



**SPECIAL DISTRICT
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Colton Joint Unified School District

FEE JUSTIFICATION REPORT

For Residential & Commercial/Industrial Development

May 2024

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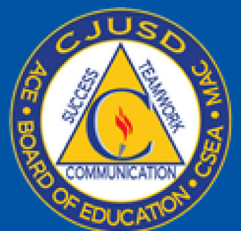


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EXECUTIVE SUMMARY

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 \$5.17 per square foot of new residential development and \$0.84 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 23,772 students.*
- *As of October 4, 2024, current enrollment (grades TK-12), including Special Day Class students, is approximately 18,901 students resulting in a current net capacity surplus of 1,773 at the elementary school level as well as surplus capacity at the middle and high school levels.*
- *In accordance with the Southern California Association of Governments (SCAG) approximately 6,000 new households will be created within the District by 2040 and additional students are also expected to be generated from a portion of the Riverside County North Specific Plan. The District has assumed that an equivalent number of new dwelling units will be constructed to accommodate those households.*
- *Almost one new elementary school site will need to be constructed to provide adequate facilities to house students to be generated solely from future development which lie within the boundaries of the Colton Joint Unified School District. The estimated cost of these school facilities, excluding central administrative support, is almost \$79 million dollars.*
- *Based on the District’s Facilities Master Plan, the projected costs of future reconstruction projects located at the District’s middle and high school sites equates to*

\$47,982 and \$47,446 per student, respectively. By applying these figures to the gross number of new middle and high students expected to be generated from new development yields a reconstruction impact of over \$95 million and when combined with the costs for new classroom facilities, the combined impact exceeds \$174 million.

- Taking into account the cost of central administrative support, the total cost of school facilities results in a cost of approximately \$35,969 per elementary school student, \$50,382 per middle school student and \$49,846 per high school student. The resulting estimated school facilities cost per dwelling unit expected to be constructed equates to approximately \$22,052.*
- 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 1,500 square feet. Assuming this average size, the District would need to collect approximately \$14.70 per square foot of new residential development to fully mitigate the school facilities impacts. This amount is well more than the amount that may be currently collected by the District (i.e., the District's maximum fee amount is \$5.17 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 \$0.96 and \$7.86 per square foot of commercial/industrial development to mitigate the school facilities impacts resulting from new non-residential development and for senior housing the facilities impact is \$0.62 per square foot.*
- Apart from senior housing, the facilities impact from new non-residential development is more than the amount currently collected by the District (i.e., the District's maximum fee amount is \$0.84 per square foot) and permitted by State Statute. Thus, with the exception noted above, 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 (e.g., Loma Linda and Bloomington) and covers an area of approximately forty-eight 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 TK-12 enrollment in the District for FY 2023-24 is almost 19,000 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 2023-24 school year student enrollment by facility type is as follows:

Table I
FY 2023-24 Student Enrollment

Facility Type	Current Enrollment ⁽¹⁾
Elementary (Grades K-6)	10,115
Middle School (Grade 7-8)	3,078
High (Grade 9-12)	5,708
Total K-12 Enrollment	18,901

(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 11,888 elementary, 4,252 middle (grades 7-8), and 7,632 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 sixteen 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 middle and high school levels because of future development can be accommodated by expanding capacity at its existing school sites but that additional facilities at the elementary school level must be added to provide incremental capacity for students that will be generated from new non-mitigated development.

Legislative History

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

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

Shortly thereafter, AB 1600 ("Mitigation Fee Act") was enacted by the state legislature and took effect on January 1, 1989. Government Code Section 66001 et seq. sets forth the requirements for establishing, imposing, and increasing development fees initially authorized under AB 2926. Specifically, the Mitigation Fee Act requires that a reasonable relationship or "nexus" exists 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 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 \$5.17 per square foot of new residential construction and \$0.84 per square foot of new commercial/industrial development (for K-12 school districts). These development fees will next be increased by the SAB in 2026 and every two years thereafter.

Methodology

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 Future Household Estimates by the Southern California Association of Governments ("SCAG") as well as 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 11,888 elementary, 4,252 middle and 7,632 high school students. The resulting capacity surplus(deficit) is shown in Table II.

Table II
Existing School Facilities Capacity

School Type	2023/24 Capacity ⁽¹⁾	2023/24 Enrollment	Existing Seat Surplus/(Deficit)
Elementary (K-6)	11,888	10,115	1,773
Middle (7-8)	4,252	3,078	1,174
High (9-12)	7,632	5,708	1,924
Aggregate	23,772	18,901	4,871

(1) Includes Permanent Facilities & Interim Facilities

While there is currently excess capacity at all grade levels, as discussed below there will be a need for additional elementary school facilities to house all of the students expected to be generated from future development. And while current excess capacity at the middle and high school levels will be used to accommodate students from future development, significant portion of the facilities at the middle and high school levels needs to be rehabilitated in order to both house the future students and to provide them with the instructional environment that is consistent with the District's current educational programs and policies.

