

## **Appendix K: Responses Received from Service Providers**

## Appendices

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**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
**Schools – Colton Joint Unified School District**

1. Please confirm or correct the following information we obtained from CJUSD's website and from a questionnaire response sent to us by Owen Chang, CJUSD Director of Facilities Planning & Construction, in 2015:

- a. The six CJUSD schools with attendance boundaries overlapping the Bloomington CPA are those listed in Table 1.

***The schools within the Valley Corridor Specific Plan Project are as follows:  
Elementary: Lewis Elementary, Smith Elementary, and Ruth Grimes Elementary.***

***Middle School: Joe Baca Middle School***

***High School: Bloomington High School and Colton High School.***

***Please refer to School Site Locator link on District website for school attendance boundary information.***

- b. Please enter 2017-18 enrollments and capacities for each school in Table 1

**Table 1 Schools Serving Bloomington**

School	Address	Enrollment	Capacity
<b>Elementary Schools</b>			
Zimmerman ES	11050 Linden Avenue, Bloomington	711	780
Sycamore Hills ES	11036 Mahogany Drive, Fontana	874	930
Crestmore ES	18870 Jurupa Ave., Bloomington	798	900
Subtotal			
<b>Middle Schools</b>			
Harris MS	11150 Alder Avenue, Bloomington	758	768
Baca MS	1640 South Lilac Avenue Bloomington	870	960
Subtotal		1,628	1,728
<b>High Schools</b>			
Bloomington HS	10750 Laurel Street, Bloomington	2,348	2,688

\*Enrollment based on 2017/2018 CBEDS data. Capacity is based on 2017/18 space utilization/usage by the school.

- c. CJUSD uses student generation factors shown in the table below:

<b>CJUSD Student Generation Factors, Students per Residential Unit</b>			
	Elementary School (K-6)	Middle School (7-8)	High School (9-12)
Single-Family Unit	0.3875	0.1181	0.2169
Multifamily Unit	0.2763	0.0765	0.1337
Source: Chang 2015			

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
**Schools – Colton Joint Unified School District**

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d. What are the Developer School Fee amounts for 2017-18?

i. For new residential construction and residential addition construction?

**\$3.79/SF**

ii. For Commercial/Industrial/Senior Housing?

**\$0.61/SF**

e. Does CJUSD plan new or expanded schools serving the Bloomington CPA?

i. If so, what level and capacity for each planned new/expanded school?

**1. No immediate plans for new school mainly due to lack of funding for school and support services. Developer fee is not sufficient to address the cost to provide new facilities.**

**2. We do have new MPR building designed for Colton High School but are waiting on state funding.**

2. Are there any existing deficiencies in the schools listed in Table 1?

***With the exception of Joe Baca Middle School, most of our other school are aging facilities, including underground infrastructure that require modernization. Due to the lack of resources to provide permanent classroom buildings for our students, many students end up housed in portable classroom buildings.***

3. Will CJUSD be able to serve any known developments in addition to Countywide Plan buildout within its boundaries?

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN  
Schools – Colton Joint Unified School District**

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**No. There is inadequate capacity to serve the ultimate build-out of the countywide plan.**

- a. Please summarize any additional resources (facilities, equipment, personnel) needed.

***In addition to new facilities to house the projected students generated from the new developments, there are also additional personnel needs not only from instructional sides but also other support services departments such as maintenance and operations, transportation, fiscal, and district office administration.***

- b. What factors or standards are used to project these needs?

***Based on current class size loading factor, available capacity at primary and secondary schools, and our ability to maintain existing facilities and programs.***

4. Would Countywide Plan buildout require CJUSD to build any new or expanded schools?  
***Most likely. It also depends on timing of the proposed development, enrollment projections, capacity at the time, and other developments that may occur outside of this project but still within the district attendance boundary.***

- a. If so, do you have any estimate of the additional student capacity needed?

***No. It all depends on the when the development will occur, the type of development, student generation rate, and other reasons mentioned above.***

5. How would the proposed project affect CJUSD's ability to provide services? Please comment on any area of specific concern.

***Projects that bringing new students have direct impact on various support services from transportation to nutrition services, maintenance of the new facilities, as well as other support and administrative services staff.***

6. Please provide any additional comments and/or information regarding school services provision in Bloomington related to the proposed project.

***We updated the District-wide long-range facilities master plan about a year ago. There is \$1.2B of needs identified in today's dollars, yet we only have a small fraction of that available to improve our facilities. There are state facilities matching bond funds that we are pursuing but Sacramento has been slow in reviewing and approving funding requests. Need to work closely with local agencies find ways to find resources to help mitigate the impacts that new construction has on school facility needs.***

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
***Schools – Colton Joint Unified School District***

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**Response Prepared By:**

Owen Chang

Director of Facilities Planning and Construction

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**Name**

**Title**

Colton Joint Unified School District

7//30/2018

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**Agency**

**Date**

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
**Schools – Apple Valley Unified School District**

1. Please confirm or correct the following information we obtained from AVUSD's website:
  - a. The three AVUSD schools with attendance boundaries overlapping the two areas of projected growth in the Town of Apple Valley Sphere of Influence (SOI; see Figure 2) are those listed in Table 1 below.
  - b. Please enter 2017-18 enrollments and capacities for each school in Table 1.

**Table 1 Schools Serving Growth Areas in Town of Apple Valley SOI**

School Level	School	Address	Enrollment	Capacity
Elementary: K-6	Sycamore Rocks (PS-6)	23450 South Road, Apple Valley	690	700
Middle: 7-8	Phoenix Academy (PS-8)	20700 Thunderbird Road, Apple Valley	1181	1250
High: 9-12	Granite Hills	22900 Esaws Road, Apple Valley	1471	1750

- c. Please enter the student generation factors AVUSD uses in Table 2 below:

**Table 2 CJUSD Student Generation Factors, Students per Residential Unit**

	Elementary School (K-6)	Middle School (7-8)	High School (9-12)
Single-Family Unit	0.2511	0.0731	0.1378
Multifamily Unit	0.2009	0.0468	0.0783

- d. What are the Developer School Fee amounts for 2017-18?
        - i. Level 1 Fees:
          1. For new residential construction and residential addition construction? \$3.79
          2. For Commercial/Industrial/Senior Housing? \$0.61
        - ii. Level II Fees:

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
**Schools – Apple Valley Unified School District**

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e. Does AVUSD plan new or expanded schools serving the two aforementioned areas in the SOI?

