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Chula Vista Elementary School

FEE JUSTIFICATION REPORT

For Residential & Commercial/Industrial Development

June 2026



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EXECUTIVE SUMMARY

This Fee Justification Report ("Report") for Residential and Commercial/Industrial Development has been prepared by Special District Financing & Administration ("SDFA") for the purpose of identifying the impact of projected future development on the school facilities of the Chula Vista Elementary School District ("CVESD" or "District"), the ability of the District's current facilities to accommodate the impact, and the extent to which projected demand exceeds the District's current facilities capacity as well as quantify the costs associated with meeting the increased demand.

Specifically, this Report is intended to provide the Board of Education of the District with the required information to make the necessary findings set forth in Government Code Section 66001 et seq. and in accordance with Government Code Section 65995 et. seq, to support the District's collection of its fair share of the statutory fees allowed by the State of California, which for unified districts (K-12) is currently $5.38 per square foot of new residential development and $0.87 per square foot of new commercial/industrial development. The CVESD is an elementary school district providing elementary school facilities to students living within the cities of Chula Vista, National City and San Diego as well as small portions of unincorporated areas within the County of San Diego. The CVESD share of the currently authorized statutory fee would be $2.37 per square foot of new residential construction and $0.38 per square foot of new commercial/industrial construction pursuant to its developer fee agreement with the Sweetwater Union High School District.

The findings contained in this Report include the following:

- *After taking into account the additional capacity provided by its most recently constructed school (Sotomayor) the District has the capacity (excluding charter schools) to house approximately 24,995 students in Transitional Kindergarten ("TK") through Sixth Grade.*

- *As of October 1, 2025, TK-6 enrollment, including Special Day Class students (excluding charter schools), was approximately 21,798, and after reserving approximately 864 seats for future "Mitigated Development", the District currently has approximately 2,333 seats available to serve future unmitigated development.*

- *Approximately 23,322 new dwelling units are anticipated to be constructed within the District by the year 2050. Of these units, approximately twenty-seven percent (27%) have mitigated the impact of their development through participation in a community facilities district, a negotiated fee payment or other mitigation measure ("Mitigated Developments").*

- *Historical data indicates that approximately two elementary school students are generated from every ten residential dwelling units constructed.*

- *Approximately 0.55 additional elementary schools will need to be constructed to provide adequate facilities to house students to be generated solely from currently unmitigated developments which lie within the boundaries of CVESD. The estimated cost of these school facilities (approximately 433 future pupils), is over $45 million dollars.*

- *Taking into account the cost of improvements to the Districts existing facilities needed to maintain current capacity the total cost of school facilities results in a cost of approximately $26,346 per student. The total estimated school facilities costs per Unmitigated New Dwelling Unit is approximately $6,277.*

- *Based on the District's current estimate of 1,434 square feet as the average size of future dwelling units, the District would need to collect approximately $4.38 per square foot of new residential development to mitigate the school facilities impacts from new residential construction. This amount is well more than the amount that may be collected by the District assuming adoption of this report (i.e., the District's maximum fee amount will be $2.37 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 provided by the San Diego Association of Governments, it was determined that the District would need to collect between $1.18 and $9.49 per square foot of commercial/industrial development to mitigate the gross school facilities impacts resulting from new non-residential development. These amounts are well more than the amount that may be collected by the District assuming adoption of this report (i.e., the District's maximum fee amount will be $0.38 per square foot) and permitted by state statute. Thus, the District is justified in collecting the statutory fees for commercial/industrial development as permitted by state law.*

- *Absent additional state or local funding, the District will not be able to provide adequate school facilities for new residential, commercial, or industrial developments within the boundaries of the District that are currently unmitigated.*

Section

One

INTRODUCTION

This Section of the Report sets forth the legislative requirements as well as the methodology 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 CVESD, its current student enrollment and its current capacity.

The Chula Vista Elementary School District

The CVESD is a political subdivision of the State of California and is represented by more than one hundred square miles. Its western boundary includes the southeastern shore of San Diego Bay and the Pacific Ocean Shoreline. Its southern boundary includes a portion of the border between the United States and Mexico. The eastern portion of the District includes undeveloped areas within the County of San Diego ("County") and is represented by future master planned developments within the Chula Vista eastern territories. The northern portion of the District's boundary lies within several developed communities. Within the boundaries of the District lie the cities of Chula Vista, National City and San Diego as well as unincorporated areas within the County.

As the largest elementary (TK-6) school district in the state, the Chula Vista Elementary School District has a student population of almost 28,500 students housed in forty-eight schools, including five dependent charter schools. Additionally, the District oversees three independent charter schools. The District serves a diverse population that includes more than 310,000 people in the areas of Chula Vista, Bonita, Eastlake, Sunnyside, and South San Diego.

Synopsis of District Growth & Student Capacity

During the past ten years the District has experienced an overall decrease in enrollment. The development of the Eastlake, Rancho Del Rey and Otay Ranch master-planned communities as well as other projects have shown a continuous growth in enrollment within the mitigated developments located east of the 805 freeway, while the west side of the District has seen a decline in enrollment.

Student enrollment for 2025-26 is as follows:

FY 2025/26 Student Enrollment

Pupil Description	Current Enrollment (1)(2)
Transitional Kindergarten thru Grade 6 – Regular and SDC	21,798

(1) Reflects California Student Information Services Data (CSIS) enrollment as contained in the District's 2025/26 enrollment data files.

(2) The figure shown excludes pre-school as well as students attending charter schools.

According to the District's current enrollment figures and including its charter schools, the total student population is over 28,000 students. For purposes of calculating current capacity under the School Facilities Program the District relies on operational capacity as calculated by the District. The District indicates that the current school facilities (excluding charter schools) are sufficient to house 24,995 students (Grades TK-6). A comparison of current student enrollment to current capacity demonstrates that the District's currently has facilities to adequately house its current enrollment and even has excess capacity. But as discussed below, current excess capacity is attributable to the construction of new schools within Mitigated Developments and will be partially used to provide facilities for future mitigated dwelling units.

Based upon the most recent population and housing estimates of the San Diego Association of Governments ("SANDAG") and corroborated by the City of Chula Vista, it is anticipated that the growth experienced by the District during the past two decades is not likely to continue in the near term at a pace that is similar to the past decade. However, long-term expectations regarding the quantity of housing expected at build-out of the District remains largely unchanged. Thus, as the District's current facilities are inadequate to house a number of additional students beyond its current enrollment, additional facilities must be added to provide capacity for students that will be generated from new non-mitigated development.