Future Residential Unit Projections

This report considers the likely student impacts expected to result from new growth through the year 2040. Based on current and future population estimates prepared by the Southern California Association of Governments (see Appendix 'B') and existing housing to population ratios, the District expects that between 2024 and 2040, approximately 5,957 additional residential units will be constructed within the boundaries of the District. Upon review of the various Traffic Analysis Zones (TAZ) identified by SCAG, it is evident that the recently approved Riverside County North Specific Plan ("RCNSP") had not been captured in those projections. A review of the RCNSP

indicates that approximately 2,430 of the proposed units to be constructed lie within the boundaries of the District. Thus, the projection of future dwelling units is summarized in Table III.

Table III
Projected Future Residential Units

Statistical Area	Estimated 2024 Households	Projected 2040 Households	Net Increase in Residential Units ⁽¹⁾
SCAG Estimate - County of San Bernardino	33,980	39,912	5,932
SCAG Estimate County of Riverside	289	314	25
Portion of RCNSP located within CJUSD	0	2,430	2,430
Total Projection for CJUSD	34,269	42,656	8,387

(1) While the SCAG estimates are a projection of future household formations, the District believes that household formation is highly correlated to future housing needs and represents a reasonable estimate of future dwelling units.

Of the 8,387 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 or 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 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 least sixty percent will be single-family detached units and the remaining forty percent 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	3,559	2,373	5,932
County of Riverside	1,969	486	2,455
Totals	5,528	2,859	8,387

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.

To best determine its future school facility needs, a calculation of student generation rates was prepared by SDFA 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)	0.3188	5,528	1,762
Middle (7-8)	0.0999	5,528	552
High (9-12)	0.1834	5,528	1,014
Aggregate	0.6021	5,528	3,328

(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 MFDs

School Level	MF Student Generation Rates ⁽¹⁾	Future MFAs ⁽²⁾	Future MFA Students
Elementary (K-6)	0.2068	2,859	591
Middle (7-8)	0.0554	2,859	158
High (9-12)	0.0984	2,859	281
Aggregate	0.3605	2,859	1,030

(1) Rounded to the nearest hundredth as shown in Appendix "C."

(2) Represents the number of MF units as identified in Table IV.

New Elementary School Facilities Cost Per Student

Utilizing recent cost data and bid information, the District developed an estimate of the cost to build a new elementary school. That estimate is contained in Appendix "D-1" and reflects a school designed to serve a population of 650 pupils. Dividing the aggregate school costs by the design population will yield a per student cost for new K-6 facilities. Table VII summarizes that calculation as follows:

Table VII
New Elementary School Facilities Costs Per Student

School Facility Type	Future Elementary Cost	Design Population	Cost Per Student ⁽¹⁾
Elementary School (K-6)	\$88,519,865	650	\$136,184

(1) Rounded to the nearest dollar.

Elementary School Facilities Costs for New Development

To determine the cost of the net facilities impact resulting from projected development at the elementary school level, the existing surplus of 1,773 seats has been subtracted from the 2,353 projected future elementary students shown in Tables V and VI resulting in a **net** additional capacity need of 580 new elementary school seats. To determine the new elementary school facilities costs associated with the District's projection of future development, the per student cost reflected in Table VIII is multiplied by the net number of students expected to be generated by new development. This calculation is shown in Table VIII:

Table VIII
Elementary Facilities Costs for New Development

Cost Per Seat Per Student ⁽¹⁾	Net Unhoused Future Students from New Development	Total Classroom Costs Allocated to New Development
\$136,184	580	\$78,986,720

(1) Rounded to the nearest hundredth.

Estimated Costs of Required Reconstruction within the District

While there is sufficient capacity at both the middle and high school levels to house all the students expected to be generated from the projected future development, much of the classroom and core facilities located at sites throughout the District need significant rehabilitation. Education Code Section 17620 provides that developer fees may also be utilized to fund reconstruction within the District. In 2017, the District had a Facilities Master Plan ("FMP") prepared that identified over \$1.6 billion of improvements that needed to be made within the District. In recognition of that need, voters within the District have approved various bond measures which have provided bond authorization that could potentially fund some of the improvements identified in the FMP. Since that time, the District has utilized bond proceeds, state funding and developer fees to fund a small portion of the projects to bring facilities up to a standard that is consistent with the District's current educational programs and policies.

