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Etiwanda School District

SCHOOL FACILITIES NEEDS ANALYSIS

(Alternative School Fees as Provided for in Government Code Section 65995)

MAY 2023

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Executive Summary

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Prior to the passage of Proposition 1A, school districts relied on statutory school fees established by Assembly Bill 2926 (“School Fee Legislation”) which was adopted in 1986, as well as judicial authority (i.e., Mira-Hart-Murrieta court decisions) to mitigate the impacts of new residential development. In a post Proposition 1A environment, the statutory fees provided for in the School Fee Legislation remains in effect and any mitigation requirements or conditions of approval not memorialized in a mitigation agreement, after January 1, 2000 were replaced by Alternative Fees – sometimes referred to as Level II and Level III Fees. The statutory fee for residential development is referred to in these circumstances as the Level I Fee (i.e., currently \$4.79 per square foot for unified school districts).

The purpose of a School Facilities Needs Analysis (“SFNA”) is to quantify, for the next five-year period, the impacts of new residential development on the Etiwanda School District’s (“District” or “ESD”) school facilities, and to calculate the permissible Level II and Level III Fees to be collected from such new residential development. Using a prescribed statutory methodology, the SFNA sets forth the Level II and Level III Fees using a state-mandated “per pupil” grant amount and a limited sampling for determining student generation. This methodology does not provide for funding of interim facilities or central administration and support. Because of the prescribed statutory methodology, the SFNA does not necessarily identify the true impact of new residential development on school facilities or the actual cost to provide the necessary school facilities.

In recognition of the impact on school facilities created by new development, the District and the development community previously have entered into various mitigation agreements in order to ensure the timely construction of school facilities to house students from new residential development (“Mitigated Development”). The primary financing mechanism authorized in these mitigation agreements is the formation of a community facilities district (“CFD”) pursuant to the Mello-Ross Community Facilities District Act of 1982. These Mitigated Developments have been excluded from the projections contained within this SFNA, as they are already providing funding and support to the District’s school facilities program through established CFDs.

This SFNA was prepared in compliance with Government Code Section 65995 and substantiates the eligibility to impose, and the calculation of, a Level II Fee of \$3.61 per square foot of new residential construction. Absent the availability of state funding, a corresponding Level III Fee of \$7.22 per square foot of new residential construction is also identified. Once adopted, these Alternative Fees are immediately effective for one (1) year and must be substantiated and adopted on a yearly basis.

Section

One**Introduction**

This Section of the SFNA discusses the various levels of school fees provided for in current legislation and sets forth the purpose of the SFNA. Also included in this Section is a synopsis of the District's current student enrollment and current school facilities capacity.

Proposition 1A and Senate Bill 50

The approval of Proposition 1A activated the provisions of Senate Bill 50 ("SB-50"), including the Leroy F. Greene School Facilities Act of 1998. This new legislation, known as the School Facilities Program, establishes a state program to provide per pupil funding for new construction and modernization of existing school facilities. The School Facilities Program requires the State to provide an estimated 50% of the funds required for new school projects matched by 50% funding from local school district funds. Although questions have been raised regarding the adequacy of the state grant amount to fund 50% of the cost of new construction, the intent is that the state grant together with the payment of either statutory school fees or Alternative School Fees, both discussed below, will fund the necessary school facilities. The "per pupil" funding amount provided for by SB-50 does not include any state funding for interim facilities or central administration and support facilities.

Authorized School Fees

Prior to the passage of Proposition 1A many school districts relied on the statutory fees provided in Assembly Bill 2926 which was adopted in 1986, as well as judicial authority (i.e., Mira-Hart-Murrieta court decisions) to mitigate the impacts of new residential development. The previously authorized statutory fees in the School Fee Legislation are now referred to as Level I Fees and with the enactment of the Leroy F. Green School Facilities Act, for eligible school districts, Alternative Fees (Level II) are now authorized to be collected.

STATUTORY SCHOOL FEES (LEVEL I FEES)

Under SB-50 the new program, Statutory School Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995, also referred to as Level I Fees, remain in effect. Currently, for unified school districts (K12), they are \$4.79 per square foot of new residential construction and \$0.78 per square foot of new commercial and industrial construction. These fees were last adopted by the State Allocation Board ("SAB") at its February 23, 2022 meeting and may be increased every two years thereafter according to an inflation adjustment. This SFNA does not include an analysis of the Level I Fees. With respect to commercial development, a justification of the Level I Fee amount is provided for in the Developer Fee Justification Study, which was previously considered and approved for adoption by the District on May 9, 2022.

ALTERNATIVE NO. 2 FEE (LEVEL II FEE)

Level II Fees are calculated pursuant to Government Code Section 65995.5(c). The formula for calculating the Level II fee can be generally described as the number of unhoused students identified in the SFNA, multiplied by the per pupil grant amount, plus 50% of the sum of site acquisition and development costs, less surplus property or proceeds thereon if any, less local funds dedicated for facilities construction, divided by the projected total square footage of residential units anticipated to be constructed during the next five years.

The requirements to levy the Level II Fee are generally as follows:

- The District has been deemed eligible by the State to receive State Funding.
- The District satisfies two of the four statutory requirements set forth in Government Code Section 65995.5(b)(3).
- The school district has adopted the Level II Fee pursuant to Government Code Section 65995.5.

ALTERNATIVE NO. 3 FEE (LEVEL III FEE)

Level III Fees are calculated pursuant to Government Code Section 65995.7. The formula for calculating the Level III Fee can generally be described as being equal to twice the Level II Fee, except that any reduction in the Level II Fee that is attributable to available local funds dedicated by the District to provide school facilities to accommodate students generated from new growth, is not counted twice (i.e., the Level III Fee will be equal to at least twice the Level II Fee).

The requirements to levy the Level III Fee are generally as follows:

- State Funding is not available per Government Code Section 65995.7(a).
- The District has adopted the Alternative Level III Fee pursuant to Government Code Section 65995.7.

Purpose and Methodology of the School Facilities Needs Analysis

The purpose of the SFNA is to quantify the impacts of new development on the District's school facilities using the statutorily prescribed methodology. This impact is derived from District student generation rates based upon the last five years of development, development projections for the ensuing five-year period, school facility site acquisition and development costs as well as the per pupil grant amounts as set forth in SB-50.

Specifically, to determine the applicable Alternative Fees (Level II and Level III), the SFNA requires that the following actions be performed:

- Determine eligibility to levy Alternative Fees.
- Project student generation from new development expected to occur in the next five years.
- Determine the District's current student capacity.
- Project the number of dwelling units to be constructed within the next five years.
- Determine the number of unhoused students that will be generated.

- Determine the New Construction Grant Amount.
- Reduce the New Construction Grant Amount by any available Local Funds.
- Identify the average square footage of new dwelling units to be constructed in the next five years.
- Determine the Level II Fee Amount.
- Determine the Level III Fee Amount.

Unlike a fee justification report, which seeks to identify the true and actual impacts on school facilities resulting from new development, the SFNA may only quantify a portion of the impact from new residential development over a five-year period. This failure to identify the full impact of new development may occur because the prescribed methodology for performing the SFNA requires using state mandated “per pupil” costs, a limited sampling for determining student generation rates and does not provide for funding of interim facilities or central administration and support.

Synopsis of District Growth & Student Capacity

The Etiwanda School District was created over thirteen decades ago in 1883 and has witnessed significant growth, most particularly in the last twenty years. During the last ten years, the District has experienced an increase in enrollment of over three percent (3.19%). While the District is expected to be largely developed in the next ten to fifteen years, based upon current population and housing estimates by the Southern California Association of Governments (SCAG), one can expect additional infill development to continue into the foreseeable future.