Not currently planned

i. If so, what level and capacity for each planned new/expanded school?

1.

2.

3.

2. Are there any existing deficiencies in the schools serving the project site?

No

3. Will AVUSD be able to serve any known developments within its boundaries in addition to Countywide Plan buildout?

No

a. Please summarize any additional resources (facilities, equipment, personnel) needed.

Additional Schools to serve new students

b. What factors or standards are used to project these needs?

See Executive Summary of SFJS



**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
**Schools – Apple Valley Unified School District**

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4. Would Countywide Plan buildout require AVUSD to build any new or expanded schools?

Yes

a. If so, do you have any estimate of the additional student capacity needed?

See Executive Summary of SFJS

5. How would the proposed project affect AVUSD's ability to provide services? Please comment on any area of specific concern.

6. Please provide any additional comments and/or information regarding school services provision in the project site related to the proposed project.

Provided a copy of our 2018 School Fee Justification Study (SFJS)

**Response Prepared By:**

	
Name	Assistant Superintendent Title

Apple Valley Unified School District	6/14/2018
Agency	Date





# COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

## APPLE VALLEY UNIFIED SCHOOL DISTRICT

### RESIDENTIAL DEVELOPMENT SCHOOL FEE JUSTIFICATION STUDY

MARCH \_\_, 2018

**PREPARED FOR:**

**Apple Valley Unified  
School District**

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## EXHIBITS

**EXHIBIT A:** Current SAB Form 50-02

**EXHIBIT B:** Updated School Facilities Capacity Calculation

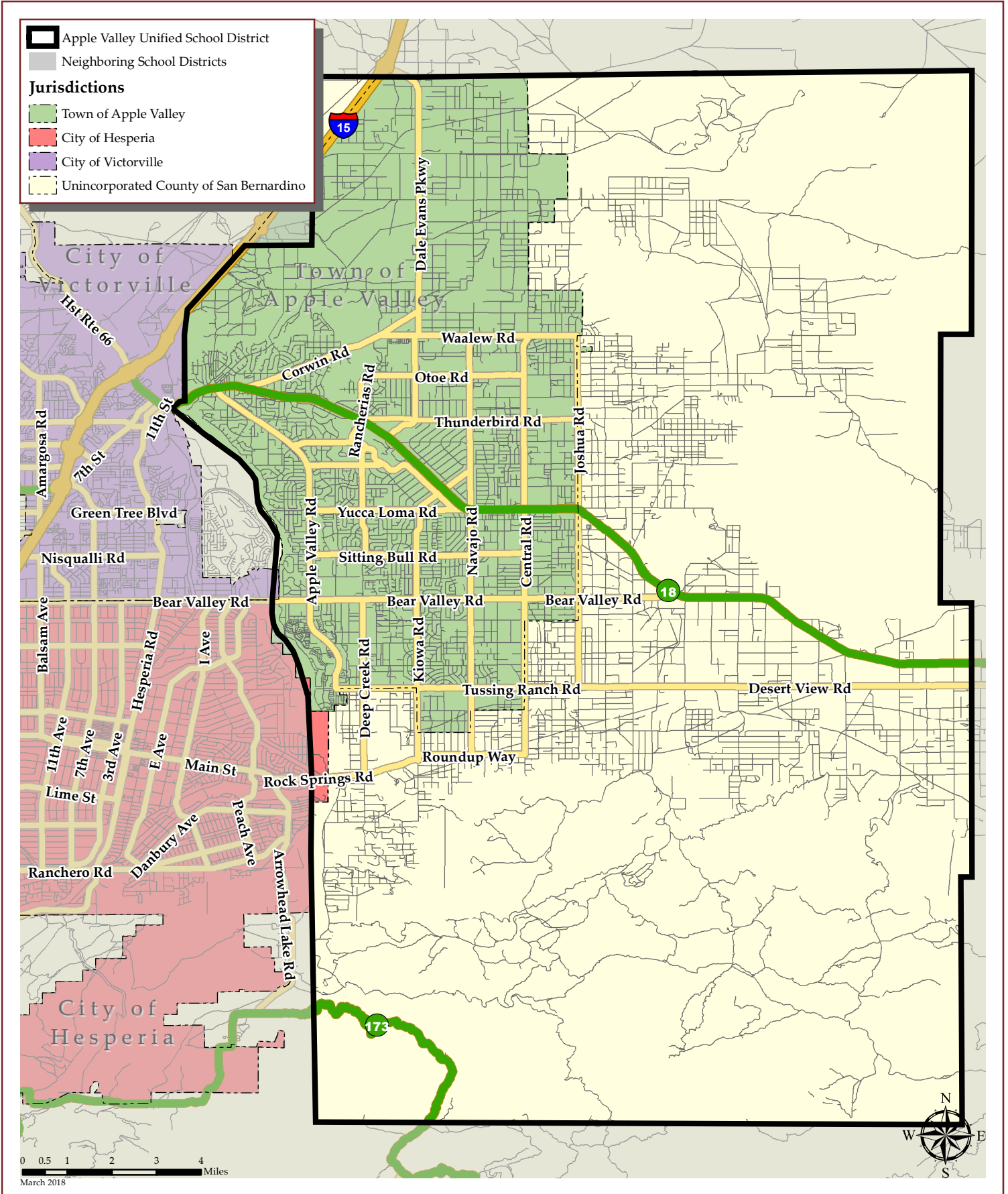
## EXECUTIVE SUMMARY

This Residential Development School Fee Justification Study ("Study") is intended to determine the extent to which a nexus can be established in the Apple Valley Unified School District ("School District") between residential development and (i) the need for school facilities, (ii) the cost of school facilities, and (iii) the amount of statutory school fees ("School Fees") per residential building square foot that may be levied for schools pursuant to the provisions of Section 17620 of the Education Code, as well as Sections 65995 and 66001 of the Government Code.