Utilizing the current enrollment figures at its middle and high school sites, the per student cost of the remaining uncompleted reconstruction projects is shown in the following Table:

Table IX
Estimated Middle and High School Reconstruction Costs Per Student

Reconstruction Facilities Component	Facilities Master Plan Reconstruction Costs ⁽¹⁾	Cost of Completed FMP Projects	Cost of Remaining FMP Costs	Middle & High School Enrollment	Per Student Cost of Reconstruction
Middle School Facilities	\$159,882,000	\$12,193,140	\$147,688,860	3,078	\$47,982
High School Facilities	\$336,381,000	\$65,562,003	\$270,818,997	5,708	\$47,446
Total or Weighted Average	\$496,263,000	\$77,755,143	\$418,507,857	8,786	\$47,633

(1) Middle and high school facilities costs are from Section 4.2 of the 2017 Facilities Master Plan.

To determine the reconstruction costs associated with the District's projection of future development, the per student cost of reconstruction is multiplied by the gross number of students expected to be generated by new development. This calculation is reflected in Table X:

Table X
Middle and High School Reconstruction Costs For New Development

Reconstruction Facilities Component	Total Students Expected from New Development	Per Student Cost Of Reconstruction	Total Reconstruction Costs Allocated to New Development
Middle School Facilities	710	\$47,982	\$34,067,220
High School Facilities	1,295	\$47,446	\$61,442,570
Total or Weighted Average	2,005	\$47,636	\$95,509,790

(1) Rounded to the nearest integer.

Central Administrative Support

In addition to elementary, middle, and high school facilities, new development imposes additional facilities impacts on school districts. Additional central administrative facilities and support are also required as new students place incremental demands on school administration. The District has determined that \$2,400 per student is a reasonable estimate for such costs. This figure is determined by multiplying the District's estimated cost of constructing central administrative facilities at \$600 per square foot by a per student allowance of four-square feet.

Aggregate Costs of Facilities Allocated to New Development

The aggregate facilities impact from new development is determined by adding the new facilities costs, including the costs for incremental central administrative facilities, to the aggregate costs of additional rehabilitation allocated to new development. The resulting aggregate facilities costs are shown in Table XI.

Table XI
Aggregate Facilities Impact from New Development

Component of Impacts from New Development	Facilities Impact from New Development
Construction of a Portion of a New Elementary School	\$78,986,720
Reconstruction Costs Incurred at Middle and High School Sites	95,509,790
Incremental Central Administrative Facilities ⁽¹⁾	10,459,200
Total Facilities Impact from New Development	\$184,955,710

(1) The amount shown is equal to the per student costs of central administrative facilities (\$2,400) multiplied by the total number of new elementary, middle, and high school students expected to be generated from new development.

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 Facilities Type	School Facilities Cost	Allocable Students	Per Pupil Costs ⁽¹⁾		
			School Facilities	Administrative Support	Total Cost
Elementary School (K-6)	\$78,986,720	2,353	\$33,569	\$2,400	\$35,969
Middle School (7-8)	\$34,067,220	710	\$47,982	\$2,400	\$50,382
High School (9-12)	\$61,442,570	1,295	\$47,446	\$2,400	\$49,846
Total/Weighted Avg. ⁽²⁾	\$174,496,510	4,358	\$40,041	\$2,400	\$42,441

(1) Rounded to the nearest dollar.

(2) Reflects a weighted average based upon anticipated number of K-12 students expected from future development.

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 -Weighted Averages	
		Student Generation Rate ⁽¹⁾	Facilities Cost Per Dwelling Unit ⁽²⁾⁽³⁾
Elementary (K-6)	\$35,969	0.2805	\$10,090.74
Middle (7-8)	\$50,382	0.0847	4,264.87
High (9-12)	\$49,846	0.1544	7,696.13
Weighted Average	\$42,441	0.5196	\$22,051.74

- (1) Rounded to the nearest ten-thousandth and reflects the weighted student generation rates after incorporating 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 sixteen 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 1,500 square feet. Dividing the total facilities cost per dwelling unit (SFD and MF) of \$22,051.74 by the average size of a dwelling unit yields a school facility cost of \$14.70 per square foot.

As previously indicated, the current statutory development fee authorized by Government Code Section 65995 (b)(1) for new residential construction is \$5.17 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 \$9.53 per square foot to provide the school facilities necessitated by new residential development.

This Report demonstrates that the school facilities impact amount per square foot equals \$14.70 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 \$5.17 per square foot (K-12) of new residential development and the District is justified in levying the maximum statutory fee as shown in the following table:

Table XIV
Authorized Fee for Residential Development

Authorized Fee Pursuant to Government Code Section 65995	Amount
Statutory School Fee (Level I Fee)	\$5.17 per square foot ⁽¹⁾

- (1) Assuming Board adoption on May 2, 2024, the fee amount will be effective on July 1, 2024.

