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Colton Joint Unified School District

FEE JUSTIFICATION REPORT

For Residential & Commercial/Industrial Development

April 2026

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Table of Contents

Executive Summary	iii
Introduction	1
The Colton Joint Unified School District	1
Synopsis of District Growth & Student Capacity	1
Legislative History	2
Methodology	3
Data Sources	4
Residential Development.....	5
Existing Facilities Capacity and Current Enrollment	5
Student Generation Rates	6
Students Generated By New Development	7
Estimated Costs of Required Reconstruction within the District.....	7
Central Administrative Support	9
Aggregate Costs of Facilities Allocated to New Development.....	9
Total Estimated Cost per Student	9
School Facilities Impact per Dwelling Unit.....	10
Commercial/Industrial Development.....	12
School Facilities Impacts from Commercial/Industrial	12
Estimated Number of Employees per Square Foot	12
Estimated Number of Employees Living & Working within the School District.....	13
Estimated Household Rate per Resident Worker	14
School Facilities Cost from Commercial/Industrial Development	15
Commercial/Industrial Development Impact	16
Impacts from Senior Housing.....	17
Redevelopment	19
Conclusions & Statement of Findings	20
Appendices	21

Appendix A: School Capacity & Enrollment Summary

Appendix B: SCAG –Household Projections in 2050

Appendix C: Student Generation Rates

Appendix D: School Facilities Cost Estimates

List of Tables

Table	Description	Page
<i>Table I</i>	<i>FY 2025/26 Student Enrollment</i>	<i>1</i>
<i>Table II</i>	<i>Existing School Facilities Capacity</i>	<i>5</i>
<i>Table III</i>	<i>Projected Future Residential Units</i>	<i>6</i>
<i>Table IV</i>	<i>Projected Total Future Residential Units</i>	<i>6</i>
<i>Table V</i>	<i>Student Generation for Future SFDs</i>	<i>7</i>
<i>Table VI</i>	<i>Student Generation for Future MFDs</i>	<i>7</i>
<i>Table VII</i>	<i>Estimated Reconstruction Costs Per Student</i>	<i>8</i>
<i>Table VIII</i>	<i>Reconstruction Costs for New Development</i>	<i>8</i>
<i>Table IX</i>	<i>Aggregate Facilities Impact from New Development</i>	<i>9</i>
<i>Table X</i>	<i>Total Facilities Cost Per Student</i>	<i>9</i>
<i>Table XI</i>	<i>Total Facilities Costs per Residential Unit</i>	<i>10</i>
<i>Table XII</i>	<i>Authorized Development Fee - Residential Development</i>	<i>11</i>
<i>Table XIII</i>	<i>Comparison of Facilities Costs to Authorized Fees</i>	<i>11</i>
<i>Table XIV</i>	<i>Region-wide Employment per 1000 Sqft by Development Type</i>	<i>13</i>
<i>Table XV</i>	<i>Estimated Resident Employees within the Worksite Census Area</i>	<i>13</i>
<i>Table XVI</i>	<i>Resident Employee Generation Factors by Development Type</i>	<i>14</i>
<i>Table XVII</i>	<i>Household Rate for Worksite Area</i>	<i>15</i>
<i>Table XVIII</i>	<i>Household Generation for Commercial/industrial Land Uses</i>	<i>15</i>
<i>Table XIX</i>	<i>School Facilities Impact for Commercial/industrial Land Use</i>	<i>16</i>
<i>Table XX</i>	<i>Authorized Development Fee – Commercial/ Industrial Development</i>	<i>17</i>
<i>Table XXI</i>	<i>Authorized Development Fee – Senior Housing</i>	<i>19</i>