The School District provides education to students in grades kindergarten through 12 residing within the Town of Apple Valley ("Town") and a portion of the unincorporated County of San Bernardino ("County") (please see map on following page for a geographic profile of the School District). Collectively, the School District's school facilities in school year 2017/2018 have a capacity of 13,141 students per Section 17071.10(a) of the Education Code. Of these 13,141 seats, 6,728 are at the elementary school level (i.e., grades kindergarten through 6), 2,441 are at the middle school level (i.e., grades 7 and 8), and 3,972 are at the high school level (i.e., grades 9 through 12). These capacities include seats from all new school facility construction projects funded by the State of California ("State"), and teaching stations purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Based on data provided by the School District, student enrollment is 12,896 in school year 2017/2018. Comparing student enrollment to facilities capacity reveals that student enrollment exceeds facilities capacity at the elementary school level while facilities capacity exceeds student enrollment at the middle school and high school levels in school year 2017/2018 (please see Section IV for more information on student enrollment and facilities capacity).

To establish a nexus and a justifiable residential School Fee level, the Study evaluated the number and cost of new facilities required to house students generated from future residential development within the School District. Based on data provided by the Southern California Association of Governments ("SCAG") approximately 10,290 additional residential units could be constructed within the School District's boundaries through calendar year 2035 ("Future Units"). Of these 10,290 Future Units, 7,717 are expected to be single family detached ("SFD") and 2,573 are expected to be multi-family attached ("MFA") units.

# APPLE VALLEY UNIFIED SCHOOL DISTRICT GEOGRAPHIC PROFILE



To determine the impact on the School District from Future Units, the Study first multiplied the number of Future Units by the student generation factors ("SGFs") calculated by Cooperative Strategies, to determine the projected student enrollment from Future Units. The results were that 2,590 unhoused elementary school students, 199 unhoused middle school students, and 1,123 unhoused high school students are anticipated to be generated from Future Units. These numbers include a reduction of the number of students projected to be housed by existing excess seats ("Projected Unhoused Students").

To adequately house the Projected Unhoused Students, the School District will need to expand existing elementary school, middle school, and high school facilities. Using design capacities of 25 students per classroom at the elementary school level, 27 students per classroom at the middle school level, and 27 students per classroom at the high school level, the School District will need to construct 104 new elementary school classrooms, eight (8) new middle school classrooms, and 42 new high school classrooms to accommodate the Projected Unhoused Students from the Future Units projected to be constructed at this time. The cost of expanding the existing elementary school, middle school and high school facilities by adding additional teaching stations is based on per-pupil grant amounts established by Senate Bill ("SB") 50.

In addition to the school facilities cost impacts, the School District will experience Central Administrative and Support Facilities cost impacts. In January 1994, the State Allocation Board ("SAB") approved a policy of four (4) square feet of Central Administrative and Support Facilities per student, which based on School District cost estimates equates to a per-student cost of \$800. Multiplying these costs by the facilities needed and the students generated yielded the total school facilities cost impacts shown in Table ES-1.

**Table ES-1  
Total School Facilities Cost Impacts (2018\$)**

<b>School Level</b>	<b>Cost per Teaching Station/Student</b>	<b>Teaching Stations Required/Students Generated</b>	<b>Total School Facilities Cost Impacts</b>
Elementary School	\$588,750	103.6000	\$60,994,500
Middle School	\$674,082	7.3704	\$4,968,254
High School	\$855,252	41.5926	\$35,572,154
Central Admin. Impacts	\$800	3,912	\$3,129,600
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>\$104,664,508</b>

The amounts listed in Table ES-1 were apportioned to each land use class based on the number of students generated from such residential land use. Thereafter, the school facilities cost impacts for each land use class were divided by the number of Future Units to calculate the school facilities cost impacts per residential unit. Table ES-2 below lists the school facilities cost impacts per residential unit.

**Table ES-2  
School Facilities Cost Impacts per Residential Unit (2018\$)**

<b>Land Use</b>	<b>Total School Facilities Cost Impacts</b>	<b>Future Units</b>	<b>School Facilities Cost Impacts per Residential Unit</b>
Single Family Detached	\$84,678,740	7,717	\$10,973
Multi-family Attached	\$19,985,768	2,573	\$7,767

To determine the school facilities cost impacts per square foot of residential construction, the school facilities cost impacts per unit were divided by the average square footage of a residential unit in each land use class. Table ES-3 lists the school facilities cost impacts per average residential square foot.



**Table ES-3  
School Facilities Cost Impacts per Residential Square Foot (2018\$)**

<b>Land Use</b>	<b>School Facilities Cost Impacts per Future Unit</b>	<b>Average Square Footage</b>	<b>School Facilities Cost Impacts per Residential Square Foot</b>
Single Family Detached	\$10,973	2,050	\$5.35
Multi-family Attached	\$7,767	1,100	\$7.06

On January 24, 2018, the SAB increased the maximum residential School Fee authorized by Section 17620 of the Education Code from \$3.48 to \$3.79 per residential building square foot for unified school districts. Based on the square footage of the average residential unit constructed within the School District, the School Fees would provide for less than 100 percent of the school facilities cost impacts. Therefore, the Study concludes that the School District is fully justified in levying the maximum residential School Fee of \$3.79 per square foot for all new residential development within its boundaries.

## I. INTRODUCTION

SB 50, which Governor Wilson signed on August 27, 1998, was enacted on November 4, 1998, following the approval of Proposition 1A by the voters of the State in the general election on November 3, 1998. SB 50 includes provisions for the following:

1. Issuance of State general obligation bonds in an amount not to exceed \$9.2 billion;
2. Reformation of the State School Building Program; and
3. Reformation of the School Fee mitigation payment collection procedure.

Additionally, Assembly Bill ("AB") 16, which Governor Davis signed on April 26, 2002, was enacted following the approval of Proposition 47 ("Prop 47") by the voters of the State in the general election on November 5, 2002. Prop 47 includes the authorization for issuance of State general obligation bonds in the amount of \$13.05 billion, and AB 16 provides for additional reformation of the State School Building Program into the School Facilities Program. On March 2, 2004, the voters of the State approved Proposition 55 ("Prop 55"). Prop 55 includes the authorization for the additional issuance of State general obligation bonds in the amount of \$12.3 billion. Finally AB 127, which Governor Schwarzenegger signed on May 20, 2006, was enacted following the approval of Proposition 1D ("Prop 1D") by the voters of the State in the general election of November 7, 2006. Prop 1D includes the authorization for the issuance of State general obligation bonds in the amount of \$10.4 billion.

