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Colton Joint Unified School District

FEE JUSTIFICATION REPORT

For Residential & Commercial/Industrial Development

APRIL 2022

PREPARED FOR:
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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 Colton Joint Unified School District (“CJUSD” 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 \$4.79 per square foot of new residential development and \$0.78 per square foot of new commercial/industrial development. The CJUSD is a unified school district providing school facilities to elementary and secondary students living within portions of seven cities as well as within unincorporated areas of the counties of Riverside and San Bernardino.

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 22,252 students.*
- *As of October 6, 2021, current K-12 enrollment, including Special Day Class students, is approximately 20,599 students resulting in a current net capacity surplus of 1,653 seats.*
- *In accordance with the Southern California Association of Governments (SCAG) approximately 6,449 new households will be created within the District by 2040 and at least an additional 2,430 dwelling units not accounted for by SCAG are projected to be developed by 2040. For those new households identified by SCAG, the District believes an equivalent number of dwelling units will be constructed.*
- *Almost three elementary school facilities, and a portion of a middle 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 Colton Joint Unified School District. The estimated cost of these school facilities, excluding interim housing requirements and central administrative support, is over \$280 million dollars.*

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- *Taking into account the cost of interim housing and administrative support, the total cost of school facilities results in a cost of approximately \$101,853 per elementary school student, \$125,018 per middle school student and \$100,007 per high school student. The resulting estimated school facilities cost per dwelling unit expected to be constructed equates to approximately \$32,772.*
 - *Based on a review of property characteristics data for residential dwelling units located within the District, the average size of all future dwelling units to be constructed within the CJUSD is estimated to be approximately 1,750 square feet. Assuming this average size, the District would need to collect approximately \$18.75 per square foot of new residential development to fully 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 \$4.79 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 census data, it was determined that the District would need to collect between \$1.43 and \$11.70 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 \$0.78 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 that 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 CJUSD, its current student enrollment and its current capacity.

The Colton Joint Unified School District

The Colton Joint Unified School District was established in 1872 and is located southwest of the City of San Bernardino and portions of the District are bisected by both the Interstate 10 freeway running in an east/west direction and I-215 which runs in a north-south direction. The District encompasses within its boundaries a large portion of the City of Colton as well as small portions of the Cities of Rialto, Fontana, Grand Terrace and San Bernardino, as well as unincorporated areas within the counties of Riverside and San Bernardino and covers an area of approximately 48 square miles.

The District currently operates 18 elementary schools, four middle schools, three comprehensive high schools, one continuation high school, one alternative school and a preschool center. The total K-12 enrollment in the District for 21-22 is approximately 20,599 students.

Synopsis of District Growth & Student Capacity

During the past decade the District’s enrollment has remained relatively stable in spite of significant economic changes that have occurred during that same time period. With limited in-fill development within the boundaries of the District, the last ten years has seen slow, but continuous student growth that has been offset by declining enrollment in the more gentrified portions of the District. For the 2021-22 school year student enrollment by facility type is as follows:

*Table I
FY 2021-22 Student Enrollment*

Facility Type	Current Enrollment ⁽¹⁾
Elementary (Grades K-6)	10,977
Middle School (Grade 7-8)	3,127
High (Grade 9-12)	6,495
Total K-12 Enrollment	20,599

(1) Enrollment as contained in the District’s enrollment data file and as summarized in Appendix “A”

The District recently conducted a site utilization review and after applying state-loading standards to its loaded classrooms, it determined its facilities capacity as summarized in Appendix "A". This worksheet indicates that in accordance with State classroom loading standards, the District's current school facilities are sufficient to house 10,753 elementary, 3,605 middle (grades 7-8), and 7,894 high school students (grades 9-12). A comparison of current student enrollment to current capacity demonstrates that the District currently has sufficient facilities to adequately house its current enrollment at both the middle and high school levels but will need additional facilities to house all the additional students to be generated by development expected to occur during the next twenty years.

Based upon population and housing estimates and trends as indicated by recent Census data, it is anticipated that the student enrollment at the District will increase as new development occurs. The District believes that additional students generated at the high school level as a result of future development can be accommodated by expanding capacity at its existing school sites but that additional facilities at the elementary and middle school levels must be added to provide incremental capacity for students that will be generated from new non-mitigated development.

During the past eighteen years the District and the development community have entered into two mitigation agreements in order to ensure the timely construction of school facilities to house students from new development (Mitigated Development). The primary financing mechanism authorized in the mitigation agreements is the formation of a community facilities district (CFD). The District can then issue bonds to construct school facilities with repayment of the bonds being accomplished through the levy of a special tax on properties within the CFDs. These developments that are subject to the special tax are considered Mitigated Developments as they have provided significant funding and support to the CJUSD facilities program since 2003.

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 \$4.79 per square foot of new residential construction and \$0.78 per square foot of new commercial/industrial development (for K-12 school districts). These development fees will next be increased by the SAB in 2024 and every two years thereafter.

Methodology

In order to determine the impact of new residential development on CJUSD 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 CJUSD 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) anticipated to be constructed.*
- *Determining the number of students to be generated from new development.*
- *Identifying the “per student cost” for new elementary, middle and high school facilities.*
- *Multiplying the per student costs for elementary, middle and 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 necessary 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 and potential includes the housing elements of the general plan for the Cities of Colton, Grand Terrace and Fontana as well as selected Specific Plan data within those cities. Data for determining commercial/industrial impacts was derived from the Traffic Generators Guide prepared by SANDAG as well as census data. Student generation rates for this report were calculated by SDFA. 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

The District's school facility capacity is determined in accordance with the Leroy F. Greene School Facilities Act of 1998 as set forth on the SAB Form 50-02 (Existing Building Capacity) as revised on August 31, 2000. School facilities capacity identified on this form has been supplemented by additional capacity, funded both locally and by the State. As indicated in Appendix 'A' the District has facilities sufficient to adequately house approximately 10,753 elementary, 3,605 middle and 7,894 high school students. The resulting capacity surplus(deficit) is shown in Table II.

*Table II
Existing School Facilities Capacity*

School Type	2021/22 Capacity ⁽¹⁾	2021/22 Enrollment	Existing Seat Surplus/(Deficit)
Elementary (K-6)	10,753	10,977	(224)
Middle (7-8)	3,605	3,127	478
High (9-12)	7,894	6,495	1,399
Aggregate	22,252	20,599	1,653

(1) Includes Permanent Facilities & Interim Facilities

While there is currently excess capacity at the middle and high school levels it is expected that some of this current capacity will be absorbed by future infill projects that are not yet complete but are anticipated to be completed within the next several years. The current excess capacity at the middle and high school levels will be used to accommodate these future developments and thus, only the net incremental impacts from future development is considered in the balance of this report.

Future Residential Unit Projections

This report considers the likely student impacts expected to result from new growth until build-out of the District. Based on current and future population estimates prepared by SCAG, the Southern California Association of Governments (see Appendix 'B'), and existing housing to population ratios, the District expects that between 2020 and 2040, approximately 6,449 additional residential units will be constructed within the boundaries of the District.