During the past forty years the District and the development community have entered into various mitigation agreements to ensure the timely construction of school facilities to house students from new development ("Mitigated Development"). The primary financing mechanism authorized in the mitigation agreements is the formation of a community facilities district ("CFD"). The District can then issue bonds to construct school facilities with repayment of the bonds being accomplished through the levy of a special tax on properties within the CFDs. These developments that are subject to the special tax are considered Mitigated Developments as they have provided significant funding and support to the CVESD facilities program since 1986. Nevertheless, increased student generation within existing developments as well as new residential construction for which a mitigation agreement does not exist continues to cause the District to operate with inadequate school facilities.

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 2028 and every two years thereafter.

Methodology

In order to determine the impact of new construction on CVESD facilities the relationship between the new construction 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 CVESD boundaries.*
- *Calculating a student generation rate (i.e., students expected to be generated from each new dwelling unit type.*
- *Determining the number of students to be generated from new development.*
- *Identifying the "per student cost" for new elementary school facilities.*
- *Multiplying the per student costs for elementary 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 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 required to establish a nexus between new development and school facilities impacts includes 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 include SANDAG's Populations and Housing Estimates for the Chula Vista Elementary School District. Data for determining commercial/industrial impacts was derived from the Traffic Generators Guide prepared by SANDAG as well as 2024 Census Data. Student generation rates were computed by Special District Financing & Administration and school facilities cost estimates for this Report were calculated by 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

Prior to examining the school facilities impacts from new development, the District's current capacity and enrollment figures were reviewed to identify existing facilities that may be available to house future students. The District has determined that its existing school building capacity to house Transitional Kindergarten through Sixth grade pupils is approximately 24,995. As previously indicated in Table I, enrollment figures for 2025/26 indicate a current TK-6 student population of 21,798.

The current capacity surplus of 3,197 seats is largely attributable to recent declines in student enrollment which have primarily occurred on the west side of the District. The resulting gross school capacity surplus is shown in Table II.

Table II
Existing Gross School Facilities Capacity Surplus

2025/26 Capacity (1)	2025/26 Enrollment	Gross Seat Surplus/(Deficit)
24,995	21,798	3,197

(1) Includes Permanent Facilities & Interim Facilities.

Future Residential Unit Projections

The District relied on SANDAG's Series 15 Regional Growth Forecast to project future dwelling units to be constructed within the District. This Series 15 estimates reflect population, housing, and employment projections for nineteen local jurisdictions and for several spheres of influence. These forecasts were based, in part, on land use alternatives and "smart-growth" policies contained in the County of San Diego's general plan.

Using these estimates, SDFA has determined that there will be over 23,000 additional residential units to be constructed within the boundaries of the District by 2050. This estimate is summarized in Table III. A more detailed explaination is included as Appendix "B".

Table III
Projected Future Residential Units within CVESD

Residential Housing	FY 2026 Residential Units	FY 2050 (1) Residential Units	Net Increase in Dwelling Units	Pct Increase in Dwelling Units
SFDs, SFA and MF Apartments (3)	100,016	123,338	23,322	23.32%

(1) Reflects the number of existing single-family and multi-family housing units within the boundaries of the District as set forth in SANDAG's Series 15 Forecast.

(2) Reflects only those dwelling units identified by SANDAG as Single Family and Multifamily. For purposes of projecting future dwelling units, housing identified as mobile homes was ignored as there is anticipated to be no change in such housing over the next 24 years.

As previously indicated, a considerable number of future single-family detached (SFD), single-family attached (SFA) and multifamily apartment (MFA) units will be constructed within master-planned communities and other in-fill areas which are considered Mitigated Developments because they have already mitigated their school impacts through the formation of a community facilities district or some other 'in-lieu-of" consideration. A summary of these projects is shown below:

Table IV
Mitigated Developments (1)

Development Area	CFD / Mitigation	Future SFDs	Future SFAs & MFAs	Total Future D/Us
OR-(Villages 2, 3, 8W, 8E, 10 & P.A. 12)	CFD 17,18, 19, 20, 21, & 22	1,284	4,700	5,984
Western Chula Vista – El Dorado Ridge	CFD 5 & 10	37	0	37
COCV Projects (Gates, RDR Est, Lofts)	CFD 1, 3 & 4	8	278	286
Totals		1,329	4,978	6,307

(1) Future Planned Residential Projects with Existing Mitigation. For further information regarding these projects please see Appendix "C"

The estimated number of future dwelling units currently classified as Unmitigated Developments and subject to the developer fee set forth in this report is shown in the following table:

Table V
Unmitigated Developments (1)

Development Area	Jurisdiction	Future SFDs	Future SFAs & MFAs	Total Future Dwelling Units
Otay Ranch (Villages 3, 4, 9 & 10)	Chula Vista	873	5,549	6,422
Unidentified Projects (2)	CVESD	1,818	8,775	10,593
Totals		2,691	14,324	17,015

(1) Future Planned Residential Projects without Mitigation. For further information regarding the Identified portion of the projects listed above please see Appendix "C" for SDFA's tabulation of these units.

(2) Represents the difference between the projected increase in dwelling units to be developed by 2050 as shown in Table III (23,322) less the sum of the future mitigated units identified in Table IV (6,307), and the future identified unmitigated units in the Otay Ranch (6,422).

Thus, a summary of future residential SFD and MF units to be built within the CVESD by 2050 is shown in Table VI.

Table VI
Projected Total Future Residential Units

Development Area	Future SFDs	Future SFAs & Apts	Estimated Future Dwelling Units
Mitigated Development	1,329	4,978	6,307
Unmitigated Development	2,691	14,324	17,015
Totals	4,020	19,302	23,322

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 student generation rates or factors, which represent the number of students, or portion thereof, expected to attend District schools from each new dwelling unit constructed.

The most recent calculation of student generation rates for each dwelling unit type (i.e., SFD, SFA and Apartments) was determined by the District's CFD Administrator by dividing the number of elementary students that both attend and reside within the boundaries of the Districts CFDs (i.e., CFD Nos. 1-21) by the number of dwelling units currently located within these same CFDs. The District believes that these CFDs which consist of almost 42,000 dwelling units, represent a significant sample size and that the dwelling units located within these CFDs have all been constructed within the past thirty-seven years and will most accurately reflect the student yields expected to come from future residential units to be constructed by 2050. The student generation rates for the District are included in Appendix "A" and are also reflected in Table VII.