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 (TK-12) is currently \$5.38 per square foot of new residential development and \$0.87 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 24,438 students.*
- *As of October 10, 2026, current enrollment (grades TK-12), including Special Day Class students, is approximately 17,791 students resulting in a current net capacity surplus of 2,689 at the elementary school level, 1,442 at the middle level and 2,516 at the high school level.*
- *In accordance with the Southern California Association of Governments (SCAG) approximately 4,000 new households will be created within the District by 2050. The District has assumed that an equivalent number of new dwelling units will be constructed to accommodate those households.*
- *Based on an analysis of the rate of student generation in the existing housing stock within the District, the District expects 1,779 additional students to be generated by future development. Though the District expects to house these students on existing sites the District has identified the need to make improvements to preserve capacity for the students.*
- *Based on the estimated school costs provided by the District to relocate Zimmerman Elementary, the projected costs per student for the elementary school level equates*

to \$140,476. The estimated cost of these school facilities, excluding central administrative support, is about \$88.5 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 \$64,760 and \$67,277 per student, respectively. By applying these figures to the gross number of new elementary, middle and high students expected to be generated from new development yields a reconstruction impact of over \$54 million.*
- *Taking into account the cost of central administrative support, the total cost of school facilities results in a cost of approximately \$142,876 per elementary school student, \$67,160 per middle school student and \$69,677 per high school student. The resulting estimated school facilities cost per dwelling unit expected to be constructed equates to approximately \$48,246.*
- *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 1,718 square feet. Assuming this average size, the District would need to collect approximately \$28.08 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 \$5.38 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 \$0.20 and \$31.35 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 \$0.87 per square foot.*
- *Apart from senior housing and self-storage, 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 \$0.87 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 2025-26 is almost 18,000 students.

Synopsis of District Growth & Student Capacity

During the past decade the District's enrollment has shown a decreasing trend. 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 2025-26 school year student enrollment by facility type is as follows:

Table I
FY 2025-26 Student Enrollment

Facility Type	Current Enrollment ⁽¹⁾
Elementary (Grades TK-6)	9,551
Middle School (Grade 7-8)	2,918
High (Grade 9-12)	5,322
Total TK-12 Enrollment	17,791

(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 because of future development can be accommodated by improving its existing school sites.

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 \$5.38 per square foot of new residential construction and \$0.87 per square foot of new commercial/industrial development (for TK-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 12,240 elementary, 4,360 middle and 7,838 high school students. The resulting capacity surplus(deficit) is shown in Table II.

Table II
Existing School Facilities Capacity

School Type	2025/26 Capacity ⁽¹⁾	2025/26 Enrollment	Existing Seat Surplus/(Deficit)
Elementary (TK-6)	12,240	9,551	2,689
Middle (7-8)	4,360	2,918	1,442
High (9-12)	7,838	5,322	2,516
Aggregate	24,438	17,791	6,647

(1) Includes Permanent Facilities & Interim Facilities

While there is currently excess capacity at all grade levels, a significant portion of the facilities need 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 2050. 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 2026 and 2050, approximately 4,009 additional residential units will be constructed within the boundaries of the District. The projection of future dwelling units is summarized in Table III.

Table III
Projected Future Residential Units

Statistical Area	Estimated 2026 Households	Projected 2050 Households	Net Increase in Residential Units ⁽¹⁾
SCAG Estimate - County of San Bernardino	33,009	36,984	3,975
SCAG Estimate County of Riverside	380	414	34
Total Projection for CJUSD	33,389	37,398	4,009

(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 4,009 future dwelling units projected to be developed by 2050 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	2,385	1,590	3,975
County of Riverside	34	0	34
Totals	2,419	1,590	4,009

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 (TK-6)	0.3187	2,419	771
Middle (7-8)	0.0990	2,419	239
High (9-12)	0.1829	2,419	442
Aggregate	0.6006	2,419	1,452

(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 MFDs

School Level	MF Student Generation Rates ⁽¹⁾	Future MFAs ⁽²⁾	Future MFA Students
Elementary (TK-6)	0.1180	1,590	188
Middle (7-8)	0.0324	1,590	52
High (9-12)	0.0549	1,590	87
Aggregate	0.2053	1,590	327