The Mira-Hart-Murrieta Decisions, which formerly permitted school districts to collect mitigation payments in excess of School Fees under certain circumstances, are suspended by AB 127. In lieu of the powers granted by the Mira-Hart-Murrieta Decisions, SB 50 and subsequent legislation provide school districts with a reformed School Fee collection procedure that, subject to certain conditions, authorizes school districts to collect Alternative Fees on residential developments. However, not all school districts will qualify to charge Alternative Fees, and Alternative Fees are generally not imposed upon residential units that have existing agreements with a school district.

Therefore, school districts must still rely on School Fees as a funding source for school facilities required by new development. However, before a school district can levy School Fees on new development, State law requires that certain nexus findings must be made and documented. The objective of this Study is to provide a rigorous basis for such findings.

## II. LEGISLATION

State legislation, specifically AB 2926 and AB 1600, provides guidelines, procedures, and restrictions on the levy of School Fees for school facilities. Certain provisions of this legislation are summarized below:

### A. AB 2926

AB 2926 was enacted by the State in 1986. Among other things, AB 2926 added various sections to the Government Code which authorize school districts to levy School Fees on new residential and commercial/industrial developments in order to pay for school facilities. In addition, AB 2926 provides for the following:

1. No city or county can issue a building permit for a development project unless such School Fees have been paid.
2. School Fees for commercial/industrial development must be supported by the finding that such School Fees "are reasonably related and limited to the needs for schools caused by the development."
3. School Fees for 1987 were limited to \$1.50 per square foot on new residential construction and \$0.25 per square foot for new commercial/industrial construction.
4. Every year, School Fees are subject to annual increases based on the Statewide cost index for Class B construction, as determined by the SAB at its January meeting (This provision was changed to every other year by AB181).

The provisions of AB 2926 have since been expanded and revised by AB 1600.

## B. AB 1600

AB 1600, which created Sections 66000 et seq. of the Government Code, was enacted by the State in 1987. AB 1600 requires that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project.

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be put.
3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.
4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.
5. Provide an annual accounting of any portion of the fee remaining unexpended, whether committed or uncommitted, in the School District's accounts five or more years after it was collected.

In other words, AB 1600 limits the ability of a school district to levy School Fees unless (i) there is a need for the School Fee revenues generated and (ii) there is a nexus or relationship between the need for School Fee revenues and the type of development project on which the School Fee is imposed. (The requirements of AB 1600 were clarified with the passage in 2006 of AB 2751, which codifies the findings of *Shapell Industries vs. Milpitas Unified School District*.) The Study will provide information necessary to establish such a nexus between School Fees and residential development.

### **III. METHODOLOGY OF STUDY**

The School District is projecting an increase in student enrollment attributable to new residential development in future years. This projected growth will create a demand for new school facilities to be constructed within the School District and the need to incur significant school facilities costs to meet that demand. As a result, the School District has determined that School Fees should be levied on new development projects. In particular, the School District has determined that School Fees must be levied on new residential projects, if findings can be made that such projects will lead to higher student enrollment and increased facilities costs. The objective of the Study is to provide a basis for such findings consistent with the requirements of AB 2926, AB 1600, and the provisions of Section 66001 of the Government Code.

#### **A. Overview of Methodology**

In order to evaluate the existence of a nexus, the Study identifies and analyzes the various connections or linkages between residential development and (i) the need for school facilities, (ii) the cost of school facilities, and (iii) the amount of School Fees that can justifiably be levied. The primary linkages identified include the following:

1. Housing projections (i.e., the projected number of residential units to be constructed within the School District);
2. Student generation (i.e., the number of students generated from a residential unit within the School District);
3. Facility requirements (i.e., the number of new school facilities required to house students generated from new residential units);
4. School facilities cost impacts (i.e., the costs to the School District associated with the construction of new school facilities); and
5. School Fee requirements (i.e., the School District's need to levy School Fees to cover the cost of new school facilities).

The above linkages result in a series of impacts which (i) connect new residential development with increased school facilities costs and (ii) connect School Fees per residential building square foot with increased facilities costs. These impacts are identified for two (2) residential land uses; SFD units and MFA units (e.g., condominiums, apartments, townhomes, duplexes, etc.). These "linkage impacts" include four (4) major types:

1. Residential Unit Projections

2. Student Generation Factors
3. School Facilities Cost Impacts
4. Maximum School Fee Revenues

## **B. Residential Unit Projections**

The number of Future Units to be constructed within the boundaries of the School District was determined based on information provided by SCAG.

## **C. Student Generation Factors**

SGFs by school level (e.g., elementary school, middle school, and high school) for each of the residential land use categories were calculated by Cooperative Strategies. Cooperative Strategies calculated SGFs for the School District through an analysis which consisted of cross-referencing the School District's actual enrollment data against residential data from the Office of the Assessor for the County ("County Assessor").

## **D. School Facilities Cost Impacts**

School facilities cost impacts were calculated by determining the additional elementary school, middle school, and high school facilities needed to adequately house students generated from Future Units and the total cost for those school facilities. School facilities costs are based on the per-pupil grant amounts established by SB 50.

## **E. Maximum School Fee Revenues**

Maximum School Fee revenues for residential development were based on the current maximum residential School Fee authorized by the SAB (currently \$3.79 per square foot) under AB 2926.

## **F. Comparison of School Facilities Cost Impacts and Maximum School Fee Revenues**

If school facilities cost impacts per residential square foot are greater than maximum School Fee revenues, then the levy of the maximum residential School Fee is justified to cover as much of school facilities cost impacts per residential square foot as possible. Should school facilities cost impacts per residential square foot be less than maximum School Fee revenues, then only a School Fee equivalent to the school facilities cost impacts per residential square foot can be justified to cover facilities needs generated by future residential development. Under this latter circumstance, the School District would not be justified in imposing the maximum residential School Fee per square foot.

#### IV. FACILITIES CAPACITY AND STUDENT ENROLLMENT

In order to determine whether the School District's existing school facilities contain excess capacity to house students generated by new residential development, school year 2017/2018 student enrollment and school facilities capacity of the School District were evaluated.