Table VII
Student Generation Rates by Dwelling Type

Dwelling Types within CFD Nos. 1 - 21	Elementary Students [1]	Dwelling Units [2]	Student Generation Rates [3]
Single-Family Detached (SFD)	6,416	25,183	0.2548
Single-Family Attached (SFA)	2,458	10,016	0.2454
Multi-Family Apartments	913	6,467	0.1412
Weighted Average (All CFD D/U Types)	9,787	41,666	0.2349

(1) Figures shown includes only TK-6 students.
(2) The dwelling units shown are for those units for which a building permit was issued as of January 1, 2025.
(3) Rounded to the nearest ten-thousandth.

Students Generated by New Development

The number of students estimated to be generated from future Unmitigated Development is determined by multiplying the projected number of future unmitigated SFD and MF units (Table V) by the corresponding generation rate (Table VII). This computation is reflected in Table VIII:

Table VIII
Student Generation from Future Unmitigated Development

Dwelling Type	Gross Unmitigated Dwelling Units [1]	Student Generation Rate [2]	Total Students [3]
Single-Family Detached (SFD)	2,691	0.2548	686
Single-Family Attached (SFA)	649	0.2454	159
Multi-Family Apartments (APT)	13,675	0.1412	1,931
All Dwelling types	17,015		2,776

(1) The SANDAG forecast of future single-family units has been categorized as 80% single-family detached (SFD) and 20% single-family attached (SFA) based on the ratio of historical units built. Single-family attached (SFA) units and multi-family units (MF) were combined for the purpose of projecting future students.
(2) Rounded to the nearest ten-thousandth.
(3) Rounded to the nearest integer.

New School Facilities Required to Serve New Development

In order to determine the number of new schools, or portions thereof, required to serve students to be generated from Unmitigated New Dwelling Units, the students generated by Unmitigated New Dwelling Units shown in Table VIII are reduced by the portion of excess capacity allocable to Unpermitted Mitigated Dwelling Units. The percent allocable to Unmitigated New Dwelling Units to total New Dwelling Units is 73.96%. Of the 3,197 excess seats shown in Table II, 864 seats are allocated to Unpermitted Mitigated Dwelling Units and the remainder, or 2,333 seats, are available to lower the needs of Unmitigated New Dwelling Units. The adjusted future students are divided by the school capacity for each school type. Table IX shows the number of new elementary schools required to serve students generated from Unmitigated New Dwelling Units.

Table IX
New School Facilities Required for Net Unhoused & Unmitigated Development

Gross Unmitigated Students [1]	Net Capacity Available for Unmitigated Development [2]	Net Unhoused Unmitigated Students [3]	Design Capacity for New Schools	Net Facilities Required [4]
2,776	2,333	443	800	0.55

(1) Gross Future Unmitigated Students as shown in Table VIII.
(2) Reflects the capacity available after setting aside 864 of the current 3,197 surplus seats for future mitigated students.
(3) Reflects net remaining capacity deficit for future unmitigated development.
(4) Reflects an elementary school design capacity of eight hundred pupils and is rounded to two significant digits.

Estimated New School Facilities Costs

To calculate the cost for elementary school facilities, the District utilized, in part, the estimated construction cost associated with the elementary school to be located in Village No. 3 of the Otay Ranch. Certain costs associated with site mitigation were excluded from the estimate. Additionally, a land cost of $1,116,500 per acre was used as it reflects the District's current estimate to acquire land for future schools to serve unmitigated development. The estimated costs for elementary school facilities are contained in Appendix "D". The resulting facilities costs per school site, including acquisition and site development are shown in Table X.

Table X
Estimated New Facilities Costs per School Site

Site Acquisition (1)	Site Development (2)	Construction (3)	Total Cost
$12,616,450	$663,576	$68,586,384	$81,866,410

(1) Assumes a master plan of 11.3 gross acres, Site acquisition costs shown in Appendix "D" are based on an 11.3 -acre site.
(2) Includes geotechnical tests and certain utility costs.
(3) Includes hard and soft construction costs, inspections, engineering, furniture, and equipment.

The aggregate facilities cost impact from new, Unmitigated Development is determined by multiplying the per site costs shown in Table X by the required number of sites reflected in Table IX. This resulting impact is shown in Table XI.

Table XI
Estimated New Facilities Costs

Required Schools (1)	Site Acquisition	Site Development (2)	Facilities Construction (3)	Total Cost
0.55	$6,986,990	$367,488	$37,983,139	$45,337,617

(1) Rounded to the nearest hundredth.
(2) Includes geotechnical tests and certain utility costs.
(3) Includes hard and soft construction costs, inspections, engineering, furniture, and equipment.

Estimated Costs to Improve Existing Facilities

In addition to creating the need for new facility capacity, new development imposes additional facilities impacts on school districts. The District currently has capacity to house 2,333 of the Unmitigated Future Students. However, those facilities require expenditures to extend their useful life to adequately house the Unmitigated Future Students. The District completed its 2024 Districtwide Facility Needs Assessment ("2024 Needs Assessment"), which identified facilities improvement projects that are expected to be necessary. A detailed breakdown of these costs is included as Appendix "E". These costs were escalated to 2026 dollars based on changes to the SAB Index and divided by the total classroom capacity obtained from the Districts 2024 Long Range Facilities Master Plan. The result is the facilities cost impact per student, and the calculation is shown in Table X.

Table XII
Estimated Cost to Improve Existing Facilities per Student

Estimated Cost of Improvements to Existing Facilities	Total Capacity	Facilities Cost Per Student
$662,856,836	25,160	$26,346

The total cost of improving the existing facilities to house Unmitigated Future Students to be housed in existing capacity is calculated by multiplying the projected number of students by the per student cost of improving existing facilities, shown in Table XII. Table XIII shows the result of this calculation.

Table XIII
Estimated Cost to Improve Existing Facilities

Unmitigated Future Students to be Housing in Existing Capacity	Facilities Cost Per Student	Total Cost
2,333	$26,346	$61,464,428

Thus, the estimated total cost of new school facilities (Table XI) and total cost of improvements to existing facilities (Table XIII) necessary to accommodate students generated from new residential development is shown in Table XIV:

Table XIV
Total Estimated Facilities Costs

New School Facilities	Improvements to Existing Facilities	Total Cost
$45,337,617	$61,464,428	$106,802,045

Total Estimated Cost per Student

The estimated facilities cost for each elementary 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 total estimated per pupil facilities cost is shown below:

Table XV
Total Facilities Costs per Pupil

Total Facilities Cost	Unmitigated Students	Cost Per Student
$106,802,045	2,776	$38,473

(1) Rounded to the nearest dollar.

