2883	0.0936	0.1046	0.2737
Mountain View	0.3117	0.2065	0.1249	0.2377
Ontario-Montclair	0.2628	0.1789	0.1217	0.2172
Total	0.2622	0.1557	0.1061	0.2169

Multi-Family Wtd Avg: **0.1314**

Appendix E: School Facilities Cost Estimates

**CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(FUTURE HIGH SCHOOL NO. 9)**

		<u>Cost Estimate</u>
A. SITE ACQUISITION		\$29,157,382
Purchase Price of Property ⁽¹⁾	\$29,157,382	
Acres:	60.10	
Cost/Acre:	\$485,148	
B. SITE DEVELOPMENT		\$17,171,554
Off-Site Development	\$1,549,152	
Service Site Development	\$2,841,804	
Utilities	\$1,620,000	
Eligible Site Work ⁽²⁾		
Ineligible Site Work:		
General On-Site	\$6,660,598	
Swimming Pool	\$1,500,000	
Lights/Bleachers	\$3,000,000	
C. CONSTRUCTION		\$75,777,444
Construction	\$59,645,800	
Construction Management	\$7,681,735	
Estimated Escalation to Mid-point of Construction (Construction, Site Development & CM Escalated @ 10%)	\$8,449,909	
D. INSPECTIONS/ENGINEERING		\$7,389,215
Architect & Engineering	\$2,450,000	
Labor Compliance Program	\$464,745	
Insurance	\$464,745	
Soils	\$50,000	
City/Utility Fees	\$1,250,000	
Testing	\$1,394,235	
Inspection	\$336,000	
Plan Check (DSA, CDE)	\$929,490	
Printing	\$50,000	
E. FURNITURE AND EQUIPMENT		\$3,940,230
F. CONTINGENCY	5%	\$5,213,922
TOTAL ESTIMATED COST		\$138,649,747
TOTAL NUMBER OF STUDENTS		2,500
NET COST PER STUDENT		\$55,460
PLUS INTERIM HOUSING & CENTRAL ADMIN. SUPPORT		\$4,175
GROSS SCHOOL FACILITIES COSTS PER STUDENT		\$59,635
GROSS FACILITIES COSTS PER SFD		\$23,490

(1) Land price reflects actual acquisition price for H.S. Site as a result of condemnation proceedings.

(2) Eligible site development costs are estimated service site, off-site and utilities cost which are deemed to be eligible site development costs for purposes of computing eligible grant monies.

Appendix F:

2000 Census Data Employment and Housing
Estimates

U.S. Census Bureau

Census 2000 EEO Data Tool

EEO Place Worksite Data for Ontario city, CA

Number of People

Geography	Occupation Census/SOC Code	Sex	Total	White non- Hispanic	Hispanic	Black non- Hispanic	AIAN non- Hispanic	Asian non- Hispanic	NHOPI non- Hispanic	Black & White non- Hispanic	AIA Whi non- Hisp
Ontario city, CA Fips=060712005	Total Employed at Work	Total	81975	33862	35926	5428	318	4248	145	77	
Ontario city, CA Fips=060712005	Total Employed at Work	Male	50648	20709	22665	3221	148	2688	72	29	
Ontario city, CA Fips=060712005	Total Employed at Work	Female	31327	13153	13261	2207	170	1560	73	48	

Source: US Census Bureau, Census 2000 special tabulation

NOTE: Estimates may not add to the total due to rounding. For information on confidentiality protection, sampling error, nonsampling error, and accuracy of the data, see <http://www.census.gov/prod/cen2000/doc/sf3chap8.pdf>

More Information: FedStats provides more data estimates for counties and places in [California](#)

EEO Place Worksite Data for Ontario city, CA

Percentages

Geography	Occupation Census/SOC Code	Sex	Total	White non- Hispanic	Hispanic	Black non- Hispanic	AIAN non- Hispanic	Asian non- Hispanic	NHOPI non- Hispanic	Black & White non- Hispanic	AIA Whi non- Hisp
Ontario city, CA Fips=060712005	Total Employed at Work	Total	100%	41.3%	43.8%	6.6%	0.4%	5.2%	0.2%	0.1%	
Ontario city, CA Fips=060712005	Total Employed at Work	Male	61.8%	25.3%	27.6%	3.9%	0.2%	3.3%	0.1%	0.0%	
Ontario city, CA Fips=060712005	Total Employed at Work	Female	38.2%	16.0%	16.2%	2.7%	0.2%	1.9%	0.1%	0.1%	

Source: US Census Bureau, Census 2000 special tabulation

NOTE: Percentages may not add to total due to rounding. For information on confidentiality protection, sampling error, nonsampling error, and accuracy of the data, see <http://www.census.gov/prod/cen2000/doc/sf3chap8.pdf>.

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Helping You Make Informed Decisions

U.S. Census Bureau
 Census 2000 EEO Data Tool

EEO Place Worksite Data for Rancho Cucamonga city, CA

Number of People

Geography	Occupation Census/SOC Code	Sex	Total	White non-Hispanic	Hispanic	Black non-Hispanic	AIAN non-Hispanic	Asian non-Hispanic	NHOPI non-Hispanic	Black & White non-Hispanic	AIAN & White non-Hispanic	AIAN & Black non-Hispanic	Asian & White non-Hispanic	Balance 2+ Races, non-Hispanic
Rancho Cucamonga city, CA Fips=060712278	Total Employed at Work	Total	44330	22803	15618	2630	155	2119	76	12	224	35	202	456
Rancho Cucamonga city, CA Fips=060712278	Total Employed at Work	Male	23497	11513	9079	1244	67	1062	38	0	117	10	96	271
Rancho Cucamonga city, CA Fips=060712278	Total Employed at Work	Female	20833	11290	6539	1386	88	1057	38	12	107	25	106	185

Source: US Census Bureau, Census 2000 special tabulation

NOTE: Estimates may not add to the total due to rounding. For information on confidentiality protection, sampling error, nonsampling error, and accuracy of the data, see <http://www.census.gov/prod/cen2000/doc/sf3chap8.pdf>

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EEO Place Worksite Data for Rancho Cucamonga city, CA

Percentages

Geography	Occupation Census/SOC Code	Sex	Total	White non-Hispanic	Hispanic	Black non-Hispanic	AIAN non-Hispanic	Asian non-Hispanic	NHOPI non-Hispanic	Black & White non-Hispanic	AIAN & White non-Hispanic	AIAN & Black non-Hispanic	Asian & White non-Hispanic	Balance 2+ Races, non-Hispanic
Rancho Cucamonga city, CA Fips=060712278	Total Employed at Work	Total	100%	51.4%	35.2%	5.9%	0.3%	4.8%	0.2%	0.0%	0.5%	0.1%	0.5%	1.0%
Rancho Cucamonga city, CA Fips=060712278	Total Employed at Work	Male	53.0%	26.0%	20.5%	2.8%	0.2%	2.4%	0.1%	0.0%	0.3%	0.0%	0.2%	0.6%
Rancho Cucamonga city, CA Fips=060712278	Total Employed at Work	Female	47.0%	25.5%	14.8%	3.1%	0.2%	2.4%	0.1%	0.0%	0.2%	0.1%	0.2%	0.4%

Source: US Census Bureau, Census 2000 special tabulation

NOTE: Percentages may not add to total due to rounding. For information on confidentiality protection, sampling error, nonsampling error, and accuracy of the data, see <http://www.census.gov/prod/cen2000/doc/sf3chap8.pdf>.

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