Specifically, as new residential development within the boundaries of the District is slowing, the District expects that additional residential development will continue to occur, both in the northern and eastern portions of the District. Several infill projects are currently under construction and a number of additional development projects within the jurisdictional boundaries of the ESD are expected and that in-fill developments will continue during the next five years.

CURRENT ENROLLMENT

According to California Student Information Systems (“CSIS”) enrollment figures total, aggregate student enrollment is almost 13,800 students. For purposes of calculating current enrollment under the School Facilities Program the District relies on enrollment computations as identified in its 2022 CSIS Data. A summary of the enrollment figures identified therein is shown in the CSIS Enrollment worksheet, attached as Appendix “A”.

According to current computations as identified in Appendix “A”, the 2022/23 enrollment, including special day pupils totaled 13,773 elementary and middle school students. The following table summarizes the 2022/23 enrollment:

Table 1 Fiscal Year 2022/23 Student Enrollment			
Enrollment Classification	K-5 School	6-8 School	K-8 Total
Regularly Enrolled & Non-Severe SDC Pupils	9,121	4,652	13,773

CURRENT CAPACITY

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 most recent SAB Form 50-02 (Existing Building Capacity). School facilities capacity identified on this form has been supplemented by additional capacity provided by both state and local funding. As identified in prior grant allocations from the state, these additional seats are located at C.L. Solorio, John L. Golden, Grapeland, Etiwanda Colony and Perdew Elementary schools and Heritage and Day Creek Intermediate School as well as from the addition of relocatable classrooms installed at Terra Vista Elementary, DW Long Elementary, Etiwanda Intermediate and Summit Intermediate. Additional capacity has also been added by the construction of Falcon Ridge Elementary, a locally funded school as well as additional locally funded classrooms constructed at several elementary sites during the past five years. Utilizing these figures, the District currently has permanent and relocatable school facilities sufficient to house 8,238 elementary school students (grades K-5), and 4,779 middle school students (grades 6-8) or a total of 13,017 students (see Appendix "B").

A comparison of current and projected student enrollment to current capacity demonstrates that the District is impacted at the elementary school level. Additionally, after setting aside seats for mitigated development currently under construction, the District also lacks any significant excess capacity at the middle school level to accommodate students from new unmitigated residential development. Thus, as the District's current facilities at both the elementary and middle school levels are inadequate to house all of its currently enrolled students as well as additional future students to be produced within Mitigated Developments during the next five years, additional facilities must be constructed to provide capacity for students that will be generated from new development.

In recognition of the impact of new development on school facilities, during the past thirty-four years the District and the development community have entered into various mitigation agreements in order to ensure the timely construction of school facilities to house students from new Mitigated Developments. The primary financing mechanism authorized in the mitigation agreements is the formation of CFDs. The District can then issue bonds to construct school facilities with repayment of the bonds being accomplished through the levy of a special tax on properties within the CFDs. These developments, which are subject to the special tax, are considered Mitigated Developments as they have provided adequate funding and support to the ESD facilities program since 1987, the first year that an ESD CFD was taxed. Nevertheless, increased student generation rates within existing residential developments, as well as new residential construction for which a mitigation agreement does not exist continues to cause the District to operate with inadequate and over-crowded school facilities.

Section

Two

Determination of Eligibility to Levy Alternative Fees

Government Code Section 65995.5(b)(1) requires that the District makes a timely application to the SAB and is deemed eligible for new construction funding. On December 17, 1998, the Board of Trustees of ESD previously adopted the required resolution requesting eligibility determination by the SAB. This resolution stated the District's desire to apply for funding under the new School Facilities Program.

Initial eligibility for state funds was established in 1999 based on the District's first application for eligibility, also submitted in 1999. In connection with its efforts to receive state funding for new school construction projects, the District recently computed eligibility. To determine this eligibility the District updated its 5-year enrollment projections and compared it to its current facilities capacity.

Satisfaction of Statutory Requirements

The District must also satisfy two of the four statutory requirements set forth in Government Code Section 65995.5(b)(3). The District satisfies two of the four statutory requirements as demonstrated below in Table 2.

Table 2 Eligibility Requirements	
Apply	Description of Eligibility Criteria (Gov't Code 65995.5(b)(3)(C) and (D))
	Multi-Track, Year-Round Education (MTYRE) Requirement.
	A local bond measure on the ballot in the past 4 years, which received at least 50% plus 1 of the votes.
X	The district has issued debt or incurred obligations subsequent to November 3, 1998 for capital outlay equal to at least 30% of local bonding capacity.
X	At least 20% of teaching stations per Education Code Section 17071.25 within the district are relocatable classrooms.

Since 1991 the district has issued over \$118 million in land-secured debt to fund a number of public projects of which more than \$76 million was issued to construct school facilities to serve the student population generated from homes constructed within various community facilities districts. And with the passage of its general obligation bond (Measure I) in 2016, the District has issued almost \$96 million in bonds for its school modernization program. The District has outstanding debt or incurred obligations for capital outlay in the form of special tax bonds and general obligation bonds equal to 46.38% of local bonding capacity and meets the first of two eligibility criteria as noted in Table 2. The following table summarizes the percentage of local bonding capacity attributable to the special tax bonds currently outstanding.

Table 3 Calculation of Percentage of Local Bonding Capacity Outstanding		
Bonding Capacity Component	Assessed Value & Outstanding Debt	Assessed Value & Outstanding Debt Totals
Assessed Value 2022-23 ⁽¹⁾		
Locally Assessed Secured Roll Values	\$15,314,429,124	
State Assessed Unitary & Operating Non-unitary Values	506,444	
Local Unsecured Roll Values	<u>257,292,104</u>	
Assessed Value for all Taxable Property		\$15,572,227,672.00
Bonding Capacity Percentage		2.00%
District Bonding Capacity		\$311,444,553.44
Bonds Outstanding as of February 2, 2023:		
Series 2017A General Obligation Bonds (2016 Election) ⁽²⁾	\$39,720,693	
Series 2020A General Obligation Bonds (2016 Election)	\$48,571,430	
Series 2022C General Obligation Bonds (2016 Election)	\$19,326,323	
Series 2016 PFA Authority Bond Issue:		
CFD #4	\$875,000	
CFD #7	\$6,650,000	
CFD #8	\$3,720,000	
Rancho Etiwanda CFD ⁽³⁾	\$2,865,941	
Silver Ridge CFD ⁽³⁾	\$1,283,116	
2016 PFA Special Tax Refunding Bonds— Coyote Canyon, IA2 ⁽³⁾	\$4,668,839	
2015 Special Tax Refunding Bonds – Henderson Creek CFD 2004-2 ⁽³⁾	\$2,592,568	
2016 Special Tax Refunding Bonds – Victoria Gardens CFD 2007-1 ⁽³⁾	\$1,998,270	
2015 PFA Special Tax Refunding Bonds— Coyote Canyon, IA1 ⁽³⁾	\$2,151,617	
2015 Special Tax Refunding Bonds – CFD #9	\$6,495,000	
2020 PFA Special Tax Bonds— Day Creek CFD 2018-1	\$3,448,130	
Total: Outstanding Debt		\$144,366,927
Percent of Local Bonding Capacity Outstanding ⁽⁴⁾		46.35%

(1) As identified by the County of San Bernardino, Office of the Auditor-Controller on its PI 163 report, dated October 31, 2022; the values shown include assessed value within the ESD that lie within the boundaries of two former redevelopment areas.

(2) Amount shown also Includes accreted interest through February 1, 2023, on outstanding Capital Appreciation Bonds.

(3) Represents a pro rata share of the outstanding bonds as a portion of bond proceeds funded non-school facilities.

(4) Special Taxes used to fund school facilities are counted for the purpose of calculating whether the District has met the debt percentage requirement according to Government Code Section 65995.5(C)(ii). Special Taxes are not counted against local bonding capacity since the General Fund of the District does not secure them.