Collectively, the School District's school facilities in school year 2017/2018 have a capacity of 13,141 students per Section 17071.10(a) of the Education Code. This capacity includes seats from all new school facility construction projects funded by the State and teaching stations purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Of these 13,141 existing seats, 6,728 are at the elementary school level, 2,441 are at the middle school level, and 3,972 are at the high school level. The enrollment of the School District in school year 2017/2018 is 12,896 students. As shown in Table 1 below, the School District's student enrollment exceeds facilities capacity at the elementary school level while the facilities capacity exceeds student enrollment at the middle school and high school levels in school year 2017/2018.

**Table 1  
Existing School Facilities Capacity and Student Enrollment**

School Level	2017/2018 Facilities Capacity <sup>[1]</sup>	2017/2018 Student Enrollment <sup>[2]</sup>	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	6,728	7,247	(519)
Middle School (Grades 7-8)	2,441	1,919	522
High School (Grades 9-12)	3,972	3,730	242
<b>Total</b>	<b>13,141</b>	<b>12,896</b>	<b>245</b>
<i>[1] SAB Form 50-02 (Exhibit A) plus additional State funded capacity and teaching stations purchased by the School District (Exhibit B).</i>			
<i>[2] 2017/2018 student enrollment provided by the School District.</i>			

As indicated in Table 1, 522 middle school seats and 242 high school seats are available to house students generated from Future Units.

## V. IMPACT OF RESIDENTIAL DEVELOPMENT ON SCHOOL FACILITIES NEEDS

As discussed in Section III, the objective of the Study is to determine the appropriateness of the imposition of a School Fee on residential property to finance school facilities necessitated by students to be generated from new residential development. Section III outlined the methodology which was employed in the Study to meet that objective. Section V is a step-by-step presentation of the results of the analysis.

### A. Projected Residential Development within the School District

The initial step in developing a nexus as required by AB 2926 and AB 1600 is to determine the number of Future Units to be constructed within the School District's boundaries. Based on information provided by SCAG, Cooperative Strategies has estimated that the School District could experience the construction of approximately 10,290 Future Units through calendar year 2035. Of these 10,290 Future Units, 7,717 are expected to be SFD units and 2,573 are expected to be MFA units. Table 2 distinguishes Future Units by land use.

**Table 2**  
**Future Units**

<b>Land Use</b>	<b>Total Future Units</b>
Single Family Detached	7,717
Multi-family Attached	2,573
<b>Total Units</b>	<b>10,290</b>

### B. Reconstruction

Reconstruction is the act of replacing existing structures with new construction, which may have an alternative land use (i.e., commercial/industrial versus residential) or may consist of different residential unit types (i.e., SFD versus MFA, etc.).



## **B1. Residential Reconstruction**

Residential Reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable School Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide school facilities for new student enrollment.

Prior to the imposition of fees on Replacement Square Footage, the School District shall undertake an analysis on any future proposed projects(s) to examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in SGFs as identified in the Study for the applicable unit types between existing square footage and Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the School Fee that is in effect at such time.

## **B2. Reconstruction of Commercial/Industrial Construction into Residential Construction**

The voluntary demolition of existing commercial/industrial buildings and replacement of them with new residential development is a different category of Reconstruction. Cooperative Strategies is aware that such types of Reconstruction may occur within the School District in the future, however, Cooperative Strategies was unable to find information (i) about the amount planned within the School District in the future or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the School District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

### C. Student Generation Factors per Residential Unit

In order to analyze the impact on the School District's student enrollment from Future Units, Cooperative Strategies calculated SGFs for SFD and MFA units. The process of determining SGFs involved cross-referencing the School District's enrollment data against the County Assessors residential data.

Sorting and extracting the County Assessors records by land use, Cooperative Strategies developed a database of 20,858 SFD units. This database was then compared with the School District's student enrollment database to identify address matches. Upon comparison of the two (2) databases, 9,636 student matches were found, resulting in the SGFs shown in Table 3.

**Table 3**  
**Student Generation Factors for Single Family Detached Units**

School Level	Students Matched	Single Family Detached Units	Student Generation Factors
Elementary School	5,237	20,858	0.2511
Middle School	1,524	20,858	0.0731
High School	2,875	20,858	0.1378
<b>Total</b>	<b>9,636</b>	<b>N/A</b>	<b>0.4620</b>

A procedure identical to the one used in calculating the SGFs for SFD units was used to determine SGFs for MFA units. A total of 1,874 students matched to the MFA database which consisted of 5,750 units. The resulting SGFs for MFA units are shown in Table 4 below.

**Table 4**  
**Student Generation Factors for Multi-family Attached Units**

School Level	Students Matched	Multi-family Attached Units	Student Generation Factors
Elementary School	1,155	5,750	0.2009
Middle School	269	5,750	0.0468
High School	450	5,750	0.0783
<b>Total</b>	<b>1,874</b>	<b>N/A</b>	<b>0.3260</b>

However, due to incomplete and incorrect address information in both the student enrollment and residential databases, Cooperative Strategies was unable to match all of the School District's students. The results are SGFs that understate the number of students generated by SFD and MFA units. After accounting for incoming interdistrict students that reside outside of the School District's boundaries there were 735 unmatched students. Therefore, Cooperative Strategies adjusted the SGFs listed in Tables 3 and 4 based on a rate which considers the number of students successfully matched to a school level and land use. The adjusted SGFs for each land use by school level are shown in Table 5.

**Table 5  
Adjusted Student Generation Factors**

<b>School Level</b>	<b>Single Family Detached Units</b>	<b>Multi-family Attached Units</b>
Elementary School	0.2650	0.2120
Middle School	0.0770	0.0492
High School	0.1488	0.0845
<b>Total</b>	<b>0.4908</b>	<b>0.3457</b>

**D. School District Facilities Requirements**

By multiplying the Future Units as listed in Table 2 by the SGFs identified in Table 5, the Study determined the projected number of new students to be generated from Future Units. The Projected Student Enrollment by school level is shown in Table 6.

**Table 6  
Projected Student Enrollment from Future Units**

<b>School Level</b>	<b>Projected Student Enrollment from Future SFD Units</b>	<b>Projected Student Enrollment from Future MFA Units</b>	<b>Projected Student Enrollment from Future Units</b>
Elementary School	2,045	545	2,590
Middle School	594	127	721
High School	1,148	217	1,365
<b>Total</b>	<b>3,787</b>	<b>889</b>	<b>4,676</b>

As indicated in Section IV, 522 surplus middle school seats and 242 surplus high school seats are available to accommodate the Projected Student Enrollment. Therefore, the Projected Unhoused Students are less than the Projected Student Enrollment at the middle school and high school level. Table 7 shows Projected Unhoused Students for the School District.

