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CHINO VALLEY
UNIFIED SCHOOL DISTRICT

CHINO VALLEY UNIFIED SCHOOL DISTRICT

2022 SCHOOL FEE JUSTIFICATION STUDY

JUNE 20, 2022

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EXECUTIVE SUMMARY

Education Code Section 17620 authorizes the governing board of a school district to levy school fees to offset the impacts to school facilities from new residential and commercial/industrial construction and reconstruction. In order to levy Level I fees (statutory fees), a school district must prepare and adopt a school fee justification study pursuant to the provisions of Education Code Section 17620 and Sections 65995 and 66001 of the Government Code. The school fee justification study serves as the basis for justifying the levy of Level I fees and presents and documents the nexus findings required by State law.

This School Fee Justification Study ("Study") has been prepared for the Chino Valley Unified School District ("School District") to demonstrate the relationship between new residential and commercial/industrial development and the School District's need for the construction of school facilities, the cost of the school facilities, and the Level I fees per square foot ("School Fees") that may be levied by the School District on residential and commercial/industrial development in accordance with applicable law.

The State Allocation Board ("SAB") reviews and may adjust the maximum authorized School Fees in even-numbered years. The SAB increased the Level I fee on February 23, 2022, and the maximum School Fees authorized by Education Code Section 17620 are currently $4.79 per square foot for residential construction/reconstruction and $0.78 per square foot for commercial/industrial construction. The School District currently collects Level I school fees in the amount of $4.08 per square foot for residential construction/reconstruction and up to $0.66 per square foot for commercial/industrial construction. The levy of such Level I school fees were justified by the findings presented in the Developer Fee Justification Study prepared for the School District and dated June 8, 2020 ("2020 Fee Study"). Based on the findings presented in this Study, the School District is justified in collecting Level I school fees at an amount equal to the maximum authorized School Fees of $4.79 per square foot for residential construction/reconstruction and up to $0.78 per square foot for categories of commercial/industrial development. The findings are summarized below:

RESIDENTIAL DEVELOPMENT

New residential development in the School District is projected over the next ten (10) years. Based on historical student generation rates, such development could generate an estimated 2,023 new students over the next ten (10) years. The estimated school facilities cost impact per residential square foot to house students due to new residential development as determined in this Study is shown in the following table. The school facilities cost impacts per residential square foot as determined in this Study and shown in Table E-1 exceed the current maximum authorized residential School Fee of $4.79; therefore, the School District is reasonably justified in levying a Level I school fee in an amount up to but not exceeding $4.79 per square for residential development ("Applicable Residential School Fee").

TABLE E-1
RESIDENTIAL SCHOOL FACILITIES COST IMPACTS/
APPLICABLE SCHOOL FEE PER SQUARE FOOT

IMPACT PER SQUARE FOOT	APPLICABLE RESIDENTIAL SCHOOL FEE PER SQUARE FOOT
$5.70	**$4.79**

COMMERCIAL/INDUSTRIAL DEVELOPMENT

As commercial/industrial properties develop within the School District's boundaries, there is an increased need for new residential development for the employees that will fill the jobs that such properties demand. Thus, the development of commercial/industrial property has an increased impact on the School District's facilities. In cases where the fees levied on residential development are insufficient to provide adequate school facilities for students generated due to new development, School Fees may be imposed on commercial/industrial development. The following nexus findings presented justify the imposition of the commercial/industrial school fee.

Section 17621(e)(1)(B) of the Education Code requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. This code section further adds that employee generation estimates shall be based on the applicable employee generation estimates set forth in the January 1990 edition of "San Diego Traffic Generator Study" ("Traffic Study"), a report by San Diego Association of Governments ("SANDAG"). The school facilities cost impacts per commercial/industrial square foot as determined in this Study are shown in Table E-2 by commercial/industrial land use type (each commercial/industrial category is further described in Appendix "A"). The cost impacts per square foot for each category of commercial/industrial development are equal to or exceed the maximum authorized School Fee of $0.78 per square foot, except for development categorized as Rental Self-Storage, Community Shopping Center, Industrial Parks/Warehousing/Manufacturing and Hospitality (Lodging). Therefore, the School District is justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the maximum authorized School Fee of $0.78 per square foot ("Applicable Commercial/Industrial School Fees"). The Applicable Commercial/Industrial School Fees may be imposed on new commercial/industrial construction or reconstruction, up to the respective net cost impact per square foot determined herein or $0.78, whichever is less.

TABLE E-2
COMMERCIAL/INDUSTRIAL SCHOOL FACILITIES COST IMPACTS/
APPLICABLE SCHOOL FEE PER SQUARE FOOT

COMMERCIAL/INDUSTRIAL CATEGORY	IMPACT PER SQUARE FOOT	APPLICABLE SCHOOL FEE PER SQUARE FOOT
Banks	$1.34	**$0.78**
Community Shopping Center	$0.73	**$0.73**
Neighborhood Shopping Center	$1.33	**$0.78**
Industrial Business Parks	$1.67	**$0.78**
Industrial Parks/Warehousing/ Manufacturing	$0.64	**$0.64**
Rental Self-Storage	$0.03	**$0.03**
Research & Development	$1.44	**$0.78**
Hospitality (Lodging)	$0.54	**$0.54**
Commercial Offices (Standard)	$2.27	**$0.78**
Commercial Offices (Large High Rise)	$2.16	**$0.78**
Corporate Offices	$1.27	**$0.78**
Medical Offices	$2.03	**$0.78**

SECTION I. INTRODUCTION

A. PURPOSE OF THE STUDY

The purpose of this Study is to determine if a reasonable relationship exists between new residential and commercial/industrial development and the School District's need for the construction and/or reconstruction of school facilities. The findings presented in this Study have been made pursuant to and in compliance with Education Code Section 17620 and Government Code Section 66001 *et seq*. and serve as a basis for determining such a relationship.

B. GENERAL DESCRIPTION OF THE SCHOOL DISTRICT

The School District serves areas within the Cities of Chino, Chino Hills and Ontario (collectively the "Cities) and the County of San Bernardino ("County") and educates a total of 25,851 students in grades kindergarten through twelve. The School District currently operates twenty (20) Elementary schools, five (5) Junior High schools, two (2) K-8 schools, (3) alternative schools and five (5) High school sites.

SECTION II. LEGISLATION AND LEGAL REQUIREMENTS

This section discusses the legislative history of the Level I Fee.