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 three times more than the amount that can be collected (\$5.17) 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 Square Foot	Current Fee Per Square Foot	Fee Deficit Per Square Foot
\$22,051.74	1,500	\$14.70	\$5.17	(\$9.53)

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.

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 seventeen 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 one 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 1,000 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 it 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 0.010 employees for *Self-Storage* to a high of 1.587 employees for *Restaurants*.

Table XVIII
Resident Employee Generation Factors by Development Type

Development Type	Employees per 1,000 Sqft.	Residential Employment Generation Rate	Resident Employee Per 1,000 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 thousand (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	0.194	.2246	0.044
Discount Retail Club	0.291	.2246	0.065
Commercial Strip Center	0.315	.2246	0.071
Regional Shopping Center	0.323	.2246	0.073
Car Dealers	0.349	.2246	0.078
Industrial Parks (No Commercial)	0.364	.2246	0.082
Community Shopping Center	0.417	.2246	0.094
Industrial Plants (Mult. Shift)	0.428	.2246	0.096
Neighborhood Shopping Center	0.446	.2246	0.100
Corporate Office (Single User)	0.468	.2246	0.105
Banks	0.492	.2246	0.111
Scientific Research & Development	0.530	.2246	0.119
Industrial/Business Parks	0.650	.2246	0.146
Medical Offices	0.743	.2246	0.167
Commercial Offices (>100,000 sqft)	0.804	.2246	0.181
Commercial Offices (<100,000 sqft)	0.836	.2246	0.188
Restaurants	1.587	.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 \$12,773.17 is used. The resulting facilities cost per square foot is shown in Table XXI and ranges from \$0.96 to \$7.86 per square foot of development for the indicated land uses.

Table XXI
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	\$22,051.74	\$0.96
Discount Retail Club	0.0000654	\$22,051.74	\$1.44
Commercial Strip Center	0.0000708	\$22,051.74	\$1.56
Regional Shopping Center	0.0000726	\$22,051.74	\$1.60
Car Dealers	0.0000785	\$22,051.74	\$1.73
Industrial Parks (No Commercial)	0.0000817	\$22,051.74	\$1.80
Community Shopping Center	0.0000938	\$22,051.74	\$2.07
Industrial Plants (Mult. Shift)	0.0000962	\$22,051.74	\$2.12
Neighborhood Shopping Center	0.0001003	\$22,051.74	\$2.21
Corporate Office (Single User)	0.0001052	\$22,051.74	\$2.32
Banks	0.0001106	\$22,051.74	\$2.44
Scientific Research & Development	0.0001192	\$22,051.74	\$2.63
Industrial/Business Parks	0.0001462	\$22,051.74	\$3.22
Medical Offices	0.0001670	\$22,051.74	\$3.68
Commercial Offices (>100,000 sqft)	0.0001807	\$22,051.74	\$3.98
Commercial Offices (<100,000 sqft)	0.0001879	\$22,051.74	\$4.14
Restaurants	0.0003569	\$22,051.74	\$7.86

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 non-residential development. This analysis does not consider inter-district transfers pursuant to Education Code Section 48204. This Section 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 \$0.84 per square foot of new commercial/industrial development. Thus, CJUSD is justified in levying the maximum fee of \$0.84 per square foot as shown in the following table:

Table XXII
Authorized Development Fee -- Commercial/Industrial Development ⁽¹⁾

Fee Component	Total Statutory Fee Collected per Government Code § 65995
Statutory Fee Per Square Foot of New Commercial/Industrial Development	\$0.84 per square foot

(1) Assuming Board adoption on May 2, 2024, the fee amount will be effective on July 1, 2024.

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 people 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 because 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 \$0.62. Thus, the District acknowledges Section 65995.1 and will levy its share of developer fees on any senior citizen housing projects in accordance with the following Table:

Table XXII
Authorized Development Fee – Senior Housing ⁽¹⁾

Fee Component	Total Statutory Fee Collected per Government Code § 65995
Statutory Fee Per Square Foot of New Senior Housing	\$0.62 per square foot

(1) Assuming Board adoption on May 2, 2024, the fee amount will be effective on July 1, 2024.

