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SCHOOL FACILITIES NEEDS ANALYSIS

Prepared for:

Rialto Unified School District

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INTRODUCTION

The passage in November 1998 of Proposition 1A by the California electorate has altered the methods of financing school construction in the State of California in a manner unparalleled since the 1986 School Facilities Act, drastically modifying the ability of school districts to mitigate the impact of new residential development on their facilities. The bond passage, by triggering those provisions of SB-50 which had not already become law by virtue of the Governor's signature, not only appears to preclude the so-called "full mitigation" of the impact of development which was available conditionally to school districts under the umbrella of the Mira/Hart/Murietta decisions but also strictly limits the amount of fees which may be collected and defines in some detail the procedures required of districts to implement fee collections.

The rules and law underlying the collection of the basic statutory fees based on Government Code §65995 and Education Code §17620, currently $3.20 per square foot for residential construction and $0.51 for commercial/industrial and senior housing, are relatively unchanged; it is now common practice to refer to the statutory fees for residential construction as Level 1 Fees.

In addition to Level 1 Fees, two alternative fees are provided for under certain specified conditions:

Government Code §65995.5 allows for the imposition of fees on residential construction under prescribed conditions; such fees may be referred to as alternative or Level 2 Fees. Level 2 fees are purported to represent 50% of the cost of the school facilities necessitated by new residential development, and are based on a State-determined per pupil grant plus 50% of the costs associated with site acquisition and development. (In reality, the costs allowed under the legislation may not equal the actual costs of the construction of new facilities.) The State will then grant a like amount of funding, i.e., also equal to 50%, with the district required to certify that the combined funds are adequate for the completion of the designated project. In order

to impose Level 2 Fees, a district must meet three criteria, which in summary consist of the following:

1) A "timely application" made to the State for funding with a determination (either affirmatively or by default) by the State Allocation Board ("SAB") of eligibility for new construction funding;

2) Satisfaction of one of four tests[1] through January 1, 2000 and two of four thereafter which are construed as cost saving or revenue enhancement measures; and

3) Preparation and adoption of a School Facilities Needs Analysis in accordance with Government Code §65995.5 and §65995.6.

Government Code §65995.7 provides for alternative fees, or Level 3 Fees, to be collected at the 100% level at the time when State funding is no longer available. Again, the 100% figure is based on State-determined criteria and may not be equivalent to actual costs.

This program for school districts, known as the School Facilities Program or "SFP", is a grant program based on a calculation of the number of unhoused pupils to be generated by new unmitigated residential construction. The grant amounts, which are specific to elementary, middle, and high school students, will be adjusted annually by the SAB contingent upon construction cost inflation factors. The legislation also provides for the grant amounts to be enhanced by the addition of site acquisition and improvement costs, subject to certain restrictions.

The purpose of this study, then, is to address the District's eligibility under the SFP, and present the School Facilities Needs Analysis according to the specifications of Government Code §65995.6.

[1] These tests relate to 1) the district's utilization of multi-track, year-round education, 2) specific criteria with respect to a local bond measure, 3) district indebtedness, and 4) the percentage of relocatable classrooms in the district.

EXECUTIVE SUMMARY

ELIGIBILITY

Rialto Unified School District ("RUSD" or "District") has met the statutory eligibility requirements by submitting a timely application to the State Allocation Board for new construction funding and by satisfying two of four cost-reduction options required as of January 2000. This document meets the requirements of the School Facilities Needs Analysis.

NEEDS ANALYSIS

EXISTING AND PROSPECTIVE HOUSING

Based on a rigorous analysis of the most recent published data from the Southern California Association of Governments ("SCAG"), the 2000 Census and the California State Department of Finance ("DOF"), an estimated 403 new households (occupied housing units) are projected for RUSD within the next five years.

Because there are no prospective units either in Community Facilities Districts or having Mitigation Agreements, no further adjustment of the estimated number of units is required.

Based primarily on a consideration of recent historical development within the District, it is assumed that approximately 45% of the future housing may be attached housing.

Estimation of New Residential Square Footage - A review of units constructed in the District within the past five years revealed the average size of single-family detached houses to be 2,463 square feet while new attached units averaged 1,394 square feet. This results in a projection of

a total of 797,933 square feet of unmitigated residential construction in the District over the next five years.

STUDENT GENERATION FACTORS

As required by Government Code §65995.6, student generation factors were determined by developing a database of the addresses of new housing constructed in the District within the past five years and matching these addresses to the addresses of enrolled students.

It was found that 160 students lived in the 236 new detached housing units identified by address; this results in an average K-12 student generation factor ("SGF") of 0.68 for detached units; two-thirds of these homes had no children attending public school. With respect to the specific grade groups, the K-5 SGF for detached units equals 0.28 and the SGF for grades 6-8 is 0.17; the high school student generation factor is 0.23.

The 248 attached units recently built in the District had a total of 198 K - 12 students as residents, producing a student generation factor of 0.80; the elementary (K-5) SGF was 0.39 while the SGF for grades 6-8 was 0.17. At the high school level, the SGF for attached housing was determined to be 0.24. (For consistency with State data, SGFs are also presented for the K-6, 7-8 and 9-12 grade configurations.)

