
IV.K.3 Public Services - Schools

1. Introduction

This section evaluates potential impacts on existing school facilities operated by the Mountain View School District (MVSD) and the Chaffey Joint Union High School District (CJUHSD) from implementation of the proposed project. The analysis is based in part on information provided by CJUHSD and MVSC.

2. Environmental Setting

a) Regulatory Environment

1) California Education Code

Educational services for the project are subject to the rules and regulations of the California Education Code and governance of the State Board of Education. The State also provides funding through a combination of sales and income taxes. In addition, with Proposition 13, the State is also responsible for the allocation of educational funds that are acquired from property taxes.

2) Senate Bill 50

Senate Bill 50 (SB 50), enacted in 1998, is a program for funding school facilities largely based on matching funds. The approval of Proposition 1A authorized funds for SB 50 in the amount of \$9.2 billion, including grants for new school construction and modernization of existing schools. The new construction grant provides funding on a 50/50 State and local match basis. The modernization grant provides funding on a 60/40 basis. Districts that are unable to provide some, or all, of the local match requirement and are able to meet the financial hardship provisions may be eligible for additional State funding.¹

SB 50 allows the School District to levy a fee, charge, dedication, or other requirement against any development project within its boundaries, for the purpose of funding the construction or reconstruction of school facilities. Under SB 50, the State is charged with providing 50 percent of the cost of construction, site acquisition, and development by providing grants per-pupil based on state construction standards. Pursuant to Government Code Section 65995, the payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to less than significant levels. The developer fees for the MVSD for 2012 are set at \$2.61 per square foot

¹ State of California, Office of Public School Construction, School Facility Program Handbook, May 2008.

of residential development and \$0.32 per square foot of commercial development.² Developer fees for the CJUHSD are currently established at \$1.10 per square foot of residential development and \$0.16 per square foot of commercial development.³

3) The Ontario Plan

The Ontario Plan (TOP) contains the Policy Plan component, which serves as the City's General Plan, which is mandated by state law. The Education Section of the Social Resources Element within the Policy Plan for TOP contains the following policies related to education:

SR2-1 Educational Partners. We partner with educational institutions throughout the region in order to expand the range and quality of educational offerings available to the community.

SR2-2 Workforce Training. We will work with industrial organizations, businesses, and educational institutions to create opportunities for workforce training.

SR2-3 Joint Use of Facilities. We partner with public and private educational institutions to jointly use facilities for both City and educational purposes.

SR2-4 Access to Schools. We work with local and regional partners to improve the safety in and around schools and to improve access for citizens of all ages and abilities to schools and community services, such as after school and other programs.

SR2-5 School Facilities. We plan and coordinate with school districts for designing and locating school facilities to meet the City's goals, such as for health, walkability, and safety and to minimize impacts to existing neighborhoods.

b) Existing Conditions

The City of Ontario (City) is served by five different public school districts consisting of 36 public schools. The Ontario-Montclair Elementary School District (OMSD), Mountain View School District (MVSD) and Cucamonga Elementary School District serve Kindergarten through 8th grade students. The Chino Valley Unified School District (CVUSD) serves grades K-6. The Chaffey Joint Union High School District (CJUHSD) serves students entering grades 9 through 12. The students generated by the project would be served by MVSD and CJUHSD. For the 2011-2012 school year, the MVSD enrolled approximately 2,807 students in grades kindergarten through 8th grade (California Department of Education Dataquest, 2012). Within the MVSD, there are three elementary schools (K-5) and one middle school (6-8). Ranch View Elementary School and Grace Yokley Middle School are located within the vicinity of the project site and would potentially serve the students

² Personal correspondence via email with Justin Rich, Dolinka Group on behalf of the Mountain View School District, July 2012

³ Personal correspondence via email with Justin Rich, Dolinka Group on behalf of the Mountain View School District, July 2012

generated from project development. Furthermore, students from MVSD would also attend high schools in the CJUHSD. For the 2011-2012 school year, the CJUHSD enrolled approximately 25,065 students in grades 9 through 12 (California Department of Education Dataquest, 2012) and currently operates eight Comprehensive High Schools, two Continuation High schools, and a Community Day School (Chaffey Joint Union High School District, 2012). Colony High School is located within the project vicinity and would serve the project's high school student population.

Table IV.K.3-1 lists the schools that would serve the project site, their respective location, current capacity, current enrollment, and if the school is currently over capacity. As shown in Table IV.K.3-5, an additional elementary and high school are proposed to accommodate the growing student population within the project area and the NMC. All of the schools within the project area are currently operating below maximum capacity.

Ranch View Elementary School

Ranch View Elementary School, located 2.35 miles north of the project site on 3300 Old Archibald Road, is part of the MVSD and includes grades Kindergarten through 5th grade. The school has an enrollment capacity of 800 students and had a student enrollment of 663 students for the 2010-2011 school year (California Department of Education Dataquest, 2012). The school currently operates on a traditional school calendar. In the 2010-2011 school year, the average class-size was approximately 20 students per class for Kindergarten through 3rd grade, between 21 to 33 students per class for 4th grade, and between 21 to 32 students per class for 5th grade (Ranch View Elementary 2010-2011 SARC).