For the sole purpose of determining the District's facilities capacity pursuant to Education Code 17071.25, Appendix "B" contains Form 50-02 which indicates that there are a total of 635 "teaching stations" within the District and of that number, 415 are permanent classrooms and the remaining 220 classrooms are portable or relocatable classrooms. Thus, the percent of "teaching stations" within the District that are represented by relocatable classrooms currently stands at 34.65% (220/635) and as noted in Table 2, the District exceeds the 30% threshold thereby meeting the second eligibility criterion.

Section

Three

Calculation of the Alternative No. 2 Fee (Level II)

The previous Section established that ESD is eligible to levy the Alternative No. 2 Fee or Level II Fee. This Section incorporates the methodology previously summarized to determine the amount of the applicable Level II Fee.

Projected Enrollment from New Homes Developed in the Next Five Years

In order to project the number of students expected to be generated from new residential development within the next five years, the expected number of homes to be developed is multiplied by a student generation rate (“SGR”). The SGR is expressed as a fractional number indicating the number of students anticipated to be generated from each new home.

COMPUTATION OF STUDENT GENERATION RATES

Government Code Section 65995.6(a) prescribes the methodology for calculating the historical SGRs of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed. Dwelling unit types to be considered include single-family detached (“SFD”), single-family attached (“SFA”) (e.g., condo, townhouse) and multi-family or apartment units (“MFA”). Using development information based on building permits issued within the District during the past five years and property data obtained from the County of San Bernardino, SDFA has determined the District’s student generation rates by cross-matching building permit and County property data to the District’s enrollment data. A summary of these SGRs and the projects developed within the past five years upon which the SGRs are based is contained in Appendix “C”. The resulting generation rates for SFDs, SFAs and MFAs are reflected in Table 4.

Table 4 Student Generation Rates by Housing Type (Past Five Years of Construction)			
Housing Type	Grades K-5	Grades 6-8	Total (Grades K-8)
SFD – Single Family Detached	0.4017	0.1620	0.5637
SFA – Single Family Attached	0.2332	0.0625	0.2957
MFA – Apartment Units ⁽¹⁾	0.0595	0.0238	0.0833

(1) As no multi-family apartment units have been constructed within the boundaries of the District in the past five-years, Section 65995.6(a) provides that the SGRs to be utilized and applied to similar units may be derived from similar projects located within the County. The SGRs shown above are those K-8 generation rates which were computed for one or more apartment projects located within the boundaries of the Colton Joint Unified School District that had been constructed within the previous five-year period.

ESTIMATION OF NEW STUDENTS

To determine the number of students expected to be generated from new development, the SGRs shown above are multiplied by the expected number of dwelling units for each product type to be constructed during the next five years. For the area lying within the boundaries of the District, these new dwelling units will largely be focused in the northern and eastern parts of the District, but also supplemented with infill development. Several master plan and non-

master planned communities within these areas are currently located within CFDs. Because these developments have already secured mitigation to ensure the timely construction of school facilities to house students generated from these projects, they are deemed Mitigated Developments and are excluded from the payment of Alternative Fees. As such, the SFNA only considers the impacts of residential projects that have currently not mitigated the impacts resulting from their development (“Unmitigated Development”).

Based on publicly available information obtained by the District and additional information provided to the District a five-year development projection was prepared. This information was provided to the planning departments of Fontana and Rancho Cucamonga in order to confirm the reasonableness of the development projection and based on the City reviews the projection was revised to incorporate input provided by the planning departments. A summary of this information is contained in Appendix “D” and is summarized for each City in the following tables.

CITY OF FONTANA

The following table shows the estimated number of SFDs, SFAs and MFAs to be constructed by 2027 within currently Unmitigated Developments located within the City of Fontana.

Table 5 City of Fontana Projected Development by 2027 (Unmitigated Developments) ⁽¹⁾			
Estimated SFDs	Estimated SFAs	Estimated MFAs	Total Dwelling Units
300	0	0	300

(1) Undeveloped dwelling unit totals may include some residential units for which a building permit was issued after January 1, 2022 and which the District believes may not be occupied as of October 5, 2022 (CSIS Information Day) in order to yield any potential students. For the purpose of this report such dwelling units are considered future development.

This estimate was primarily derived from planning documents available from the Planning Department of the City of Fontana. However, as noted in the footnote to Table 5, the District’s projection may also incorporate into its estimate of future dwelling units those units within Unmitigated Developments that had been issued a permit subsequent to January 1, 2022 as undeveloped dwelling units, since it is unlikely that those units were generating students as of the CSIS enrollment date. Based on the recent approval of the Westgate Specific Plan, the District believes that building permits to be issued for new residential construction during the next five years will exceed the total number of undeveloped dwelling units (both Mitigated and Unmitigated) currently approved for development. While it is possible that not all of the undeveloped properties within the currently approved Tentative Tract Maps will be constructed by 2027, it is likely that an even greater number of dwelling units located within currently unapproved project areas will be constructed within the next five years.

CITY OF RANCHO CUCAMONGA

The following table shows the expected number of SFDs, SFAs and MFAs to be constructed by 2027 within currently Unmitigated Developments located within the City of Rancho Cucamonga.

Table 6 City of Rancho Cucamonga Projected Development by 2027 (Unmitigated Developments) ⁽¹⁾			
Estimated SFDs	Estimated SFAs	Estimated MFAs	Total Dwelling Units
810	95	912	1,817

(1) Undeveloped dwelling unit totals may include some residential units for which a building permit was issued after January 1, 2022 and which the District believes may not be occupied as of October 5, 2022 (CSIS Information Day) in order to yield any potential students. For the purpose of this report such dwelling units are considered future development.

The District's development projection was provided to the planning department of the City of Rancho Cucamonga for their review.

CITIES OF FONTANA AND RANCHO CUCAMONGA (AGGREGATE DEVELOPMENT)

It is anticipated that within the boundaries of the District a total of 2,117 dwelling units within Unmitigated Developments will be constructed during the next five-year period. Of this number it is anticipated that approximately 1,110 dwelling units will be represented by SFDs, 95 dwelling units will consist of SFAs (e.g., condominiums, town homes, duplexes), and 912 MFAs will be produced. A summary of these projections is shown in Table 7.

Table 7 City of Fontana & City of Rancho Cucamonga Five-Year Projection of Unmitigated Dwelling Units to Be Constructed				
City	Housing Type			Total
	SFD	SFA	MFA	
City of Fontana	300	0	0	300
City of Rancho Cucamonga	810	95	912	1,817
Total	1,110	95	912	2,117

By multiplying the projected dwelling units to be constructed in the next five years for each product type (Table 7) by the SGRs (Table 4) a projection of K-8 students for each housing type can be calculated. This calculation is shown in Table 8.

Table 8 Projected Enrollment from Unmitigated Development in the Next Five Years			
Housing Type	Dwelling Units	Student Generation Rate	K-8 Students to be Generated ⁽¹⁾
SFD	1,110	0.5637	626
SFA	95	0.2957	29
MFA ⁽²⁾	912	0.0833 ⁽²⁾	76
Total/Weighted Average	2,117	0.4369	731

(1) Rounded up to the nearest integer.

(2) The District believes that the apartment project projected to be constructed in the City of Rancho Cucamonga will have a similar student yield to that produced by the apartment project located within the Colton Joint Unified School District (see Table 4).

Determination of Current District Capacity

The District conducted a capacity analysis pursuant to Section 17071.25 of the Education Code. Pursuant to the analysis the District's current capacity was reported on SAB Form 50-02. The capacity shown in Appendix "B" reflects recent additional classroom capacity constructed at Etiwanda Colony, John L Golden Elementary School and Perdew Elementary Schools as well as the capacity recently added as a result of the construction of Falcon Ridge Elementary and additional locally funded classrooms added at several school sites. Current district capacity is summarized in Table 9 below.