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

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

Estimated Costs of Required Reconstruction within the District

While there is sufficient capacity at all 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. The District is currently designing a replacement campus for Zimmerman Elementary due to its current campus's close proximity to a new logistics warehouse. The total cost for this project is estimated to be about \$88.5 million. 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 planned capacity figures for Zimmerman Elementary from the District and the current middle/high school sites as outlined in the FMP, the per student cost of the reconstruction projects are shown in the following Table:

Table VII
Estimated Reconstruction Costs Per Student

Reconstruction Facilities Component	Reconstruction Costs ⁽¹⁾	Planned Capacity	Per Student Cost of Reconstruction
Elementary School Facilities ⁽¹⁾	\$85,500,000	630	\$140,476
Middle School Facilities ⁽²⁾	\$236,309,851	3,649	\$64,760
High School Facilities ⁽²⁾	\$497,180,069	7,390	\$67,277
Total	\$821,989,920	11,669	

(1) School facilities costs are for the total estimated replacement campus cost for Zimmerman Elementary, provided by the District.

(2) School facilities costs are from Section 4.2 of the 2017 Facilities Master Plan and have been escalated to 2026 dollars based on changes in the SAB Index.

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 VIII:

Table VIII
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
Elementary School Facilities	959	\$140,476	\$134,716,667
Middle School Facilities	291	\$64,760	\$18,845,209
High School Facilities	529	\$67,277	\$35,589,751
Total	1,779		\$189,151,626

(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 IX.

Table IX
Aggregate Facilities Impact from New Development

Component of Impacts from New Development	Facilities Impact from New Development
Reconstruction Costs Incurred on Current School Sites	\$189,151,626
Incremental Central Administrative Facilities ⁽¹⁾	\$4,269,600
Total Facilities Impact from New Development	\$193,421,226

(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 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 X
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 (TK-6)	\$134,716,667	959	\$140,476	\$2,400	\$142,876
Middle School (7-8)	\$18,845,209	291	\$64,760	\$2,400	\$67,160
High School (9-12)	\$35,589,751	529	\$67,277	\$2,400	\$69,677
Total/Weighted Avg. ⁽²⁾	\$189,151,626	1,779	\$106,324	\$2,400	\$108,724

(1) Rounded to the nearest dollar.

(2) Reflects a weighted average based upon anticipated number of TK-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 X) by the weighted average of the applicable student generation rates and is shown in the following table:

Table XI
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 (TK-6)	\$142,876	0.2392	\$34,177.67
Middle (7-8)	\$67,160	0.0726	\$4,874.93
High (9-12)	\$69,677	0.1320	\$9,194.15
Weighted Average	\$108,724	0.4438	\$48,246.75

(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 24 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 1,718 square feet. Dividing the total facilities cost per dwelling unit (SFD and MF) of \$48,246.75 by the average size of a dwelling unit yields a school facility cost of \$28.08 per square foot.

As previously indicated, the current statutory development fee authorized by Government Code Section 65995 (b)(1) for new residential construction is \$5.38 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

\$22.70 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 \$28.08 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 \$5.38 per square foot (TK-12) of new residential development and the District is justified in levying the maximum statutory fee as shown in the following table:

Table XII
Authorized Fee for Residential Development

Authorized Fee Pursuant to Government Code Section 65995	Amount
Statutory School Fee (Level I Fee)	\$5.38 per square foot ⁽¹⁾

(1) Assuming Board adoption on April 16, 2026, the fee amount will be effective on June 15, 2026.

Table XIII 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 about three times more than the amount that can be collected (\$5.38) by the CJUSD:

Table XIII
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
\$48,246.75	1,718	\$28.08	\$5.38	(\$22.70)

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 SANDAG's 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 XIV
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⁾
Self-Storage	34,191	2	0.058
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.