Assembly Bill ("AB") 2926 enacted by the State in 1986, also known as the "1986 School Facilities Legislation" granted school districts the right to levy fees in order to offset the impacts to school facilities from new residential and commercial development. Originally set forth in Sections 53080 and 65995 of the Government Code, AB 2926 authorized statutory school fees to be levied, commencing January 1, 1987, in the amount of $1.50 per square foot of new residential assessable space and $0.25 per square foot of enclosed commercial or industrial assessable space. AB 2926 also provided for an annual increase of the statutory fees based on the Statewide cost index for Class B construction, as determined by the SAB. The provisions of AB 2926 have since been amended and expanded.

AB 1600 was enacted by the State legislature in 1987 and created Government Code Sections 66000 et seq. These sections require a public agency to satisfy the requirements as further discussed in Section VII herein when establishing, increasing or imposing a fee as a condition of approval for a development project.

AB 181, enacted in 1989, established new requirements for school districts levying school fees and re-codified Government Code Section 53080 *et seq.* as Education Code Section 17620 *et seq.* The additional provisions established by AB 181 imposed more stringent nexus requirements which must be satisfied by school districts prior to levying school fees, especially with respect to commercial/industrial school fees. Additionally, AB 181 provided that the maximum school fees for residential and commercial/industrial development be subject to an increase every two (2) years rather than annually.

In 1998, Governor Wilson signed into law Senate Bill 50 ("SB 50"), the Leroy F. Greene School Facilities Act of 1998, which reformed State's School Building Program and developer school fee legislation. A significant provision of SB 50 provides school districts the option of adopting alternative school fees (also known as Level II and Level III fees) in excess of the Level I fee upon meeting certain requirements. SB 50 also placed a $9.2 billion State Bond measure on the November 3, 1998 ballot (Proposition 1A). With the passage of Proposition 1A in November 1998, SB 50 became operative.

SB 50 also limited the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and suspended the court cases known as Mira-Hart-Murrieta. The Mira-Hart-Murrieta cases previously permitted school districts to collect mitigation fees in excess of school fees under certain circumstances.

On November 5, 2002, California voters passed Proposition 47, which authorized the issuance of $13.05 billion in State bonds and enacted AB 16, which provided for additional reformation of the School Building Program. AB 16, among other items, clarified that if the SAB is no longer approving apportionments for new construction due to the lack of funds available for new school facilities construction, a school district may increase its Level II Fee to the Level III Fee. With the issuance of the State bonds authorized by the passage of Proposition 47, this section of AB 16 became inoperable.

Furthermore, Proposition 55 was approved on March 2, 2004, which authorized the sale of $12.3 billion in State bonds. In addition, California voters approved Proposition 1D in the general election held on November 7, 2006. Proposition 1D authorized the issuance of $10.4 billion in State bonds.

California voters approved Proposition 51 (the California Public School Facility Bonds Initiative) in the general election held on November 8, 2016, authorizing the issuance of $9 billion in bonds to fund the improvement and construction of school facilities for K-12 schools and community colleges.

Effective January 1, 2022, AB 602 amended certain standards and procedures relevant to "impact fee nexus studies" prepared by local agencies. As of the current date, school impact fee justification studies are included within the requirements of AB 602. AB 602 added Government Code section 66016.5 to the code to require, among other items, that "when applicable, the nexus study "shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate."

"Level of service" is not a commonly applied measure of the suitability or condition of school programs and buildings in California. Like all school districts, the School District follows California state standards related to public education and is mandated to serve all children that live within their boundaries and choose to attend, regardless of age or circumstance. The School District is charged with ensuring that sound and safe facilities are ready and available to accommodate all children when needed and often without advance notice.

State-imposed minimum requirements for school facilities are contained in Title 5 of the California Code of Regulations. The information contained in this Study is based upon all of the foregoing concepts and standards, as further informed by local school board policy, preferences, and educational specifications for school design, which evolve over time. The information contained in this Study is based on the School District's assessment of existing facility capacity (i.e., its existing levels of service) and the degree to which residential and commercial development increases need and demand for new, expanded or refurbished school facilities (i.e., new or improved levels of service) that meet state and local educational specifications. Thus, the analysis provided in this Study addresses the "level of service" analysis required by AB 602.

SECTION III. PROJECTED UNHOUSED STUDENTS AND FACILITY REQUIREMENTS

The objective of this Study is to determine if a nexus exists between future residential and commercial/industrial development and the need for school facilities. In addition, the Study aims to identify the costs of such required school facilities and determine the amount of School Fees that can be justifiably levied on residential and commercial/industrial development according to the estimated impacts caused by such development. This section evaluates whether existing school facilities can accommodate students generated from future residential development, projects student enrollment based on anticipated residential growth, and estimates the costs of school facilities required to accommodate new residential growth. The findings determined in this section are used in following sections to evaluate the cost impact per square foot for new residential and commercial/industrial property. Although many of the figures in this section are primarily derived from residential development projections and impacts, they are adjusted in Section V. to evaluate the impact of commercial/industrial development.

A. SCHOOL DISTRICT CAPACITY AND CURRENT STUDENT ENROLLMENT

The School District's existing school facilities capacity and student enrollment were evaluated in order to determine if there is available capacity to house students generated by new residential and commercial/industrial development.

The School District currently operates twenty (20) Elementary schools, five (5) Junior High schools, two (2) K-8 schools, (3) alternative schools and five (5) High school sites. Per Education Code Section 17071.10, these facilities have a capacity to accommodate 34,444 students, 16,806 seats of which are at the elementary school level, 6,054 seats at the junior high school level and 11,584 seats are at the high school level. Appendix "B" provides a calculation of the updated facility capacity.

Based on October 2021 California Basic Educational Data System (CBEDS) data, the student enrollment of the School District is 25,851 students. A summary of the October 2021 student enrollment is included in Appendix "C". The current available capacity is calculated by subtracting current student enrollment from existing school facilities capacity for each school level. This operation results in available seats at all school levels. The available capacity determination is shown in Table 1.

TABLE 1
FACILITIES CAPACITY AND STUDENT ENROLLMENT

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2021)	AVAILABLE/ (DEFICIT) CAPACITY
Elementary School (K-6)	16,806	12,764	4,042
Junior High School (7-8)	6,054	4,034	2,020
High School (9-12)	11,584	9,053	2,531
TOTAL	**34,444**	**25,851**	**8,593**

As shown in Table 1, existing school facilities have a net available capacity of 8,593 seats. It should be noted that these capacities are driven by State loading standards and do not necessarily reflect the School District's program goals or the potential need for new school campuses in higher student growth areas of the School District.