Additional analysis determined that this data was consistent with other empirical data on the District area, providing further validation of the student generation factors.

PROJECTION OF UNHOUSED STUDENTS

Projected Students from New Housing - Based on the current student generation data, the 403 forecast units in total should produce an additional 298 students in the District.

Capacity Compared to Current Enrollment - When the Existing School Building Capacity of the District is adjusted for new construction and then compared to District enrollment, a shortfall of 1,192 seats is revealed at the elementary level with available capacity found in the upper grade groups.

Existing Facilities Need - The elementary deficit is equal to an existing need for 1.6 schools.

Projected Unhoused Students from New Residential Construction - With no available elementary capacity for the students expected to be generated by new housing, all 157 projected K-6 students are considered unhoused

NEW CONSTRUCTION GRANTS FOR NEW HOUSING

Based on the grants approved by the State Allocation Board in January 2011, the grant amount for the prospective K-6 students is $1,487,226.

SITE ACQUISITION AND DEVELOPMENT COSTS

Given the California Department of Education ("CDE") statutory site guidelines and the actual site acquisition costs experienced by the District, the average cost for an elementary site is estimated to be approximately $5 million.

Estimated Number of Schools Required by New Development - When the projected number of unhoused students anticipated from new construction is converted using the District's standards to number of schools needed, it is found these students will create a need for approximately 21% of a K-6 school.

Site Acquisition Costs - When these needs are converted into prospective site costs, the total site acquisition cost to house students from new construction in the next five years is estimated at $1,046,789.

Site Development Costs - The total estimated site development costs are approximately $1.4 million to house students from new construction within the next five years.

Allowable Site-related Costs - Per Government Code §65995.5, half of the estimated site acquisition costs and the site development costs for the projects required to house the students from unmitigated new construction may be claimed as additional grants -- these allowable costs, then, equal $1.2 million.

FEE CALCULATIONS - LEVEL 2

Total Grant Amount - Level 2 Fees are available to qualifying districts while the State has funds for new facility construction, and are based on the combination of the construction grant amounts and 50% of the site acquisition and development costs, a calculation designed to represent approximately half of the required facilities costs. Based on these State formulae, RUSD's Level 2 costs from new construction will approximate $2,693,439 within the next five years.

Other Sources of Funds - The District has no other sources of funds available to apply toward the cost of new facilities required to house students from new residential development.

Fee per Square Foot of New Residential Construction - Dividing the total grant amount by the total projected residential square footage produces a Level 2 Fee of $3.38 per square foot.

FEE CALCULATIONS - LEVEL 3

In the event that conditions activating Level 3 fees should occur, the District would be entitled to collect $6.75 per square foot of new residential construction.

FINDINGS

Based on the foregoing analysis**,** the District has been found to have satisfied the requirements for the collection of Level 2 fees in the amount of $3.38 per square foot. Additionally, in the event that conditions activating Level 3 fees should occur, the District would be entitled to collect $6.75 per square foot of new residential construction.

ELIGIBILITY REQUIREMENTS

In order to impose Level 2 or Level 3 fees, districts must meet the following requirements as specified in Government Code §65995.5:

Timely Application:

Rialto Unified School District has made a timely application to the State Allocation Board for new construction funding and has been determined to have met the eligibility requirements for such funding.

Satisfaction of Cost-Related Requirements

After January 1, 2000, districts must meet two of the four options listed below:

1) The district has "a substantial enrollment of its elementary school pupils on a multitrack year-round schedule."

2) The district has placed a general obligation bond on the ballot to finance school facilities within the preceding four years which received more than fifty percent of the votes cast.

3) The district has issued debt or incurred obligations for capital outlay in an amount equal to 15 percent of its bonding capacity if the debt does not include landowner-voted special taxes pursuant to the Mello-Roos Community Facilities Act of 1982 approved after November 4, 1998. If such special taxes are included in the debt calculation, the threshold is increased to 30 percent of bonding capacity.

4) The district has at least 20 percent of its teaching stations in relocatable classrooms.

Rialto Unified School District passed a general obligation bond in November 2010 satisfying the requirements of Option 2.

Further, with debt in excess of 60% of its bonding capacity, RUSD satisfies the statutory requirements of Option 3, meeting two of the four options as required by law.

School Facilities Needs Analysis

The third and last requirement to impose the alternative fees is to conduct and adopt a School Facilities Needs Analysis as detailed in Government Code §65995.6, in which the district is required to estimate the anticipated number of unhoused students to be generated from new residential units to be constructed within the district over the next five years, and calculate the associated facility costs according to specific State guidelines. This study fulfills that obligation.

NEEDS ANALYSIS

EXISTING AND PROSPECTIVE HOUSING

In order to gauge the potential number of new homes to be constructed within the Rialto Unified School District within the next five years, household[1] projections which had been produced by the Southern California Association of Governments were analyzed in conjunction with the 2000 Census count of households in the District area. Projections inherently require assumptions about current as well as future conditions, and consequently vary from agency to agency depending upon the methodologies and assumptions which are employed by that particular agency. As the designated Regional Planning Authority for housing and transportation, SCAG is the traditional source for population and household projections in addition to city and county planning departments.