Table 9 District Enrollment Capacity	
School Type	Capacity Per SAB 50-02 ⁽¹⁾
K-8 Academy	13,017

(1) Reflects a current capacity calculation utilizing state loading standards and a classroom allocation in order to fully accommodate the District's Special Day Class pupils.

Determination of Unhoused Students

The calculation of Alternative Fees in this SFNA does not include any of the projected impacts of development from the Mitigated Developments in its enrollment projection because these developments have already mitigated their impacts through participation in a CFD. The District has identified approximately 766 future dwelling units to be constructed within Mitigated Developments. These dwelling units are primarily located in two existing CFDs, a future development identified as CFD No. 2005-1 (Richland Pinehurst), as well as the two most recent annexations to CFD No. 10 (Annexation Nos. 7 & 8).

While these students will also need to be housed by the District and have also been considered by the District in determining how the future unmitigated students identified in this report will be housed, the facilities costs associated with these mitigated students are not included in this report.

Table 10 Excess Capacity			
School Type	Current Enrollment	Existing Capacity	Capacity Deficit
K-8 Academy	13,773	13,017	(756)

As noted in Table 10, the District's current enrollment exceeds its current capacity by 756 students. However, the capacity deficit is primarily at the K-5 level and based on state loading standards shows a K-5 deficit of 883 seats while there are 127 surplus seats in grades 6-8. For purposes of this report, the District has chosen to allocate the 127 excess seats at grades 6-8 to house future students expected to be generated from new development. After this allocation of surplus seats, Table 11 shows the estimated unhoused students resulting from new, Unmitigated Development within the next five years.

Table 11 Projected Unhoused Students from Unmitigated Development ⁽¹⁾				
School Type	Available K-5 School Capacity	Available 6-8 School Capacity	New Students	Unhoused Students
K-8 Academy	0	127	731	604

(1) As shown in Table 10, there is a net deficit of 756 seats, with a deficit of 883 at the K-5 level and a surplus of 127 in grades 6-8.

Determination of the Maximum New Construction Grant

The maximum new construction grant amount is calculated by multiplying the number of unhoused students calculated in Table 11 above by the Per Pupil Grant ("PPG") amount set forth in Education Code Section 17072.10, plus the addition of fifty-percent (50%) of certain site development and acquisition costs.

TOTAL PER PUPIL GRANT AMOUNT

The Per Pupil Grants are established for each school level (i.e., elementary, middle and high school) and when initially calculated as part of SB50 in 1998, were intended to represent approximately fifty-percent of the average school construction cost incurred in the State of California, expressed on a per pupil basis. These amounts are increased annually by the SAB in accordance with an inflation factor tied to general construction and labor costs experienced within the region. Since 1998 several grant supplements have been incorporated into the regulations as a result of changes in law that adversely affected costs associated with school construction. Specifically, pursuant to Section 1859.71.2 of the Regulations, the new construction grant amount will be increased to pay for the costs associated with automatic alarm detection and fire sprinklers.

On June 28, 2006, the SAB also adopted emergency amendments to Regulation 1859.76 in order to provide additional grants for **general** site development on new school construction projects (costs for off-site, service-site and site-utilities are addressed later in this report). The additional supplement for general site development consists of two components. The first component is a PPG supplement which is expressed as a percentage of the base PPG

amount, which is referred to in this report as the PPG Site Supplement (PPGSS) and is equal to three percent (fifty-percent of 6% for grades K-8) of the base PPG amount. The second component of the site supplement is expressed as an amount per acre and is incorporated in the calculation of eligible site development costs that appears in the following section of this report that addresses “*site acquisition and development costs*”. This second component is referred to in this report as the Site Development Supplement (SDS).

The PPG amounts were last adopted by the State Allocation Board (SAB) at its meeting on January 25, 2023, and associated grant supplements are shown in Table 12:

Table 12 Per Pupil Grant Amount by Pupil Type			
Per Pupil Grant (PPG) Component	Grades K-5 Pupils	Grades 6-8 Pupils	Grades K-8 Pupils ⁽¹⁾
Base Per Pupil Grant ⁽¹⁾	\$15,983.00	\$16,904.00	\$16,266.93
PPG Supplements:			
Fire Detection Alarm System	\$19.00	\$25.00	\$20.73
Automatic Sprinkler System	\$268.00	\$319.00	\$282.88
Adjusted PPG Amount Before Gen Site Supplement	\$16,270.00	\$17,248.00	\$16,570.54
PPG Site Supplement (3% or 50% of 6%)	\$488.00	\$517.00	\$497.00
Supplemented PPG Amount	\$16,758.00	\$17,765.00	\$17,067.54

(1) Based on a weighted average of expected K-5 and 6-8 students expected to be generated within the next five years.

(2) The SAB last adjusted the PPG amounts on January 25, 2023, pursuant to Education Code Section 17072.10(b).

The Gross PPG Amount is determined by multiplying the PPG Amount (Table 12) for each school level by the number of unhoused students (Table 11) expected from new Unmitigated Development. This calculation is shown in Table 13:

Table 13 Gross Per Pupil Grant Amount			
School Type	Total Per Pupil Grant Amount	Unhoused Students	Gross PPG Amount ⁽¹⁾
K-8 Academy	\$17,067.54	604	\$10,308,794

(1) Rounded to the nearest dollar.

SITE ACQUISITION AND DEVELOPMENT COSTS

In addition to the Gross PPG Amount, site development and acquisition costs may be added to the Gross PPG Amount. Specifically, pursuant to Education Code Section 17072.12, site and development costs may be added to the gross PPG amount if the following two conditions are met:

The amount of site acquisition and development assistance does not exceed fifty percent of the cost of site development to the school district, plus fifty percent of the site acquisition cost to the school district or fifty percent of the appraised value of the site at the time the complete application is submitted, whichever is less.

The school district certifies that there is no alternative available site, or that the district plans to sell an available site in order to use the proceeds of the sale for the purchase of the new site.

Government Code Section 65995.5(h) sets forth the procedures for determining eligible site acquisition and site development costs. Specifically, Section 65995.5(h) states that site acquisition costs shall not exceed one-half (1/2) of the amount determined by multiplying the necessary land acreage by the estimated cost per acre as established in Education Code Section 17072.12. Site development costs shall not exceed the amount funded by the SAB.

For estimating K-8 land acquisition costs, the District has utilized a land acquisition cost of \$400,000 per net usable acre (excluding appraisal, survey and escrow costs) which reflects a conservative estimate of the District's costs to acquire new suitable school sites within the boundaries of the school district under current market conditions. Since the Level II Fees are imposed only on Unmitigated Developments, this value is appropriate as the acquisition of future sites to serve students in Unmitigated Developments have not yet been identified and will likely need to be purchased at current market value.

An estimate of site acquisition and construction costs for K-8 school facilities are contained in Appendix "E". The costs for future school facilities as shown in Appendix "E" reflect a school design population of 1,000 K-8 students. The District has determined, based on its educational programs and its expectations of future growth, that future school sites should be designed to accommodate this population. The adjustment to the total PPG amount for site acquisition and site development using District estimates is shown in Table 14.