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 Estimate
- Appendix E: EEOC & DOF Data Employment & Housing

Appendix A: School Capacity & Enrollment Summary

**Colton Joint Unified School District
School Capacity Worksheet
Fiscal Year 2023-24**

SAB Form 50-02 -Districtwide						
Existing School Building Capacity:	Totals	Grades K - 6	Grades 7-8	Grades 9-12	Severe SDC	NonSevere SDC
Teaching Station Inventory (Baseline):						
Adjusted Baseline Capacity SAB Form 50-02 ⁽¹⁾:						
(SAB Forms Certified (Revised) on 8/31/2000)						
Classroom Counts:						
Portable Classrooms - Leased	8			8		
Portable Classrooms - Owned	228	174	16	25	6	7
Permanent Classrooms	508	261	113	119	7	8
Total Available Classrooms	744	435	129	152	15	13
Less Adjustment for Excess Portables	(109)	(82)	(7)	(14)	(3)	(3)
Total Baseline Classrooms	635	353	122	138	12	10
Additional Classrooms from New Construction:						
Bloomington High (50/67686-00-001)				4		
Jurupa Vista Elementary (50/67686-00-002)		7				
Grant Elementary (50/67686-00-003)		5				
Lincoln Elementary (50/67686-00-004)		2				
Birney Elementary (50/67686-00-005)		4				
Cooley Ranch Elementary (50/67686-00-006)		2				
Lewis Elementary (50/67686-00-007)		2				
D'Arcy Elementary (50/67686-00-008)		4				
Colton Middle (50/67686-00-009)			6			
Grimes Elementary (50/67686-00-010)		2				
Crestmore Elementary (50/67686-00-011)		3				
Colton High (50/67686-00-012)		4				
Grand Terrace Elementary (50/67686-00-013)		2				
Terrace Hills Middle (50/67686-00-014)			6			
Sycamore Hills Elementary (50/67686-00-015)				8		
Bloomington Junior High (50/67686-00-016)		2				
Jurupa Vista Elementary (50/67686-00-017)		2				
Lincoln Elementary (50/67686-00-018)		2				
Lewis Elementary (50/67686-00-019)		2				
Rogers Elementary (50/67686-00-020)		2				
Wilson Elementary (50/67686-00-021)		4				
Sycamore Hills Elementary (50/67686-00-022)		27			1	1
Terrace Hills Middle (50/67686-00-023)			6			
Bloomington Middle (50-67033-00-024)		5				
Zimmerman Elementary (50-67033-00-025)		5				
Sycamore Hills Elementary (50-67033-00-026)		7				
Crestmore Elementary (56-67033-00-027)		4				
Grand Terrace High (50-67033-00-028)				94	2	2
Bloomington High (50-67033-00-029)		27				
Joe Baca Middle (50-67033-00-030)			50			1
Colton High (50-67033-00-031)				9		
Additional Classrooms under SB-50	316	126	68	115	3	4
Plus Locally Funded Classrooms:						
Grimes Elementary in 2018		2				
Bloomington High in 2018				5		
Bloomington Middle/Slover High Cont. ⁽²⁾	0		(30)	30		
Locally Funded Capacity/Adjustments	0	2	(30)	35	0	0
Total Teaching Stations (Classrooms)	951	481	160	288	15	14
State Classroom Loading Standard (Pupils Per Classroom):		25	27	27	9	13
Supplemented Baseline Student Capacity	24,438	12,025	4,320	7,776	135	182
Capacity Reallocation to Fully House SDC Pupils:						
Existing Capacity to House SDC Pupils:						
SDC Classrooms By School Type:						
SDC - Pupils - Severe	15	7	3	5		
SDC - Pupils - NonSevere	14	7	3	4		
Classroom Reallocation to Accommodate SDC Enrollment:						
SDC - Pupils - Severe	0	(4)	(2)	(4)	10	
SDC - Pupils - NonSevere	0	(16)	(5)	(11)		32
Student Capacity Reallocation Req. to House SDC Pupils	23,533	11,525	4,131	7,371	90	416
Reallocated Student Capacity	23,027	11,525	4,131	7,371	225	598
Severe - SDC Pupils	240	127	28	85		
Non-Severe - SDC Pupils	505	236	93	176		
Adjusted & Reallocated Capacity:	23,772	11,888	4,252	7,632		
Percentage of Enrollment: ⁽³⁾						
	Total K-12 Pupils	Grade K-6	Grade 7-8	Grade 9-12	Enrollment Percentage	
Regular Day/Continuation Students	18,156	9,752	2,957	5,447	96.0584%	
Severe	240	127	28	85	1.2698%	
Non-Severe	505	236	93	176	2.6718%	
Total Enrollment	18,901	10,115	3,078	5,708	100.0000%	

(1) Baseline capacity as identified on the District's SAB 50-02 Form, dated January, 27, 2007.

(2) Reflects a capacity conversion of Bloomington Middle School to Slover Mountain Continuation High School.