Generally speaking, most local jurisdictions default to the projections of SCAG because SCAG invites the cities and counties in its jurisdiction to participate in their development, effectively making input from the local planning departments a major component of the projections. This study utilizes SCAG's most recent projections from 2007 as the baseline for the projection analysis.

Like most school districts, Rialto USD includes within its boundaries parts of other jurisdictions, both municipalities and unincorporated areas. Specifically, RUSD includes most but not all of the city of Rialto, portions of San Bernardino City and Colton, a small part of Fontana, and some unincorporated areas of San Bernardino County. In order, then, to determine a projection which would be most representative of the District and its geography, household data was collected on

[1] It is duly noted that housing units and households (or occupied housing units) are different statistical and actual entities; in this case however, the difference is irrelevant as long as the same characteristic is utilized consistently throughout the analysis.

the District on Census tract, Block Group, or Block level as appropriate, utilizing online Census Bureau maps as the benchmark.

In total, twenty-four subareas were discovered: eleven within the city limits of Rialto, five in San Bernardino City, four in San Bernardino County and, and two each in Colton and Fontana. Table 1 presents the list of areas with the accompanying detail of occupied housing estimates for each of the individual subareas with SCAG's projections for the years 2005, 2010, 2015 and 2020.

SCAG Projections

Using these geographic divisions as guidelines, the District in 2005 is estimated to have had a total of approximately 31,061 households within its territory; that number is estimated by SCAG to have been 34,290 in 2010, and is projected to reach 38,521 by 2015 and 42,222 by 2020 (Table 1). More specifically, the District is forecast to add approximately 4,231 households between 2010 and 2015 and 3,701 between 2015 and 2020 (Table 2) for a ten-year total of almost 8,000 new households.

With a forecast average annual addition of approximately 793 new households throughout the decade, the projected compounded growth rate for households averages in excess of 2.0% annually. It is noted that these projections are higher than those produced for the same time period by SCAG in 2004; considering recent and ongoing economic conditions, these projections seem counterintuitive at best. Rather than accepting SCAG's projections at face value, therefore, it is necessary to apply some tests of validity.

ANALYSIS OF SCAG DATA

It is instructive, for example, to compare SCAG's projected rate of household growth to the estimated rate of growth derived from comparison of the 2000 census count to the Department of Finance's most recent estimate of households for the city of Rialto in its entirety. (Because of the

Table 1
OCCUPIED HOUSING ESTIMATES AND PROJECTIONS
BY CENSUS TRACTS AND PARTS THEREOF
2005 - 2020
Rialto Unified School District

City/County	Census Tract	2005	2010	2015	2020
Rialto	2302*	4	4	5	5
	2701*	2,621	3,070	3,671	4,174
	2702	1,845	2,088	2,409	2,676
	3501	3,426	3,696	4,043	4,326
	3502	3,672	3,943	4,292	4,574
	3601*	2,834	2,960	3,119	3,240
	3602*	527	542	561	574
	3700	1,289	1,681	2,213	2,661
	3800*	3,422	3,638	3,914	4,136
	3900	1,351	1,461	1,604	1,719
	4300*	255	266	281	292
Subtotal		21,246	23,349	26,112	28,377
San Bernardino City	3800	86	92	98	104
	4300*	874	911	960	1,011
	4401	1,106	1,150	1,207	1,267
	4402	2,788	2,891	3,027	3,169
	4900*	240	246	253	261
Subtotal		5,094	5,290	5,545	5,812

Table 1
OCCUPIED HOUSING ESTIMATES AND PROJECTIONS
BY CENSUS TRACTS AND PARTS THEREOF
2005 - 2020
Rialto Unified School District

City/County	Census Tract	2005	2010	2015	2020
Colton	3601	1,614	1,652	1,695	1,726
	6600*	188	196	205	213
Subtotal		1,802	1,848	1,900	1,939
San Bernardino County	2701	243	254	270	287
	2702	1,040	1,321	1,675	2,125
	3502	235	236	239	242
	9200*	855	928	1,027	1,136
Subtotal		2,373	2,739	3,211	3,790
Fontana	2301*	261	277	296	306
	2701	285	787	1,457	1,998
Subtotal		546	1,064	1,753	2,304
TOTAL	* Part	**31,061**	**34,290**	**38,521**	**42,222**

Numbers are subject to independent rounding.

Source: SCAG, 2007; School Planning Services, 2012

Table 2
ANALYSIS OF SCAG'S PROJECTED CHANGE IN HOUSEHOLDS
2010 - 2020
Rialto Unified School District

Areas within RUSD	2010 - 2015			2015 - 2020			2010 - 2020	
	Total Projected Change	Average Annual Change and Rate of Change		Total Projected Change	Average Annual Change and Rate of Change		Total Projected Change	Average Annual Change
Rialto	2,763	553	2.3%	2,265	453	1.7%	5,028	503
San Bernardino City	255	51	0.9%	267	53	0.9%	522	52
Colton	52	10	0.6%	39	8	0.4%	91	9
San Bernardino County	472	94	3.2%	579	116	3.4%	1,051	105
Fontana	689	138	10.5%	551	110	5.6%	1,240	124
TOTAL	4,231	846	2.4%	3,701	740	1.9%	7,932	793

Source: SCAG, 2007; School Planning Services, 2012

small proportion of households in the other cities and in the unincorporated area within the District relative to their total respective household numbers, data for these areas would not be appropriately representative of RUSD).