Additionally, a recently approved Specific Plan (the Riverside-Colton Northside Specific Plan or "RCNSP") identifies several thousand additional dwelling units that may be constructed in the next

couple of decades and a good number of these units lie within the District’s boundaries. Consistent with a recently approved enrollment study prepared by Davis Demographics, for this Report it is estimated that 2,430 of the potential units located within the boundaries of both the RCNSP and the District may be developed by 2040.

SDFA has compared the RCNSP boundaries to the SCAG projections and has determined that for this particular area, SCAG had not accounted for any future development within this area. Thus, the projection of future residential units consists of both the SCAG estimate and the RCNSP units identified in the District’s enrollment study. This estimate is summarized in Table III.

Table III
Projected Future Residential Dwelling Units (D/Us)

Statistical Area	Estimated 2020 Households/DUs	Projected 2040 Households/DUs	Net Increase in Residential Units ⁽¹⁾
County of San Bernardino – SCAG	33,494	39,914	6,420
County of Riverside – SCAG	289	318	29
RCNSP – Portion within CJUSD	0	2,430	2,430
Total Projection for CJUSD	33,783	42,662	8,879

(1) While a small fraction of the net increase in units may have been developed between 2020 and 2022, the District believes that the projected increase in dwelling units between the 20-year period between 2020 and 2040 will be substantially similar to the expected increase in dwelling units for the 20-year period between 2022 and 2042.

Of the 8,79 future dwelling units projected to be developed by 2040 a portion of these units will be developed as traditional single-family detached dwelling units (SFDs) and the remaining portion will be constructed as multi-family units consisting of both for-sale condominium/townhouse dwellings and for lease or rent apartment units. Based on a review of planning documents related to smart growth initiatives and redevelopment goals, the District believes that all of the future dwelling units projected to be constructed in that portion of the District that lies within Riverside County, all dwelling units will be SFDs. Within the County of San Bernardino, the District believes that at just under fifty percent (49.18%) will be single-family detached units and just over fifty percent (50.82%) may be multi-family dwelling units is shown below in Table IV.

Table IV
Projected Total Future Residential Units

Future Residential Units	Single-Family Detached	Multi-Family Attached	Estimated Total
County of San Bernardino – SCAG	3,852	2,568	6,420
County of Riverside - SCAG	29	0	29
RCNSP – Portion within CJUSD	486	1,944	2,430
Totals	4,367	4,512	8,879

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 AND Multi-family) is required because different product types generate a different number of students per dwelling unit than others.

In order to best determine its future school facility needs, a calculation of student generation rates was prepared by SDFAs and was determined by matching student addresses to street addresses of properties located within the boundaries of the District. The District believes that the generation rates produced from this sample across the various product types (SFD, SFA and Apartments), will be a close approximation of the actual generation rates to be expected from new Unmitigated Developments during the next several years. A summary of these generation rates is contained in Appendix “C”.

Students Generated By New Development

The number of students estimated to be generated from future development is determined by multiplying the projected number of future unmitigated SFD, SFA and MF units by the corresponding generation rates. The number of future students anticipated to be generated from future, unmitigated SFD units is reflected in Table V:

*Table V
Student Generation for Future SFDs*

School Level	SFD Student Generation Rates ⁽¹⁾	Future SFDs ⁽²⁾	Future SFD Students
Elementary (K-6)	0.3637	4,367	1,588
Middle (7-8)	0.1102	4,367	481
High (9-12)	0.2225	4,367	985
Aggregate	0.6994	4,367	3,054

(1) Rounded to the nearest hundredth as shown in Appendix “C”.
 (2) Represents the number of SFD units as identified in Table IV.

The number of future students anticipated to be generated from future single-family attached “for-sale” units and multi-family apartment units is reflected in Table VI:

*Table VI
Student Generation for Unmitigated MFs*

School Level	MF Student Generation Rates ⁽¹⁾	Future MFAs ⁽²⁾	Future MFA Students
Elementary (K-6)	0.1964	4,512	886
Middle (7-8)	0.0552	4,512	249
High (9-12)	0.1090	4,512	492
Aggregate	0.3606	4,512	1,627

(1) Rounded to the nearest hundredth as shown in Appendix “C”.
 (2) Represents the number of MF units as identified in Table IV.

School Facilities Required to Serve New Development

In order to determine the number of schools, or portions thereof, required to house students generated from new development, the aggregate student generation shown in Tables V and VI is divided by the respective school capacity (i.e., design population) of each facility type. Table VII shows the number of new elementary, middle and high schools required to serve new development:

*Table VII
School Facilities Required for New Development*

School Facility Type	Future Unmitigated Students	Less Current Available Capacity	Net Future Unhoused Students	Design Capacity ⁽¹⁾	Required Facilities ⁽²⁾
Elementary School (K-6)	2,474	(0)	1,915	650	3.8062
Middle School (7-8)	730	(478)	252	1,000	0.2520
High School (9-12)	1,477	1,399	78	2,500	0.0312

(1) Pupil capacities reflect the designed pupil capacity associated with the District's educational goals for elementary, middle and high school facilities and as is indicated in Appendix "D".

(2) Rounded to four decimals; for high school, the percentage of required facilities excludes land acquisition as the District will accommodate the additional students at existing sites.

Estimated School Facilities Costs

To calculate the cost for new school facilities, SDFA relied on actual historical costs and current estimates of costs associated with the construction of recent school facilities. These numbers reflect the District's estimate of land acquisition and construction costs, and also include anticipated costs for furniture, equipment and technology.

The estimated costs for elementary, middle and high school facilities are contained in Appendix "D". The resulting facilities costs per school site, including site acquisition and site development are shown in Table VIII.

*Table VIII
Estimated Facilities Costs per School Site*

School Facility	Site Acquisition/ Development ⁽¹⁾	Construction ⁽²⁾	Total Cost
Elementary School (K-6)	\$3,712,800	\$60,000,000	\$63,712,800
Middle School (7-8)	\$6,042,400	\$115,000,000	\$121,042,400
High School (9-12)	\$0	\$240,000,000	\$240,000,000

(1) Assumes a site acquisition costs of \$350,000 per acre plus 4% for appraisal and other site related costs as shown in Appendix "D" As previously noted, the District believes that it can accommodate the Grade 9-12 impacts from future development at its existing high school sites and thus, no site costs are included for high school facilities. With respect to the potential need to for future middle school sites, depending on the location and intensity of future development the District may elect to house a portion of future sixth graders at existing and future middle school facilities and if this occurs, the District may need to acquire an additional middle school site.

(2) In addition to hard construction costs, the amounts shown include plans, tests and inspections, furniture and equipment, technology, landscaping, library books and other soft costs.

The aggregate net facilities cost impact from new development is determined by multiplying the per site costs shown in Table VIII by the required number of sites reflected in Table VII. This resulting impact is shown in Table IX.

Table IX
Estimated Facilities Costs (Excluding Interim Housing & Administrative Facilities)

School Type	Required Schools ⁽¹⁾	Site Acquisition/ Development	Construction ⁽²⁾	Total Cost ⁽³⁾
Elementary School (K-6)	3.8062	\$14,131,659	\$228,372,000	\$242,503,659
Middle School (7-8)	0.2520	1,522,685	28,980,000	30,502,685
High School (9-12)	0.0312	0	7,488,000	7,488,000
Aggregate		\$15,654,344	\$264,840,000	\$280,494,344

- (1) Rounded to four decimals. As previously noted, future unhoused high school students will be housed at existing sites.
- (2) Includes plans, tests and inspections, furniture and equipment, technology and other items.
- (3) May not foot due to rounding.