(3) Special Day Class Allocation is based on FY 2023/24 enrollment data.

Appendix B: SCAG – Estimated Household Projections

Colton Joint Unified School District
Southern California Association of Governments Household Change Estimate for Period 2024-2040

Traffic Analysis Zone (TAZ Tier2)	Total Acreage within TAZ	Pct of TAZ Area within CJUSD	Taz Acres within CJUSD	SCAG Household Estimates			CJUSD Household Estimates ⁽¹⁾				Household Change by 2040
				2020	2035	2040	2020	2024 ⁽²⁾	2035	2040	
County of San Bernardino:											
53719100	239.948	100.000%	239.948	1,209	1,209	1,209	1,209	1,209	1,209	1,209	0
53719200	210.668	99.790%	210.227	1,041	1,041	1,041	1,039	1,039	1,039	1,039	0
53719400	1,278.037	68.182%	871.396	809	818	846	552	553	558	577	24
53721300	330.203	0.102%	0.336	0	0	0	0	0	0	0	0
53724100	354.808	0.000%	0.000	161	164	174	0	0	0	0	0
53724200	328.504	0.614%	2.018	338	372	477	2	2	2	3	1
53724300	185.757	0.305%	0.566	216	216	216	1	1	1	1	0
53727300	148.804	0.191%	0.284	150	158	180	0	0	0	0	0
53731200	320.288	0.859%	2.750	1,031	1,139	1,467	9	9	10	13	3
53733100	295.699	100.000%	295.699	16	16	16	16	16	16	16	0
53733200	253.943	100.000%	253.943	735	735	735	735	735	735	735	0
53733300	482.571	100.000%	482.571	234	234	234	234	234	234	234	0
53733400	875.541	99.931%	874.937	356	356	356	356	356	356	356	0
53733500	226.823	100.000%	226.823	3	3	3	3	3	3	3	0
53734100	159.240	100.000%	159.240	280	280	280	280	280	280	280	0
53734200	159.567	99.966%	159.512	693	752	929	693	708	752	929	220
53734300	159.302	49.923%	79.528	501	550	695	250	257	275	347	90
53734400	187.946	100.000%	187.946	322	322	322	322	322	322	322	0
53737100	160.454	100.000%	160.454	406	406	406	406	406	406	406	0
53737200	320.150	50.139%	160.519	679	750	967	340	350	376	485	135
53742100	157.960	100.000%	157.960	62	62	62	62	62	62	62	0
53742200	479.565	100.000%	479.565	709	709	709	709	709	709	709	0
53744100	240.946	0.038%	0.091	783	783	783	0	0	0	0	0
53744200	307.755	100.000%	307.755	748	822	1,043	748	768	822	1,043	275
53744300	239.570	100.000%	239.570	510	510	510	510	510	510	510	0
53744400	160.613	49.952%	80.229	422	447	523	211	214	223	261	47
53744500	240.493	96.106%	231.128	786	801	843	755	759	770	810	51
53744600	87.371	100.000%	87.371	252	252	252	252	252	252	252	0
53749100	346.960	96.115%	333.480	0	0	0	0	0	0	0	0
53749200	487.234	100.000%	487.234	884	884	884	884	884	884	884	0
53749300	497.970	100.000%	497.970	108	108	108	108	108	108	108	0
53752100	300.420	77.438%	232.641	226	226	226	175	175	175	175	0
53752300	239.338	0.006%	0.013	1,357	1,430	1,720	0	0	0	0	0
53753100	534.762	98.182%	525.037	814	814	814	799	799	799	799	0
53753200	536.440	99.505%	533.784	119	119	119	118	118	118	118	0
53753300	468.981	100.000%	468.981	478	478	478	478	478	478	478	0
53753400	439.464	99.657%	437.958	1	1	1	1	1	1	1	0
53755100	250.974	79.300%	199.021	13	13	13	10	10	10	10	0
53755200	831.288	100.000%	831.288	1	1	1	1	1	1	1	0
53757300	182.473	20.036%	36.560	252	310	439	50	54	62	88	34
53757500	145.011	6.161%	8.934	70	100	167	4	5	6	10	5
53760100	1,723.446	99.634%	1,717.130	670	670	670	668	668	668	668	0
53760200	174.863	100.000%	174.863	6	6	6	6	6	6	6	0
53760300	494.616	100.000%	494.616	1	1	1	1	1	1	1	0
53762100	720.803	99.837%	719.624	7	7	7	7	7	7	7	0
53763100	132.332	31.876%	42.182	396	396	396	126	126	126	126	0
53763300	282.484	1.423%	4.021	1,370	1,370	1,370	19	19	19	19	0
53765100	323.400	99.376%	321.382	821	957	1,355	816	852	951	1,347	495
53765200	207.881	100.000%	207.881	674	757	944	674	696	757	944	248
53766100	183.213	95.222%	174.459	695	757	898	662	678	721	855	178
53766200	385.143	79.559%	306.416	1,423	1,465	1,557	1,132	1,141	1,166	1,239	98
53766300	138.315	100.000%	138.315	412	434	484	412	418	434	484	66
53769100	177.547	100.000%	177.547	802	802	802	802	802	802	802	0
53769200	127.120	99.987%	127.104	13	13	13	13	13	13	13	0
53769300	135.411	100.000%	135.411	22	22	22	22	22	22	22	0
53769400	152.558	100.000%	152.558	282	283	284	282	282	283	284	2
53770100	160.572	100.000%	160.572	709	714	732	709	710	714	732	22
53770200	373.700	99.350%	371.270	185	185	185	184	184	184	184	0
53770300	161.382	98.651%	159.206	544	565	626	537	542	557	618	75
53772100	89.430	100.000%	89.430	271	383	634	271	301	383	634	333
53772200	55.814	100.000%	55.814	269	404	709	269	305	404	709	404
53773200	363.360	3.173%	11.530	536	536	536	17	17	17	17	0
53774100	275.140	100.000%	275.140	292	345	463	292	306	345	463	157
53774200	169.563	100.000%	169.563	259	286	346	259	266	286	346	80
53774300	242.997	100.000%	242.997	302	322	369	302	307	322	369	62
53774400	97.245	100.000%	97.245	18	18	18	18	18	18	18	0
53774500	74.302	100.000%	74.302	61	65	72	61	62	65	72	10
53775100	132.662	99.999%	132.661	226	230	240	226	227	230	240	13
53775200	79.910	99.496%	79.507	275	319	418	274	285	317	416	131
53775300	191.575	100.000%	191.575	427	480	599	427	441	480	599	158
53775400	65.437	100.000%	65.437	318	373	498	318	333	373	498	165
53778100	134.137	99.190%	133.050	503	565	704	499	515	560	698	183
53778200	126.632	100.000%	126.632	475	547	709	475	494	547	709	215
53778300	171.228	99.456%	170.297	918	1,075	1,428	913	955	1,069	1,420	466
53778400	131.564	100.000%	131.564	385	504	773	385	417	504	773	356