Household Growth Comparison - According to the Department of Finance, households in the city of Rialto have increased at the compounded rate of 0.2% in the past ten years while SCAG had projected a rate of increase of 2.4% for the entire city (Table 3). SCAG further projects a 2.3% household growth figure for the 2010-2015 time period for that part of Rialto within District boundaries (Table 2).

Table 3
HOUSEHOLD GROWTH COMPARISON - CITY OF RIALTO
2000 - 2011
Rialto Unified School District

	2000	2010	2011	Average Annual Increase	Average Annual Rate of Growth
DOF Estimate	24,662	25,202	25,265	55	0.2%
SCAG Projection	24,694	31,137	31,679*	635	2.3%

* Prorated

Source: DOF; SCAG; School Planning Services, 2012

It is consequently reasonable to assume that the SCAG projections should be substantially modified to reflect the DOF's much less optimistic assessment of current conditions. The most straightforward way to accomplish this is to reduce all SCAG projections through 2020 by the disparity observed to date in the Rialto data, or 90%.

Adjusted Household Projections - Tables 4 and 5 show the results of this adjustment: the 2005 household estimate for the District area has dropped to 30,066; the adjusted projection for 2010 is a more conservative 30,387. Because the compounded growth rates have been reset at 0.3% and 0.2% per annum for the time periods 2010 - 2015 and 2015 - 2020 respectively, the projection for 2015 is now 30,812 while there are 31,181 projected households for the year 2020.

Table 4
ADJUSTED HOUSEHOLD PROJECTIONS
2005 - 2020
Rialto Unified School District

City/County	2005	2010	2015	2020
Rialto	20,806	21,016	21,293	21,519
San Bernardino City	5,018	5,037	5,063	5,089
Colton	1,775	1,779	1,784	1,788
San Bernardino County	2,140	2,176	2,224	2,282
Fontana	327	379	448	503
TOTAL	**30,066**	**30,387**	**30,812**	**31,181**

Numbers are subject to independent rounding.

Source: SCAG, 2007; DOF, School Planning Services, 2012

Table 5
ADJUSTED PROJECTED CHANGE IN HOUSEHOLDS
2010 - 2020
Rialto Unified School District

Areas within RUSD	2010 - 2015			2015 - 2020			2010 - 2020	
	Total Projected Change	Average Annual Change and Rate of Change		Total Projected Change	Average Annual Change and Rate of Change		Total Projected Change	Average Annual Change
Rialto	277	55	0.3%	226	45	0.2%	503	50
San Bernardino City	26	5	0.1%	26	5	0.1%	52	5
Colton	5	1	0.1%	4	1	0.0%	9	1
San Bernardino County	48	10	0.4%	58	12	0.5%	106	11
Fontana	69	14	3.4%	55	11	2.4%	124	12
TOTAL	425	85	0.3%	369	74	0.2%	794	79

Source: SCAG, 2007; School Planning Services, *2012*

Five-year Household Estimate

According to the adjusted forecast, then, the District is projected to add approximately 425 households between 2010 and 2015 and 369 between 2015 and 2020 (Table 5). This results in a prorata estimate of 403 new units between 2012 and 2017 (Table 6).

Table 6
FIVE-YEAR HOUSEHOLD ESTIMATE
Rialto Unified School District

				Total Change	
	2010	2015	2020	2010 - 2015	2015 - 2020
RUSD Households	30,387	30,812	31,181	425	369

Estimate - 2012 - 2017	**403**

Source: School Planning Services, 2012

Tentative and Approved Plans

Despite the fact that an examination of current approved master plans known to the District has identified almost 7,000 planned residential units in four projects which could theoretically begin construction within the next five years, current market conditions dictate a much more conservative projection as presented in the preceding three tables.

Forecast by Type of Housing

Building Permit History - In order to forecast the type of housing likely to be constructed in RUSD, it is instructive to examine the recent development in the District. A review of building permit data for the city of Rialto (which comprises most of the District territory) since 2006 reveals that approximately 601 residential permits have been issued throughout the city through the year 2011 and also that permits over this six-year period were almost evenly split between detached and attached housing (Table 7).

Table 7
RESIDENTIAL BUILDING PERMIT HISTORY
CITY OF RIALTO
2006 - 2011

HOUSING TYPE	2006	2007	2008	2009	2010	2011
Detached	99	55	30	21	73	14
Attached	122	181	6	0	0	0
TOTAL	221	236	36	21	73	14

	Total Permits	Annual Average	Share of Total
Detached	292	49	49%
Attached	309	52	51%
TOTAL	601	100	100%

Note: Data is independently rounded.

Source: Construction Industry Research Board; City of Rialto Planning Dept.; DOF; School Planning Services, 2012

Taking this set of data into consideration, it is reasonable to assume in general terms that approximately 45% of the units in the next five years may be attached; this results in the five-year projection of 221 detached units and 181 attached units as shown below in Table 8.