School Facilities Impact per Dwelling Unit

The total estimated facilities cost for each new residential SFD and MF unit is determined by multiplying the facilities costs per student (Table XV) by the Net Unmitigated Student Generation Rate as shown below:

Table XVI
Total Facilities Costs per Residential Unit

Per Pupil Cost	Future Unmitigated Dwelling Units (1)	Unmitigated Students (2)	Unmitigated Student Generation Rate (3)	Facilities Cost Per Dwelling Unit (4)
$38,473	17,015	2,776	0.1632	$6,277

(1) Future Unmitigated Dwelling Units as shown in Table VI.
(2) As shown in Table VIII.
(3) Rounded to the nearest ten-thousandth and represents the SGR calculated as total students from unmitigated units/total future unmitigated units.
(4) Rounded to the nearest dollar.

Utilizing habitable square footage information from Certificates of Compliance issued by the District in the previous two completed fiscal years the average square footage across all dwelling types was approximately 1,434 square feet. The majority of future units projected by SANDAG are in the multi-family category, thus the calculated average sq. ft. of 1,434 is an appropriate estimate for the units to be completed in the future. Dividing the net facilities cost per dwelling unit by the estimated average size of a future dwelling unit (1,434 square feet) yields a school facility cost of $4.38 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 of which the District will receive $2.37 per square foot if this report is adopted. 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 approximately $4.38 per square foot to provide the school facilities necessitated by new residential development.

This Report demonstrates that the net school facilities impact amount per square foot equals $4.38 for all new residential development within the boundaries of the District. Thus, 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), or $2.37 per square foot of new residential development. Since the District's school facilities impact per square foot is greater than the maximum statutory fee allowed under Government Code Section 65995 (b)(1), the District actually suffers unmitigated impacts from new residential development, which not only supports the collection of the statutory development fee for residential developments, but also those fees for new commercial/industrial development as provided for in Section Three of this Report.

Education Code Section 17623 provides that non-unified school districts having a common jurisdiction, such as a high school district and feeder elementary schools, must determine how to

distribute the development fee among the school districts if the combined fees to be collected exceed the maximum amount authorized under Government Code Section 65995 (b)(1), currently $5.38 per square foot.

In this instance, CVESD is justified in levying $5.38 per square foot. However, as previously indicated the Sweetwater Union High School District is similarly justified in collecting a portion of the maximum development fee. Therefore, CVESD has entered into an agreement with the Sweetwater Union High School District specifying the amount of the development fee it will collect from new residential developments as follows:

Table XVII
Jurisdictional Fee Allocation -- Residential Development

Fees Collected by CVESD [1]	Fees Authorized to be Collected by SUHSD	Total Statutory Fee Collected per Gov't Code Section 65995
$2.37 per square foot	$3.01 per square foot	$5.38 per square foot

(1) Assuming adoption of this Report on August 12, 2026, fees to be collected by CVESD effective October 12, 2026.

Table XVIII 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 CVESD and the net fee deficit for new development. As can be seen, the amount required is almost two times the amount that will be collected ($2.37) by CVESD:

Table XVIII
Comparison of Facilities Cost to Currently Authorized Fee [1]

Facilities Cost Per D/U	Average SqFt Per Dwelling Unit	Facilities Cost Per Sqft	Current Fee Per Sqft	Fee Deficit Per Sqft
$6,277	1,434	$4.38	$2.37	($2.01)

(1) Assuming adoption of this Report on August 12, 2026, fees to be collected by CVESD effective October 12, 2026.

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 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 CVESD relied on survey results published in SANDAGs report entitled Traffic Generators Guide. This Traffic Generators Guide reflects data gleaned from a site-specific employment inventory of diverse developments throughout San Diego County. Multiple sites for seventeen different development types are included in the survey data and the square footage and number of employees has been averaged for each development type yielding the average number of employees per thousand square feet as shown in the following table:

Table XIX
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]
Lodging- Hotel/Motel	162,313	184	1.133
Discount Retail Club	128,629	215	1.671
Industrial Parks (No Commercial)	412,498	733	1.777
Commercial Strip Center	27,677	50	1.807
Regional Shopping Center	1,496,927	2,778	1.856
Car Dealers	28,433	57	2.005
Community Shopping Center	200,442	432	2.155
Neighborhood Shopping Center	70,721	178	2.517
Industrial Plants (Multiple Shifts)	443,000	1,121	2.530
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	276,218	972	3.519
Medical Offices	22,507	96	4.265
Commercial Offices (>100,000 sqft)	144,800	625	4.316
Commercial Offices (<100,000 sqft)	27,100	130	4.797
Restaurants	5,267	48	9.113

(1) Source: SANDAG Publication, Traffic Generators Guide (last updated in 2002).
(2) Employees/1000 Square Feet = Total Employment/Square Feet of Each Type

Estimated Number of Employees Living & Working within the 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 city or community) was derived from the most recent statistical data available of the U.S. Census Bureau. The 2024 American Community Survey provided data for the total number of employees that live and reside in the District. Of the employees identified as residing within the District, approximately 49.40% (i.e., a Residential Employee Generation Rate of 0.4940 as calculated in Table XX) were identified as working within the District. It was assumed that if an employee works within the District and has a commute of 25 minutes or less such employee would also live within the District.

Table XX
Estimated Resident Employees within the District [(1)]

Jurisdiction	Total Employees [(1)]	Place of Residence [(1)]	Pct of Employees Working and Residing in Chula Vista
CVESD	146,763	72,501	49.40%

(1) Source: 2024 American Community Survey; US Census

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

It should be noted that by considering only those employees that both live and work within CVESD, 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., interdistrict 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 Average Employees per Thousand Square Feet as shown in Table XIX by the District-wide Residential Employee Generation Rate ("REGR") shown in Table XX, 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 resident employee generation ranges from a low of 0.224 employees for Lodging to a high of 4.502 employees for Restaurants.

Table XXI
Resident Employee Generation Factors by Development Type

Development Type	Average Employees per 1,000 Sqft.	Residential Employment Generation Rate	Resident Employees Per 1,000 Sqft.
Lodging- Hotel/Motel	1.133	.4940	0.560
Discount Retail Club	1.671	.4940	0.826
Industrial Parks (No Commercial)	1.777	.4940	0.878
Commercial Strip Center	1.807	.4940	0.892
Regional Shopping Center	1.856	.4940	0.917
Car Dealers	2.005	.4940	0.990
Community Shopping Center	2.155	.4940	1.065
Neighborhood Shopping Center	2.517	.4940	1.243
Industrial Plants (Multiple Shifts)	2.530	.4940	1.250
Corporate Office (Single User)	2.686	.4940	1.327
Banks	2.825	.4940	1.396
Scientific Research & Development	3.043	.4940	1.503
Industrial/Business Parks	3.519	.4940	1.738
Medical Offices	4.265	.4940	2.107
Commercial Offices (>100,000 sqft)	4.316	.4940	2.132
Commercial Offices (<100,000 sqft)	4.797	.4940	2.370
Restaurants	9.113	.4940	4.502

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 District, SDFA identified the household rate (i.e., the number of occupied housing units per residential worker) to be .7320.