Table 14 Site Acquisition and Development Cost Per Site	
School Type	K-8 Academy
Required Net Usable Acreage ⁽¹⁾	25
Site Acquisition Costs (Per Acre): Cost Per Net Eligible Usable Acre (rounded to nearest dollar) ⁽²⁾⁽³⁾ (Includes appraisal & survey costs)	\$416,000
Site Development Costs (Per Acre) Eligible Site Development Costs ⁽⁴⁾	\$256,793
Site Development Supplement (SDS) ⁽⁵⁾	\$52,032
Aggregate Site Development Costs - Per Acre	\$308,825
Cost Per School Site: Land Acquisition Cost ⁽³⁾	\$10,400,000
Aggregate Site Development Costs ⁽⁴⁾	7,720,625
Total Site Acquisition & Development Cost	\$18,120,625
Fifty Percent of Site Acquisition & Development	\$9,060,313

(1) Net acreage identified is equal to or less than that determined pursuant to the School Site Analysis and Development Handbook published by the California Department of Education as of January 1, 1998.

(2) Per acre site acquisition costs are based on District's survey of recent land sales within the District. Per acre costs shown is rounded to the nearest dollar.

(3) Reflects estimated land costs and an additional 4% (2% x 2) for appraisal, survey, escrow, etc. per SAB Regulation 1859.74(a)(2).

(4) Includes certain eligible service site development, off-site development and utility service costs per SAB Regulation 1859.76.

(5) Is equal to twice the general site development grant adopted by the SAB on January 25, 2023, pursuant to the amendments to Regulation 1859.76 approved by the SAB in June of 2006.

The site acquisition and development costs shown above are the site acquisition and development costs per school required to accommodate students from new Unmitigated Developments. The following table identifies the number of schools required by the projected number of unhoused students from new Unmitigated Development in the next five years.

Table 15 Schools Required for Projected Unhoused Students from New Unmitigated Development			
School Type	Projected Unhoused Students ⁽¹⁾	School Capacity	Number of Schools Required ⁽²⁾
K-8 Academy	604	1,000	0.60

(1) Includes projected Special Day Class Pupils.

(2) Percentage of Sites required has been rounded to two decimal places..

The number of schools required to house the projected unhoused students from new development is multiplied by the site and development cost per school shown in Table 16 to determine the aggregate site and development cost grant as shown in following table.

Table 16 Calculation of the Site Acquisition and Development Grant			
School Type	50% of Site Acquisition & Development Cost Per Site	Number of Schools Required	Site Acquisition and Development Grant
K-8 Academy	\$9,060,313	0.60	\$5,436,188

Thus, the Total Grant Amount can now be summarized as the gross per pupil grant amount set forth in Table 13 combined with the Site Acquisition & Development Grant in Table 16. Table 17 reflects the aggregated amount.

Table 17 Calculation of Maximum New Construction Grant Amount ⁽¹⁾	
Grant Component	K-8 Academy
No. of Unhoused Students	604
Supplemented PPG Amount	\$17,067.54 ⁽²⁾
Gross Grant Amount	\$10,308,794
Plus, Site Acquisition & Development Grant	\$5,436,188
Maximum School Facilities Grant	\$15,744,982

(1) With the exception of the Supplemented Per Pupil Grant amount, all items have been rounded to the nearest integer.

(2) Per Pupil Grant amount of \$17,067.54 reflects a weighted average PPG amount and is equal to the total Gross Grant Amount divided by the total number of unhoused students.

Local Funds

Government Code Sections 65995(c)(2) and 65995.6(b)(3) require the District to identify any local funds that are available to reduce the cost impacts resulting from new residential development over the next five years. The local funds that should be considered as available funds to reduce the cost impacts include general obligation bonds, tax increment monies, developer fees from new commercial and industrial development and any existing surplus property (or the proceeds thereon) owned by the District. Each of these potential funding sources is addressed as follows.

GENERAL OBLIGATION BONDS & SPECIAL TAX

A \$137 million general obligation bond measure was approved by voters within the Etiwanda School District at a general election held on November 8, 2016. To date, the District has issued three series of bonds. The proceeds of the Series 2017A, Series 2020A, and Series 2022C bonds are primarily intended to be utilized for the repair and certain technology upgrades of certain school facilities. As of January 1, 2023, the District has unspent bond proceeds totaling \$17,052,031.08, and has earmarked these funds for projects throughout the District. It is estimated that once the projects are complete, there may be additional capacity to house approximately 500 students.

In March of 1987 the District submitted to the electorate and the electorate approved a provisional, one-time special tax to be imposed on new residential development at the time that building permits are issued in order to pay for the cost of certain school facilities. Specifically, a special tax initially established at \$1,600 per dwelling unit (currently escalated to approximately \$4,074.18 per dwelling unit) was approved to pay for certain school facilities, as more particularly set forth in Section 15100 of the Education Code. It has been and continues to be District policy to use any taxes collected pursuant to this voter-approved measure to pay for authorized school facilities, other than school facilities intended to be funded by the School Facility Program (SB-50). These “other” or “unfunded” facilities include, but are not limited to, transportation, warehousing, interim housing, central administrative support facilities, and the purchase or lease of furniture and/or equipment. Based on the current cost of such “unfunded” facilities relative to the amount of the special tax imposed and

collected from property owners, these funds are not available to reduce the amount of the Alternative Fees.

SPECIAL TAXES AND CFD BOND PROCEEDS

There are currently sixteen CFDs within the District that have been formed for the purpose of providing school facilities for Mitigated Development. The accumulated special taxes from the various CFDs as well as CFD bond proceeds may only be spent on facilities for the benefit of the CFDs. Because this SFNA excludes Mitigated Development and only considers Unmitigated Development, none of the accumulated special taxes are considered to be available local funds for purposes of providing school facilities for Unmitigated Development.

AVAILABLE TAX INCREMENT FROM PASS-THROUGH AGREEMENTS

The ESD is currently a party to two redevelopment area (RDA) agreements. The San Sevaïne RDA of the City of Fontana and the Rancho Cucamonga RDA provided approximately \$4,252,323.44 in RDA money to the ESD during the previous fiscal year and these funds have been expended or dedicated to pay for certain capital improvements other than those funded by SB50.

SURPLUS LAND

The District has not identified any surplus property that would be available to use as a school site or that can be sold, and the proceeds used to acquire a school site.

FUTURE COMMERCIAL AND INDUSTRIAL DEVELOPMENT FEES

Pursuant to Section 17620 et. seq. of the Education Code the ESD currently collects statutory school fees from new residential, commercial and industrial development. Average annual Developer Fee collections from new commercial and industrial development for the five-year period ending December 31, 2022 was \$115,871. If the District collects this average amount annually for the next five-years, approximately an additional \$579,355 would be collected from commercial and industrial development during the next five-year period.

An analysis was performed to determine to what extent, if any, future non-residential fees could be projected as an offset against the impact of future new residential construction. First the District determined that there are 245 inter-district transfer students for which the transfer is attributable to parental employment. Of this number, approximately 164 are elementary school pupils and approximately 81 are middle school pupils.

If we multiply the respective facilities costs per student set forth in Appendix “E” by the 245 students attending ESD schools as a result of employment, the facilities impact is approximately \$20.21 million (245 pupils x \$82,500). By comparing this impact to the revenue expected to be received from future non-residential development during the next five-years, a shortfall of approximately \$19,633,146 results. Thus, none of the expected revenue to be received is available to mitigate the impacts of future new residential construction.

EXISTING DEVELOPMENT FEES

As of January 1, 2023, the District had a balance of \$9,204,300.12 in its Capital Facilities Fund 25. This amount includes development fees collected from residential and non-residential developments. Of this amount, \$3,949,954.60 represents developer deposits for Mitigated Developments that need to be reimbursed to various developers subsequent to

either CFD formation or bond issuance. Therefore, of the Developer Fees on hand at the end of the last year, only a portion of it was unencumbered.