Estimation of New Residential Square Footage

Since developer fees are assessed on the basis of square footage, it is possible to determine the average square footage of residential construction within the District by reviewing fee collection data. In so doing, it was found that the average size of detached units which were issued Certificates of Compliance in RUSD in the past five years was 2,463 square feet, while the attached units averaged 1,394 square feet in size. Multiplying these figures by the projected number of housing units forecast by housing type for the next five years produces a five-year estimate of total residential square footage in the amount of 797,933 square feet (Table 8).

Table 8
ESTIMATED NEW RESIDENTIAL CONSTRUCTION
BY SQUARE FOOTAGE, 2012 - 2017
Rialto Unified School District

Housing Type	Estimated New Units - Five Years	Average Square Footage	Estimated Total Square Footage
Detached	221	2,463	545,382
Attached	181	1,394	252,551
TOTAL	403		**797,933**

Numbers are subject to independent rounding.

Source: RUSD; School Planning Services, 2012

Adjustment for Mitigated Units

The District does not have any current Mitigation Agreements or any unbuilt residential units in Community Facilities Districts; therefore, no adjustment for mitigated units is required.

STUDENT GENERATION FACTORS

To determine the average number of students produced by each new home, the addresses of 484 homes constructed in the District within the past five years were abstracted from the District developer fee data supplemented by County assessor rolls; 248 of these were in attached projects. It is assumed that multi-family units may constitute an appreciable percentage of future development in the District in the near term.

The District's total enrollment file for the current year was then sorted by address and grade. After review for any data entry inconsistencies, the enrollment data was matched to the addresses of the recently constructed units.

With respect to the single-family housing units, it was found that 160 District students lived in the 236 detached households; this results in a K-12 student generation factor ("SGF") of 0.68 (Table 9). By grade group, 67 K-5 students were identified, producing a K-5 student generation factor of 0.28; 39 students were in grades 6 through 8 for an SGF of 0.17. The new single-family detached housing contained 54 high school students, or 0.23 per household.

The 248 attached units had a total of 198 K-12 students as residents, producing a student generation factor of 0.80; the elementary (K-5) SGF was 0.39 while the SGF for grades 6-8 was 0.17. At the high school level, the SGF for attached housing was determined to be 0.24.

To be consistent with the State program documents, Table 10 is included to show student generation factors by K-6, 7-8, and 9-12 grade configurations. The K-6 SGF from new housing equals 0.35 for detached housing and 0.44 for attached; the SGFs for grades 7-8 are 0.10 and 0.14 respectively, while the high school factors measured 0.23 for detached homes and 0.24 for attached units. It is noted that the SGFs declined in the elementary grades for both housing types compared to last year while increasing at the middle and high school levels.

Table 9
STUDENT GENERATION FACTORS FROM NEW HOUSING
DERIVED BY ADDRESS MATCHING
K-5, 6-8, and 9-12
Rialto Unified School District
2012

Grade Group	Housing Units	Student Count	SGF
Detached Housing			
K-5	236	67	0.28
6-8	236	39	0.17
9-12	236	54	0.23
K-12	236	160	0.68
Attached Housing			
K-5	248	97	0.39
6-8	248	42	0.17
9-12	248	59	0.24
K-12	248	198	0.80

Data is subject to independent rounding.

Source: RUSD; School Planning Services, 2012

Table 10
STUDENT GENERATION FACTORS FROM NEW HOUSING
DERIVED BY ADDRESS MATCHING, 2012
K-6, 7-8 and 9-12
Rialto Unified School District

Grade Group	Housing Units	Student Count	SGF
Detached			
K-6	236	82	0.35
7-8	236	24	0.10
9-12	236	54	0.23
K-12	236	160	0.68
Attached			
K-6	248	110	0.44
7-8	248	29	0.14
9-12	248	59	0.24
K-12	248	198	0.80

Data is subject to independent rounding.

Source: RUSD; School Planning Services, 2012

To provide further validation for the student generation figures, the data on the new single-family detached homes was analyzed for the presence or absence of K-12 children, and it was found again that fully 65% had **no** K-12 students residing in RUSD (Figure 1). This fact is consistent with historical data as well as other available empirical evidence about the District area, e.g., the 2000 Census found that approximately 48% of the households in the District had none of their own children at home under the age of 18.

