

# Chaffey Joint Union High School District

211 West Fifth Street, Ontario, California 91762-1698 • (909) 988-8511 • FAX (909) 984-1164



## BOARD OF TRUSTEES

Arthur R. Bustamonte  
Clyde C. Francisco  
Kathleen E. Kinley  
Raymond J. Sarrio  
Charles J. Uhalley

## SUPERINTENDENT

Mathew G. Holton

## DEPUTY SUPERINTENDENT

Lynn S. Murphy, Business

## ASSISTANT SUPERINTENDENTS

William R. Bertrand, Alternative Education  
Lynne Ditfurth, Personnel  
Judy L. Post, Instruction

December 2, 2008

Josephine Alido, AICP  
David Evan and Associates, Inc.  
4200 Concourses, Suite 200  
Ontario, CA 91764

Regarding: Request for Information Regarding  
Guasti Plaza Specific Plan Amendment

Dear Ms. Alido:

I received your letter requesting information regarding the Chaffey Joint Union High School District facilities in the area of the above-referenced project. Your projects lies within the attendance boundaries for Colony High School located at 3850 East Riverside Drive, Ontario, CA 91761. The present enrollment for this school is approximately 2,313. This school is presently not overcrowded.

The follow questions addressed are as follows:

- Student Generation Rates -
  - Please see attached information.
- Developer Fee -
  - We currently required a fee of \$1.42 a square foot for residential additions over 500 square feet; commercial rate is \$.15 a square foot for any new or additions to commercial building.
- The long-term impact associated with the school services due to anticipated development within the project area is-
  - The impact of New Model Colony when fully developed will have more students than Colony can currently accommodate.
- A CFD for the District-
  - There is no CFD.

Please find enclosed a District Boundary Map, Developer Fee Schedule, and Student Generation Rates.

If you have any additional questions, please feel free to contact me.

Sincerely,

Georgann Harmon  
Operations and Planning

Enclosure



# Chaffey Joint Union High School District

West Fifth Street, Ontario California 91762  
(909) 988-8511

## Developer Fee Schedule (Effective March 19, 2008)

Chaffey Joint Union High School District will process the Certificate of Compliance forms in the Operations and Planning Department during regular District office hours:  
Monday thru Friday 7:30 - 4:00

### **City of Rancho Cucamonga:**

Regular Residential (single-family homes, apartments, condominiums, room additions, etc.)	\$1.42 per sq. ft.
Commercial/Industrial (Including office, retail, self-storage, parking structures, etc.)	\$ .15 per sq. ft.

### **City of Ontario:**

Regular Residential (single-family homes, apartments, condominiums, room additions, etc.)	\$1.42 per sq. ft.
Commercial/Industrial (Including office, retail, self-storage, parking structures, etc.)	\$ .15 per sq. ft.

### **City of Montclair:**

Regular Residential (single-family homes, apartments, condominiums, room additions, etc.)	\$1.42 per sq. ft.
Commercial/Industrial (Including office, retail, self-storage, parking structures, etc.)	\$ .15 per sq. ft.

### **City of Fontana:**

Regular Residential (single-family homes, apartments, condominiums, room additions, etc.)	\$1.42 per sq. ft.
Commercial/Industrial (Including office, retail, self-storage, parking structures, etc.)	\$ .15 per sq. ft.

### **All County of San Bernardino and Los Angeles Areas within the Chaffey District:**

Regular Residential (single-family homes, apartments, condominiums, room additions, etc.)	\$1.42 per sq. ft.
Commercial/Industrial (Including office, retail, self-storage, parking structures, etc.)	\$ .15 per sq. ft.

OFFICE HOURS AND FEES ARE SUBJECT TO CHANGE

## 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 VI) by the corresponding generation rates (Tables VII & VIII). This computation is reflected in Table IX:

*Table IX  
Student Generation for SFDs & MFs*

School Level	Future SFD Dwelling Units: 12,151		Future MF Dwelling Units: 4,836		Aggregate Future Students
	SFD Student Generation Rate	Future SFD Students	MF Student Generation Rate	Future MF Students	
High (9-12)	0.2626	3,191	0.1314	499	3,690

## School Facilities Required to Serve New Development

In order to determine the number of schools, or portions thereof, required to serve students generated from new development, the aggregate student generation rate shown in Table IX is divided by the school capacity (i.e., design population). Table X shows the number of new high schools required to serve new development:

*Table X  
School Facilities Required for New Development (Unmitigated)*

School Facility	Current Available Capacity <sup>(1)</sup>	Design Capacity	Future Students	Required Facilities <sup>(2)</sup>
High School (9-12)	0	2,500	3,690	1.48

(1) Current capacity available for Unmitigated Development is shown at zero pursuant to Table II.

(2) Rounded to the nearest hundredth.

## Estimated School Facilities Costs

To calculate the cost for new school facilities, the District incorporated its most recent estimates for High School No. 9, the next comprehensive school site to be constructed. These numbers reflect the District's estimate of land acquisition and construction costs, and also include anticipated costs for furniture, equipment and technology. It should be noted that the District's actual school costs for High School No. 9 and High School No. 10 could be significantly higher than these estimates as recent dramatic increases in school construction costs have suggested annual inflation of 15-20% in the short-term. The land costs associated with High School No. 9, which were a result of condemnation proceedings, were incorporated and these costs are in excess of \$485,000 per acre.

The estimated costs for high school facilities are contained in Appendix 'E-1'. The resulting facilities costs per school site, including acquisition and site development are shown in Table XI.

*Table XI*  
*Estimated Facilities Costs Per School Site*

School Facility	Site Acquisition/ Development <sup>(1)</sup>	Construction <sup>(2)</sup>	Total Cost
High (9-12)	\$46,328,936	\$92,320,811	\$138,649,747

(1) It should be noted that the site acquisition and development costs incorporated here are higher than the amount shown in Table 13 of the District's School Facilities Needs Analysis (SFNA), because the prescribed methodology required for the SFNA requires that the computation of site acquisition costs for a high school site with a design capacity similar to High School No. 9 reflect land costs for only 46.5 acres (artificially low). The costs shown above reflect the true acquisition costs for High School No. 9, which is a 60.1 acre site.

(2) Includes plans, tests and inspections, furniture and equipment, technology and other items.

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

*Table XII*  
*Estimated Facilities Costs (Excluding Interim Housing & Admin. Facilities)*

School Type <sup>(1)</sup>	Required Schools <sup>(1)</sup>	Site Acquisition/ Development	Construction <sup>(2)</sup>	Total Cost
High (9-12)	1.48	\$68,566,826	\$136,364,800	\$205,201,626

(1) Rounded to the nearest hundredth.

(2) Includes plans, tests and inspections, furniture and equipment, technology and other items.

## Interim Housing and Administrative Support

In addition to the need for high school facilities, new development imposes additional facilities impacts on school districts. Because development fees are collected at the time a building permit is issued, funds to provide facilities accumulate over a period of time and revenues, particularly when other local or state funds are not available, are not sufficient to build a school when development so warrants. The solution to this problem is most often addressed through "interim housing" in which the District purchases or leases relocatable classrooms that are used to temporarily alleviate overcrowding at existing school sites. Utilizing recent cost data associated with the setup and leasing of portables at its current sites, the CJUHSD has determined that it costs the District approximately \$3,500 per high school student to provide interim housing until new facilities are available.

Additional central administrative facilities and support is also required as new students place incremental demands on school administration. The District has determined that \$675 for each new student is necessary to provide for corresponding central administrative facilities. The estimated total cost of interim housing and central administrative facilities is shown in Table XIII.