The District currently has a net unhoused facilities deficit of \$49,830,000 (i.e., 604 K-8 students within Unmitigated Developments multiplied by an average cost per K-8 student cost of \$82,500). As previously identified in the discussion of local funds, it is anticipated that the district will begin construction that will increase capacity to house approximately 500 additional students, resulting in a net unhoused funding deficit of \$8,580,000 (i.e., 104 K-8 students within Unmitigated Developments). This amount exceeds the amount of currently available funds attributable to recently collected development fees and other potential fund sources. Thus, no developer fees can be allocated to offset the impact of new residential construction. Instead, these funds are allocated to address existing unhoused student needs.

Summary of Local Fund Allocation

The following table summarizes the allocation of local funds available to address the impact of existing and projected enrollment on current school facilities capacity:

Table 18 Allocation of Local Funds to Existing Need		
Unhoused Students:		
Existing Unhoused Students ⁽¹⁾		104
Per Student Facilities Costs		\$82,500
Unhoused Student Funding Costs ⁽²⁾		\$8,580,000
Available Local Funds:		
Disposition/Use of Surplus Property	\$0	
Available General Obligation Bonds	\$0	
Available Redevelopment Funds	\$0	
Current Developer Fee Balance (Unencumbered funds only)	\$5,254,346	
Total Funds Available for Existing Need	\$5,254,346	(\$5,254,346)
Remaining Unhoused Funding Need		\$3,325,654
Local Funds Available to Reduce Impacts from New Unmitigated Development		\$0

(1) This housing deficit includes an estimated additional capacity of 500 students that has not yet been constructed. This new capacity has been used to reduce the Gross Existing Unhoused Students identified in Table 11.

(2) Determined by multiplying the Per Student Facilities Costs by the Existing Unhoused Students.

Thus, none of the local funds which have been identified can be considered as available local funding for the purpose of reducing the New Construction Grant Amount.

Determination of the Total New Construction Grant

Pursuant to Government Code Section 65995.5(C)(2) the amount of local funds, if any, is subtracted from the maximum new construction grant to determine the Total New Construction Grant. This amount is shown in Table 19.

Table 19 Total New Construction Grant Amount	
Maximum New Construction Grant Amount	\$15,744,982
Less Local Funds Available to Reduce Level II Fee Requirement	0
Total New Construction Grant Amount	\$15,744,982

Projection of Total Square Footage to be Developed

The total new construction grant amount calculated above is divided by the projected total square footage of assessable space of residential units anticipated to be constructed within the District during the next five-year period pursuant to Government Code Section 65995.5(c)(3). The projected total square footage has been calculated as shown in Table 20 below.

Table 20 Projected Total Square Footage for the Next Five-Year Period			
Housing Type	Average Size Home ⁽¹⁾	Projected Number of Dwelling Units	Total Projected Square Feet
Single-Family Detached	3,001	1,110	3,331,110
Single-Family Attached	1,750	95	166,250
Apartment Unit	950	912	866,400
Total		2,117	4,363,760

(1) Reflects average homes size estimates for the Cities of Fontana and Rancho Cucamonga as set forth in the District's development projection as shown in Appendix "D".

Calculation of the Level II Fee Amount

Table 21 shows the division of the total new construction grant by the projected square footage to be developed in the next five years. The result of this calculation represents the Level II Fee amount authorized to be levied by the District.

Table 21 Calculated Level II Fee per Square Foot	
Level II Fee Component	Amount
Total New Construction Grant	\$15,744,982
Projected Square Footage	4,363,760
Level II Fee ⁽¹⁾	\$3.61

(1) The Level II Fee has been rounded to nearest hundredth.

Section

Four**Calculation of the Alternative No. 3 Fee (Level III)**

This Section of the SFNA identifies the Level III Fee to be levied in the event that the State Allocation Board no longer approves apportionments for new construction.

Application of the Level III Fee

Pursuant to Section 65995.7 of the Government Code, if state funds for new facility construction are not available, the governing board of a school district that has complied with Section 65995.5 may increase the Level II Fee to the Level III Fee. State funds are not available if the State Allocation Board is no longer approving apportionments for new construction due to a lack of funds available for new construction. Upon making a determination that state funds are no longer available, the State Allocation Board shall notify the Secretary of the Senate and the Chief Clerk of the Assembly, in writing, of that determination.

Calculation of the Level III Fee

The Alternative No. 3 Fee or Level III Fee is essentially equal to double the Level II Fee except that for the purpose of calculating this additional amount, the amount identified in paragraph (2) of subdivision (c) of Section 65995.5 (i.e., local funds) may not be subtracted from the Level II Fee. This calculation is shown in Table 22 below.

Table 22 Calculated Level III Fee per Square Foot	
Level III Fee Component	Amount
Total Level II New Construction Grant	\$15,744,982
Total Level III New Construction Grant (Level II x 2)	\$31,489,964
Projected Square Footage	4,363,760
Level III Fee ⁽¹⁾	\$7.22

(1) The Level III Fee has been rounded to nearest hundredth.

Section

Five

Satisfaction of Section 66000 of the Government Code

Government Code Section 66001 et. seq. sets forth the requirements for establishing, imposing and increasing development fees. Specifically, the Mitigation Fee Act requires that a reasonable relationship or “nexus” exist between the type and the amount of a development fee imposed and the cost of the benefit to be derived from the fee. Specifically, Section 66001 of the Government Code with respect to the imposition of development fees provides, in pertinent part, that any action establishing, increasing, or imposing a fee on new development shall do all of the following:

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

The purpose of the Alternative Fees is to provide necessary school facilities for students generated from Unmitigated Developments over the next five years. The Alternative Fees will be used to acquire land and construct new school facilities to accommodate growth that will be generated within the Unmitigated Developments. The actual cost of school facilities to serve new developments is included in Appendix “E” and exceeds the Alternative Fee amounts identified herein and as provided for in SB-50. Therefore, this SFNA established that there is a reasonable relationship between the amount of the Alternative Fees and the Unmitigated Developments upon which the fee is to be imposed.

This SFNA and the supporting documents establish that the Alternative Fees contained herein meet the statutory requirements and the District is justified in imposing these fees on new residential construction within Unmitigated Developments in order to provide the necessary school facilities.

Additionally, Appendix “E” identifies the estimated true impacts of new residential development on District school facilities. After considering the additional costs for interim housing and incremental central administrative support, the cost per student (grades K-8) is \$82,500. If we multiply this amount by the 731 K-8 students anticipated to be generated from the unmitigated dwelling units expected to be constructed (as identified in Table 8), we get a total facilities impact for K-8 schools of \$60,307,500. By dividing this total by the estimated 2,117 dwelling units to be

constructed, the resulting amount of \$28,487.25 represents the average facilities cost per dwelling unit incurred for K-8 students. If we then divide this average cost by the weighted average size per dwelling unit of 2,061 square feet (see Appendix "D"), the resulting amount of \$13.82 represents the true facilities costs per square foot of residential development incurred to house K-8 students.

Thus, assuming the District receives the full amount of its maximum per pupil grant amount and collects its Level II Fee, or alternatively it receives no state funding and collects the Level III fee, it will still not be able to fully fund the cost of facilities to serve new residential development as shown in Table 23:

Table 23 Comparison of True Facilities Cost to Level III Fee			
Total K-8 Facilities Cost Per D/U	K-8 Facilities Cost Per Square Foot of New Construction	Level III Fee Per Square Foot	K-8 Fee Deficit Per Square Foot
\$28,487.25	\$13.82	\$7.22	(\$6.60)

Reconstruction

Reconstruction means the voluntary demolition of existing residential dwelling units or commercial or industrial construction and the subsequent construction of new residential dwelling units ("Reconstruction").

The District anticipates Reconstruction projects, more specifically, the demolishing of existing residential dwelling units replaced with new residential dwelling units, 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 impacts of the new residential dwelling units after taking into consideration the impact from the prior residential units. In other words, the School Fees must bear a nexus to the burden caused by the Reconstruction project.