Information regarding resident employees (i.e., employees who work in their place of residence) within the District was derived from the 2024 American Community Survey published by the U.S. Census Bureau. Of the employees identified as residing within the City, approximately 21.40% (i.e., a Residential Employee Generation Rate of 0.21.40 as reflected in Table XV) reported working within their place of residence.

Table XV
Estimated Resident Employees ⁽¹⁾

Jurisdiction	Total Employees	Place of Residence	Pct of Employees Working and Residing in Colton
City of Colton	53,284	11,403	21.40%

(1) Source: U.S Census Bureau 2024 American Community Survey

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.

Nevertheless, by multiplying the number of employees per thousand square feet as shown in Table XIV by the REGR computed, 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 0.012 employees for *Self-Storage* to a high of 1.950 employees for *Restaurants*.

Table XVI
Resident Employee Generation Factors by Development Type

Development Type	Employees per 1,000 Sqft.	Residential Employment Generation Rate	Resident Employee Per 1,000 Sqft.
Self-Storage	0.058	.2140	0.012
Hotel /Motel	1.114	.2140	0.238
Discount Retail Club	1.671	.2140	0.358
Commercial Strip Center	1.807	.2140	0.387
Regional Shopping Center	1.855	.2140	0.397
Car Dealers	2.005	.2140	0.429
Industrial Parks (No Commercial)	2.087	.2140	0.447
Community Shopping Center	2.396	.2140	0.513
Industrial Plants (Mult. Shift)	2.456	.2140	0.526
Neighborhood Shopping Center	2.561	.2140	0.548
Corporate Office (Single User)	2.686	.2140	0.575
Banks	2.825	.2140	0.605
Scientific Research & Development	3.043	.2140	0.651
Industrial/Business Parks	3.733	.2140	0.799
Medical Offices	4.265	.2140	0.913
Commercial Offices (>100,000 sqft)	4.615	.2140	0.988
Commercial Offices (<100,000 sqft)	4.797	.2140	1.027
Restaurants	9.113	.2140	1.950

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 .3332.

Table XVII
Household Rate for Worksite Census Area

Worksite Census Area Component	Resident Workers (City of Colton)	Occupied Housing Units	Household Rate ⁽¹⁾
Aggregate Worksite Census Area (Colton)	11,403	34,225	33.32%

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

By applying the household generation rate for the Worksite Census Area of .33.32 to the Resident Employee Generation Factors shown in Table XVI, 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 XVIII
Household Generation for Commercial/Industrial Land Uses

Development Type	Residential Employees per 1,000 Sqft.	Household Generation Rate	District Households Per 1,000 Sqft
Self-Storage	0.012	.3332	0.004
Hotel/Motel	0.238	.3332	0.079
Discount Retail Club	0.358	.3332	0.119
Commercial Strip Center	0.387	.3332	0.129
Regional Shopping Center	0.397	.3332	0.132
Car Dealers	0.429	.3332	0.143
Industrial Parks (No Commercial)	0.447	.3332	0.149
Community Shopping Center	0.513	.3332	0.171
Industrial Plants (Mult. Shift)	0.526	.3332	0.175
Neighborhood Shopping Center	0.548	.3332	0.183
Corporate Office (Single User)	0.575	.3332	0.192
Banks	0.605	.3332	0.201
Scientific Research & Development	0.651	.3332	0.217
Industrial/Business Parks	0.799	.3332	0.266
Medical Offices	0.913	.3332	0.304
Commercial Offices (>100,000 sqft)	0.988	.3332	0.329
Commercial Offices (<100,000 sqft)	1.027	.3332	0.342
Restaurants	1.950	.3332	0.650

School Facilities Cost from Commercial/Industrial Development

Since the school facilities cost per new dwelling unit was already identified in Table XI, by applying the total cost per dwelling unit to the district household generation shown in Table XVIII, 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 \$48,246.75 is used. The resulting facilities cost per square foot is shown in Table XIX and ranges from \$0.20 to \$31.35 per square foot of development for the indicated land uses.