B. PROJECTED UNHOUSED STUDENTS

1. Projected Residential Units

Based on information obtained from the Planning Departments of the Cities and the County, it is estimated the School District could experience the development of an estimated 4,654 residential units over the next ten (10) years ("Total Projected Units"). None of the projected units have mitigated their impact on the School District through participation in a community facilities district or through the execution of a mitigation agreement (which for the purpose of this study are deemed "mitigated"). The total number of projected residential units are summarized by residential category in Table 2 below. The types of residential units considered include (i) single family detached ("SFD"), (ii) single family attached ("SFA"), and (iii) multi-family units ("MFA"). Units classified as SFD are those units with no common walls; SFA are those units sharing a common wall each having a separate and unique assessor's parcel (e.g. townhouses, condominiums, etc.); and MFA are those units which share a single assessor's parcel and share a common wall (e.g. apartments, duplexes, etc.).

TABLE 2
PROJECTED UNITS BY RESIDENTIAL CATEGORY

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	MITIGATED PROJECTED UNITS	UNMITIGATED PROJECTED UNITS
Single-Family Detached (SFD)	2,545	0	2,545
Single-Family Attached (SFA)	1,092	0	1,092
Multi-Family Attached (MFA)	1,017	0	1,017
TOTAL	**4,654**	**0**	**4,654**

2. Student Generation Rates

To calculate student generation rates ("SGRs"), K&G Public Finance obtained property characteristic data from the County Assessor's Office. The property characteristic database contains property information for parcels within the School District, including land use class designations (i.e. condominiums, single family dwellings, etc.), physical address (situs), and number of units for many but not all parcels. Parcels in the database were classified by unit type (SFD, SFA and MFA) and the number of units applicable to these properties were researched and inputted as needed. Since the County property data was missing unit counts for many of the residential parcels contained therein, K&G Public Finance relied on housing information from the U.S. Census Bureau[1] to

[1] 2016-2020 American Community Survey 5-Year Estimates: DP04 - Selected Housing Characteristics

estimate the total number of residential units located within the School District by residential category.

K&G Public Finance then obtained a student database from the School District, which contained the school attended, grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2021. The student enrollment address information was matched to parcels in the County property characteristic database. Students were not matched if they were inter-district or they did not have a valid residential address. The number of students matched was then queried by school level and residential category. Table 3 provides a summary of the SGRs by school level and residential category. A more detailed analysis of the SGR determinations is contained within Appendix "D".

TABLE 3
STUDENT GENERATION RATES SUMMARY

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MFA UNITS
Elementary School (K-6)	0.2263	0.2441	0.1713
Junior High School (7-8)	0.0732	0.0660	0.0524
High School (9-12)	0.1643	0.1564	0.1041
TOTAL	**0.4638**	**0.4665**	**0.3278**

3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 3 by the number of unmitigated residential units anticipated to be constructed within the School District over the next ten (10) years. A total of 2,023 students are estimated to be generated from Projected Units. The projected student enrollment is summarized by school level in Table 4.

TABLE 4
PROJECTED STUDENT ENROLLMENT BY SCHOOL LEVEL

SCHOOL LEVEL	TOTAL PROJECTED STUDENTS
Elementary School (K-6)	1,017
Junior High School (7-8)	311
High School (9-12)	695
TOTAL	**2,023**

4. Projected Unhoused Students

As shown in Table 1, existing facilities capacity exceeds enrollment across all school levels based on current student enrollment and existing capacity at the School District. While these findings indicate the School District's collective capacity per school level is available to accommodate projected students from new development over the course of the planning period, the analysis the capacity analysis is driven by State classroom loading standards and does not consider (i) the availability of capacity within areas of the School District where a greater and disproportionate amount of new development is

expected (ii) the condition and adequacy of existing capacity, (iii) the service and educational goals of the School District.

As further described in this Study, capital improvements are necessary for the long-term use to adequately house the existing student population and future enrollment growth at all school levels. The facilities needs exist regardless of the availability of capacity to house student enrollment, inclusive of student enrollment generated from new development. Therefore, for the purpose of this analysis, projected student enrollment from Projected Units ("Projected Student Enrollment") as identified in Table 4, has not been adjusted by available capacity and student enrollment attributable to new housing that requires a seat (facilities), including new facilities and/or facilities to be reconstructed for their continued useful life ("Projected Unhoused Students") is equal to Projected Student Enrollment. Table 5 shows the number of Projected Unhoused Students at each school level.

TABLE 5
PROJECTED UNHOUSED STUDENTS

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEAT ADJUSTMENT	PROJECTED UNHOUSED STUDENTS
Elementary School (K-6)	1,017	0	1,017
Junior High School (7-8)	311	0	311
High School (9-12)	695	0	695
TOTAL	**2,023**	**0**	**2,023**

C. FACILITY NEEDS AND ESTIMATED PER-STUDENT COST

1. Facilities Needs

On June 15, 2016, the School District conducted a Facilities Master Plan (the "2016 Plan"). The 2016 Plan identifies both the short- and long-range facilities needs and strategic goals of the School District and focuses on improvements that are necessary to provide adequate housing and the continued use of the School District's existing facilities. The estimated costs of the short- and long-range master plan projects amount to $1,029,786,803.

The 2016 Plan demonstrates capital improvement projects are necessary for the long-term use and adequate housing of student enrollment within the School District. While the findings in Table 1 of this Study show available capacity, the 2016 Plan outlined plans to replace portable classrooms with permanent facilities where needed, classroom and instructional technology updates to support 21st century instruction, and security improvements.

In November 2016, a ballot measure ("Measure G") was approved by the electors and authorized the issuance of general obligation bonds in an amount not to exceed $750 million to finance modernization updates, and technology and safety improvements to the School District. As of the date of this Study, the School District

has issued three (3) series of bonds under in the Measure G authorization in the aggregate principal amount approximating $606.5 million, of which approximately $349.4 million[1] has been spent towards projects detailed in the 2016 Plan.

The facilities improvement needs demonstrate capital improvement projects that are necessary for the long-term use and adequate housing of student enrollment at the School District's existing facilities and to meet the educational goals of the School District. The proposed capital improvements will benefit student enrollment as a result of new development. Therefore, without implementation of the capital improvement projects, adequate facilities do not exist within the School District to house student enrollment as a result of new development.

2. Estimated Cost per Student

To estimate capital improvement project costs per seat at each school level, K&G Public Finance utilized estimated eligible project costs reported in the 2016 Plan. K&G Public Finance then estimated the Facilities Cost Impact per Seat/Student by school level by dividing the eligible 2016 Plan project costs by the facilities capacity determined for Fiscal Year 2021/2022. The results of this operation are shown in Table 6.