The purpose of this section is to set forth a general policy for the levy of School Fees on future Reconstruction projects within the District. The District may levy the applicable Alternative School Fees on the proposed new residential dwelling units once an analysis has been done on the impact on school facilities from such new residential dwelling units and consideration has been taken as to the impact from pre-existing units.

The analysis will include a review as to whether the Reconstruction project results in an additional impact to the District. This will be analyzed by comparing the square footage and projected number of students and costs generated from the existing residential dwelling units or commercial or industrial structure to the proposed square footage and number of students and costs projected from the new dwelling units using applicable student generation rates determined in this Report and as shown in Table 4.

School Fees will be assessed only to the extent of the actual cost of the school facilities impact as determined above, but in no event will the School Fees assessed be greater than the applicable Alternative School Fees. The District will complete a detailed analysis utilizing the above-mentioned criteria to determine the applicability of School Fees to each Reconstruction project presented to the District.

Section

Six

Conclusions & Statement of Findings

Based upon the data gathered by SDFA regarding future development within the boundaries of the ESD, student generation, school facilities costs and the methodology prescribed by the provisions of SB-50 in order to determine the school facilities impact from new residential development expected to occur during the next five years, ESD makes the following findings:

The current aggregate school facility capacity of the District is insufficient to meet the facility demands of current development.

Approximately 604 new unhoused K-8 students will be generated within the next five-years from new residential construction within currently Unmitigated Developments.

Based on the statutorily prescribed methodology a Level II Fee (elementary and middle school facilities) of \$3.61 per square foot is authorized.

In the event that state funding is not available and ESD is authorized to collect Level III fees, the amount of the Level III Fee will be \$7.22 per square foot.

Section

Seven

Appendices

Appendix A: School Enrollment (2022 CSIS Data)

Appendix B: Current School Capacity

Appendix C: Student Generation Rates

Appendix D: Five-Year Development Projection

Appendix E: School Facilities Cost Estimates

Appendix A: School Enrollment (2022 CSIS Data)

Etiwanda School District
CSIS Enrollment for FY 2022/23 (Extracted from CSIS Data File)

Total Student Records: 13,773

School	Grade Kinder ⁽¹⁾	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8	All Grades
Elementary:										
Code Name										
005 Windrows	132	86	82	97	106	87	0	0	0	590
006 Caryn	106	78	76	96	99	98	0	0	0	553
007 Heritage West	136	97	104	93	117	117	0	0	0	664
008 C.P. Lightfoot	188	140	141	146	111	121	0	0	0	847
009 Heritage East	126	105	96	93	112	118	0	0	0	650
010 Terra Vista	201	136	147	169	160	156	0	0	0	969
011 D.W. Long	160	120	138	141	116	126	0	0	0	801
012 C.L. Solario	133	102	98	116	125	131	0	0	0	705
013 J.L. Golden	185	128	144	146	162	175	0	0	0	940
015 Grapeland	129	79	100	81	93	70	0	0	0	552
017 Etiwanda Colony	103	99	85	100	89	88	0	0	0	564
018 Perdew	134	103	108	131	104	95	0	0	0	675
020 Falcon Ridge	117	62	80	86	92	95	0	0	0	532
Subtotal	1,850	1,335	1,399	1,495	1,486	1,477	0	0	0	9,042
Intermediate:										
302 Etiwanda	0	0	0	0	0	0	376	360	419	1,155
303 Summit ⁽²⁾	0	0	0	0	0	0	356	366	331	1,053
314 Heritage	0	0	0	0	0	0	384	379	389	1,152
316 Day Creek	0	0	0	0	0	0	433	389	391	1,213
400 Etiwanda Alt Educ.	13	11	15	22	9	9	17	31	31	158
Subtotal	13	11	15	22	9	9	1,566	1,525	1,561	4,731
Total	1,863	1,346	1,414	1,517	1,495	1,486	1,566	1,525	1,561	13,773
Elem:						9,121	Middle:		4,652	13,773

(1) Figures shown for kindergarten incorporate transitional kindergarten/pre-school pupils.

(2) Summit Intermediate enrollment also includes Community Day and Home School pupils.

Appendix B: Current School Capacity

Appendix "B"

Etiwanda School District Update to Existing School Building Capacity

The District conducted a capacity analysis pursuant to Section 17071.25 of the Education Code, which analysis was recalculated for this SFNA in accordance with Government Code Section 65995.6 as amended by Assembly Bill 695 of the 1999 Legislative Session ("AB 695").

Part I. Classroom Inventory ⁽¹⁾

	K-5	6-8	9-12	Non-Severe	Severe	Total
Line 1 Leased State Relocatable Classrooms	0	0	0	0	0	0
Line 2 Portable Classrooms leased less than 5 years	0	0	0	0	0	0
Line 3 Interim Housing Portables leased less than 5 years	0	0	0	0	0	0
Line 4 Interim Housing Portables leased at least 5 years	0	0	0	0	0	0
Line 5 Portable Classrooms leased at least 5 years	0	0	0	0	0	0
Line 6 Portable Classrooms owned by the District	129	91	0	0	0	220
Line 7 Permanent Classrooms ⁽²⁾	268	123	0	20	4	415
Line 8 Total of Above:	397	214	0	20	4	635

Part II. Available Classrooms

Option A	K-5	6-8	9-12	Non-Severe	Severe	Total
a. Part I, Line 4	0	0	0	0	0	0
b. Part I, Line 5	0	0	0	0	0	0
c. Part I, Line 6	129	91	0	0	0	220
d. Part I, Line 7	268	123	0	20	4	415
e. Total of Above:	397	214	0	20	4	635

Option B	K-5	6-8	9-12	Non-Severe	Severe	Total
a. Part I, Line 8	397	214	0	20	4	635
b. Part I, Lines 1, 2, 5 and 6 (total only)						220
c. 25 percent of Part I, Line 7 (total only)						104
d. Subtract c from b (enter 0 if negative)	75	41	0	0	0	116
e. Total (a minus d)	322	173	0	20	4	519

Part III. Determination of Existing School Building Capacity

	K-5	6-8	9-12	Non-Severe	Severe	Total
Line 1 Classroom Capacity	8,050	4,671	0	260	36	13,017
Line 2 SER Adjustment						0
Line 3 Operational Grants						0
Line 4 Greater of Lines 2 or 3						0
Line 5 Total of Lines 1 and 4	8,050	4,671	0	260	36	13,017

Note: The Non-Severe and Severe Capacity as been allocated to School Type as follows:

	K-5	6-8	9-12	Total
Capacity for Regular Enrollment (Line 5 of Part III)	8,050	4,671	0	12,721
Proration of Non-Severe Capacity	165	95	0	260
Allocation of Severe Capacity	23	13	0	36
Total	8,238	4,779	0	13,017

(1) Classroom Inventory excludes classrooms of less than 700 interior square feet pursuant to Regulation 1859.32(g).

(2) Permanent Classroom Inventory has been allocated to fully accommodate the District's Special Day Class Pupils.