Table XIX
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
Self-Storage	0.00004	\$48,246.75	\$0.20
Hotel/Motel	0.00079	\$48,246.75	\$3.83
Discount Retail Club	0.00119	\$48,246.75	\$5.75
Commercial Strip Center	0.00129	\$48,246.75	\$6.22
Regional Shopping Center	0.00132	\$48,246.75	\$6.38
Car Dealers	0.00143	\$48,246.75	\$6.90
Industrial Parks (No Commercial)	0.00149	\$48,246.75	\$7.18
Community Shopping Center	0.00171	\$48,246.75	\$8.24
Industrial Plants (Mult. Shift)	0.00175	\$48,246.75	\$8.45
Neighborhood Shopping Center	0.00183	\$48,246.75	\$8.81
Corporate Office (Single User)	0.00192	\$48,246.75	\$9.24
Banks	0.00201	\$48,246.75	\$9.72
Scientific Research & Development	0.00217	\$48,246.75	\$10.47
Industrial/Business Parks	0.00266	\$48,246.75	\$12.84
Medical Offices	0.00304	\$48,246.75	\$14.67
Commercial Offices (>100,000 sqft)	0.00329	\$48,246.75	\$15.88
Commercial Offices (<100,000 sqft)	0.00342	\$48,246.75	\$16.50
Restaurants	0.00650	\$48,246.75	\$31.35

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 \$0.87 per square foot of new commercial/industrial development. Thus, with the exception of commercial/industrial development types described as “Self-Storage as shown in Table XIX, CJUSD is justified in levying the maximum fee of \$0.87 per square foot as shown in the following table:

Table XX
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	\$0.87 per square foot
Statutory Fee Per Square Foot of Development Permitted as Self-Storage	\$0.20 per square foot

(1) Assuming Board adoption on April 16, 2026, the fee amount will be effective on June 15, 2026.

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 applicable to under subdivision (b) of Section 65995 in the case of commercial or industrial development.

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

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

The District must exercise discretion in determining whether a particular project qualifies as “senior citizen housing” for the purpose of imposing developer fees. (See *California Ranch Homes Development Co. v. San Jacinto Unified School Dist.* (1993) 17 Cal.App.4th 573, 580–581.) The District also acknowledges that students typically do not reside in senior citizen housing units unless the CC&Rs permit such living arrangements. However, the development of such housing generally 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.

The District acknowledges Section 65995.1 and will levy developer fees on any senior citizen housing projects at the current commercial/industrial rate of \$0.87 per square foot. The District will require proof that such senior units are indeed restricted to seniors (i.e. a copy of the recorded CC&Rs or deed(s)) and reserves the right to revoke a Certificate of Compliance and/or require payment of difference of the amount per square foot paid to the then current amount of developer fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students to reside such the housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond initial approval, the District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial rate. Such cooperation could take the form of an agreement by the developer to record a condition upon the property that then current residential fees would be due to be paid should the residency requirements change so as to allow students to reside on the property.

Table XXI
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	\$0.87 per square foot

(1) Assuming Board adoption on April 16, 2026, the fee amount will be effective on June 1, 2026.

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 2050

Appendix C: Student Generation Rates

Appendix D: School Facilities Cost Estimate

Appendix A: School Capacity & Enrollment Summary

**Colton Joint Unified School District
School Capacity Worksheet
Fiscal Year 2025-26**

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
Baseline Student Capacity	24,438	12,025	4,320	7,776	135	182
Supplemented Baseline Student Capacity ⁽³⁾	24,438	12,240	4,360	7,838		

(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) Includes allocation of SDC classrooms based on 25/26 enrollment.