TABLE 6
ESTIMATED FACILITIES COSTS PER STUDENT

SCHOOL LEVEL	ELIGIBLE COSTS[1]	EXISTING FACILITIES CAPACITY	FACILITIES COST IMPACT PER SEAT/STUDENT
Elementary School (K-6)	$462,471,445	16,806	$27,518
Junior High School (7-8)	$130,977,344	6,054	$21,635
High School (9-12)	$352,620,122	11,584	$30,440

[1]2016 Facilities Master Plan

[1] As of December 2021. Includes expenditures from Fund 25.

SECTION IV. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

The following section presents the school facility impact analysis for new residential development and provides a step-by-step calculation of the estimated per residential square foot cost impact.

Government Code Section 66001 (g) allows School Fees to include the costs attributable to the increased demand for public facilities reasonably related to the development projects(s) in which the fee is imposed in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan. The proposed capital improvement projects outlined in the 2016 Plan are recommended because the existing facilities require upgrade or replacement for their continued long-term use, and such upgrades will benefit both existing student enrollment and student enrollment generated as a result of new residential construction; thus it is deemed reasonable and appropriate to include estimated costs as described in Section III.C when evaluating the impact per square foot as a result of Projected Unhoused Students. To determine the school facilities cost impact per square foot of residential development, first the Facilities Cost Impact per Seat/Student determined in Table 6 is multiplied by the Projected Unhoused Students as shown in Table 5 for each school level. The result of this computation is shown in Table 7 and reflects the estimated school facilities cost impact to house Projected Unhoused Students.

TABLE 7
FACILITIES COST IMPACT

SCHOOL LEVEL	FACILITIES COST IMPACT PER SEAT/STUDENT	PROJECTED UNHOUSED STUDENTS	FACILITIES COST IMPACT PER RESIDENTIAL UNIT
Elementary School (K-6)	$27,518	1,017	$27,985,806
Junior High School (7-8)	$21,635	311	$6,728,485
High School (9-12)	$30,440	695	$21,155,800
TOTAL			**$55,870,091**

The total school facilities impact shown in Table 7 above was then divided by the number of Unmitigated Projected Units shown in Table 2 to determine the school facilities cost per residential unit. The costs per residential categories are shown in Table 8.

TABLE 8
SCHOOL FACILITIES COST PER RESIDENTIAL UNIT

TOTAL FACILITIES COST IMPACT	UNMITIGATED PROJECTED UNITS	FACILITIES COST IMPACT PER RESIDENTIAL UNIT
$55,870,091	4,654	**$12,005**

The school facilities cost impact per residential square foot was calculated by dividing the school facilities cost per residential unit determined in Table 8 by the weighted average square footage

of each residential unit type. This calculation is shown in Table 9 below. The weighted average square footage is estimated based on information obtained from the Cities and the County.

TABLE 9
SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT

FACILITIES COST IMPACT PER RESIDENTIAL UNIT	WEIGHTED AVERAGE SQUARE FOOTAGE	FACILITIES COST PER RESIDENTIAL SQUARE FOOT
$12,005	2,106	**$5.70**

The school facilities impact per residential square foot determined in Table 9 is greater than the current maximum authorized residential School Fees of $4.79 per square foot; therefore, the School District is justified in levying up to but not exceeding the maximum authorized amount for residential construction and reconstruction.

SECTION V. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

The following section presents the school facilities impact analysis for new commercial/industrial development and provides a step-by-step calculation of the estimated per commercial/industrial square foot cost impact.

A. EMPLOYEE GENERATION

As part of the process of establishing the nexus findings to justify School Fees levied on commercial/industrial development, Education Code Section 17621(e)(1)(B) requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. As mentioned in the Executive Summary, for purposes of making such determination this code section further sets out that the employee generation estimates be based on the applicable estimates set forth in the Traffic Study published by SANDAG.

The employee generation estimates per 1,000 square feet of development derived from the Traffic Study are listed by commercial/industrial land use category in Table 10. The land use categories listed are based on those categories described in the Traffic Study and include all land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

TABLE 10
EMPLOYEE GENERATION PER 1,000 SQUARE FEET OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	AVERAGE SQUARE FOOTAGE PER EMPLOYEE	EMPLOYEES PER 1,000 SQUARE FEET
Banks	354	2.8253
Community Shopping Center	652	1.5348
Neighborhood Shopping Center	357	2.7985
Industrial Business Parks	284	3.5156
Industrial Parks/Warehousing /Manufacturing	742	1.3473
Rental Self-Storage	15,541	0.0643
Research & Development	329	3.0408
Hospitality (Lodging)	883	1.1325
Commercial Offices (Standard)	209	4.7897
Commercial Offices (Large High Rise)	220	4.5442
Corporate Offices	372	2.6848
Medical Offices	234	4.2654

Source: San Diego Traffic Generator Study, January 1990 Edition; SANDAG.

B. RESIDENTIAL IMPACT

1. Households

To evaluate the impact of commercial/industrial development on School District facilities, the employee generation estimates listed in Table 10 above were first used to determine the impact of commercial/industrial development on a per household basis. Based on information provided by the U.S. Census Bureau[1,2], there are approximately 1.56 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 10 by 1.56 results in the estimated number of households per 1,000 square feet of commercial/industrial development ("Total Household Impact").

The Total Household Impact determined in the preceding paragraph takes into consideration all employees generated from commercial/industrial development. Since some of those employees will live outside the School District and will therefore have no impact on the School District, the figures are adjusted to reflect only those households within the School District occupied by employees generated from commercial/industrial development built within the School District. Based on information derived from U.S. Census Bureau data[1], it is estimated that approximately 19.9% of employees both live and work within the School District. Multiplying the Total Household Impact by 19.9% results in the households within the School District impacted per 1,000 square feet commercial/industrial development. The results of these computations are shown in Table 11.

TABLE 11
IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT ON HOUSEHOLDS WITHIN THE SCHOOL DISTRICT

COMMERCIAL/INDUSTRIAL CATEGORY	SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.
Banks	0.3604
Community Shopping Center	0.1958
Neighborhood Shopping Center	0.3570
Industrial Business Parks	0.4485
Industrial Parks/Warehousing/ Manufacturing	0.1719
Rental Self-Storage	0.0082
Research & Development	0.3879
Hospitality (Lodging)	0.1445
Commercial Offices (Standard)	0.6110
Commercial Offices (Large High Rise)	0.5797
Corporate Offices	0.3425
Medical Offices	0.5441

[1] 2016-2020 American Community Survey 5-Year Estimates; S0801 - Commuting Characteristics (Worked in place of residence).
[2] 2016-2020 American Community Survey 5-Year Estimates; DP04 - Selected Housing Characteristics and DP03 – Selected Economic Characteristics.