Colton Joint Unified School District
Southern California Association of Governments Household Change Estimate for Period 2024-2040

Traffic Analysis Zone (TAZ Tier2)	Total Acreage within TAZ	Pct of TAZ Area within CJUSD	Taz Acres within CJUSD	SCAG Household Estimates			CJUSD Household Estimates ⁽¹⁾				Household Change by 2040					
				2020	2035	2040	2020	2024 ⁽²⁾	2035	2040						
53779100	241.045	100.000%	241.045	1	1	1	1	1	1	1	0					
53779200	323.013	100.000%	323.013	628	628	628	628	628	628	628	0					
53779300	191.904	100.000%	191.904	279	279	279	279	279	279	279	0					
53780100	256.674	100.000%	256.674	668	668	668	668	668	668	668	0					
53780200	153.600	100.000%	153.600	824	887	1,077	824	841	887	1,077	236					
53780300	132.186	100.000%	132.186	394	452	628	394	409	452	628	219					
53785100	321.069	0.228%	0.730	533	533	533	1	1	1	1	0					
53787100	502.049	72.590%	364.438	302	322	365	219	223	234	265	42					
53788100	319.536	94.394%	301.623	465	473	497	439	441	446	469	28					
53788200	744.522	100.000%	744.522	1,006	1,048	1,172	1,006	1,017	1,048	1,172	155					
53789100	208.287	100.000%	208.287	1,194	1,202	1,219	1,194	1,196	1,202	1,219	23					
53789200	92.618	100.000%	92.618	200	200	200	200	200	200	200	0					
53789300	156.227	100.000%	156.227	240	252	280	240	243	252	280	37					
53797100	199.973	64.875%	129.734	0	0	0	0	0	0	0	0					
53797200	57.835	92.955%	53.760	0	0	0	0	0	0	0	0					
53797300	61.981	100.000%	61.981	0	0	0	0	0	0	0	0					
53799100	711.348	97.168%	691.200	491	491	491	477	477	477	477	0					
53799200	163.203	100.000%	163.203	517	517	517	517	517	517	517	0					
53801100	265.914	100.000%	265.914	546	546	546	546	546	546	546	0					
53804200	40.944	42.372%	17.349	231	267	373	98	102	113	158	56					
53804300	108.941	99.992%	108.933	82	82	82	82	82	82	82	0					
53804400	163.060	79.400%	129.470	1,083	1,188	1,505	860	882	943	1,195	313					
53804500	152.125	5.876%	8.939	5	5	5	0	0	0	0	0					
53807100	48.381	92.354%	44.682	0	0	0	0	0	0	0	0					
53807200	113.202	5.751%	6.510	0	0	0	0	0	0	0	0					
53807300	94.431	63.475%	59.940	0	0	0	0	0	0	0	0					
53807500	245.613	6.859%	16.846	0	0	0	0	0	0	0	0					
53807600	75.797	95.855%	72.656	0	0	0	0	0	0	0	0					
53809100	2,074.564	15.887%	329.586	745	785	903	118	120	125	143	23					
53809200	651.591	99.972%	651.410	300	300	300	300	300	300	300	0					
53830100	3,524.265	0.395%	13.930	57	74	126	0	0	0	0	0					
San Bernardino- Subtot:	34,705.519		24,169.482	43,133	45,447	51,511	33,493	33,980	35,318	39,912	5,933					
County of Riverside:																
43258300	911.553	18.342%	167.200	41	112	186	8	11	21	34	23					
43269100	1,377.270	95.528%	1,315.682	101	101	101	96	96	96	96	0					
43269300	1,731.097	8.019%	138.825	33	33	33	3	3	3	3	0					
43296100	7,229.827	43.967%	3,178.731	346	346	346	152	152	152	152	0					
43445100	6,014.816	17.198%	1,034.408	156	160	164	27	27	28	28	1					
Riverside - Subtotals:	17,264.563		5,834.845	677	752	830	286	289	299	314	24					
CJUSD Totals							51,970.082	30,004.327	43,810	46,199	52,341	33,778	34,269	35,618	40,226	5,957