Appendix B: SCAG – Estimated Household Projections

COLTON JOINT UNIFIED SCHOOL DISTRICT
RESIDENTIAL DEVELOPMENT PROJECTIONS
SOURCE: SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

2024 Connect SoCal (RTP/SCS) Growth Forecast ⁽¹⁾

San Bernardino County				
Tier2	% In District ^[2]	Housholds 2026	Households 2035	Households 2050
53809200	100%	385	410	441
53809100	15%	125	134	145
53807600	96%	0	0	0
53807500	7%	0	0	0
53807300	63%	0	0	0
53807200	6%	0	0	0
53807100	92%	0	0	0
53804500	6%	0	0	0
53804400	80%	898	909	922
53804300	100%	74	74	74
53804200	46%	103	105	106
53801100	100%	550	550	550
53799200	100%	572	575	578
53799100	97%	546	549	554
53797300	100%	0	0	0
53797200	91%	1	1	1
53797100	67%	3	3	3
53789300	100%	224	231	238
53789200	100%	203	203	203
53789100	100%	1,262	1,262	1,262
53788200	100%	1,012	1,100	1,209
53788100	97%	546	555	567
53787100	75%	308	447	615
53780300	100%	409	456	514
53780200	100%	826	885	963
53780100	100%	672	672	672
53779300	100%	360	360	360
53779200	100%	673	705	744
53779100	100%	1	1	1
53778300	100%	938	956	977
53778100	100%	522	532	543
53775400	100%	283	296	311
53775300	100%	402	405	408
53775200	100%	268	286	310
53775100	100%	246	249	253
53774500	100%	55	57	57
53774400	100%	23	27	33
53774300	100%	254	262	272
53774200	100%	310	362	423
53774100	100%	266	266	266
53773200	3%	19	20	21
53772200	100%	261	261	261
53772100	100%	146	146	146
53770300	100%	560	614	683

Tier2	% In District ^[2]	Housholds 2026	Households 2035	Households 2050
53770200	100%	170	201	238
53770100	100%	835	889	961
53769400	100%	388	430	482
53769300	100%	32	38	46
53769200	100%	15	15	15
53769100	100%	773	773	773
53766300	100%	423	423	423
53766200	80%	1,064	1,066	1,067
53766100	96%	641	641	641
53765200	100%	653	663	674
53765100	100%	627	631	634
53763300	1%	18	18	18
53762100	100%	1	1	1
53760300	100%	1	1	1
53760200	100%	1	1	1
53760100	100%	1,064	1,417	1,843
53757500	9%	2	3	4
53757300	20%	49	51	53
53755200	100%	1	1	1
53755100	100%	14	14	14
53753400	100%	3	3	3
53753300	100%	518	518	518
53753200	100%	110	110	110
53752100	77%	183	185	186
53749300	100%	106	106	106
53749200	100%	865	898	937
53749100	100%	0	0	0
53744600	100%	230	230	230
53744500	96%	760	768	780
53744400	49%	220	220	221
53744300	100%	697	894	1,137
53744200	100%	617	683	764
53742200	100%	642	659	677
53742100	100%	56	56	56
53737200	50%	368	438	523
53737100	100%	438	446	456
53734400	100%	372	372	372
53734300	50%	238	239	240
53734200	100%	684	736	800
53734100	100%	640	815	1,032
53733500	100%	9	9	9
53733400	100%	392	426	468
53733300	100%	236	236	236
53733200	100%	769	769	769
53733100	100%	16	16	16
53719400	68%	556	556	556
53719200	100%	1,032	1,032	1,032
53719100	100%	1,174	1,174	1,174
San Bernardino County Totals ^[3]		33,009	34,797	36,984

Riverside County				
Tier2	% In District ^[2]	Housholds 2026	Households 2035	Households 2050
43445100	17%	18	18	18
43296100	44%	168	168	168
43269300	9%	5	5	5
43269100	97%	93	93	93
43258300	17%	96	96	130
Riverside County Totals ^[3]		380	380	414
Totals ^[3]		33,389	35,177	37,398

[1] Southern California Association of Governments - 2024 Connect SoCal (RTP/SCS) Growth Forecast which has been adopted at the jurisdictional level, data provided January 2026 and remains the most current available.