**Table 7**  
**Projected Unhoused Students from Future Units**

School Level	Projected Students from Future Units	Surplus Seats	Projected Unhoused Students
Elementary School	2,590	0	2,590
Middle School	721	522	199
High School	1,365	242	1,123
<b>Total</b>	<b>4,676</b>	<b>764</b>	<b>3,912</b>

To determine the number of elementary school, middle school, and high school facilities necessary to adequately house the Projected Unhoused Students, Cooperative Strategies divided the Projected Unhoused Students by the estimated school facilities capacity at each school level, as provided by the School District. The additional school facilities requirements are identified in Table 8.

**Table 8**  
**Additional School Facilities for Projected Unhoused Students**

School Level	Projected Unhoused Students	Estimated Teaching Station Capacity	Additional Teaching Stations Needed
Elementary School	2,590	25	103.6000
Middle School	199	27	7.3704
High School	1,123	27	41.5926

## E. School District Facilities Costs

The cost of expanding the existing elementary school, middle school and high school facilities by adding additional teaching stations is based on per-pupil grant amounts established by SB 50. It must be noted that the facilities costs are in 2018 dollars and do not include interest costs associated with debt incurred to finance the construction of facilities. The estimated site costs and facility construction costs by school level are shown in Table 9.

**Table 9**  
**Estimated School Facilities Costs (2018\$)**

<b>School Level</b>	<b>Estimated Total Cost per Teaching Station</b>
Elementary School	\$588,750
Middle School	\$674,082
High School	\$855,252

The costs in Table 9 do not include costs associated with Central Administrative and Support Facilities. As indicated in Table 7, non-mitigated Future Units will cause the enrollment of the School District to increase by approximately 3,912 students. In accordance with the Provisions of Chapter 341, Statutes of 1992, SB 1612, the SAB adopted a report on January 26, 1994, requiring approximately four (4) square feet of central administrative and support facilities for every student. Based on this report and the estimated cost per square foot to construct and furnish these types of facilities, the Study incorporates a Central Administrative and Support Facilities cost impact of \$800 per student.

## F. Total School Facilities Cost Impacts

To determine the total school facilities cost impacts caused by Future Units, Cooperative Strategies (i) multiplied the school facilities costs (Table 9) by the additional school facilities needed (Table 8) and (ii) multiplied the central administrative and support facilities costs per student (above paragraph) by the Projected Unhoused Students (Table 7). Table 10 illustrates the total school facilities cost impacts from future residential development.

**Table 10  
Total School Facilities Cost Impacts from Future Units (2018\$)**

<b>Item</b>	<b>Cost per Teaching Station/Student</b>	<b>Teaching Stations Required/Students Generated</b>	<b>Total School Facilities Cost Impacts</b>
Elementary School	\$588,750	103.6000	\$60,994,500
Middle School	\$674,082	7.3704	\$4,968,254
High School	\$855,252	41.5926	\$35,572,154
Central Admin. Impacts	\$800	3,912	\$3,129,600
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>\$104,664,508</b>

**G. School Facilities Cost Impacts per Residential Unit**

To determine the total school facilities cost impacts per future residential unit, the total school facilities cost impacts listed above need to first be apportioned by land use based on the number of elementary school, middle school, and high school students to be generated from such land use. Table 11 shows total school facilities cost impacts by land use.

**Table 11  
Total School Facilities Cost Impacts by Land Use (2018\$)**

<b>School Level</b>	<b>Single Family Detached Units</b>	<b>Multi-family Attached Units</b>	<b>Total School Facilities Cost Impacts</b>
Elementary School	\$49,795,750	\$13,270,750	\$63,066,500
Middle School	\$4,225,640	\$901,814	\$5,127,454
High School	\$30,657,349	\$5,813,205	\$36,470,554
<b>Total</b>	<b>\$84,678,740</b>	<b>\$19,985,768</b>	<b>\$104,664,508</b>

Total school facilities cost impacts for each land use were then divided by the number of Future Units in such land use to determine school facilities cost impacts per SFD unit and MFA unit. These impacts are shown in Table 12.

**Table 12**  
**School Facilities Cost Impacts per Future Unit (2018\$)**

<b>Land Use</b>	<b>Total School Facilities Cost Impacts</b>	<b>Future Units</b>	<b>School Facilities Cost Impacts per Residential Unit</b>
Single Family Detached	\$84,678,740	7,717	\$10,973
Multi-family Attached	\$19,985,768	2,573	\$7,767

**H. School Facilities Cost Impacts per Square Foot**

To determine the school facilities cost impacts per square foot of residential construction for each land use, the school facilities cost impacts per unit listed in Table 12 were divided by the average square footage of such type of residential unit. Using square footage information for units constructed within the School District obtained from the Town, Cooperative Strategies estimates that the average square footage of an SFD unit in the School District is projected to be 2,050 square feet while the average square footage of an MFA unit is projected to be 1,100 square feet. Table 13 shows the school facilities cost impacts per square foot of residential construction in the School District.

**Table 13**  
**School Facilities Cost Impacts per Residential Square Foot (2018\$)**

<b>Land Use</b>	<b>School Facilities Cost Impacts per Residential Unit</b>	<b>Average Square Footage</b>	<b>School Facilities Cost Impacts per Square Foot</b>
Single Family Detached	\$10,973	2,050	\$5.35
Multi-family Attached	\$7,767	1,100	\$7.06

**I. Comparison of School Facilities Cost Impacts and School Fee Revenues per Residential Square Foot**

On January 24, 2018, the SAB increased the maximum residential School Fee authorized by Section 17620 of the Education Code from \$3.48 to \$3.79 per residential building square foot for unified school districts. Based on the square footage of the average residential unit constructed within the School District, the School Fees would provide for less than 100 percent of the school facilities cost impacts. Therefore, the Study concludes that the School District is fully justified in levying the maximum residential School Fee of \$3.79 per square foot for all new residential development within its boundaries.