2. Household Student Generation

The student generation impacts per 1,000 square feet of commercial/industrial development were calculated by multiplying the household impacts shown in Table 11 by the blended student generation rates determined for each school level. The blended student generation rates are summarized in Appendix D. The result of this calculation is shown in Table 12.

TABLE 12
HOUSEHOLD STUDENT GENERATION IMPACT
PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL	JUNIOR HIGH SCHOOL	HIGH SCHOOL	TOTAL STUDENT GENERATION
Banks	0.0787	0.0241	0.0538	**0.1566**
Community Shopping Center	0.0428	0.0131	0.0292	**0.0851**
Neighborhood Shopping Center	0.0780	0.0239	0.0533	**0.1552**
Industrial Business Parks	0.0980	0.0300	0.0670	**0.1950**
Industrial Parks/Warehousing/ Manufacturing	0.0376	0.0115	0.0257	**0.0748**
Rental Self-Storage	0.0018	0.0005	0.0012	**0.0035**
Research & Development	0.0848	0.0260	0.0579	**0.1687**
Hospitality (Lodging)	0.0316	0.0097	0.0216	**0.0629**
Commercial Offices (Standard)	0.1335	0.0409	0.0912	**0.2656**
Commercial Offices (Large High Rise)	0.1267	0.0388	0.0865	**0.2520**
Corporate Offices	0.0748	0.0229	0.0511	**0.1488**
Medical Offices	0.1189	0.0365	0.0812	**0.2366**

3. Inter-District Student Impact

Based on information provided by the School District, 744 students were enrolled at the School District on an inter-district basis as of October 2021, including 338 students at the elementary school level, 86 students at the Junior High School level and 320 students at the high school level. Many of those inter-district students attend the School District due to their parents or guardians being employed at businesses located within the School District boundaries. To determine the inter-district impact of new commercial/industrial development, the number of inter-district students was first divided by the estimated number of employees within the School District's area. Employment was estimated at 90,299 based on information obtained from U.S. Census Bureau[1]. The ratio of inter-district students to estimated employment for each school level was then multiplied by the employee generation factors for each of the commercial/industrial categories as shown in Table 11. The calculation results in the Inter-District Student Impacts shown in Table 13.

TABLE 13
INTER-DISTRICT IMPACT PER 1,000 SQUARE FEET OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL	JUNIOR HIGH SCHOOL	HIGH SCHOOL	INTER-DISTRICT STUDENT IMPACT
Banks	0.0105	0.0028	0.0099	**0.0232**
Community Shopping Center	0.0057	0.0015	0.0054	**0.0126**
Neighborhood Shopping Center	0.0104	0.0028	0.0098	**0.0229**
Industrial Business Parks	0.0130	0.0035	0.0123	**0.0288**
Industrial Parks/Warehousing/ Manufacturing	0.0050	0.0013	0.0047	**0.0110**
Rental Self-Storage	0.0002	0.0001	0.0002	**0.0005**
Research & Development	0.0113	0.0030	0.0106	**0.0249**
Hospitality (Lodging)	0.0042	0.0011	0.0040	**0.0093**
Commercial Offices (Standard)	0.0177	0.0048	0.0168	**0.0393**
Commercial Offices (Large High Rise)	0.0168	0.0045	0.0159	**0.0373**
Corporate Offices	0.0099	0.0027	0.0094	**0.0220**
Medical Offices	0.0158	0.0043	0.0149	**0.0350**

[1] 2016-2020 American Community Survey 5-Year Estimates; DP03-Selected Economic Characteristics (Employment).

4. Total Student Generation Impact

The Total Student Generation Impact is determined by adding the Student Generation Impacts shown in Table 12 to the Inter-District Impacts determined in Table 13. The Total Student Generation Impacts are listed in Table 14 below.

TABLE 14
TOTAL STUDENT GENERATION IMPACT
PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL	JUNIOR HIGH SCHOOL	HIGH SCHOOL	TOTAL STUDENT GENERATION IMPACT
Banks	0.0892	0.0269	0.0637	**0.1798**
Community Shopping Center	0.0485	0.0146	0.0346	**0.0977**
Neighborhood Shopping Center	0.0884	0.0267	0.0631	**0.1781**
Industrial Business Parks	0.1110	0.0335	0.0793	**0.2238**
Industrial Parks/Warehousing/ Manufacturing	0.0426	0.0128	0.0304	**0.0858**
Rental Self-Storage	0.0020	0.0006	0.0014	**0.0040**
Research & Development	0.0961	0.0290	0.0685	**0.1936**
Hospitality (Lodging)	0.0358	0.0108	0.0256	**0.0722**
Commercial Offices (Standard)	0.1512	0.0457	0.1080	**0.3049**
Commercial Offices (Large High Rise)	0.1435	0.0433	0.1024	**0.2893**
Corporate Offices	0.0847	0.0256	0.0605	**0.1708**
Medical Offices	0.1347	0.0408	0.0961	**0.2716**

C. NET IMPACT PER COMMERCIAL/INDUSTRIAL SQUARE FOOT

1. Cost Impact

To estimate the school facilities costs required to house new students due to additional commercial/industrial development, the total school facilities cost per student is determined by multiplying the Facilities Cost Impact per Seat/Student determined in Table 6 by the Total Student Generation impacts for each school level shown in Table 14. The total school facilities cost impacts are shown in Table 15 by commercial/industrial development category and school level.

TABLE 15
SCHOOL FACILITIES COSTS PER 1,000 SQUARE FEET OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL	JUNIOR HIGH SCHOOL	HIGH SCHOOL	TOTAL SCHOOL FACILITIES COSTS
Banks	$2,453	$583	$1,939	**$4,975**
Community Shopping Center	$1,334	$317	$1,052	**$2,703**
Neighborhood Shopping Center	$2,431	$578	$1,921	**$4,930**
Industrial Business Parks	$3,055	$725	$2,414	**$6,194**
Industrial Parks/Warehousing/ Manufacturing	$1,172	$278	$926	**$2,376**
Rental Self-Storage	$56	$12	$43	**$112**
Research & Development	$2,643	$628	$2,086	**$5,358**
Hospitality (Lodging)	$985	$234	$778	**$1,997**
Commercial Offices (Standard)	$4,161	$989	$3,286	**$8,436**
Commercial Offices (Large High Rise)	$3,949	$938	$3,117	**$8,004**
Corporate Offices	$2,332	$554	$1,841	**$4,727**
Medical Offices	$3,706	$882	$2,926	**$7,514**

2. Residential Fee Offsets

New commercial/industrial development within the School District will generate new employees, thereby increasing the need for new residential development to house those employees living in the School District. Residential school fees adopted by the School District under applicable law will also be imposed by the School District on such new residential development. To prevent new commercial/industrial development from paying the portion of impact that is mitigated by the applicable residential school fees, this amount has been calculated and deducted from the school facilities impact costs calculated in Table 15.