Table XXII
Household Rate for District

Jurisdiction	Resident Workers	Occupied Housing Units	Household Rate [1]
CVESD	72,501	99,040	73.20%

1) Household Rate = Occupied Housing Units / Resident Workers

By applying the household generation rate for the District of .7320 to the Resident Employee Generation Factors shown in Table XXI, housing units required per employee for each commercial/industrial land use category can then be determined. Expected household generation per 1,000 square feet of commercial/industrial development appears in the following Table:

Table XXIII
Household Generation for Commercial/Industrial Land Uses

Development Type	Residential Employees per 1,000 Sqft.	Household Generation Rate	District Households Per 1,000 Sqft
Lodging- Hotel/Motel	0.560	.7320	0.410
Discount Retail Club	0.826	.7320	0.604
Industrial Parks (No Commercial)	0.878	.7320	0.643
Commercial Strip Center	0.892	.7320	0.653
Regional Shopping Center	0.917	.7320	0.671
Car Dealers	0.990	.7320	0.725
Community Shopping Center	1.065	.7320	0.779
Neighborhood Shopping Center	1.243	.7320	0.910
Industrial Plants (Multiple Shifts)	1.250	.7320	0.915
Corporate Office (Single User)	1.327	.7320	0.971
Banks	1.396	.7320	1.022
Scientific Research & Development	1.503	.7320	1.100
Industrial/Business Parks	1.738	.7320	1.273
Medical Offices	2.107	.7320	1.542
Commercial Offices (>100,000 sqft)	2.132	.7320	1.561
Commercial Offices (<100,000 sqft)	2.370	.7320	1.735
Restaurants	4.502	.7320	3.296

School Facilities Cost from Commercial/Industrial Development

Since the school facilities cost per new dwelling unit was already identified in Table XVI, by applying the total cost per dwelling unit to the district household generation shown in Table XXIII, the gross school facilities impact of commercial/industrial development can be determined. The resulting facilities cost per square foot is shown in Table XXIV and ranges from $2.57 to $20.69 per square foot of development.

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

Development Type	District Households Per Sqft of Non-Res. Dev.	School Facilities Cost Per Dwelling Unit	Gross Facilities Cost Per Sqft Of Commercial/Industrial Development
Lodging- Hotel/Motel	0.0004099	$6,277	$2.57
Discount Retail Club	0.0006044	$6,277	$3.79
Industrial Parks (No Commercial)	0.0006426	$6,277	$4.03
Commercial Strip Center	0.0006533	$6,277	$4.10
Regional Shopping Center	0.0006711	$6,277	$4.21
Car Dealers	0.0007250	$6,277	$4.55
Community Shopping Center	0.0007794	$6,277	$4.89
Neighborhood Shopping Center	0.0009102	$6,277	$5.71
Industrial Plants (Multiple Shifts)	0.0009151	$6,277	$5.74
Corporate Office (Single User)	0.0009713	$6,277	$6.10
Banks	0.0010217	$6,277	$6.41
Scientific Research & Development	0.0011003	$6,277	$6.91
Industrial/Business Parks	0.0012725	$6,277	$7.99
Medical Offices	0.0015425	$6,277	$9.68
Commercial Offices (>100,000 sqft)	0.0015609	$6,277	$9.80
Commercial Offices (<100,000 sqft)	0.0017347	$6,277	$10.89
Restaurants	0.0032956	$6,277	$20.69

Commercial/Industrial Development Impact

As noted, the school facilities impact shown above represents the total cost to provide school facilities required to serve new students resulting from the construction of new commercial/industrial development. This amount reflects the gross impact of such development and does not take into account the impact fees already collected from new residential construction. Nor does it consider that as new commercial/industrial development occurs, some portion of the new employees will be housed in existing housing (from which no additional residential impact fee may be collected).

The following table shows the *net facilities* impact remaining assuming that the currently authorized maximum statutory fee (Level I Fee) was collected from all new residential development. By multiplying the "Fee Deficit per D/U" of $2,878.42 derived from Table XVI (i.e., Cost Per D/U of $6,277 less the Fee Collection Per D/U of $3,398.58 (i.e., 1,434 Average Square Feet x $2.37 Statutory School Fee]) by the household rates per square foot of development to each of the non-residential development types, we can then see the net facilities cost remaining after collection of the statutory residential fee:

Table XXV
Net Facilities Deficit After Collection of Residential Impact Fee

Development Type	District Households Per Square Foot of Non-Residential Development	Net Deficit Per D/U After Collecting Statutory Fee from Residential Development	Unfunded Impact Per Square Foot After Collection of Statutory Fee
Lodging- Hotel/Motel	0.000410	$2,878	$1.18
Discount Retail Club	0.000604	$2,878	$1.74
Industrial Parks (No Commercial)	0.000643	$2,878	$1.85
Commercial Strip Center	0.000653	$2,878	$1.88
Regional Shopping Center	0.000671	$2,878	$1.93
Car Dealers	0.000725	$2,878	$2.09
Community Shopping Center	0.000779	$2,878	$2.24
Neighborhood Shopping Center	0.000910	$2,878	$2.62
Industrial Plants (Mult. Shift)	0.000915	$2,878	$2.63
Corporate Office (Single User)	0.000971	$2,878	$2.80
Banks	0.001022	$2,878	$2.94
Scientific Research & Development	0.001100	$2,878	$3.17
Industrial/Business Parks	0.001273	$2,878	$3.66
Medical Offices	0.001542	$2,878	$4.44
Commercial Offices (>100,000 sqft)	0.001561	$2,878	$4.49
Commercial Offices (<100,000 sqft)	0.001735	$2,878	$4.99
Restaurants	0.003296	$2,878	$9.49

Thus, assuming that a*ll* employees working in new non-residential developments within the District also reside in new housing within the District and the District was collecting the District's share of the current statutory fee (Level I) of $2.37 per square foot from each home, a fee deficit *after collecting the maximum statutory fee for residential development* would still range between $1.18 (Lodging) and $9.49 (Restaurants) per square foot of new non-residential development.