**EXHIBIT A**

**Current SAB Form 50-02**



STATE OF CALIFORNIA  
**EXISTING SCHOOL BUILDING CAPACITY**

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION  
 Page 4 of 4

SCHOOL DISTRICT APPLE VALLEY UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75077
COUNTY SAN BERNARDINO	HIGH SCHOOL ATTENDANCE AREA (if applicable)

**PART I - Classroom Inventory**     NEW     ADJUSTED

	K-5	7-8	9-12	Non-Covered	Severe	Total
Line 1. Leased State Relocatable Classrooms	23	6				29
Line 2. Portable Classrooms leased less than 5 years						
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	116	51	91	3		261
Line 7. Permanent Classrooms	156	13	106	36	4	315
Line 8. Total (Lines 1 through 7)	295	70	197	39	4	605

**PART II - Available Classrooms**

	K-5	7-8	9-12	Non-Covered	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	116	51	91	3		261
d. Part I, line 7	156	13	106	36	4	315
e. Total (a, b, c, & d)	272	64	197	39	4	576

**Order 2**

	K-5	7-8	9-12	Non-Covered	Severe	Total
a. Part I, line 8	295	70	197	39	4	605
b. Part I, lines 1,2,5 and 6 (total only)						290
c. 25 percent of Part I, line 7 (total only)						79
d. Subtract c from b (enter 0 if negative)	102	41	66	2		211
e. Total (a minus d)	193	29	131	37	4	394

**PART III - Determination of Existing School Building Capacity**

	K-5	7-8	9-12	Non-Covered	Severe
Line 1. Classroom capacity	4,825	783	3,537	481	36
Line 2. SER adjustment	290			17	1
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	290			17	1
Line 5. Total of lines 1 and 4	5,115	783	3,537	498	37

I certify, as the District Representative, that the information reported on this form is true and correct and that:  
 I am designated as an authorized district representative by the governing board of the district; and,  
 This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).  
 In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE 	DATE 3/12/01
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**EXHIBIT B**

**Updated School Facilities Capacity Calculation**

## Apple Valley Unified School District

### School Facilities Capacity Calculation

Application	Item	Elementary School	Middle School	High School
N/A	SAB Form 50-02	5,115	783	3,537
N/A	Non-Severe/Severe Capacity	288	82	165
N/A	Relocatables Added - Granite Hills High	0	0	135
N/A	Relocatables Added - Vista Campana Middle	0	81	0
N/A	Relocatables Added - Desert Knolls Elementary	75	0	0
N/A	Relocatables Added - Rio Vista Elementary	25	0	0
N/A	Relocatables Added - Rio Vista Elementary	50	0	0
50/75077-00-002	Sitting Bull Elementary	575	0	0
50/75077-00-009	Sitting Bull Middle	300	645	0
50/75077-00-010	Vanguard Preparatory	0	607	0
50-75077-00-011	Granite Hills High	0	0	135
50/75077-00-012	Sandia Elementary	25	0	0
50/75077-00-013	Sitting Bull Elementary	200	0	0
50/75077-00-014	Sitting Bull Middle	0	162	0
50/75077-00-016	Mojave Mesa Elementary	25	0	0
50/75077-00-015	Rancho Verde Elementary	25	0	0
50/75077-00-017	Rancho Verde Elementary	25	0	0
N/A	Permanent Classrooms Added Districtwide - Middle School Level	0	81	0
<b>Total Capacity</b>	<b>N/A</b>	<b>6,728</b>	<b>2,441</b>	<b>3,972</b>

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
*Library Services – San Bernardino County Public Library*

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**Existing Conditions**

1. Please confirm or correct the following information we obtained from the San Bernardino County Public Library (SBCPL)'s website. Where requested, please provide information to fill gaps in the information that we have collected.

**General Information**

- a. SBCPL is a member of the Inland Library System, consisting of 19 independent public libraries in Riverside, San Bernardino, and Inyo counties that cooperate to locate, deliver, and share their resources and thereby provide better library service for library customers in the three-county area.

- Correct

**Bloomington Community Plan Area (CPA)**

- b. The Bloomington Branch Library is at 18028 Valley Boulevard in Bloomington.

- i. The facility opened in 2016.

- Correct

- ii. The facility is 6,700 square feet in building area.

- Correct

- iii. The branch is open five days per week, Monday through Thursday and Saturday.

- correct

- c. What is the Bloomington Branch Library's collection size?

Approx: 25,000 items

- d. Does SBCPL have factors or standards that are used to estimate library facility and resource requirements (e.g., square feet of library facility floor area per capita and book volumes per capita)?

No

- i. If so, does the Bloomington Branch currently meet those standards for the Community of Bloomington?

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
**Library Services – San Bernardino County Public Library**

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- e. The two other nearest SBCPL facilities to the Bloomington CPA are the Rialto Branch Library at 251 W. 1st Street in the City of Rialto, and the Fontana Lewis Library and Technology Center at 8437 Sierra Avenue in the City of Fontana.

- correct

**East Valley Area Plan (EVAP) area**

- f. The two nearest SBCPL facilities to the East Valley Area Plan (EVAP) area are:

- i. Highland Sam Racadio Library, 7863 Central Avenue, City of Highland

1. The library is open six days per week, Monday through Saturday.

- correct

2. What is the Racadio Library's collection size?

- Approx. 65,000

3. What is the square footage of the Racadio Library?

- Approx 25,000

4. Does the Racadio Library currently meet any SBCPL standards (see Question c above) for the City of Highland?

- N/A

- ii. Loma Linda Brach Library (LLBL), 25581 Barton Road, City of Loma Linda

1. The LLBL is open five days per week, Monday through Thursday and Saturday.

- correct

2. What is the LLBL's collection size?

Approx: 30,000

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
*Library Services – San Bernardino County Public Library*

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3. What is the square footage of the LLBL?
  
4. Does the LLBL currently meet any SBCPL standards (see Question c above) for the City of Loma Linda?

*N/A*

**Apple Valley Sphere of Influence (SOI)**

- g. The Apple Valley Branch Library (AVBL) is at 14901 Dale Evans Parkway in the Town of Apple Valley.
  - i. The branch is open five days per week, Monday through Thursday and Saturday. *– Correct*

- h. What is the AVBL's collection size?

*– Approx. 60,000*

- i. What is the square footage of the AVBL?