[2] Percent in District was estimated based on acreage via GIS mapping.

[3] Totals may not sum due to rounding.

Appendix C: Student Generation Rates

APPENDIX "C"

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

Dwelling Type ⁽¹⁾	Matched & Unmatched Resident Students						Unmatched Student Allocation			Matched & Allocated Unmatched Students ⁽¹⁾				Supplemented Student Generation Rates			
	Elem.	Middle	High	All	Tabulated	Pct By	Elem.	Middle	High	Elem.	Middle	High	All	Elem.	Middle	High	All
	Pupils (TK-6)	Pupils (7-8)	Pupils (9-12)	Pupils (TK-12)	Dwelling Units ⁽²⁾	Dwelling Unit Type	Pupils (TK-6)	Pupils (7-8)	Pupils (9-12)	Pupils (TK-6)	Pupils (7-8)	Pupils (9-12)	Pupils (TK-12)	Pupils (TK-6)	Pupils (7-8)	Pupils (9-12)	Pupils (TK-12)
Single-Family Detached Dwelling Units	7,321	2,280	4,185	13,786	24,527	69.98%	496	148	300	7,817	2,428	4485	14,730	0.3187	0.0990	0.1829	0.6006
Multi-Family Dwelling Units (SFAs & Apartments)	1,029	277	449	1,755	10,515	30.01%	212	64	128	1,241	341	577	2,159	0.1180	0.0324	0.0549	0.2053
Total Matched Students	8,350	2,557	4,634	15,541													
Unmatched Student Records	827	230	434	1,491													
Total Students Utilized for SGR Computation	9,177	2,787	5,068	17,032													
Plus Inter-District Transfer Students	374	131	254	759													
Plus Pre-school & Program Pupils	458	458															
Total/Weighted Avg	10,009	2,918	5,322	18,249	35,042	100.00%	708	212	428	9,058	2,769	5,062	16,889	0.2585	0.0790	0.1445	0.4820

(1) Of the 1,491 unmatched TK-12 student records, the 827 elementary, 230 middle and 434 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
SCHOOL COST PER PUPIL**

Total Estimated Project Costs from 2017 Facilities Master Plan	Total Estimated Project Costs
Colton Middle	\$57,286,000.00
Joe Baca Middle	\$2,165,000.00
Ruth O Harris Middle	\$29,092,000.00
Terrace Hills Middle	\$71,339,000.00
Bloomington High	\$133,681,000.00
Colton HS	\$124,302,000.00
Grand Terrace HS	\$29,953,000.00
Slover Mountain High	\$34,605,000.00
Washington High	\$13,840,000.00
Total Estimated Project Cost	\$496,263,000.00

State Allocation Board Index	NA	4.17%	5.45%	2.08%	1.42%	15.80%	9.30%	-1.33%	0.49%	3.56%
Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Middle School Total Estimated Project Costs	\$159,882,000	\$166,549,079	\$175,626,004	\$179,279,025	\$181,824,787	\$210,553,104	\$230,134,542	\$227,073,753	\$228,186,414	\$236,309,851
High School Total Estimated Project Costs	\$336,381,000	\$350,408,088	\$369,505,328	\$377,191,039	\$382,547,152	\$442,989,602	\$484,187,635	\$477,747,940	\$480,088,904	\$497,180,069
Total	\$496,263,000	\$516,957,167	\$545,131,333	\$556,470,064	\$564,371,939	\$653,542,706	\$714,322,177	\$704,821,692	\$708,275,319	\$733,489,920

	Total Cost	Facilities Capacity	Cost Per Student
Elementary School Cost ⁽¹⁾	\$88,500,000	630	\$140,476
Middle School Cost	\$236,309,851	3,649	\$64,760
High School Cost	\$497,180,069	7,390	\$67,277
Total	\$821,989,920	11,669	

(1) School facilities costs are for the total estimated replacement campus cost for Zimmerman Elementary, provided by the District.