The residential fee offsets are first calculated by using the School District's proposed Level I Fee of $4.79 per square foot as determined and multiplying that amount by the

weighted average square footage of a residential unit in the School District, which is 2,106 square feet. This calculation provides the average residential revenues from a residential unit of $10,087 ($4.79 x 2,106). The average residential revenues from a residential unit multiplied by Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 11, results in the residential school fee revenues per 1,000 square feet of commercial/industrial development ("Residential Fee Offset"). This computation is shown in Table 16.

TABLE 16
RESIDENTIAL FEE OFFSET

COMMERCIAL/INDUSTRIAL CATEGORY	SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.	RESIDENTIAL FEE PER UNIT	RESIDENTIAL FEE OFFSET PER 1,000 SQUARE FEET COM./IND.
Banks	0.3604	$10,087	$3,635
Community Shopping Center	0.1958	$10,087	$1,975
Neighborhood Shopping Center	0.3570	$10,087	$3,601
Industrial Business Parks	0.4485	$10,087	$4,524
Industrial Parks/Warehousing/ Manufacturing	0.1719	$10,087	$1,734
Rental Self-Storage	0.0082	$10,087	$83
Research & Development	0.3879	$10,087	$3,913
Hospitality (Lodging)	0.1445	$10,087	$1,458
Commercial Offices (Standard)	0.6110	$10,087	$6,163
Commercial Offices (Large High Rise)	0.5797	$10,087	$5,847
Corporate Offices	0.3425	$10,087	$3,455
Medical Offices	0.5441	$10,087	$5,488

3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 16 from the total school facilities costs listed in Table 15 results in the net school facilities costs per 1,000 square feet of commercial/industrial development ("Net School Facilities Costs"). The Net School Facilities Costs are listed in Table 17.

TABLE 17
NET SCHOOL FACILITIES COSTS
PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	TOTAL SCHOOL FACILITIES COSTS	RESIDENTIAL FEE OFFSET	NET SCHOOL FACILITIES COSTS (PER 1,000 SQUARE FEET COM./IND.)
Banks	$4,975	$3,635	$1,340
Community Shopping Center	$2,703	$1,975	$728
Neighborhood Shopping Center	$4,930	$3,601	$1,329
Industrial Business Parks	$6,194	$4,524	$1,670
Industrial Parks/Warehousing/ Manufacturing	$2,376	$1,734	$642
Rental Self-Storage	$112	$83	$29
Research & Development	$5,358	$3,913	$1,445
Hospitality (Lodging)	$1,997	$1,458	$539
Commercial Offices (Standard)	$8,436	$6,163	$2,273
Commercial Offices (Large High Rise)	$8,004	$5,847	$2,157
Corporate Offices	$4,727	$3,455	$1,272
Medical Offices	$7,514	$5,488	$2,026

The Net School Facilities Costs determined in Table 17 were then divided by 1,000[1] to provide the cost impact on a square foot basis. These cost impacts are listed in Table 18.

TABLE 18
NET COST IMPACTS
PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	NET IMPACTS
Banks	**$1.34**
Community Shopping Center	**$0.73**
Neighborhood Shopping Center	**$1.33**
Industrial Business Parks	**$1.67**
Industrial Parks/Warehousing/ Manufacturing	**$0.64**
Rental Self-Storage	**$0.03**
Research & Development	**$1.44**
Hospitality (Lodging)	**$0.54**
Commercial Offices (Standard)	**$2.27**
Commercial Offices (Large High Rise)	**$2.16**
Corporate Offices	**$1.27**
Medical Offices	**$2.03**

[1] The Employee Generation rates derived from the SANDAG study are estimated per 1,000 square feet of development.

The net cost impacts shown in Table 18 are greater than the School District's share of the current maximum authorized commercial/industrial School Fees of $0.78 per square foot, except for the categories of Rental Self-Storage, Community Shopping Center, Industrial Park/Warehousing/Manufacturing and Hospitality (Lodging). Therefore, the School District is justified in levying school fees on commercial/industrial in amount up to but not exceeding the School District's share of the maximum authorized statutory fee.

D. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 18, the School District shall evaluate such development on a case-by-case basis to determine if the imposition of the School Fees on the development meets the nexus requirements set forth under Government Code Section 66000 et seq. The School District may levy School Fees on such development in an amount up to but not exceeding the cost per square foot impact determined through such evaluation.

E. AGE-RESTRICTED (SENIOR) HOUSING

The School District must exercise discretion in determining whether a particular project qualifies as "senior citizen housing" for the purpose of imposing developer fees. (See California Ranch Homes Development Co. v. San Jacinto Unified School Dist. (1993) 17 Cal.App.4th 573, 580–581.) The School District acknowledges Section 65995.1 and will levy its share of School Fees on qualifying senior citizen housing projects at the current commercial/industrial rate of $0.78 per square foot as justified herein. The School District will require proof that such senior units are indeed restricted to seniors (i.e. a copy of the recorded CC&Rs or deed(s)) and reserves the right to revoke a Certificate of Compliance and/or require payment of difference of the amount per square foot paid to the then current amount of School Fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students to reside in such the housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond initial approval, the School District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial School Fee rate. Such cooperation could take the form of an agreement by the developer to include a restriction in the recorded CC&Rs conditioning subsequent changes in residency requirements on the owner's payment of applicable developer fees, and to notify the School District of changes in residency requirements and/or to provide current residency data upon School District's request

SECTION VI. REDEVELOPMENT

Government Code Section 66001, subdivision (a)(3) and (4) requires that a school district, in imposing school-impact fees, establish a reasonable relationship between the fee's use, the need for the public facility and the type of development project on which the fee is imposed. This section addresses and sets forth general policy when considering the levy of school fees on new construction units resulting from redevelopment projects within the School District.

Redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new construction ("Redevelopment"). The School District is aware of Redevelopment projects completed within the School District boundaries and anticipates similar Redevelopment projects may be completed in the next ten (10) years and beyond. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. shall be levied by the School District on new construction resulting from Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new construction on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new development by comparing the projected square footage, student generation and cost impacts of the proposed new construction and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Table 5 of this Study, as applicable.

The School District may levy school fees, authorized under applicable law, on new construction resulting from Redevelopment projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraph, but not exceeding the applicable school fees.