*– Approx 25,000*

- j. Does the AVBL currently meet any SBCPL standards (see Question c above) for the Town of Apple Valley?

*N/A*

**Impacts of Countywide Plan buildout**

**Bloomington CPA**

- k. What impact would Countywide Plan buildout within the Bloomington CPA (resulting in a net increase of 19,270 residents) have on library facilities and services in Bloomington?

*A positive impact with an increased usage.*

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
*Library Services – San Bernardino County Public Library*

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- I. Will the SBCPL be able to service the Community of Bloomington at Countywide Plan buildout in addition to existing patrons and any known cumulative developments?

Yes.

- i. Please summarize any additional resources and/or facilities needed.

With an increased patron base additional library materials may be needed

**East Valley Area Plan (EVAP) Area**

- m. What impact would Countywide Plan buildout in the East Valley Area Plan area (generating a net increase of 3,243 residents) have on library facilities and services in Highland and Loma Linda?

Possible increased usage of resources which would be positively received.

- n. Will the SBCPL be able to service the EVAP area at Countywide Plan buildout in addition to existing patrons and any known cumulative developments?

Yes

- i. Please summarize any additional resources and/or facilities needed.

With an additional patron base additional materials for the library collection may be needed.

**Apple Valley SOI**

- o. What impact would Countywide Plan buildout within the Apple Valley SOI (resulting in a net increase of 16,280 residents) have on library facilities and services in the SOI?

Positive increases in library usage

**SAN BERNARDINO COUNTY COUNTYWIDE PLAN**  
**Library Services – San Bernardino County Public Library**

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- p. Will the SBCPL be able to service the Apple Valley SOI at Countywide Plan buildout in addition to existing patrons and any known cumulative developments?

Yes. Additional library materials budget may be needed.

- i. Please summarize any additional resources and/or facilities needed.

Library Materials.

Response Prepared By:

<u>Michael Jimenez</u>	<u>County Librarian</u>
Name	Title
<u>San Bernardino County Library</u>	<u>6-12-2018</u>
Agency	Date





## Dina El Chammas

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**From:** Gary Koontz <[gkoontz@burrtec.com](mailto:gkoontz@burrtec.com)>  
**Sent:** Friday, June 29, 2018 9:07 AM  
**To:** Michael Milroy  
**Cc:** Dina El Chammas  
**Subject:** Re: San Bernardino Countywide Plan

Based upon your assumptions, full buildout would probably require somewhere in the range of 90 to 100 residential side load trucks to collect the three residential materials (trash, mixed recyclables, and green waste). Multi-family residential, commercial, industrial and institutional buildout would probably require in the range of 30 to 40 front load and roll off collection trucks.

I doubt that new MRFs would be needed although a couple of organics processing facilities for green waste and food waste may be needed. It is not easy siting new solid waste facilities so the existing ones would either be expanded, sorting equipment upgraded, or additional shifts added to meet the needs.

On Thu, Jun 28, 2018 at 1:02 PM, Michael Milroy <[mmilroy@placeworks.com](mailto:mmilroy@placeworks.com)> wrote:

Gary, please cc your response to Dina El Chammas at my office at [delchammas@placeworks.com](mailto:delchammas@placeworks.com)

Thank you

**MICHAEL MILROY**

Associate



714.966.9220

**From:** Gary Koontz <[gkoontz@burrtec.com](mailto:gkoontz@burrtec.com)>  
**Sent:** Thursday, May 31, 2018 3:34 PM  
**To:** Michael Milroy <[mmilroy@placeworks.com](mailto:mmilroy@placeworks.com)>  
**Subject:** Re: San Bernardino Countywide Plan

Ok. I'll see what I can come up with in over the next week.

On Thu, May 31, 2018 at 3:21 PM, Michael Milroy <[mmilroy@placeworks.com](mailto:mmilroy@placeworks.com)> wrote:

Hi Gary, thanks for your reply. **See my responses below.**

Please call at ext. 2364 if you have any further questions.

**MICHAEL MILROY**

Associate



714.966.9220

**From:** Gary Koontz <[gkoontz@burrtec.com](mailto:gkoontz@burrtec.com)>  
**Sent:** Thursday, May 31, 2018 2:34 PM  
**To:** Michael Milroy <[mmilroy@placeworks.com](mailto:mmilroy@placeworks.com)>  
**Subject:** San Bernardino Countywide Plan

Michael,

I received your request for information regarding our service areas relative to the Countywide Plan EIR. Exactly what are you looking for from us? Yes, we service all of the areas in question and will require additional collection vehicles to service buildout. Do you want an estimate of the number of new trucks we would need.

**Can you give me a back-of-envelope (30,000-foot-view) estimate for additional trucks needed for each of the following areas?**

This EIR is at a quite general level of analysis; we're not asking for detailed calculations or etc.

Bloomington

Fontana Sphere of Influence (SOI)

East Valley Area Plan area

Apple Valley SOI

As for MRFs, that's a little more complicated. We would need to have a better understanding of the actual types of development, i.e. single family, multifamily, commercial, industrial and institutional since they each have different generation rates for municipal solid waste, recyclables, green waste, and food waste.

### Nonresidential

All of the **industrial** uses that would be permitted under the Countywide Plan would be in the Valley Region (14.7 million square feet [MMSF]); most of that would be in the Fontana Sphere of Influence and the East Valley Area Plan area.

All the other nonresidential uses that would be permitted under the Countywide Plan would be commercial and other (civic, institutional, etc.) uses:

About 4.7 MMSF including 3.7 MMSF in the Valley Region and 1 MMSF total in the other 3 regions (Mountain, North Desert, and East Desert)

### Residential

In the 4 growth areas combined nearly 95% of the housing units would be **SFR**, with about 90% of that detached SFR. The only area with a substantial number of **MF** units would be Bloomington.

Again, looking for a 30,000-foot estimate only.

Construction/demolition waste also needs to be considered in MRF capacity calculations.

See the service letter for total net increases in housing units and nonresidential building area. Assume that growth in Bloomington, Fontana, and East Valley Area Plan would be ½ new development and ½ redevelopment; and growth in Apple Valley SOI would be all new development.

I can be reached at (909) 429-4200 if we need to talk. A pdf of the survey would also be helpful.

Thanks

Gary Koontz

Facility Project Manager

Burrtec Waste Industries, Inc.