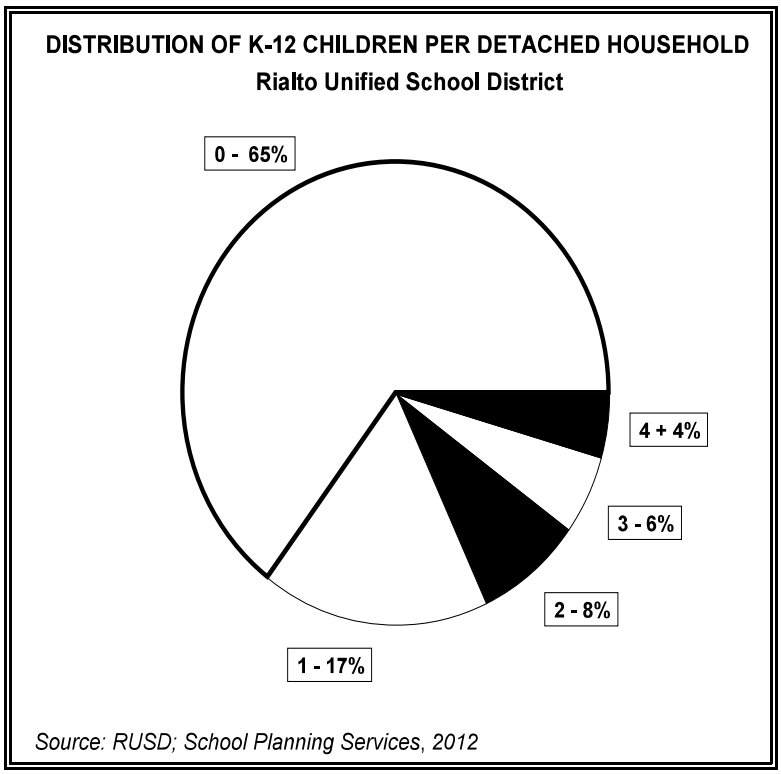

Figure 1

PROJECTION OF UNHOUSED STUDENTS

Projected Students from Unmitigated New Housing

Table 11 shows the anticipated enrollment growth in the District when the number of students generated by the average new house in the District from Table 10 is multiplied by the number of new households projected by housing type for the next five years from Table 8. The detached housing is forecast to generate 150 new students, with an additional 148 students projected to come from attached housing for a total of 298 students anticipated from unmitigated new housing in RUSD in the next five years. By grade level, 157 students are forecast for grades K-6, 47 for grades 7-8, and 94 for grades 9-12.

Table 11
PROJECTED STUDENTS FROM NEW HOUSING - FIVE YEARS
2012 - 2017
Rialto Unified School District

	Projected Number of Households - 2012 - 2017	Student Generation Factors from New Homes	Projected Number of Students
Detached			
K-6	221	0.35	77
7-8	221	0.10	23
9-12	221	0.23	51
K-12		0.68	150
Attached			
K-6	181	0.44	80
7-8	181	0.14	24
9-12	181	0.24	43
K-12		0.80	148
TOTAL			
K-6	403	-	157
7-8	403	-	47
9-12	403	-	94
K-12	403		**298**

Numbers may reflect independent rounding.

Source: RUSD; SCAG; US Census; School Planning Services, 2012

Capacity Compared to Current Enrollment

The Existing School Building Capacity ("ESBC") of the District is calculated on Form SAB 50-02 according to the State formula; Table 12, which presents the District's capacity summarized by grade group, has been adjusted to reflect changes to the original capacity, generally consisting of projects which have been completed since the original SAB 50-02.

Table 12
EXISTING SCHOOL BUILDING CAPACITY
COMPARED TO CURRENT ENROLLMENT
Rialto Unified School District

	Capacity	Enrollment	Capacity Excess/ (Shortfall)
K-6	13,071	14,263	(1,192)
7-8	5,038	4,175	863
9-12	8,916	8,326	590
Total	27,025	26,764	261

Source: CDE; School Planning Services, 2012

The District's 2011/12 CBEDS enrollment figures which correspond to the capacity calculation by grade group are also presented in Table 12, demonstrating that the District is essentially operating at its capacity. In total, this scenario reveals a surplus of 261 K-12 seats on a Districtwide basis. Examination by grade group, however, reveals a substantial capacity shortfall of 1,192 seats in grades K through 6.

Existing Facilities Need

Based on District standards and CDE guidelines for school size which are detailed subsequently in the narrative, the existing need of the District has been converted to "Equivalent Schools" in Table 13, revealing a **current** need for approximately 1.6 elementary schools, with 70% of a middle school and 20% of a high school available for new students.

Table 13
EXISTING FACILITIES NEED BY GRADE GROUP
Rialto Unified School District
2012

Grades	Current Capacity Shortfall/Surplus	Standard School Size	Equivalent Schools Needed/Available
K-6	(1,192)	750	(1.6)
7-8	863	1,200	0.7
9-12	590	3,000	0.2

Source: RUSD; School Planning Services, 2012

Section 65995.6 of the Government Code also requires the District to "identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities"; this analysis indicates that there is capacity available in the existing facilities in grades 7-8 and 9-12.

Projected Unhoused Students from New Residential Construction

To reiterate, since there are no existing seats for any new students in the K-6 grades, all elementary students generated by new residential construction are considered to be unhoused. Table 14 below recaps the total number of unhoused students projected from unmitigated new construction, showing 296 in the K-6 grades with no unhoused students anticipated in grades 7-12.

Table 14
PROJECTED UNHOUSED STUDENTS FROM NEW CONSTRUCTION - FIVE YEAR TOTAL
Rialto Unified School District

	Available Capacity	Projected Number of Students from New Construction	Projected Unhoused Students
K-6	0	157	157
7-8	863	47	0
9-12	590	94	0
Total	1,453	298	157

Source: RUSD; School Planning Services, 2012

NEW CONSTRUCTION GRANTS

As previously referenced, the School Facilities Program provides a grant amount based on the number of unhoused pupils per grade group anticipated from new residential construction. The grant amounts per unhoused pupil as of January 2012 are as follows:

1)	Elementary School Pupils	$9,455
2)	Middle School Pupils	$9,999
3)	High School Pupils	$12,721

These figures will be adjusted annually by the State Allocation Board ("SAB") to reflect changes in construction costs and it is the intention of the District to collect the maximum fee available to it.