Thus, *based on* CVESD*'s currently authorized share of the non-residential fee (i.e., $0.38 per square foot of non-residential development), and assuming that every employee within the* CVESD *also resided within the* CVESD *and was housed in a dwelling unit for which the statutory fee (Level I Fee) for residential and the statutory non-residential fee was collected, a net facilities funding deficit would still remain.*

And as previously mentioned this analysis does not consider inter-district transfers pursuant to Education Code Section 48204. Section 48204 of the Education Code permits employees working within the school district who do not reside within the boundaries of the school district to request that their children be permitted to attend a school within the boundaries of the District in which they work. For any of these pupils, the District will have collected no corresponding residential development impact fees.

Pursuant to Government Code Section 65995(b)(2), a unified school district is authorized to collect $0.87 per square foot of new commercial/industrial development. As previously indicated, Education Code Section 17623 provides that non-unified school districts having a common jurisdiction, such as a high school district and feeder elementary schools, must determine how to distribute the development fee among the school districts if the combined fees that could be independently justified exceeds the maximum amount authorized under Government Code Section 65995(b)(2), currently $0.87 per square foot for new commercial/industrial development. For all development types shown in Table XXV, the District is justified in collecting its share pursuant to its fee sharing agreement with the Sweetwater Unified School District as shown in the following table:

Table XXVI
Jurisdictional Fee Allocation -- Commercial/Industrial Development

Fees Collected by CVESD (1)	Authorized Fee to be Collected by SUHSD	Total Statutory Fee Collected per Government Code 65995
$0.38 per square foot	$0.49 per square foot	$0.87 per square foot

(1) Assuming adoption of this Report on August 12, 2026, fees to be collected by CVESD effective October 12, 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 under subdivision (b) of Section 65995 in the case of commercial or industrial development.*
>
> *[1] Although described in subdivision (k), the definition is found under subdivision (o) and (p).*
> *[2] Government Code Section 53080 was revised to Education Code Section 17620.*

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

SDFA conducted a survey of senior citizen housing projects located within the boundaries of another elementary school district located in the Inland Empire. That survey included both assisted-care and independent-living facilities and as a result of applying the methodology used to quantify the impacts of commercial and industrial development as set forth in this report, determined that the expected facilities cost per square foot of senior housing is $1.29. Thus, the

District acknowledges Section 65995.1 and will levy its share of developer fees on any senior citizen housing projects at the current commercial/industrial rate of $0.38 per square foot.

Redevelopment

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

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

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

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

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

Accessory Dwelling Units ("ADUs")

An accessory dwelling unit ("ADU") is a residential dwelling unit that is in addition to the primary residential dwelling unit located on the same property. Although an ADU may be detached from, attached to, or partially or wholly within the original perimeter of the primary residential dwelling unit, the ADU provides living, sleeping, eating, cooking, and sanitation facilities for one or more individuals that are independent from the primary residential dwelling unit. The District is authorized, pursuant to Education Code Section 17620, to levy statutory school fees in connection with the construction of "other residential construction" including an ADU if the accessible space

exceeds five hundred square feet. In such an event, the District may levy statutory school fees on the total square footage, not just the amount exceeding five hundred square feet.

If the increase in space exceeds five hundred square feet, the authority to levy statutory school fees will apply regardless of whether the ADU will be detached from the primary residence, attached to the exterior of the primary residence, or include as part of the existing primary residence and part additional new construction.

The limitations on levying impact fees in connection with the construction of an ADU that are set forth in California Government Code Section 65852.2 do not apply to school districts.

Section

Four

CONCLUSIONS & STATEMENT OF FINDINGS

Based upon the data gathered by SDFA regarding future development within the boundaries of the CVESD, student generation, school facilities costs, and the methodology employed to determine the school facilities impact from new residential and commercial development, CVESD 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 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. 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 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 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 necessary to serve new residential, commercial, and industrial developments.*

Section

Five

APPENDICES

Appendix A: Summary of Student Generation Rates

Appendix B: SANDAG Series 15 Growth Forecast for CVESD

Appendix C: Projection of Future Residential Development

Appendix D: School Facilities Cost Estimates

Appendix E: 2024 Needs Assessment Costs

Appendix A: Summary of Student Generation Rates

Appendix "A"

Chula Vista Elementary School District

CFD Student Generation Rates Computed as of May 19, 2026

(Reflects Enrollment from October 2025 and Dwelling Units permitted as of January 1, 2025)

Residential Dwelling Type	Pct of Dwelling Type in CFD 1-21	Developed Dwelling Units within CFD 1-21	TK-6 Pupils Matched to Dwelling Units CFD 1-21	Student Generation Rates CFD 1-21
Single-Family Detached (SFD)	60.44%	25,183	6,416	0.2548
Single-Family Attached (SFA)	24.04%	10,016	2,458	0.2454
Mult-Family Units (Apartments)	15.52%	6,467	913	0.1412
Totals & Average Weighted SGRs	100.00%	41,666	9,787	0.2349

(1) Only dwelling units located within the District's CFDs (i.e., CFD Nos. 1-21) were utilized to compute Student Generation Rates (SGRs) as the District believes

Appendix B: SANDAG Series 15 Growth Forecast for CVESD

Appendix "B"
Chula Vista Elementary School District

Series 15 Regional Growth Forecast - & 2026 Population and Housing Estimate

Values for 2026 and Resulting Change by 2050

		Total Housing Units 2026-2050			Occupied Housing Units 2026-2050		
Year	Area	Single-Family Detached [1]	Single-Family Attached [1]	Multi-Family Apartments	Single-Family Detached [1]	Single-Family Attached [1]	Multi-Family Apartments
2026	CVESD 2050 Forecast [2]	51,853	12,963	35,200	50,265	12,566	33,815
2035	CVESD 2050 Forecast [2]	54,335	13,584	43,968	52,543	13,136	42,398
2050	CVESD 2050 Forecast [2]	55,873	13,968	53,497	53,942	13,486	51,743
Change from 2026 to 2050		4,020	1,005	18,297	3,677	920	17,928
Totals (excluding Mobile Homes) [3]			23,322			22,525	

(1) SANDAG single-family units have been categorized as SFD or SFA based on historical data.
(2) Estimates shown are from the Series 15 Regional Forecast Reports dated 4/20/2026.
(3) Mobile Homes have been excluded from the above table as SANDAG projects no development.