Table IV.K.3-1: Schools Serving the Project Site

School	Location	Student Capacity^a	Current Student Enrollment^b	Currently Impacted?
Ranch View Elementary School	3300 Old Archibald Road	800	663	No
Grace Yokley Middle School	2947 S. Turner Avenue	1,250	956	No
Colony High School	3850 East Riverside Drive	2,500	2,200	No

^a School capacity information is from correspondence with the school districts.

^b California Department of Education Data Quest Website <http://dq.cde.ca.gov/dataquest/> Accessed June 21, 2012, enrollment for the 2011-2012 school year.

Source: Michael Brandman Associates, 2012

Grace Yokley Middle School

Grace Yokley Middle School serves students in grades 6th through 8th and is located at 2947 South Turner Avenue and is approximately 3.06 miles northeast of the project site. The school has a maximum enrollment capacity of 1,250 students and had a student enrollment of

956 students for the 2011-2012 school year (California Department of Education Dataquest, 2012). The school is currently working below maximum capacity and operates on a traditional school calendar.

Colony High School

Colony High School includes grades 9th through 12th and is located in the CJUHSD. The school is located at 3850 E. Riverside Drive, approximately 4.06 miles northeast of the project site. Colony High School has an enrollment capacity of 2,500 students and had a student enrollment of 2,220 students for the 2011 - 2012 school year (California Department of Education Dataquest, 2012). The school currently operates on a traditional, single-track school schedule.

3. Environmental Impacts

a) Methodology

The analysis of impacts to the local schools is based in part on the ability of existing MVSD and CJUHSD school facilities to accommodate the potential increase in students generated from development of the project. The anticipated number of new students was calculated using student generation rates provided by the MVSD and CJUHSD. Once calculated, the number of project-generated students was compared to the district's future forecasted available capacity at each school serving the project site to identify the extent to which students could be accommodated within these facilities. This analysis addresses all levels of education facilities operated by the two school districts (i.e., elementary, middle, and high schools).

b) Thresholds of Significance

Appendix G of the CEQA Guidelines provides a checklist of questions to assist in determining whether a proposed project would have a significant impact related to various environmental issues including schools. Based on the following issue areas identified in Appendix G of the CEQA Guidelines, a significant impact to schools would occur if the project would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or the need for new or physically altered school facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools.

c) Project Impacts

1) Construction

The existing schools that would serve the project site are not located within the Specific Plan project area or within the NMC area and would not affect any existing school traffic and pedestrian routes within the Specific Plan project area. Therefore, construction impacts to the school facilities or roads would be less than significant and further analysis in the future during development would be required.

2) Operation

The MVSD and the CJUHSD have provided student generation rates based on development use and are provided in Table IV.K.3-2. The student generation rates have been established for a variety of uses including residential (single-family detached, single-family attached, multi-family) commercial use, office use, and industrial use. As the project would include primarily medium and high-density residential development, generation rates for single-family detached and multi-family attached units were utilized. The project site is currently under the school jurisdiction of Ranch View Elementary School, Grace Yokley Middle School, and Colony High School. Based on the provided generation rates, the project would generate a total of 612 school-age students, including 281 elementary school students, 144 middle school students, and 187 high school students, as shown in Table IV.K.3-3.

Currently, all of the existing schools serving the project are operating below capacity. However, the addition of the 281 students to the Ranch View Elementary School would result in this school operating above capacity. As shown in Table IV.K.3-4, Ranch View Elementary School would operate 144 seats over capacity. On the contrary, Grace Yokley Middle School and Colony High School would still be able to seat 150 and 113 more students before reaching maximum capacity, respectively.

However, as part of project development, an approximately 10.16 net acre site would be provided within the Specific Plan area for purchase by the MVSD for the development of a new elementary school (Elementary School No. 4) and an approximately 50.11 net acre site would be provided within the Specific Plan area for purchase by the CJUHSD for the development of a new high school. As shown in Table IV.K.3-5, the elementary school is estimated to have a student capacity of 850 students, which would serve the 281 students estimated to reside within the Specific Plan area. The high school is estimated to have a student capacity of 2,500 students, which would serve the 187 students estimated to reside within the Specific Plan area. The high school is anticipated to serve the needs of the students within the Specific Plan area as well as the surrounding communities, and the elementary school would serve the needs of the students only within the Specific Plan area.