In order to determine the total amount of the new construction grants, the grant per unhoused pupil must be multiplied by the anticipated number of unhoused pupils projected to be generated by unmitigated new residential construction after allocation of current available space, if any (Table 14).

Table 15 indicates that the new construction grant amount available for the projected K-6 students is $1,487,226.

Table 15
TOTAL NEW CONSTRUCTION GRANT AMOUNT
BASED ON FIVE-YEAR PROJECTIONS
Rialto Unified School District

	Grant Per Unhoused Pupil	Projected Unhoused Pupils - Five Years	Total Grant Amount
K-6	$9,455	157	$1,487,226
7-8	$9,999	0	0
9-12	$12,721	0	0
K-12		157	$1,487,226

Numbers are subject to independent rounding.

Source: Education Code §17072.10; School Planning Services, 2012

SITE ACQUISITION AND DEVELOPMENT COSTS

In addition to the new construction grants, the School Facilities Program also allows Districts to request funding assistance for site acquisition and site development subject to statutory requirements. To determine the appropriate costs, the acreage required for each school type, i.e., elementary, middle, and high school, is calculated based on both the District's educational policy regarding the number of students to be served at an individual school and the site size guidelines developed by the California Department of Education ("CDE") and published as the *"Guide to School Site Analysis and Development*."

Site Size Standards - Based on the CDE guidelines and District standards, then, the District site size requirements are presented in Table 16 below. Specifically, for an elementary school with 750 students, the District requires approximately 13.6 acres; 22.5 acres is required for a middle school and a 54.4-acre site is deemed necessary for a 3,000-student high school.

Table 16
SUMMARY OF DISTRICT SITE STANDARDS
Rialto Unified School District

School Type	Optimal Number of Students	Recommended Site Size (acres)
Elementary	750	13.6
Middle	1,200	22.5
High	3,000	54.4

Source: RUSD; CDE "School Site Analysis and Development"; School Planning Services

Site Acquisition Costs - Although the precise locations of future school sites may be uncertain at this point in time, Table 17 delineates the best cost estimates based on the site guidelines above combined with actual land costs experienced by the District for the two newest elementary school sites. These costs do not include site development costs which are discussed subsequently in the narrative.

Table 17
ESTIMATE OF SITE ACQUISITION COSTS
Rialto Unified School District
2012

School Type	Recommended Site Size (acres)	Cost per Acre	Total Estimated Site Acquisition Cost per School
Elementary	13.6	$367,000	$4,991,200
Middle	22.5	n/a	$0
High	54.4	n/a	$0

Source: RUSD; CDE "School Site Analysis and Development"; School Planning Services

Based on this information, an average elementary school site in RUSD is estimated to cost approximately $5 million.

Estimated Number of Schools Required by Unmitigated New Development

When the projected number of unhoused students anticipated from new construction is converted to the number of schools required (using the District's standards specified in Table 16), it is found that there will be a need for approximately 21% of an elementary school (Table 18).

Table 18
ESTIMATED NUMBER OF SCHOOLS
REQUIRED BY UNMITIGATED NEW DEVELOPMENT
WITHIN FIVE YEARS
Rialto Unified School District

	Optimal Number of Students per School	Projected Number of Unhoused Students from New Construction	Number of Schools Required
Elementary - K-6	750	157	0.21
Middle - 7-8	1,200	0	0.00
High - 9-12	3,000	0	0.00

Numbers may reflect independent rounding.

Source: RUSD; School Planning Services, 2012

Site Acquisition Costs Required for Students from New Residential Construction

By multiplying the number of school sites needed by the estimated site costs, the total estimated cost for sites to house the unhoused students from unmitigated new development is determined to equal $1,046,789 (Table 19).

Table 19
ESTIMATED SITE ACQUISITION COSTS FOR STUDENTS
FROM UNMITIGATED NEW CONSTRUCTION
Rialto Unified School District

	Number of School Sites Required	Estimated Cost per Site	Total Estimated Cost
Elementary School	0.21	$4,991,200	$1,046,789
Middle School	0.00	$0	$0
High School	0.00	$0	$0
TOTAL			$1,046,789

Numbers may reflect independent rounding.

Source: RUSD; School Planning Services, 2012

Site Development Costs Required for Students from New Residential Construction

The site development costs for the elementary schools is shown in Table 20 below, factored by the number of sites needed to house the students expected from unmitigated new construction which in this case is 0.21. The total estimated site development costs to house these students over the next five years are approximately $1.4 million.

Table 20
SITE DEVELOPMENT COSTS FOR STUDENTS
FROM UNMITIGATED NEW CONSTRUCTION
Rialto Unified School District

	Number of School Sites Required	Development Cost per Site	Total Estimated Site Development Cost for Unmitigated New Construction
K-6 Elementary School	0.21	$6,511,500	$1,365,637
7-8 Middle School	0.00	n/a	0
High School	0.00	n/a	0
TOTAL			$1,365,637

Numbers may reflect independent rounding.