Interim Housing and Administrative Support

In addition to elementary, middle and 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 as shown in Appendix “D”, the CJUSD has determined that it costs the District approximately \$3,032 per elementary, \$3,176 per middle and \$3,207 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. As indicated in Appendix “D”, the District has determined that \$800 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 X.

Table X
Costs for Interim Housing & Administrative Support Facilities

School Level	Future Unhoused Students	Per Pupil Costs		Total Cost
		Interim Housing ⁽¹⁾	Administrative Support ⁽¹⁾	
Elementary School (K-6)	2,474	\$3,032	\$800	\$9,480,368
Middle School (7-8)	252	\$3,176	\$800	1,001,952
High School (9-12)	78	\$3,207	\$800	312,546
Total/Weighted Average	2,804	\$3,050	\$800	\$10,794,866

- (1) Rounded to the nearest dollar.

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

Table XI
Total Estimated Facilities Costs

School Level	School Facilities	Interim Housing	Administrative Support	Total Cost
Elementary School (K-6)	\$242,503,659	\$7,501,168	\$1,979,200	\$251,984,027
Middle School (7-8)	30,502,685	800,352	201,600	31,504,637
High School (9-12)	7,488,000	250,146	62,400	7,800,546
Total/Weighted Average	\$280,494,344	\$8,551,666	\$2,243,200	\$291,289,210

Total Estimated Cost per Student

The estimated facilities cost for each elementary, middle and 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 IX) are added to the per pupil school facilities cost to determine the total per student facilities costs for elementary, middle and high school facilities. The total estimated per pupil facilities cost is shown in the following table:

Table XII
Total Facilities Costs per Pupil

School Level	School Facilities Cost	Future Unhoused Students	Per Pupil Costs ⁽¹⁾			
			School Facilities	Interim Housing	Administrative Support	Total Cost
Elementary School (K-6)	\$242,503,659	2,474	\$98,021	\$3,032	\$800	\$101,853
Middle School (7-8)	\$30,502,685	252	\$121,042	\$3,176	\$800	\$125,018
High School (9-12)	7,488,000	78	\$96,000	\$3,207	\$800	\$100,007
Total/Weighted Avg. ⁽²⁾	\$280,494,344	2,804	\$100,034	\$3,050	\$800	\$103,884

(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 dwelling unit is determined by multiplying the facilities costs per student (Table XII) by the weighted average of the applicable student generation rates and is shown in the following table:

Table XIII
Total Facilities Costs per Residential Unit

School Facility Type	Per Pupil Cost	Composite -Wtd Averages	
		Net Student Generation Rate ⁽¹⁾	Facilities Cost Per Dwelling Unit ⁽²⁾⁽³⁾
Elementary (K-6)	\$101,853	0.2786	\$28,380.37
Middle (7-8)	\$125,018	0.0284	3,548.29
High (9-12)	\$100,007	0.0080	878.56
Weighted Average	\$103,884	0.3158	\$32,807.22

- (1) Rounded to the nearest ten-thousandth and reflects the weighted and adjusted student generation rates after incorporating the excess facilities capacity available at the middle and high school level and the mix of SFD, SFA and MFA dwelling units anticipated to be developed in the future.
- (2) Facilities costs per dwelling unit as shown differ slightly from the product of the Per Pupil Cost and the SGRs shown above because the Per Pupil Cost is, in part, derived from the number of students generated to the nearest whole integer.
- (3) Reflects a weighted average based upon anticipated number of SFD and MF units to be constructed (the composite facilities cost per dwelling unit is equal to total facilities cost for school type divided by total dwelling units to be constructed). Thus, the cost per dwelling unit is not exactly equal to the per pupil cost shown above, multiplied by the student generation rate.

For the future dwelling units expected to be constructed within the next twenty years, the District's estimate of the average size of a dwelling unit expected to be constructed within the District (both SFDs and MFs) is 1,750 square feet. Dividing the total facilities cost per dwelling unit (SFD and MF) of \$32,807.22 by the average size of a dwelling unit yields a school facility cost of \$18.75 per square foot.

As previously indicated, the current statutory development fee authorized by Government Code Section 65995 (b)(1) for new residential construction is \$4.79 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 an additional \$13.96 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 \$18.75 for expected 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 \$4.79 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.

In this instance, CJUSD is justified in levying the maximum statutory fee as shown in the following table:

*Table XIV
Fee Allocation by School Type -- Residential Development*

Authorized Fee Pursuant to Government Code Section 65995	Amount
Statutory School Fee (Level I Fee)	\$4.79 per square foot ⁽¹⁾

(1) Assuming Board adoption on April 21, 2022, the fee amount will be effective on June 20, 2022.

Table XV 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 CJUSD and the net fee deficit for new development. As can be seen, the amount required is almost four three times the amount that can be collected (\$4.79) by the CJUSD:

*Table XV
Comparison of Facilities Cost to Currently Authorized Fee (*)*

Facilities Cost Per D/U	Average Square Feet Per Dwelling Unit	Facilities Cost Per Sqft	Current Fee Per Sqft	Fee Deficit Per Sqft
\$32,807.22	1,750	\$18.75	\$4.79	(\$13.96)

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:

1. *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).*
2. *Determine the number of new employees that would both live and work within the school district.*
3. *Determine the number of occupied housing units that would be associated with new employees.*
4. *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 CJUSD 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 17 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 thousand (1,000) square feet as shown in the following table:

Table XVI
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⁾
Hotel /Motel	165,200	184	1.114
Discount Retail Club	128,629	215	1.671
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
Medical Offices	22,507	96	4.265
Commercial Offices (>100,000 sqft)	135,433	625	4.615
Commercial Offices (<100,000 sqft)	27,100	130	4.797
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, SDFA relied on census data and worksite information provided by the Equal Employment Opportunity Commission (EEOC). Specifically, SDFA obtained employment and population estimates for the City of Colton. EEOC worksite data is only available for cities or other statistical areas with populations that exceed 50,000. Thus, this information was not available for the City of Rialto, Grand Terrace or for that portion of the unincorporated areas of the District, or the portion of the Cities of Fontana, San Bernardino or Loma Linda that could be isolated from other unincorporated areas of the Counties of Riverside and San Bernardino. Tabulations of the worksite and population estimates are contained in Appendix 'E'. Thus, by utilizing only the City of Colton, the District believes that is acting conservatively in its determination of employment impacts on facility needs.

The EEOC tabulation indicates that there was a total of 19,315 employees working within the City of Colton (the "Worksite 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 City of Colton, which is determined by dividing the total number of employees within the Worksite Census Area by the total number of employees that *both live and work* within the boundaries of Worksite Census Area.

Table XVII
Estimated Resident Employees within the Worksite Census Area ⁽¹⁾

Jurisdiction	Total Employees	Place of Residence	Pct of Employees Working and Residing in Colton
City of Colton	19,315	3,365	17.42%

(1) Source: EEO Tabulation 2006-2010

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

It should be noted that by considering only those employees that both live and work within the CJUSD (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., inter-district 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 eighty-three percent (83%) of Worksite Census Area workers commute from outside of the Worksite Census Area to their jobs. Many of these workers living outside of but working within the Worksite Census Area could request that their children be transferred into the CJUSD on the basis of employment.