SECTION VII. GOVERNMENT CODE SECTION 66000

Government Code Sections 66000 *et seq*. were enacted by State Legislature in 1987. In any action establishing, increasing, or imposing a fee as a condition of approval of a development project, such as the Applicable Residential School Fee and Applicable Commercial/Industrial School Fees described herein (collectively referred to as the "Applicable School Fees"), these Government Code sections require the public agency to satisfy the following requirements:

1. Determine the purpose of the fee;

2. Identify the use to which the fee is to be put;

3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;

4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;

5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and

6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

The information set forth herein, including the information contained in the Appendices attached hereto, provide factual evidence establishing a nexus between the type of development projected to be built within the School District and the amount of Applicable School Fees levied upon such development based on the need for such Applicable School Fees. The determinations made in this Study meet the requirements of Government Code Section 66000. The findings are summarized as follows:

Purpose of the School Fee

The Board of the School District will levy and collect school fees on new residential and commercial/industrial development to obtain funds for the construction and/or reconstruction of school facilities to accommodate students generated as a result of such development. In accordance with Education Code Section 17620, "construction or reconstruction of school facilities" ***does not*** include any item of expenditure for any of the following:

1. Regular maintenance or routine repair of school buildings and facilities;

2. Inspection, sampling, analysis, encapsulation or removal of asbestos-containing material, except where incidental to school facilities construction or reconstruction for which the expenditure of fees or other consideration collected pursuant to Education Code Section 17620 is not prohibited; and,

3. Deferred maintenance as described in Education Code Section 17582.

Identify the Use of the School Fee

The School District has determined that revenues collected from Applicable School Fees imposed on residential and commercial/industrial developments will be used for the following purposes:

1. Construction or reconstruction of school facilities required to accommodate students generated by new residential and commercial/industrial development in areas of the School District where existing school facilities are needed;

2. Construction or reconstruction of administrative and operations facilities required in response to new student growth from new development;

3. Acquisition or lease of property for unhoused students generated from new development;

4. Purchase or lease of interim and/or temporary school facilities in order to accommodate student capacity demands;

5. Costs associated with the administration, collection, and justification for the Applicable School Fees;

6. Provide local funding that may be required if the School District applies for State funding through SB 50.

The 2016 Plan outlined proposed improvement plans to a number of existing school facilities and the proposed development and construction of new school facilities. As previously noted and described herein, the Alternative Fees will be used to fund school facilities necessary to accommodate Projected Unhoused Students generated by Projected Units to the extent described in this Study and permitted by applicable law. Such Alternative Fees will be used to fund, in part, the school facilities identified in the 2016 Plan, inclusive of those school facilities described in this Study.

Relationship Between the Use of the Fee, the Need for School Facilities and the Type of Development on Which the Fee is Imposed

As determined in the preceding sections, existing school facilities are in need of upgrade or replacement for their continued long-term use and to provide adequate and safe housing for existing student enrollment and students generated from new residential and commercial/industrial development. The fees imposed on such new development will be used, in part, to finance a portion of the construction and/or reconstruction of school facilities required to accommodate student enrollment growth generated by new residential and commercial/industrial development.

Determination of the Relationship Between the Fee Amount and the School Facilities Costs Attributable to Type of Development on Which the Fee is Imposed

The imposition of the Applicable Residential School Fee of $4.79 per square foot of residential development is justified, as this fee is below the per square foot cost impact to provide adequate school facilities required as a result of such new residential development.

Similarly, the imposition of the Applicable Commercial/Industrial School Fees of $0.78 per square foot of commercial/industrial development are justified as the fees are equal to or below the estimated per square foot net cost impact to provide adequate school facilities required as a result of such new commercial/industrial development, except for Rental Self-Storage development.

Accounting Procedures for the Fees

The School District will deposit, invest, and expend the school fees imposed and collected on residential and commercial/industrial development in accordance with the provision of Government Code Section 66006.

APPENDIX A
COMMERCIAL/INDUSTRIAL DEVELOPMENT DESCRIPTIONS

Banks	Include small branch offices to regional offices used for banking. Properties under this category allow customers to conduct banking on-site.
Shopping Center	Broadly include regional, community and neighborhood shopping centers which sell merchandise and services to consumers. Include grocery stores, restaurants, retail centers, automotive sales.
Industrial Business Parks	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with 15% or more of the total area designated for commercial use.
Industrial Parks/Warehousing/ Manufacturing	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with limited or no commercial use (less than 15% of the total area designated for commercial use).
Rental Self-Storage	Include warehouse developments which rent small storage vaults and often termed "mini-storage".
Research & Development	Include scientific research and development laboratories, office and/or their supporting facilities.
Hospitality (Lodging)	Include establishments which provide lodging to the general public. Lodging types include hotels, motels, resort hotels and inns. The maximum term of occupancy for establishment within this category shall not exceed 30 days.
Commercial Offices (Standard)[1]	Include general office space occupying less than 100,000 square feet with multiple tenants.
Commercial Offices (Large High Rise)[1]	Include general office space occupying 100,000 square feet and greater with multiple tenants.
Corporate Offices	An office or office building with a single tenant.
Medical Offices	Include medical offices that serve a wide range of medical needs and may include a pharmacy. Medical offices are generally operated by one or more physicians.

[1] Office space used for activities described under banks, research and development, or medical offices should be classified under those categories.

APPENDIX B
FACILITIES CAPACITY UPDATE

CLASSROOM INVENTORY/BUILDING CAPACITY

Site Name	Portable Classrooms	Permanent Classrooms	Total Classrooms	Special Use Classrooms	General Education Classrooms
Elementary School (K-6) Totals	273	564	837	90	747
Junior High School (7-8) Totals	65	191	256	31	225
High School (9-12) Totals	125	358	483	49	434
Total (K-12)	**463**	**1,113**	**1,576**	**170**	**1,406**

DETERMINATION OF EXISTING BUILDING CAPACITY

Description	General Education			Special Use		Total
	K-6	7-8	9-12	Non-Severe	Severe	
I. Total Classroom Inventory	747	225	434	167	3	1,576
II. Permanent Classrooms						993
III. Portable Classrooms						413
IV. 25% of Permanent Classrooms						248
V. Adjustment (III. Minus IV.)	118	15	32	-	-	165
IV. Total (I. minus V.)	629	210	402	167	3	1,411
Building Capacity[1]	**15,734**	**5,667**	**10,854**	**2,171**	**27**	**34,444**

[1] School capacities are determined based on loading factors of 25 pupils per classroom for grades K through 6, 27 pupils per classroom for grades 7 through 12, 9 pupils per classroom for severe pupils and 13 pupils per classroom for non-severe pupils as set forth in the California Code of Regulation, Title II, Section 1859.35.