Appendix C: Student Generation Rates

Etiwanda School District

Student Generation Rate Computations - Dwelling Units Permitted from January 1, 2017 through December 31, 2021 ⁽¹⁾

CFD	Project Name	Jurisdiction	Tract	Permitted	Permitted	Average	Student Generation Rates					
				Square Footage	Dwelling Units	Sqft Per D/U	K-8 Rate	K-5 Rate	6-8 Rate	K-5 Students	6-8 Students	K-8 Students
Single-Family Attached (SFAs):												
2018-1	Daycreek - SFAs	Rancho Cucamonga	20032	561,083	329	1,711	0.3739	0.2948	0.0790	97	26	123
10	The Retreat	Fontana	20228	86,530	48	1,803	0.3125	0.1875	0.1250	9	6	15
10	Aurora	Fontana	20229	85,009	39	2,180	0.2051	0.1282	0.0769	5	3	8
SFA Totals:				732,622	416	1,765	0.2957	0.2332	0.0625	97	26	146
Single-Family Detached (SFDs):												
8	K Hovnanian / Tract 16137	Fontana	16137	5,710	2	2,855	0.5000	0.5000	0.0000	1	0	1
10	Stonehaven	Fontana	18881	232,501	96	2,422	0.7188	0.4792	0.2396	46	23	69
	Lennar	Fontana	18987	238,907	102	2,342	0.6176	0.4804	0.1373	49	14	63
9	Desert Candle LP	Rancho Cucamonga	16113	4,442	1	4,442	2.0000	2.0000	0.0000	2	0	2
9	Desert Candle LP	Rancho Cucamonga	16114	38,852	10	3,885	0.5000	0.2000	0.3000	2	3	5
	KHovnanian / Tract 16226-2	Rancho Cucamonga	16226-2	216,811	63	3,441	0.5556	0.3810	0.1746	24	11	35
	Owens Estates	Rancho Cucamonga	16578	21,072	6	3,512	0.0000	0.0000	0.0000	0	0	0
	JEC Enterprises	Rancho Cucamonga	18034	11,211	3	3,737	0.0000	0.0000	0.0000	0	0	0
	KB Homes	Rancho Cucamonga	18122	153,497	46	3,337	0.7174	0.5435	0.1739	25	8	33
10	Meadow Lane Estates - DR Horton	Rancho Cucamonga	18508	84,875	31	2,738	0.6129	0.4839	0.1290	15	4	19
	Landmark/Vintage/Heritage	Rancho Cucamonga	18870	1,599	1	1,599	0.0000	0.0000	0.0000	0	0	0
	Carnesi LLC	Rancho Cucamonga	18936	60,727	14	4,338	0.4286	0.2143	0.2143	3	3	6
	Wilson Estates LLC	Rancho Cucamonga	18960	42,957	12	3,580	0.2500	0.2500	0.0000	3	0	3
	Etiwanda Crossings - Marc Homes	Rancho Cucamonga	18966	23,465	8	2,933	0.0000	0.0000	0.0000	0	0	0
	GFR Homes - East /Fisher	Rancho Cucamonga	19968	34,926	10	3,493	0.1000	0.0000	0.1000	0	1	1
2018-1	Daycreek - SFDs	Rancho Cucamonga	20032	115,092	51	2,257	0.4706	0.3137	0.1569	16	8	24
	Various Rancho Cucamonga	Rancho Cucamonga	n/a	16,365	7	2,338	0.0000	0.0000	0.0000	0	0	0
SFD Totals:				1,303,009	463	2,814	0.5637	0.4017	0.1620	186	75	261
All Dwelling Types Totals/Weighted Average:				2,035,631	879	2,318	0.4369	0.3220	0.1149	283	101	407

(1) The date range shown above was used as the cutoff date for certificate of compliance issuance assuming that it would take approximately nine months between the certificate issuance date and dwelling unit occupancy to generate students that would be enrolled and reflected in the student enrollment file of the District.

Appendix D: Five-year Development Projection

Etiwanda School District - Five-Year Development Projection

Jurisdiction /Development Area	Computation of Average Dwelling Unit Size From Last Five Years of Development within the Etiwanda School District			Projected Development For Next Five-Year Period		
	Dwelling Units	Aggregate Residential Sqft	Average Sqft of Dwelling	Projection of Future Dwelling Units	Estimated Average Sqft of Dwelling	Projection of New Residential Square Footage
City of Fontana (Portion Only)						
Apartments	0	0	N/A ⁽¹⁾	0	0	0
Single-Family Attached (SFA)	0	0	N/A ⁽¹⁾	0	0	0
Single-Family Detached (SFD)	<u>200</u>	<u>477,118</u>	2,386 ⁽¹⁾	<u>300</u> ⁽³⁾	2,600	<u>780,000</u>
<i>Subtotal - Portion of Fontana within ESD</i>	200	477,118	2,386 ⁽²⁾	300		780,000
City of Rancho Cucamonga (Portion Only)						
Apartments	0	0	N/A ⁽¹⁾	912	950	866,400
Single-Family Attached (SFA)	416	732,622	1,761 ⁽¹⁾	95 ⁽⁴⁾	1,750	166,250
Single-Family Detached (SFD)	<u>263</u>	<u>825,891</u>	3,140 ⁽¹⁾	<u>810</u> ⁽⁵⁾	3,150	<u>2,551,500</u>
<i>Subtotal - Rancho Cucamonga</i>	679	1,558,513	2,295 ⁽²⁾	1,817		3,584,150
Actuals from the Past Five Years of Development:				Projections -- Next Five Years of Development:		
	<u>D/Us</u>	<u>Total Sqft</u>	<u>Avg Sqft</u>	<u>D/Us</u>	<u>Avg Sqft ⁽⁶⁾</u>	<u>Total Sqft</u>
Apartments	0	0	N/A	912	950	866,400
Single-Family Attached (SFA)	416	732,622	1,761	95	1,750	166,250
Single-Family Detached (SFD)	<u>463</u>	<u>1,303,009</u>	2,814	<u>1,110</u>	3,001	<u>3,331,110</u>
Total - All D/U Types	879	2,035,631	2,316	2,117	2,061	4,363,760

⁽¹⁾ Data shown for average dwelling unit size was computed from building permits issued from January 1, 2017 through December 31, 2021 and for which it was a dwelling unit completed and was available for occupancy as of October 1, 2022.

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

⁽³⁾ Represents dwelling units expected to be constructed within the Westgate Specific Plan within the next five years.

⁽⁴⁾ Represents a portion of dwelling units expected to be constructed within the Victoria Gardens Specific Plan in the next five years.

⁽⁵⁾ Represents dwelling units expected to be constructed within the Etiwanda Heights Specific Plan in the next five years.

⁽⁶⁾ Aggregate average dwelling unit sizes for all jurisdictions have been rounded to the nearest integer.

Appendix E: School Facilities Cost Estimates

**ETIWANDA SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(FUTURE K-8 SCHOOL PROTOTYPE)**

School Facilities Cost Component		Cost Estimate
A. SITE ACQUISITION		\$10,400,000
Purchase Price of Property	\$10,000,000	
Acres *:	25.00	
Cost/Acre:	\$400,000	
Plus Appraisal/escrow/survey	\$400,000	
4% of Site Costs per Section 1859.74(a)(2)		
B. SITE DEVELOPMENT	Per Acre	\$6,419,825
Off-Site Development	\$66,402	\$1,660,050
Service Site Development	\$178,808	\$4,470,200
Utilities	\$11,583	\$289,575
C. CONSTRUCTION		\$49,964,063
Elementary: 75 sqft/student @ \$550 per sqft	\$26,812,500	
Middle School: 100 sqft/student @ \$600 per sqft	\$21,000,000	
General Conditions	\$1,195,313	
Technology	\$478,125	
Other / Deferred Items	\$478,125	
D. INSPECTIONS/ENGINEERING		\$4,590,000
Architectural Fees	\$2,868,750	
Preliminary Tests	\$478,125	
Division of State Architect	\$956,250	
Environmental Fee Analysis	\$143,438	
Duplicating/Advertising	\$47,813	
Other	\$95,625	
E. FURNITURE AND EQUIPMENT		\$3,000,000
Library Books, Landscaping, Etc		
TOTAL ESTIMATED COST		\$74,373,888
TOTAL NUMBER OF STUDENTS	1,000	
NET COST PER STUDENT	\$74,374	
PLUS INTERIM HOUSING & CENTRAL ADMIN. SUPPORT	\$8,126	
GROSS SCHOOL FACILITIES COSTS PER STUDENT	\$82,500	