Source: RUSD; School Planning Services, 2012

Allowable Site-related Costs Required for Students from New Residential Construction

Table 21 presents both the estimated site acquisition costs and the site development costs for the projects required to house the students from unmitigated new construction, of which half may be claimed, per §65995.5. The allowable costs, then, calculate to $1,206,213.

Table 21
ESTIMATED SITE ACQUISITION AND DEVELOPMENT COSTS
FOR STUDENTS FROM UNMITIGATED NEW CONSTRUCTION
Rialto Unified School District

	Estimated Site Acquisition Cost	Estimated Site Development Cost	Total	Allowable Cost - 50%
Elementary School	$1,046,789	$1,365,637	$2,412,426	$1,206,213
Middle School	$0	$0	$0	$0
High School	$0	$0	$0	$0
TOTAL				$1,206,213

Numbers may reflect independent rounding.

Source: RUSD; School Planning Services, 2012

LEVEL 2 FEE CALCULATIONS

Total Grant Amount

Level 2 Fees are available to qualifying districts while the State has funds for new facility construction, and are based on the combination of the construction grant amounts as derived in Table 15 and 50% of the site acquisition and development costs as spelled out in Tables 19 through 21. In combination, then, these figures are designed to represent approximately half of the required facilities costs. Based on these State formulae, RUSD's Level 2 costs from new construction without mitigation will approximate $2,693,439 within the next five years (Table 22).

Table 22
MAXIMUM GRANT AMOUNTS BASED ON CONSTRUCTION GRANTS
AND DEVELOPMENT COSTS
FOR STUDENTS FROM UNMITIGATED NEW CONSTRUCTION
Rialto Unified School District

	Total Construction Grants	Allowable Site Costs	Total
Elementary School	$1,487,226	$1,206,213	$2,693,439
Middle School	$0	$0	$0
High School	$0	$0	$0
TOTAL	$1,487,226	$1,206,213	$2,693,439

Source: RUSD; School Planning Services, 2012

Other Sources of Funds

In addition to considering the extent to which existing facilities can absorb the projected enrollment increase, as addressed in Table 13, Government Code §65995.6 also requires districts to identify and consider the two following conditions:

Surplus Property - The District is required to "identify and consider any surplus property owned by the district that can be used as a school site or that is available for sale to finance school facilities."

The District does not have any surplus property.

Local Sources - These maximum costs are then further reduced by any other local sources of funds available to the District to "finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units."

The District passed a local general obligation bond in November 2010 for $98,000,000 which has been dedicated to new construction and modernization on existing school sites. The District does not have any other local sources of funds.

Fee per Square Foot of New Residential Construction

In Table 7, it was shown that RUSD can anticipate a total of 797,933 square feet of new residential construction within the next five years for which there is no mitigation. In Table 23, the total grant amount from Table 22 is divided by the total anticipated square footage, resulting in a Level 2 Fee per square foot of new construction.

Table 23
CALCULATION OF LEVEL 2 FEES
Rialto Unified School District
2012

A	Total Construction Grants	$1,487,226		
B	Allowable Site Costs	$1,206,213		
C	Total Allowable Fees (A+B)	$2,693,439		
D	Estimated Total Residential Square Footage w/o Mitigation (5 Yrs.)		797,933	
	Level 2 Fee per Square Foot (C/D)			**$3.38**

Source: RUSD; School Planning Services, 2012

The Level 2 Fee which can be adopted by the District computes to $3.38 per square foot of new residential construction.

LEVEL 3 FEE CALCULATION

In the event that State funding for new school facilities is not available to qualifying districts, Section 65995.7 authorizes the collection of alternative fees, or Level 3 Fees, which may not exceed the amount of Level 2 Fees, except that, to avoid double counting, any sources of local funds identified by the district in the Level 2 calculation, are not subtracted from the additional amount. Because RUSD has no other local sources, this issue is not applicable to its calculation of Level 3 Fees.

Table 24
CALCULATION OF LEVEL 3 FEES
Rialto Unified School District
2012

A	Level 2 Total Allowable Fees	$2,693,439		
B	Level 3 Allowable Fees	$2,693,439		
C	Total Allowable Fees (A+B)	$5,386,878		
D	Estimated Total Residential Square Footage w/o Mitigation (5 Yrs.)		797,933	
	Level 3 Fees per Square Foot (C/D)			**$6.75**

Source: RUSD; School Planning Services, 2012

In the event that conditions activating Level 3 fees should occur, Table 24 indicates that the District would be entitled to collect $6.75 per square foot of new residential construction.

FINDINGS

Based on the foregoing analysis, the following findings are appropriate:

1. That the purpose of the fee has been adequately identified, i.e., to assist in providing adequate school housing for District students generated by new unmitigated residential development;

2. That the facilities to be constructed have been adequately identified;

3. That the amount of fees to be paid by new residential development in the District is reasonably related to the needs of the community for school facilities generated by that development, and does not exceed that development's share of the cost of the facilities;

4. That the District has met the statutory requirements which entitle it to collect Level 2 Fees at the rate of $3.38 per square foot from new unmitigated residential development and to collect Level 3 Fees at the rate of $6.75 when the conditions pertaining to Level 3 Fees are applicable.