BUILDING CAPACITY BY SCHOOL LEVELS

Description	K-6	7-8	9-12	TOTAL
General Education	15,734	5,667	10,845	32,246
Proration of Non-Severe Capacity	1,059	382	730	2,171
Proration of Severe Capacity	13	5	9	27
Total	**16,806**	**6,054**	**11,584**	**34,444**

APPENDIX C
ENROLLMENT SUMMARY

Enrollment															
	School Level/Grade														
	Elementary								Junior High		High				Total
School Name/Program	TK	K	1	2	3	4	5	6	7	8	9	10	11	12	
Alicia Cortez Elementary School	-	59	72	66	75	77	77	88	-	-	-	-	-	-	514
Anna Borba Fundamental School	-	41	51	47	52	46	65	61	-	-	-	-	-	-	363
Buena Vista High School	-	-	-	-	-	-	-	-	-	-	-	-	56	109	165
Butterfield Ranch Elementary School	-	70	62	89	83	101	96	88	-	-	-	-	-	-	589
Cal Aero Preserve Academy Elementary	-	182	174	165	165	202	180	191	-	-	-	-	-	-	1,259
Cal Aero Preserve Academy Junior High	-	-	-	-	-	-	-	-	203	177	-	-	-	-	380
Canyon Hills Junior High School	-	-	-	-	-	-	-	-	498	536	-	-	-	-	1,034
Chaparral Elementary School	48	99	90	107	80	90	75	98	-	-	-	-	-	-	687
Chino High School	-	-	-	-	-	-	-	-	-	-	433	514	455	451	1,853
Chino Hills High School	-	-	-	-	-	-	-	-	-	-	788	687	696	687	2,858
Country Springs Elementary School	-	57	92	86	99	96	80	86	-	-	-	-	-	-	596
Don Antonio Lugo High School	-	-	-	-	-	-	-	-	-	-	365	449	375	355	1,544
Doris Dickson Elementary School	24	82	73	81	82	79	72	71	-	-	-	-	-	-	564
Eagle Canyon Elementary School	-	80	79	96	88	94	89	80	-	-	-	-	-	-	606
Edwin Rhodes Elementary School	-	136	133	128	142	121	125	123	-	-	-	-	-	-	908
EJ Marshall Elementary School	-	70	46	61	55	52	62	61	-	-	-	-	-	-	407
Gerald F Litel Elementary School	-	70	87	83	79	76	82	89	-	-	-	-	-	-	566
Glenmeade Elementary School	38	61	40	53	50	52	62	57	-	-	-	-	-	-	413
Hidden Trails Elementary School	-	44	51	62	55	62	64	77	-	-	-	-	-	-	415
Howard Cattle Elementary School	41	80	80	71	66	63	88	96	-	-	-	-	-	-	585
Levi Dickey Elementary School	-	59	62	52	58	63	70	76	-	-	-	-	-	-	440
Liberty Elementary School	18	73	66	68	82	73	71	69	-	-	-	-	-	-	520
Lyle S Briggs Fundamental Elementary	-	44	55	64	79	82	77	79	-	-	-	-	-	-	480
Lyle S Briggs Fundamental Junior High	-	-	-	-	-	-	-	-	85	104	-	-	-	-	189
Magnolia Junior High School	-	-	-	-	-	-	-	-	321	320	-	-	-	-	641
Newman Elementary School	-	74	63	74	77	68	81	74	-	-	-	-	-	-	511
Oak Ridge Elementary School	-	67	79	80	82	79	74	79	-	-	-	-	-	-	540
Ramona Junior High School	-	-	-	-	-	-	-	-	242	238	-	-	-	-	480
Rolling Ridge Elementary School	-	63	86	78	88	82	84	85	-	-	-	-	-	-	566
Ruben S Ayala High School	-	-	-	-	-	-	-	-	-	-	659	624	685	665	2,633
Townsend Junior High School	-	-	-	-	-	-	-	-	444	524	-	-	-	-	968
Walnut Avenue Elementary School	23	57	55	70	64	64	70	64	-	-	-	-	-	-	467
Wickman Elementary School	-	102	96	101	118	117	115	119	-	-	-	-	-	-	768
Woodcrest Junior High School	-	-	-	-	-	-	-	-	161	181	-	-	-	-	342
GRAND TOTAL	**192**	**1,670**	**1,692**	**1,782**	**1,819**	**1,839**	**1,859**	**1,911**	**1,954**	**2,080**	**2,245**	**2,274**	**2,267**	**2,267**	**25,851**
ENROLLMENT BY SCHOOL LEVEL								**12,764**		**4,034**				**9,053**	**25,851**

APPENDIX D – DISTRICT-WIDE STUDENT GENERATION RATES

TABLE D-1
SCHOOL DISTRICT-WIDE
STUDENT GENERATION RATES

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MFA UNITS
Elementary School (TK-6)	0.2263	0.2441	0.1713
Junior High School (7-8)	0.0732	0.0660	0.0524
High School (9-12)	0.1643	0.1564	0.1041
TOTAL	**0.4638**	**0.4665**	**0.3278**

TABLE D-2
SINGLE FAMILY DETACHED (SFD)
STUDENT GENERATION RATES

SCHOOL LEVEL	NO. OF STUDENTS MATCHED	TOTAL UNITS[1]	STUDENT GENERATION RATE
Elementary School (TK-6)	9,604	42,435	0.2263
Junior High School (7-8)	3,107	42,435	0.0732
High School (9-12)	6,972	42,435	0.1643
TOTAL	**19,683**	**NA**	**0.4638**

TABLE D-3
SINGLE-FAMILY ATTACHED (SFA)
STUDENT GENERATION RATES

SCHOOL LEVEL	NO. OF STUDENTS MATCHED	TOTAL UNITS[1]	STUDENT GENERATION RATE
Elementary School (TK-6)	829	3,396	0.2441
Junior High School (7-8)	224	3,396	0.0660
High School (9-12)	531	3,396	0.1564
TOTAL	**1,584**	**NA**	**0.4665**

TABLE D-4
MULTI-FAMILY (MF)
STUDENT GENERATION RATES

SCHOOL LEVEL	NO. OF STUDENTS MATCHED	TOTAL UNITS[1]	STUDENT GENERATION RATE
Elementary School (TK-6)	1,727	10,081	0.1713
Junior High School (7-8)	528	10,081	0.0524
High School (9-12)	1,049	10,081	0.1041
TOTAL	**3,304**	**NA**	**0.3278**

[1]2016-2020 American Community Survey 5-Year Estimates: DP04 - Selected Housing Characteristics

TABLE D-5
BLENDED STUDENT GENERATION RATES

SCHOOL LEVEL	BLENDED SGR
Elementary School (K-6)	0.2185
Junior High School (7-8)	0.0670
High School (9-12)	0.1493
TOTAL	**0.4348**