Appendix C: Projection of Future Residential Development

Appendix "C"
Chula Vista Elementary School District
Projection of Future Mitigated & Unmitigated Residential Development

General Location	Mitigation/ CFD	Existing Dwelling Units				Future Dwelling Units				Total Exisiting and Future Dwelling Units			
		Multi-Family Apartments	Single-Family Attached	Single-Family Detachec	Total All D/U Types	Multi-Family Apartments	Single-Family Attached	Single-Family Detached	Total All D/U Types	Multi-Family Apartments	Single-Family Attached	Single-Family Detached	Total All D/U Types
Mitigated Units:													
District-wide (East & West Chula Vista):													
First District-wide Annexable CFD	5	28	40	570	638			32	32	28	40	602	670
Second District-wide Annexable CFD	10	0	637	1,384	2,021			5	5	0	637	1,389	2,026
Eastern Chula Vista:													
Eastlake	1	577	2,715	6,190	9,482			2	2	577	2,715	6,192	9,484
Bonita Long Canyon	2			423	423					0	0	423	423
Rancho Del Rey	3	540	645	2,723	3,908			6	6	540	645	2,729	3,914
Sunbow	4	492	875	1,413	2,780		278		278	492	1,153	1,413	3,058
Rolling Hills Ranch	7		169	2,111	2,280					0	169	2,111	2,280
San Miguel Ranch	13	890	425	0	1,315					890	425	0	1,315
Otay Ranch:													
Village 1	6	966	550	2,509	4,025					966	550	2,509	4,025
Village 5 /PA 12	11	440	817	1,722	2,979					440	817	1,722	2,979
Village 1 West	12			909	909					0	0	909	909
Village 11	14	278	555	1,455	2,288					278	555	1,455	2,288
Village 6	15	206	888	443	1,537					206	888	443	1,537
Village 2 - North & East Ptn & Village 7	17	1,062	501	997	2,560		50	52	102	1,062	551	1,049	2,662
Millenia - Eastern Urban Core	18	1,725	736	149	2,610	225			225	1,950	736	149	2,835
Freeway Commercial - PA 12	19, TZ1	239	264	0	503	369	28	0	397	608	292	0	900
Village 2 - South & West Portion	19, TZ2	501	382	527	1,410	906	0	289	1,195	1,407	382	816	2,605
Village 3 - North	20	0	258	769	1,027	82			82	82	258	769	1,109
Village 8 West	21	1,017	218	440	1,675	707			707	1,724	218	440	2,382
Village 8 East	22					2,333	0	943	3,276	2,333	0	943	3,276
Subtotal - Mitigated Units		8,961	10,675	24,734	44,370	4,622	356	1,329	6,307	13,583	11,031	26,063	50,677
Unmitigated Units:													
Village 3						332	0		332	332	0	0	332
Village 4						277	0	73	350	277	0	73	350
Village 9						3,895	0	105	4,000	3,895	0	105	4,000
Village 10						1,045	0	695	1,740	1,045	0	695	1,740
Remaining Areas within District (SANDAG 2050 Estimate) (1)						8,126	649	1,818	10,593	8,126	649	1,818	10,593
Subtotal - Unmitigated Units						13,675	649	2,691	17,015	13,675	649	2,691	17,015
Totals - CVESD		8,961	10,675	24,734	44,370	18,297	1,005	4,020	23,322	27,258	11,680	28,754	67,692

(1) SANDAG Single-Family estimates have been allocated as 80% SFD and 20% SFA based on historical data.

Appendix D: School Facilities Cost Estimates

Appendix "D"

CHULA VISTA ELEMENTARY SCHOOL DISTRICT
SUMMARY OF ADJUSTED COSTS
(Future Reduced Capacity Prototype School Cost Estimate) [1]

			Cost Estimate (April 2026)
A. SITE ACQUISITION			**$12,616,450**
Purchase Price of Property [2]			
Acres:	11.30		
Cost/Acre:	$1,116,500	$12,616,450	
B. SITE DEVELOPMENT			**$663,576**
Utilities - Fire Service Water Meters		$411,048	
Equipment Costs and Other Services		252,528	
C. CONSTRUCTION			**$60,113,851**
Construction Costs with Allowances		$55,768,002	
Construction Management & Reimbursables		4,345,849	
D. INSPECTIONS/ENGINEERING			**$6,042,533**
Architectural Fees/Reimbursables		$4,290,634	
DSA		418,570	
Building Tests & Exams		1,333,329	
Attorneys Fees, PLA Consultant, rentals			
CM General Conditions (Reimb.)			
Construction Management Fee			
E. FURNITURE AND EQUIPMENT			**$2,430,000**
Equipment		$255,000	
Furnishings		875,000	
Computers,Classroom Furniture, Copiers, Etc		1,300,000	
TOTAL ESTIMATED COST		$81,866,410	**$81,866,410**

(1) Costs shown below are largely derived from the District's most recent estimate for Sotomayor ES.

(2) Land price reflects District's estimate of current market rates based for unmitigated property.

Design Capacity:	800
Base School Facilities Cost Per Pupil:	$102,333

Appendix E: 2024 Needs Assessment Costs

Appendix "E"

