

EC 35753 Conditions Analysis Territory Transfer Proposal

San Bernardino County Committee on
School District Organization Meeting
May 20, 2026

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Presentation Purpose



**Summarize
the findings
contained in
the report.**



**Provide an
analysis
organized by
the EC 35753
threshold
conditions.**



**Include key
evidence,
supporting
data, and
bottom-line
finding per
condition.**

Sources: CDE District Organization Handbook Chapter 5 and Territory Transfer Report.

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Condition 1 – Adequacy of Number of Pupils

- Alta Loma projected to remain above 5,000 students over next 10 years.
- Etiwanda projected to grow from 13,676 to approximately 18,721 students by 2034–35.
- Alta Loma projected enrollment with development reaches approximately 7,013 students.
- Both districts exceed minimum enrollment thresholds under EC 35753 and 5 CCR 18573.
- **Bottom Line: Report concludes both districts remain educationally viable and adequately populated.**

Projections are based on assumptions regarding development timing, occupancy rates, enrollment generation factors, LCFF funding formulas, and future economic conditions.

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Condition 2 – Substantial Community Identity

- Analysis reviewed housing type, transportation, parks, shopping patterns, and geopolitical boundaries.
- Proposed area remains within Rancho Cucamonga city infrastructure and services.
- Development expected to include approximately 5,500 residential units integrated with surrounding foothill communities.
- No evidence of geographic isolation or incompatible community structure identified.
- **Bottom Line: Report concludes substantial community identity exists and would remain intact.**

Analysis is based on projected future development because the territory is currently undeveloped and uninhabited.

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Condition 3 – Equitable Division of Property & Facilities

- No existing school sites are located within the transfer territory.
- Alta Loma identified capacity of 8,409 students versus current enrollment of approximately 5,535.
- Etiwanda currently exceeds identified facility capacity in several grade spans.¹
- No current bonded indebtedness identified requiring division.
- **Bottom Line: Report concludes facilities and property impacts are manageable and equitable.**

¹ Source: SDFA (Special District Financing & Administration) School Facilities Needs Analyses (SFNAs) May 2023 ESD

Future property values, development timing, and developer fee revenues are estimates subject to market and construction conditions.

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Condition 3 Elements

- **Funding Sources Identified in Report**
 - State School Facilities Program
 - Local General Obligation Bonds
 - Developer Fees
 - Community Facilities Districts (Mello-Roos)
 - Local General Fund Contributions
- **Developer Fee**
 - Proposed development projected at approximately:
 - 4,500 single-family homes
 - 1,000 apartment units
 - The report estimates that the total potential developer fee generation could approach approximately \$50 million regionally.
 - Chaffey UHSD developer fee participation would remain unchanged.
- **Bottom Line: The report concludes the proposal could reduce future state and local school facility pressures by utilizing existing Alta Loma capacity.**

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Condition 4 – Racial & Ethnic Integration

- Report compared demographic composition of both districts including race, English learners, and special education.
- Transfer area is currently uninhabited, resulting in no immediate reassignment of students.
- No existing school attendance areas would be divided.
- Report found no evidence the proposal would promote segregation or discrimination.
- **Bottom Line: Report concludes proposal preserves integrated educational environments.**

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Condition 5 – Sound Fiscal Management

- Alta Loma projected to reverse enrollment decline and grow revenues through additional ADA.
- Alta Loma projected ending fund balance grows to approximately \$19.8 million by 2029–30.
- Etiwanda avoids costs associated with constructing additional facilities for projected growth.
- Both districts projected to remain fiscally solvent under current assumptions.
- **Bottom Line: Report concludes proposal does not create substantial negative fiscal impact on either district.**

Projections are based on assumptions regarding development timing, occupancy rates, enrollment generation factors, LCFF funding formulas, and future economic conditions.

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Condition 6 – Cost to the State

- Analysis concludes fiscal impact to State of California is negligible or incidental.
- LCFF funding would shift between districts but not materially increase statewide obligations.
- No existing transportation routes or current students are affected.
- Revenue limit re-computations under EC 35735–35735.2 expected to maintain neutrality.
- **Bottom Line: Report concludes state cost increases, if any, are insignificant.**

Projections are based on assumptions regarding development timing, occupancy rates, enrollment generation factors, LCFF funding formulas, and future economic conditions.

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Condition 7 – Educational Programs

- Transfer area is currently uninhabited, so no students would experience immediate disruption.
- No existing schools or attendance areas would be split.
- Alta Loma projected to gain enrollment sufficient to stabilize and potentially enhance programs.
- Both districts expected to continue operating comprehensive educational programs.
- **Bottom Line: Report concludes proposal supports sound educational performance.**

Projections are based on assumptions regarding development timing, occupancy rates, enrollment generation factors, LCFF funding formulas, and future economic conditions.

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Condition 8 – Property Values

- Report states proposal is not primarily intended to increase property values.
- Analysis reviewed rationale for transfer and surrounding development context.
- No evidence identified suggesting speculative real estate motivation as primary driver.
- Primary rationale relates to long-term educational planning and service alignment.
- **Bottom Line: Report concludes property value enhancement is not the principal purpose.**

Projections are based on assumptions regarding development timing, occupancy rates, enrollment generation factors, LCFF funding formulas, and future economic conditions.

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Condition 9 – Geographic & Operational Factors

- Existing roadway access and infrastructure connect proposed area to surrounding communities.
- No terrain barriers or safety conditions identified that would impair district operations.
- Alta Loma currently has available capacity to absorb projected students.
- Transfer area would remain integrated within Rancho Cucamonga municipal boundaries.
- **Bottom Line: Report concludes operational and geographic factors support feasibility of the transfer.**

Projections are based on assumptions regarding development timing, occupancy rates, enrollment generation factors, LCFF funding formulas, and future economic conditions.

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Overall Report Conclusion

- Report concludes the EC 35753 threshold conditions are substantially met.
- Analysis identifies long-term enrollment and fiscal stability for both districts.
- No current students or school sites are directly impacted because the territory is presently uninhabited.
- Final determination remains with the County Committee following hearings and deliberation.

Projections are based on assumptions regarding development timing, occupancy rates, enrollment generation factors, LCFF funding formulas, and future economic conditions.