Nevertheless, by multiplying the number of employees per thousand square feet as shown in Table XVI by the REGR computed for the Worksite 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 0.194 employees for *Lodging* to a high of 1.587 employees for *Restaurants*.

Table XVIII
Resident Employee Generation Factors by Development Type

Development Type	Employees per 1000 Sqft.	Residential Employment Generation Rate	Resident Employee Per 1000 Sqft.
Hotel / Motel	1.114	.1742	0.194
Discount Retail Club	1.671	.1742	0.291
Commercial Strip Center	1.807	.1742	0.315
Regional Shopping Center	1.855	.1742	0.323
Car Dealers	2.005	.1742	0.349
Industrial Parks (No Commercial)	2.087	.1742	0.364
Community Shopping Center	2.396	.1742	0.417
Industrial Plants (Mult. Shift)	2.456	.1742	0.428
Neighborhood Shopping Center	2.561	.1742	0.446
Corporate Office (Single User)	2.686	.1742	0.468
Banks	2.825	.1742	0.492
Scientific Research & Development	3.043	.1742	0.530
Industrial/Business Parks	3.733	.1742	0.650
Medical Offices	4.265	.1742	0.713
Commercial Offices (>100,000 sqft)	4.615	.1742	0.804
Commercial Offices (<100,000 sqft)	4.797	.1742	0.836
Restaurants	9.113	.1742	1.587

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 census data of occupied housing within the Worksite Census Area, SDFA identified the household rate (i.e., the number of occupied housing units per residential worker) to be .2246.

Table XIX
Household Rate for Worksite Census Area

Worksite Census Area Component	Resident Workers (City of Colton)	Occupied Housing Units ⁽¹⁾	Household Rate ⁽²⁾
Aggregate Worksite Census Area (Colton)	3,365	14,979	22.46%

(1) Source: California Dept of Finance Housing Estimate- Appendix E-2

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

By applying the household generation rate for the Worksite Census Area of .2246 to the Resident Employee Generation Factors shown in Table XVIII, 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 XX
Household Generation for Commercial/Industrial Land Uses

Development Type	Residential Employees per 1,000 Sqft.	Household Generation Rate	District Households Per 1,000 Sqft
Hotel/Motel	0.326	.2246	0.044
Discount Retail Club	0.489	.2246	0.065
Commercial Strip Center*	0.529	.2246	0.071
Regional Shopping Center	0.543	.2246	0.073
Car Dealers*	0.586	.2246	0.078
Industrial Parks (No Commercial)	0.610	.2246	0.082
Community Shopping Center	0.701	.2246	0.094
Industrial Plants (Mult. Shift)*	0.718	.2246	0.096
Neighborhood Shopping Center	0.749	.2246	0.100
Corporate Office (Single User)	0.786	.2246	0.105
Banks	0.826	.2246	0.111
Scientific Research & Development	0.890	.2246	0.119
Industrial/Business Parks	1.092	.2246	0.146
Medical Offices	1.248	.2246	0.167
Commercial Offices (>100,000 sqft)	1.350	.2246	0.181
Commercial Offices (<100,000 sqft)	1.403	.2246	0.188
Restaurants*	2.666	.2246	0.357

School Facilities Cost from Commercial/Industrial Development

Since the school facilities cost per new dwelling unit was already identified in Table XVI, by applying the total cost per dwelling unit to the district household generation shown in Table XX, 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 \$32,807.22 is used. The resulting facilities cost per square foot is shown in Table XXI and ranges from \$1.43 to \$11.70 per square foot of development for the indicated land uses.

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

Development Type	District Households Per Sqft of Non-Res. Dev.	School Facilities Cost Per Dwelling Unit	Gross Facilities Cost Per Sqft of Commercial/Industrial Development
Hotel/Motel	0.0000436	\$32,807.22	\$1.43
Discount Retail Club	0.0000654	\$32,807.22	\$2.14
Commercial Strip Center*	0.0000708	\$32,807.22	\$2.32
Regional Shopping Center	0.0000726	\$32,807.22	\$2.38
Car Dealers*	0.0000785	\$32,807.22	\$2.57
Industrial Parks (No Commercial)	0.0000817	\$32,807.22	\$2.68
Community Shopping Center	0.0000938	\$32,807.22	\$3.08
Industrial Plants (Mult. Shift)*	0.0000962	\$32,807.22	\$3.15
Neighborhood Shopping Center	0.0001003	\$32,807.22	\$3.29
Corporate Office (Single User)	0.0001052	\$32,807.22	\$3.45
Banks	0.0001106	\$32,807.22	\$3.63
Scientific Research & Development	0.0001192	\$32,807.22	\$3.91
Industrial/Business Parks	0.0001462	\$32,807.22	\$4.79
Medical Offices	0.0001670	\$32,807.22	\$5.47
Commercial Offices (>100,000 sqft)	0.0001807	\$32,807.22	\$5.92
Commercial Offices (<100,000 sqft)	0.0001879	\$32,807.22	\$6.16
Restaurants*	0.0003569	\$32,807.22	\$11.70

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* impact remaining assuming that the currently authorized maximum statutory fee (Level I Fee) was collected from all new residential development. By multiplying the “fee deficit per D/U” of \$8,382.50 derived from Table XV (i.e., Cost Per D/U of \$32,807.22 less the Fee Collection Per D/U [1,750 Average Square feet x \$4.79 Level I Fee]) by the household 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 XXII
Net Facilities Deficit After Collection of Residential Impact Fee

Development Type	District Households Per Square Foot of Non-Residential Development	Unfunded Impact Per Square Foot After Collection of Statutory Level I Fee
Hotel/Motel	0.0000436	\$0.80
Discount Retail Club	0.0000654	\$1.19
Commercial Strip Center*	0.0000708	\$1.29
Regional Shopping Center	0.0000726	\$1.33
Car Dealers*	0.0000785	\$1.43
Industrial Parks (No Commercial)	0.0000817	\$1.49
Community Shopping Center	0.0000938	\$1.71
Industrial Plants (Mult. Shift)*	0.0000962	\$1.76
Neighborhood Shopping Center	0.0001003	\$1.83
Corporate Office (Single User)	0.0001052	\$1.92
Banks	0.0001106	\$2.02
Scientific Research & Development	0.0001192	\$2.17
Industrial/Business Parks	0.0001462	\$2.67
Medical Offices	0.0001670	\$3.05
Commercial Offices (>100,000 sqft)	0.0001807	\$3.30
Commercial Offices (<100,000 sqft)	0.0001879	\$3.43
Restaurants*	0.0003569	\$6.51

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 currently SAB approved Fee (Level I) of \$4.79 per square foot from each home, a fee deficit *after collecting the maximum statutory fee for residential development* would still range between \$0.80 (Lodging) and \$6.51 (Restaurants) per square foot of new non-residential development.