Chula Vista Elementary School District
2024 Needs Assessment Costs

Elementary School	Light Modernization	Major Modernization	New Building	Play Area Enhancements	Safety, Security, & Technology	Site & Infrastructure	Project Soft Cost (30%)	Total
Allen (Ella B.)	$7,085,764.00	$1,200,000.00	$4,770,000.00	$3,449,984.00	$1,334,292.00	$1,808,500.00	$5,894,562.00	$25,543,102.00
Camerena (Enrique S.)	$18,782,062.00	$11,895,500.00	$2,000,000.00	$200,000.00	$2,670,208.00	$1,388,580.00	$11,080,905.00	$48,017,255.00
Casillas (Joseph)	$4,723,136.00	$2,825,600.00	$1,157,500.00	$1,554,728.00	$1,732,064.00	$2,112,000.00	$4,231,508.00	$18,336,536.00
Castle Park	$1,880,673.00	$2,045,250.00	$1,657,500.00	$831,272.00	$898,992.00	$1,612,000.00	$2,677,706.00	$11,603,393.00
Chula Vista Hills	$3,968,768.00	$0.00	$1,785,000.00	$200,000.00	$1,401,646.00	$2,504,920.00	$2,958,100.00	$12,818,434.00
Clear View	$5,548,768.00	$2,520,000.00	$450,000.00	$1,406,048.00	$2,005,098.00	$2,499,668.00	$4,328,875.00	$18,758,457.00
Cook (Hazel Goes)	$2,908,583.00	$1,974,400.00	$250,000.00	$200,000.00	$1,104,122.00	$1,712,000.00	$2,444,732.00	$10,593,837.00
Eastlake	$4,154,450.00	$0.00	$3,610,000.00	$1,566,272.00	$1,869,600.00	$2,189,582.00	$4,016,971.00	$17,406,875.00
Fahari Jeffers	$0.00	$0.00	$7,976,400.00	$0.00	$884,130.00	$233,106.00	$2,728,091.00	$11,821,727.00
Finney (Myrtle S.)	$3,609,596.00	$2,893,250.00	$450,000.00	$200,000.00	$1,551,908.00	$1,612,000.00	$3,095,026.00	$13,411,780.00
Halecrest	$2,122,140.00	$1,040,000.00	$3,566,250.00	$200,000.00	$1,510,910.00	$1,753,870.00	$3,057,951.00	$13,251,121.00
Harborside	$1,771,302.00	$5,100,750.00	$0.00	$2,288,744.00	$934,959.00	$1,612,000.00	$3,512,327.00	$15,220,082.00
Hedenkamp (Anne and William)	$4,080,961.00	$6,944,075.00	$495,000.00	$200,000.00	$1,638,020.00	$2,112,000.00	$4,641,017.00	$20,111,073.00
Heritage	$2,745,556.00	$6,695,000.00	$0.00	$1,910,240.00	$1,547,980.00	$2,558,220.00	$4,637,099.00	$20,094,095.00
Hilltop Drive	$4,561,792.00	$2,976,000.00	$250,000.00	$1,820,744.00	$1,658,144.00	$1,612,000.00	$3,863,604.00	$16,742,284.00
Juarez-Lincoln	$5,086,776.00	$1,932,000.00	$335,000.00	$200,000.00	$1,359,680.00	$1,862,000.00	$3,232,637.00	$14,008,093.00
Kellogg (Karl H.)	$2,098,269.00	$4,337,775.00	$0.00	$200,000.00	$1,773,504.00	$1,612,000.00	$3,006,464.00	$13,028,012.00
Lauderbach (J. Calvin)	$2,779,328.00	$0.00	$5,332,500.00	$1,142,960.00	$1,185,824.00	$2,112,000.00	$3,765,784.00	$16,318,396.00
Liberty	$4,712,335.00	$1,876,000.00	$0.00	$1,573,716.00	$1,431,300.00	$2,108,476.00	$3,510,548.00	$15,212,375.00
Loma Verde	$1,083,850.00	$2,000,000.00	$4,252,500.00	$200,000.00	$1,167,080.00	$2,058,386.00	$3,228,545.00	$13,990,361.00
Los Altos	$231,400.00	$3,455,625.00	$250,000.00	$200,000.00	$1,145,600.00	$1,825,396.00	$2,132,406.00	$9,240,427.00
Marshall (Thurgood)	$3,814,432.00	$0.00	$864,000.00	$3,066,224.00	$1,242,304.00	$1,714,036.00	$3,210,299.00	$13,911,295.00
McMillin (Corky)	$3,689,219.00	$5,815,000.00	$85,000.00	$2,385,800.00	$1,509,580.00	$2,524,518.00	$4,802,735.00	$20,811,852.00
Montgomery (John J.)	$4,266,368.00	$1,080,000.00	$1,417,500.00	$3,212,504.00	$1,240,716.00	$1,713,202.00	$3,879,087.00	$16,809,377.00
Muraoka (Saburo)	$0.00	$0.00	$13,307,500.00	$1,478,584.00	$1,279,135.00	$1,383,346.00	$5,234,570.00	$22,683,135.00
Olympic View	$3,636,744.00	$1,399,200.00	$675,000.00	$1,507,664.00	$1,723,552.00	$1,867,472.00	$3,242,890.00	$14,052,522.00
Otay	$1,541,025.00	$5,148,050.00	$7,000,350.00	$200,000.00	$1,213,200.00	$1,886,272.00	$5,096,669.00	$22,085,566.00
Palomar	$1,690,634.00	$1,118,400.00	$2,846,250.00	$200,000.00	$837,504.00	$1,961,354.00	$2,596,243.00	$11,250,385.00
Parkview	$4,241,754.00	$0.00	$157,500.00	$658,784.00	$984,208.00	$1,820,106.00	$2,358,706.00	$10,221,058.00
Rice (Lilian J.)	$3,968,708.00	$2,490,000.00	$0.00	$200,000.00	$1,638,624.00	$1,612,000.00	$2,972,800.00	$12,882,132.00
Rogers (Greg)	$4,386,832.00	$0.00	$0.00	$3,230,360.00	$1,445,088.00	$1,926,742.00	$3,296,707.00	$14,285,729.00
Rohr (Fred H.)	$2,033,730.00	$304,000.00	$0.00	$200,000.00	$1,054,984.00	$862,750.00	$1,336,639.00	$5,792,103.00
Rosebank	$2,972,381.00	$2,040,250.00	$0.00	$1,654,520.00	$1,443,268.00	$1,612,000.00	$2,916,726.00	$12,639,145.00
Salt Creek	$3,196,232.00	$5,663,675.00	$332,500.00	$200,000.00	$2,635,708.00	$2,112,000.00	$4,242,035.00	$18,382,150.00
Silver Wing	$1,550,000.00	$336,000.00	$1,818,750.00	$200,000.00	$1,503,200.00	$2,112,000.00	$2,255,985.00	$9,775,935.00
Sunnyside	$2,106,854.00	$2,607,500.00	$1,250,000.00	$798,440.00	$740,019.00	$1,992,856.00	$2,848,701.00	$12,344,370.00
Tiffany (Burtom C.)	$2,625,160.00	$4,361,750.00	$250,000.00	$200,000.00	$1,419,040.00	$1,930,474.00	$3,235,927.00	$14,022,351.00
Valle Lindo	$1,533,364.00	$3,143,750.00	$1,604,250.00	$200,000.00	$905,784.00	$2,405,850.00	$2,937,899.00	$12,730,897.00
Valley Vista	$2,802,816.00	$834,400.00	$0.00	$200,000.00	$856,504.00	$2,240,214.00	$2,080,180.00	$9,014,114.00
Veterans	$5,043,596.00	$1,593,600.00	$535,000.00	$200,000.00	$1,563,520.00	$1,963,120.00	$3,269,651.00	$14,168,487.00
Vista Square	$5,617,499.00	$1,002,400.00	$85,000.00	$200,000.00	$1,853,972.00	$2,411,550.00	$3,351,126.00	$14,521,547.00
Wolf Canyon	$4,804,388.00	$2,398,400.00	$1,417,500.00	$1,889,384.00	$1,674,660.00	$2,043,676.00	$4,268,402.00	$18,496,410.00
Total Costs	**$149,457,245.00**	**$103,047,600.00**	**$72,233,750.00**	**$41,626,972.00**	**$59,569,631.00**	**$78,994,242.00**	**$151,478,835.00**	**$656,408,275.00**

	2024 Costs	2025 Costs	2026 Costs
Index	NA	0.49%	3.56%
Total Elementary	$656,408,275.00	$659,624,675.55	$662,856,836.46