Three new middle schools are also proposed within the NMC Master Plan, which would serve the middle school students generated by the project. The new middle schools are expected to alleviate overcrowding impacts to the existing Grace Yokley Middle School and would help serve the project site as well as surrounding communities within the NMC. The

three new middle schools are currently in the planning and site acquisition state. With the development of the new Elementary School No. 4, middle schools, and high school, school facilities serving the project site would allow for greater capacity within the school districts. Furthermore, as previously stated, the MVSD and CJUHSD serving the project site are already near capacity. However, payment of the state mandated developer impact fees established by the MVSD and CJUHSD and compliance with SB 50 would be considered full mitigation for school-related impacts. Thus, impacts to school services would be less than significant.

Table IV.K.3-2: Student Generation Rates for Residential Uses

School	Single-Family Detached (per unit)	Single- and Multi-Family Attached (per unit)
Elementary School (K-5)*	0.3507	0.1319 ***
Middle School (6-8)*	0.1718	0.0726
High School (9-12)**	0.1895	0.1129
Source: * Email correspondence with Justin Rich, Dolinka Group on behalf of the Mountain View School District, July 2012; ** Chaffey Joint Union High School District, email correspondence with Georgann Harmon, June 28, 2012. *** The elementary school generation rate for single-family (detached) is applied to all housing unit types, which includes single- and multi-family style units and condominiums/townhomes.		

Table IV.K.3-3: Estimated Number of Students to be Generated by the Proposed Project

Land Use	Units	No. of Students Generated		
		Elementary School (K-5)	Middle School (6-8)	High School (9-12)
Single-Family Detached Units a	484	170	83	92
Single- and Multi-Family Attached Units b	843	111	61	95
Total	1,327	281	144	187
a Single-Family Detached units represent Low-Density Residential. b Single- and Multi-Family Attached units represent Medium-Density and High-Density Residential. Source: Michael Brandman Associates, 2012 email correspondence with Justin Rich, Dolinka Group on behalf of the Mountain View School District, July 2012; Mountain View School District, Chaffey Joint Union High School District, email correspondence with Georgann Harmon, June 28, 2012.				

The project would be in compliance with SB 50 and developer fees would be paid in accordance with SB 50, which serves as full mitigation for potential significant impacts.

Table IV.K.3-4: Projected Capacity and Enrollment of Schools Serving the Project Site

School	School Capacity	Current Student Enrollment ^a	Project Generated Students	Total Projected Student Enrollment ^b	Amount (Over) or Under Capacity ^c
Ranch View Elementary School	800	663	280.93	943.93	(143.93)
Grace Yokley Middle School	1,250	956	144.35	1,100.35	149.65
Colony High School	2,500	2,200	186.89	2,386.89	113.11

a 2011-2012 school year enrollment information from the California Department of Education Data Quest Website <http://dq.cde.ca.gov/dataquest/> Accessed June 21, 2012.
b Sum of the “Current Student Enrollment” and “Project Generated Students.”
c Difference between “Total Projected Student Enrollment” and the “School Capacity.”
Source: Michael Brandman Associates, 2012.

The project is consistent with Policy SR 2-1 of the Policy Plan within TOP regarding education as the project includes the development of one elementary school and one high school and contributes to the 20 elementary school sites, five middle school sites, and three high school sites that would be necessary within the NMC to accommodate for new residents. The school sites proposed as part of the Grand Park Specific Plan would be consistent with Policy SR 2-5 because the location and design of the proposed schools involve planning and coordination with the Mountain Valley School District and the Chaffey Joint Union High School District. The schools would also be located within walking distance from all residential neighborhoods within the Grand Park Specific Plan.

Table IV.K.3-5: Proposed School Facilities in the Project Area

School	Proposed Location	Proposed Student Capacity
Proposed Elementary School	Southwest Intersection of Edison Avenue and Haven Avenue (part of the proposed Grand Park Specific Plan)	850
Proposed High School (#10) a	Southwest Intersection of Edison Avenue and “A” Street (part of the proposed Grand Park Specific Plan)	2,500

a Chaffey Joint Union High School District, email correspondence with Georgann Harmon, June 28, 2012.
Source: Michael Brandman Associates, 2012

4. Cumulative Impacts

Future development in the project area and within the NMC would result in an increase of residential and student population, which may cumulatively impact existing public school facilities. However, as previously discussed, the project would develop one new elementary school to serve the elementary school age students of the project site, and one new high school to serve the students within the project area in addition to the surrounding communities. Furthermore, additional schools would also be developed within adjacent specific plan communities to accommodate new students generated within the NMC.

Similar to the project, related projects would also be required to comply with SB 50, which requires the payment of fees to mitigate possible impacts on MVSD and CJUHSD facilities. As such, payment of the SB 50 fees by the related projects would ensure consistency of applicable regulations and full mitigation of all potential impacts. Therefore, cumulative impacts on school services would be less than significant.

5. Mitigation Measures

Compliance with SB 50 and payment of the developer fees would reduce potential impacts associated with school services to a less than significant level. Hence, no mitigation measures are necessary.

6. Level of Significance After Mitigation

No mitigation measures are necessary.