Thus, *based on CJUSD’s currently authorized non-residential fee amount of (i.e., \$0.78 per square foot of non-residential development), assuming that every employee within the CJUSD also resided within the CJUSD and was housed in a dwelling unit for which the statutory fee (Level I 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 inter-district 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 \$0.78 per square foot of for new commercial/industrial development. Thus, for all of the commercial/industrial development types shown in Table XXII, CJUSD is justified in levying the maximum fee of \$0.78 per square foot as shown in the following table:

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

Fee Component	Total Statutory Fee Collected per Government Code § 65995
Statutory Fee (Level 1) Per Square Foot of New Commercial/Industrial Development	\$0.78 per square foot ⁽¹⁾

(1) Assuming Board adoption on April 21, 2022, the fee amount will be effective on June 20, 2022.

Impacts from Senior Housing

As it relates to the imposition of developer fees upon senior citizen housing projects, Section 65995.1(a) of the Government Code reads as follows:

Notwithstanding any other provision of law, as to any development project for the construction of senior citizen housing, as described in Section 51.3 of the Civil Code, a residential care facility for the elderly as described in subdivision (k) of Section 1569.2 of the Health and Safety Code^[1], or a multilevel facility for the elderly as described in paragraph (9) of subdivision (d) of Section 15432, any fee charge, dedication or other requirement that is levied under Section 53080^[2] may be applied only to new construction and is subject to the limits and conditions under subdivision (b) of Section 65995 in the case of commercial or industrial development.

[1] Although described in subdivision (k), the definition is found under subdivision (o) and (p).

[2] Government Code Section 53080 was revised to Education Code Section 17620.

The District acknowledges that students will not reside in senior citizen housing units. However, the development of such housing generates jobs for facilities maintenance and administration, and in the case of assisted care living situations, health professionals. These jobs may be filled by persons living either within the boundaries of the District or outside the boundaries of the District. In either case, the employees may enroll their students in the District. As, a result some students may be generated as a result of the development of new senior citizen housing.

SDFA conducted a survey of senior citizen housing projects - both assisted-care and independent-living facilities and as a result of applying the methodology used to quantify the impacts of commercial and industrial development as set forth in this report, determined that the expected facilities cost per square foot of senior housing was \$0.92. Thus, the District acknowledges Section 65995.1 and will levy its share of developer fees on any senior citizen housing projects at the current commercial/industrial rate of \$0.78 per square foot.

Redevelopment

Redevelopment means the voluntary demolition of existing residential dwelling units or commercial or industrial construction and the subsequent construction of new residential dwelling units or commercial/industrial construction (“Redevelopment”).

The District acknowledges that Redevelopment projects, more specifically, the demolishing of existing development replaced with new construction, may occur within the next five-year period. In such a situation, the District shall levy school fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. ("School Fees") if there is a nexus established between the impact of the new construction in terms of a net increase in students generated and the fee to be imposed. In other words, the School Fees must bear a nexus to the burden caused by the Redevelopment project.

The purpose of this section is to set forth a general policy for the levy of Statutory School Fees on future Redevelopment projects within the District. The District may levy the applicable Statutory School Fees if an unmitigated impact exists once an analysis has been done on the impact on school facilities from such construction and consideration has been given as to the applicability of a “credit” for previously existing impacts, if any.

The analysis will identify if the Redevelopment project results in any additional impact to the District by comparing the potential students to be generated from the new construction to the potential students generated from the existing construction to be demolished. Statutory School Fees will be assessed only to the extent of the net school facilities impact from the new construction as noted above, but in no event will the School Fees assessed be greater than the applicable Statutory School Fees.

The District will perform an analysis utilizing the above-mentioned criteria to determine the applicability of Statutory School Fees to each Redevelopment project presented to the District.

Section

Four

CONCLUSIONS & STATEMENT OF FINDINGS

Based upon the data gathered by SDFA regarding future development within the boundaries of the CJUSD, student generation, school facility costs and the methodology employed to determine the school facilities impact from new residential and commercial development, CJUSD 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 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 elementary, middle and 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.*
- *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 development projects that are intended to house senior citizens.*

Section

Five

APPENDICES

- Appendix A: School Capacity & Enrollment Summary
- Appendix B: SCAG –Household Projections in 2040
- Appendix C: Student Generation Rates
- Appendix D: School Facilities Cost Estimates
- Appendix E: EEOC Data Employment & Housing

Appendix A: School Capacity & Enrollment Summary

Appendix "A"

**Colton Joint Unified School District
School Capacity & Enrollment Summary**

Fiscal Year 2021-22

School Type	Elementary Pupils K-6 ⁽¹⁾	Middle Pupils 7-8	High Pupils 9-12	Aggregate Pupils K-12
School Facilities Capacity ⁽²⁾	10,753	3,605	7,894	22,252
FY 2021/22 Enrollment ⁽³⁾	10,977	3,127	6,495	20,599
Net Capacity Surplus/(Deficit)	(224)	478	1,399	1,653

(1) Includes some preschool capacity and preschool enrollment.

(2) District staff completed a site utilization review in March of 2022 and based on that review evaluated its permanent and relocatable classroom inventory and incorporated state-loading standards for regular and special day class pupils determined its "adjusted capacity" which is reflected above.

(3) Enrollment shown above is derived from the District's CSIS uncertified enrollment data provided to SDFR on December 24, 2021 and may not correspond to official enrollment as of the CSIS information day (October 6, 2022).

Appendix B: SCAG – Estimated Household Projections

Appendix "B"

Colton Joint Unified School District
 Southern California Association of Governments Household Change Estimate for Period 2020-2040