(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, SDFA estimated the percentage that lies within CJUSD boundaries.

Appendix C: Student Generation Rates

APPENDIX "C"

**Colton Joint Unified School District
Student Generation Rate Computations**

Dwelling Type ⁽¹⁾	Matched & Unmatched Resident Students				Tabulated Dwelling Units ⁽²⁾	Pct By Dwelling Unit Type	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)			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	7,494	2,355	4,296	14,145	25,174	75.07%	8,026	2,514	4,617	15,157	0.3188	0.0999	0.1834	0.6021
Multi-Family Dwelling Units (SFAs & Apartments)	1,552	410	715	2,677	8,357	24.92%	1,728	463	822	3,013	0.2068	0.0554	0.0984	0.3605
Total Matched Students	9,046	2,765	5,011	16,822										
Unmatched Student Records	708	212	428	1,348										
Total Students Utilized for SGR Computation	9,754	2,977	5,439	18,170										
Plus Inter-District Transfer Students	361	101	289	731										
Plus Pre-school & Program Pupils	528			528										
Total/Weighted Avg	10,643	3,078	5,708	19,429	33,531	100.00%	9,754	2,977	5,439	18,170	0.2909	0.0888	0.1622	0.5419

(1) Of the 1,348 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**

PROTOTYPE ELEMENTARY SCHOOL COST ESTIMATE

			Estimated Costs
SITE ACQUISITION & DEVELOPMENT:			
Required Usable Acreage			10.5
Estimated Cost Per Acre ⁽¹⁾			\$450,000
Estimated Site Acquisition Costs			\$4,725,000
Site Development & School Construction			
Site Development Costs:			
Underground Utilities Grading & Hardscape			\$13,264,020
Traffic Signal			750,000
Site Sewer Improvements			<u>650,000</u>
Total Site Development			\$14,664,020
Hard Construction Costs:			
	<u>Square Ft.</u>	<u>\$/Per Sqft</u>	
Total Enclosed Building Areas	66,728	\$590	\$39,369,520
Total Covered Areas	4,507	\$189	<u>851,823</u>
Total Hard Construction			\$40,221,343
Total Site Development & Construction ⁽²⁾			\$54,885,363
Other Construction Costs:			
Construction Soft Costs		27.23%	14,943,692
(General Conditions, Fees, Bonds, Insurance, Design Contingencies)			
Subtotal Excluding Land			\$69,829,055
Escalation to Midpoint of Construction		20.00%	13,965,811
Subtotal Excluding Land			\$83,794,865
TOTAL ESTIMATED COST:			\$88,519,865
DESIGN CAPACITY OF SCHOOL FACILITY			650
COST PER STUDENT			\$136,184

-
- (1) Land price reflects District current estimated "average" land acquisition costs for future unidentified school sites.
 (2) Some of these costs are based on recent estimates the District has obtained in connection with the construction of Zimmerman Elementary.

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.