Traffic Analysis Zone (TAZ Tier2)	Total Acreage within TAZ	Taz Acres within CJUSD	Percentage of TAZ Acres Within CJUSD	SCAG Household Estimates			SCAG Household Estimates ⁽¹⁾			Household Change by 2040
				2020	2035	2040	2020	2035	2040	
County of San Bernardino:										
53719100	239.948	239.948	100.00%	1,166	1,166	1,166	1,209	1,209	1,209	0
53719200	210.668	210.573	99.95%	1,025	1,025	1,025	1,039	1,039	1,039	0
53719400	1,278.037	874.807	68.45%	808	808	808	552	558	577	25
53721200	329.130	1.418	0.43%	155	217	237	0	0	0	0
53721300	330.203	2.303	0.70%	51	105	114	0	0	0	0
53724100	354.808	0.433	0.12%	175	346	408	2	2	3	1
53724200	328.504	3.792	1.15%	314	425	466	1	1	1	0
53724300	185.757	0.070	0.04%	227	259	275	0	0	0	0
53727300	148.804	0.000	0.00%	126	126	126	9	10	13	4
53731200	320.288	0.006	0.00%	972	984	984	16	16	16	0
53733100	295.699	295.668	99.99%	16	16	16	735	735	735	0
53733200	253.943	253.943	100.00%	753	753	753	234	234	234	0
53733300	482.571	482.571	100.00%	247	254	254	356	356	356	0
53733400	875.541	871.255	99.51%	684	2,352	2,956	3	3	3	0
53733500	226.823	226.823	100.00%	3	3	3	280	280	280	0
53734100	159.240	159.240	100.00%	309	347	349	693	752	929	236
53734200	159.567	159.487	99.95%	666	679	693	250	275	347	97
53734300	159.302	79.240	49.74%	458	458	458	322	322	322	0
53734400	187.946	187.885	99.97%	330	330	330	1	1	2	0
53737100	160.454	160.076	99.76%	418	418	418	406	406	406	0
53737200	320.150	160.578	50.16%	604	604	604	340	376	485	144
53742100	157.960	157.960	100.00%	52	52	52	62	62	62	0
53742200	479.565	479.565	100.00%	619	626	626	709	709	709	0
53744100	240.946	0.006	0.00%	793	798	798	0	0	0	0
53744200	307.755	307.755	100.00%	553	565	567	748	822	1,043	295
53744300	239.570	239.570	100.00%	473	474	474	510	510	510	0
53744400	160.613	79.971	49.79%	409	409	409	211	223	261	50
53744500	240.493	229.727	95.52%	762	772	774	755	770	810	55
53744600	87.371	87.371	100.00%	233	233	233	252	252	252	0
53749100	346.960	342.315	98.66%	0	0	0	0	0	0	0
53749200	487.234	487.234	100.00%	781	798	799	884	884	884	0
53749300	497.970	497.970	100.00%	106	107	107	108	108	108	0
53752100	300.420	231.306	76.99%	227	227	227	175	175	175	0
53752300	239.338	0.049	0.02%	1,123	1,200	1,213	0	0	0	0
53753100	534.762	534.762	100.00%	762	988	1,062	799	799	799	0
53753200	536.440	532.816	99.32%	129	142	143	118	118	118	0
53753300	468.981	468.981	100.00%	495	503	503	478	478	478	0
53753400	439.464	434.993	98.98%	1	1	1	1	1	1	0
53755100	250.974	209.100	83.32%	11	11	11	10	10	10	0
53755200	831.288	831.288	100.00%	1	1	1	1	1	1	0
53757300	182.473	7.660	4.20%	224	224	224	50	62	88	37
53757500	145.011	29.026	20.02%	63	101	110	4	6	10	6
53760100	1,723.446	1,722.399	99.94%	1,213	2,546	2,638	668	668	668	0
53760200	174.863	174.863	100.00%	6	6	6	6	6	6	0
53760300	494.616	494.616	100.00%	1	1	1	1	1	1	0
53762100	720.803	695.288	96.46%	23	52	54	7	7	7	0
53763100	132.332	39.904	30.15%	427	436	436	126	126	126	0
53763300	282.484	3.020	1.07%	1,297	1,301	1,301	19	19	19	0
53765100	323.400	322.541	99.73%	602	620	621	816	951	1,347	531
53765200	207.881	207.881	100.00%	613	613	613	674	757	944	270
53766100	183.213	172.287	94.04%	709	741	743	662	721	855	193
53766200	385.143	303.776	78.87%	1,384	1,391	1,393	1,132	1,166	1,239	107
53766300	138.315	138.315	100.00%	422	425	425	412	434	484	72
53769100	177.547	177.547	100.00%	1,001	1,018	1,019	802	802	802	0
53769200	127.120	127.120	100.00%	134	416	464	13	13	13	0
53769300	135.411	135.411	100.00%	88	185	188	22	22	22	0
53769400	152.558	152.558	100.00%	389	563	596	282	283	284	2
53770100	160.572	160.572	100.00%	837	993	1,020	709	714	732	23
53770200	373.700	373.700	100.00%	454	1,148	1,267	184	184	184	0
53770300	161.382	161.382	100.00%	506	507	508	537	557	618	81
53772100	89.430	89.430	100.00%	152	160	160	271	383	634	363
53772200	55.814	55.814	100.00%	134	134	134	269	404	709	440

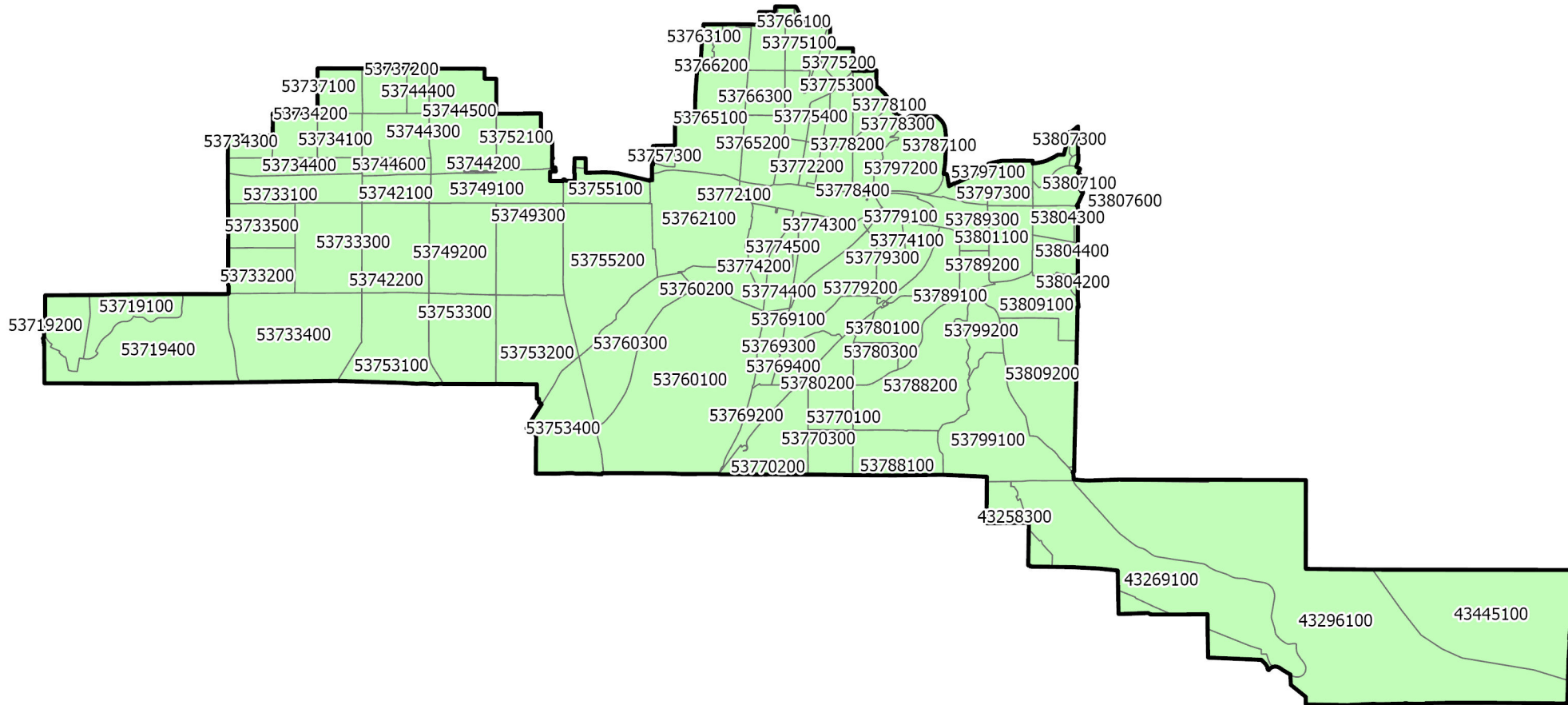
Appendix "B"

Colton Joint Unified School District
Southern California Association of Governments Household Change Estimate for Period 2020-2040

Traffic Analysis Zone (TAZ Tier2)	Total Acreage within TAZ	Taz Acres within CJUSD	Percentage of TAZ Acres Within CJUSD	SCAG Household Estimates			SCAG Household Estimates ⁽¹⁾			Household Change by 2040
				2020	2035	2040	2020	2035	2040	
53773200	363.360	10.428	2.87%	624	677	680	17	17	17	0
53774100	275.140	275.140	100.00%	251	252	252	292	345	463	171
53774200	169.563	169.563	100.00%	338	480	489	259	286	346	87
53774300	242.997	242.997	100.00%	255	260	260	302	322	369	67
53774400	97.245	97.245	100.00%	19	19	19	18	18	18	0
53774500	74.302	74.302	100.00%	62	63	63	61	65	72	11
53775100	132.662	127.242	95.91%	239	244	244	226	230	240	14
53775200	79.910	79.372	99.33%	235	235	235	274	317	416	142
53775300	191.575	191.575	100.00%	383	385	385	427	480	599	172
53775400	65.437	65.437	100.00%	269	269	269	318	373	498	180
53778100	134.137	128.607	95.88%	496	524	525	499	560	698	199
53778200	126.632	126.632	100.00%	403	404	404	475	547	709	234
53778300	171.228	171.228	100.00%	896	964	970	913	1,069	1,420	507
53778400	131.564	131.564	100.00%	312	315	316	385	504	773	388
53779100	241.045	241.045	100.00%	1	1	1	1	1	1	0
53779200	323.013	323.013	100.00%	657	657	657	628	628	628	0
53779300	191.904	191.904	100.00%	292	292	292	279	279	279	0
53780100	256.674	256.674	100.00%	551	594	603	668	668	668	0
53780200	153.600	153.600	100.00%	717	717	717	824	887	1,077	253
53780300	132.186	132.186	100.00%	372	372	372	394	452	628	234
53785100	321.069	0.903	0.28%	571	614	616	1	1	1	0
53787100	502.049	323.934	64.52%	332	356	358	219	234	265	46
53788100	319.536	319.536	100.00%	547	696	723	439	446	469	30
53788200	744.522	744.522	100.00%	1,228	1,302	1,313	1,006	1,048	1,172	166
53789100	208.287	208.287	100.00%	1,232	1,231	1,232	1,194	1,202	1,219	25
53789200	92.618	92.618	100.00%	207	207	207	200	200	200	0
53789300	156.227	156.227	100.00%	216	216	216	240	252	280	40
53797100	199.973	153.109	76.56%	0	0	0	0	0	0	0
53797200	57.835	55.128	95.32%	0	0	0	0	0	0	0
53797300	61.981	61.981	100.00%	0	0	0	0	0	0	0
53799100	711.348	711.348	100.00%	1,120	1,167	1,170	477	477	477	0
53799200	163.203	163.203	100.00%	608	617	617	517	517	517	0
53801100	265.914	265.914	100.00%	526	526	526	546	546	546	0
53804200	40.944	17.235	42.09%	209	221	221	98	113	158	60
53804300	108.941	108.936	100.00%	85	85	85	82	82	82	0
53804400	163.060	129.799	79.60%	1,030	1,082	1,087	860	943	1,195	335
53804500	152.125	10.581	6.96%	60	214	254	0	0	0	0
53807100	48.381	41.569	85.92%	0	0	0	0	0	0	0
53807200	113.202	6.703	5.92%	0	0	0	0	0	0	0
53807300	94.431	81.464	86.27%	0	0	0	0	0	0	0
53807500	245.613	18.904	7.70%	0	0	0	0	0	0	0
53807600	75.797	69.351	91.50%	0	0	0	0	0	0	0
53809100	2,074.564	310.196	14.95%	655	747	909	118	125	143	25
53809200	651.591	635.941	97.60%	672	715	719	300	300	300	0
53830100	3,524.265	84.428	2.40%	90	185	200	0	0	0	0
San Bernardino- Subtot	35,034.650	24,229.532	69.16%	44,476	51,068	52,570	33,494	35,320	39,914	6,420
County of Riverside:										
43139100	2,162.677	1.048	0.05%	545	646	676	2	2	2	0
43144200	1,993.034	13.261	0.67%	806	1,059	1,133	1	1	1	0
43144300	954.365	12.762	1.34%	58	63	63	1	1	1	0
43238100	517.492	0.007	0.00%	1,467	1,759	1,772	1	1	1	0
43258300	911.553	185.582	20.36%	45	166	207	8	21	34	27
43269100	1,377.270	1,322.604	96.03%	129	183	199	96	96	96	0
43269300	1,731.097	249.956	14.44%	48	82	90	3	3	3	0
43296100	7,229.827	3,373.442	46.66%	386	506	526	152	152	152	0
43445100	7,144.716	1,270.486	17.78%	135	156	164	27	28	28	1
Riverside - Subtotals:	24,022.032	6,429.147	26.76%	3,619	4,620	4,830	289	303	318	29
CJUSD Totals	59,056.682	30,658.680	51.91%	48,095	55,688	57,400	33,783	35,623	40,232	6,449

(1) Household Projections for Tier 2 Traffic Analysis Zones located within the boundaries of Colton Joint Unified School District and as incorporated in SCAG's 2020 RTP/SCS Growth Forecast. For TAZ's located partially within the boundaries of the District, the SCAG estimate is based on the proportion of the TAZ that lies within CJUSD boundaries.

TAZ OF COLTON JOINT UNIFIED SCHOOL DISTRICT



0 1 2 4 Miles



Appendix C: Student Generation Rates

Appendix "C"

Colton Joint Unified School District

Student Generation Rate Computations

Dwelling Type ⁽¹⁾	Matched & Unmatched Resident Students						Matched & Allocated Unmatched Students ⁽¹⁾				Supplemented Student Generation Rates			
	Elem. Pupils (K-6)	Middle Pupils (7-8)	High Pupils (9-12)	All Pupils (K-12)	Tabulated Dwelling Units ⁽²⁾	Pct By Dwelling Unit Type	Elem. Pupils (K-6)	Middle Pupils (7-8)	High Pupils (9-12)	All Pupils (K-12)	Elem. Pupils (K-6)	Middle Pupils (7-8)	High Pupils (9-12)	All Pupils (K-12)
Single-Family Detached Dwelling Units	7,736	2,340	4,748	14,824	23,809	74.58%	8,659	2,623	5370	16,652	0.3637	0.1102	0.2255	0.6994
Multi-Family Dwelling Units (SFAs & Apartments)	<u>1,278</u>	<u>352</u>	<u>672</u>	<u>2,302</u>	8,109	25.41%	1,593	448	884	2,925	0.1964	0.0552	0.1090	0.3607
Total Matched Students	9,014	2,692	5,420	17,126										
Unmatched Student Records	<u>1,238</u>	<u>379</u>	<u>834</u>	<u>2,451</u>										
Total Students Utilized for SGR Computation	10,252	3,071	6,254	19,577										
Plus Inter-District Transfer Students	259	56	241	556										
Plus Pre-school & Program Pupils	466			0										
Total/Weighted Avg	10,977	3,127	6,495	20,133	31,918	100.00%	10,252	3,071	6,254	19,577	0.3212	0.0962	0.1959	0.6134

(1) Of the 1441 unmatched K-12 student records, the 707 elementary, 254 middle and 480 high school pupils were allocated to Single-Family Detached and Multi-Family Dwelling Unit Categories in proportion to the total number of SFD and MF dwelling units identified within the District.

(2) The number of dwelling units shown was derived from the the County Assessor's data file and was generally based on the conforming land use code representing a single-family detached, single-family attached or a multi-family apartment unit.

Appendix D: School Facilities Cost Estimates

Appendix "D"

**COLTON JOINT UNIFIED SCHOOL DISTRICT
SUMMARY OF ESTIMATED FACILITIES COSTS**

	<u>Elem. School</u>	<u>Middle School</u>	<u>High School</u>
SITE ACQUISITION & DEVELOPMENT:			
Required Usable Acreage	10.2	16.6	0.0
Estimated Site Acquisition Costs (Per Acre)	\$350,000	\$350,000	\$0
Estimated Land Cost ⁽¹⁾	\$3,570,000	\$5,810,000	\$0 ⁽³⁾
Plus Appraisal/escrow/survey:			
(4% of Site Costs per Section 1859.74(a)(2))	<u>142,800</u>	<u>232,400</u>	<u>0</u>
Total Site Acquisition Costs	\$3,712,800	\$6,042,400	\$0
SCHOOL CONSTRUCTION:			
Baseline Construction Cost Estimate ⁽²⁾	\$60,000,000	\$115,000,000	\$240,000,000
TOTAL ESTIMATED COST:	\$63,712,800	\$121,042,400	\$240,000,000
DESIGN CAPACITY OF SCHOOL FACILITY	650	1,000	2,500
COST PER STUDENT	\$98,020	\$121,042	\$96,000

(1) Land price reflects District current estimated "average" land acquisition costs for future unidentified school sites.

(2) Reflects District's current estimate of construction costs to construct school facilities to serve the design capacities as shown and includes plans, tests, inspections, FFE, landscaping and contingencies.

(3) District assumes that it can house future high school pupils at one of its existings high school sites and thus, no amount is included for land acquisition.

Appendix "D-2"

Colton Joint Unified School District
Interim and Administrative Facilities Cost Estimates

Per Student Cost of Interim Facilities:

Per Student Cost for K-5 Interim Housing:

Estimated four-year period for unhoused students.
Monthly charges assumed for 1.5 years as an average requirement.

Monthly charges:	\$600
Number of Periods:	18
Cost Per Classroom Unit	\$10,800
Plus Incidentals (Set-up)	<u>\$65,000</u>
Total Cost of Classroom	\$75,800
Students to be Housed	25
Cost Per Student	<u><u>\$3,032</u></u>

Per Student Cost for 6-8 Interim Housing:

Estimated four-year period for unhoused students.
Monthly charges assumed for 2 years as an average requirement.

Monthly charges:	\$600
Number of Periods:	24
Cost Per Classroom Unit	\$14,400
Plus Incidentals (Set-up)	<u>\$65,000</u>
Total Cost of Classroom	\$79,400
Students to be Housed	25
Cost Per Student	<u><u>\$3,176</u></u>

Per Student Cost for High School Interim Housing:

Estimated six-year period for unhoused students.
Monthly charges assumed for 3 years as an average requirement.

Monthly charges:	\$600
Number of Periods:	36
Cost Per Classroom Unit	\$21,600
Plus Incidentals (Set-up)	<u>\$65,000</u>
Total Cost of Classroom	\$86,600
Students to be Housed	27
Cost Per Student	<u><u>\$3,207</u></u>

Per Student Cost of Central Administrative Facilities:

Est Sqft. of Admin Facilities Required Per Student	2.5
Estimated Cost Per Sqft. of Construction	<u>\$320</u>
Current Administrative Facilities Cost per Student	<u><u>\$800</u></u>

Appendix E: EEOC & DOF - Employment and Housing
Estimates



EEO-ALL01W

EEO 1w. Detailed Census Occupation by Sex and Race/Ethnicity for Worksite Geography

Universe: Civilians employed at work 16 years and over
EEO Tabulation 2006-2010 (5-year ACS data)

Note: This is a modified view of the original table.

The EEO Tabulation is sponsored by four Federal agencies consisting of the Equal Employment Opportunity Commission (EEOC), the Employment Litigation Section of the Civil Rights Division at the Department of Justice (DOJ), the Office of Federal Contract Compliance Programs (OFCCP) at the Department of Labor, and the Office of Personnel Management (OPM).

Geography: Colton city, California
Estimate: Estimate

Occupation Code	Residence to Work Place Flows	Subject	Total, race and ethnicity
Total, all occupations	Worksite Total	Total, both sexes	
Total, all occupations	Worksite Total	Number	19,315
Total, all occupations	All Other Places/Counties to Colton city, California	Total, both sexes	
Total, all occupations	All Other Places/Counties to Colton city, California	Number	910
Total, all occupations	Balance of Riverside County, California to Colton city, California	Total, both sexes	
Total, all occupations	Balance of Riverside County, California to Colton city, California	Number	2,630
Total, all occupations	Balance of San Bernardino County, California to Colton city, California	Total, both sexes	
Total, all occupations	Balance of San Bernardino County, California to Colton city, California	Number	5,960
Total, all occupations	Colton city, California to Colton city, California	Total, both sexes	
Total, all occupations	Colton city, California to Colton city, California	Number	3,365
Total, all occupations	Fontana city, California to Colton city, California	Total, both sexes	
Total, all occupations	Fontana city, California to Colton city, California	Number	1,170

Occupation Code	Residence to Work Place Flows	Subject	Total, race and ethnicity
Total, all occupations	Rialto city, California to Colton city, California	Total, both sexes	
Total, all occupations	Rialto city, California to Colton city, California	Number	1,370
Total, all occupations	Riverside city, California to Colton city, California	Total, both sexes	
Total, all occupations	Riverside city, California to Colton city, California	Number	1,160
Total, all occupations	San Bernardino city, California to Colton city, California	Total, both sexes	
Total, all occupations	San Bernardino city, California to Colton city, California	Number	2,750

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Explanation of Symbols:

An '*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

The U.S. Census Bureau collects race data in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB). Except for the total, all race and ethnicity categories are mutually exclusive. "Black" refers to Black or African American; "AIAN" refers to American Indian and Alaska Native; and "NHPI" refers to Native Hawaiian and Other Pacific Islander. The reference to "Hawaii only" indicates that these columns are only tabulated for areas in the state of Hawaii. "Balance of Not Hispanic or Latino" includes the balance of non-Hispanic individuals who reported multiple races or reported Some Other Race alone. For more information on race and Hispanic origin, see the Subject Definitions at http://www.census.gov/acs/www/data_documentation/documentation_main/.

Race and Hispanic origin are separate concepts on the American Community Survey. "White alone Hispanic or Latino" includes respondents who reported Hispanic or Latino origin and reported race as "White" and no other race. "All other Hispanic or Latino" includes respondents who reported Hispanic or Latino origin and reported a race other than "White," either alone or in combination. To get a total for "Hispanic or Latino," add the two columns for "White alone Hispanic or Latino" and "All other Hispanic or Latino."

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.