Appendix J-b Service Provider Questionnaire Responses

Appendices

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1. Please **confirm or update** the following information we obtained from the District's website:

   SAUSD schools serving the City of Santa Ana include:
   (Please enter enrollments and capacities in the table.)

SAUSD Schools Serving Residents from the City of Santa Ana				
School	***Grades***	***Location***	***Academic Year 2019-2020 Enrollment***	***Capacity***
John Adams Elementary School	K-5th	2130 South Raitt Street	411	650
Advanced Learning Academy (ALA)	3rd-6th	335 East Walnut Street	108	300
Advanced Learning Academy Early College	7th-8th	1325 E. Fourth Street	253	525
Gerald P. Carr Intermediate School	6th-8th	2120 West Edinger Avenue	1424	2135
George Washington Carver Elementary School	K-3rd	1401 West Santa Ana Boulevard	694	1475
Century High School	9th-12th	1401 South Grand Avenue	1565	3744
Cesar E. Chavez High School	9th-12th	2128 Cypress Avenue	85	576
Wallace R. Davis Elementary School	K-5th	1405 French Street	513	925
Diamond Elementary School	K-5th	1450 South Center Street	470	750
Thomas A. Edison Elementary School	K-5th	2063 Orange Avenue	463	1000
Manuel Esqueda Elementary School	K-5th	2240 South Main Street	1039	1200
Benjamin Franklin Elementary School	K-5th	210 West Cubbon Street	377	325
John C. Fremont Elementary School	K-5th	1930 West Tenth Street	480	775
James A. Garfield Elementary School	K-5th	850 Brown Street	664	875
Godinez Fundamental High School	9th-12th	3002 Centennial Road	2341	3744
Greenville Fundamental School	K-5th	3600 South Riatt Street	1002	1100
Lorin Griset Academy	9th-12th	1915 West McFadden Avenue	309	648
Carl Harvey Elementary School	K-5th	1635 South Center Street	399	650
Martin R. Heninger Elementary School	K-5th	417 West Walnut Street	1114	1275
Heroes Elementary School	K-5th	1111 West Civic Center Drive	526	725
Herbert Hoover Elementary School	K-5th	408 East Santa Clara Avenue	335	575
Andrew Jackson Elementary	K-5th	1143 South Nakoma Drive	672	1300
Thomas Jefferson Elementary School	K-5th	1522 West Adam Street	661	975
John F. Kennedy	K-5th	1300 East McFadden	581	925

Elementary School		Avenue		
Dr. Martin Luther King Jr. Elementary School	K-5th	1001 Graham Lane	609	925
Julia C. Lathrop Technology Magnet Intermediate School	6th-8th	1111 South Broadway	876	1820
Abraham Lincoln Elementary School	K-5th	425 South Sullivan Street	691	1400
James Russell Lowell Elementary School	K-5th	700 South Flower Street	630	1050
Douglas MacArthur Fundamental Intermediate School	6th-8th	600 West Alton Avenue	1190	1540
James Madison Elementary School	K-5th	1124 Hobart Street	990	1325
Glenn L. Martin Elementary School	K-5th	939 West Wilshire Avenue	620	1050
McFadden Intermediate School	6th-8th	2701 South Raitt Street	1141	2065
Gonzalo and Felicitas Mendez Fundamental Intermediate School	6th-8th	2000 North Bristol Street	1428	1890
Middle College High School	9th-12th	1530 West 17th Street	348	540
James Monroe Elementary School	K-5th	417 East Central Avenue	272	550
Monte Vista Elementary School	K-5th	2116 West Monte Vista Avenue	458	850
John Muir Fundamental Elementary School	K-5th	1951 Mabury Street	787	1175
Pio Pico Elementary School	K-5th	931 West Highland Street	513	800
REACH Academy	-	804 North Fairview Road	41	540
Romero-Cruz Academy	K-8th	2701 West Fifth Street	1009	1525
Roosevelt Elementary School	K-5th	501 Halladay Street	558	1150
Saddleback High School	9th-12th	2802 South Flower Street	1491	3204
Santa Ana High School	9th-12th	520 West Walnut Street	3237	4212
Santiago Elementary School	K-5th	2212 North Baker Street	1103	1250
Segerstrom High School	9th-12th	2301 West High School	2472	3024
Jose A. Sepulveda Elementary School	K-5th	1801 South Poplar Street	342	625
Sierra Preparatory Academy	6th-8th	2021 North Grand Avenue	673	1680
Taft Elementary School	K-5th	500 Keller Avenue	560	1325
Jim Thorpe Fundamental Elementary School	K-5th	2450 West Alton Avenue	886	1050
Valley High School	9th-12th	1801 South Greenville Street	2222	4032
Raymond A. Villa Fundamental Intermediate School	6th-8th	1441 East Chestnut Avenue	1375	1575
Adeline C. Walker Elementary School	K-5th	811 East Bishop Street	399	575

2. Does the District plan to build any new schools that would potentially serve the project area? If so, please provide grade levels, location, and capacity for each planned school.

Grades	***Location/Address***	***Capacity***	***Anticipated Opening Year***

3. Are there any existing shortages in the amount of classroom, athletic, recreational or other facilities available to serve the current number of students? If shortages exist, what is the basis for determining those shortages?

None at this time.

4. Please **confirm or update** the following developer impact fees for residential and commercial development (obtained from the SAUSD Facilities Master Plan 2020).

   a. The school impact fees are Level 1 fees.

   b. Residential development fees are $4.08 per square foot.

   c. Commercial development fees are $0.66 per square foot.

5. Please **confirm or update** the following student generation rates for elementary, intermediate, and high schools obtained from the District's 2020 Residential Development School Fee Justification Study.

    a. Elementary school (Grades K-5): 0.4028 per single-family housing unit/0.1937 per multi-family housing unit

    b. Intermediate school (Grades 6-8): 0.2203 per single-family housing unit/ 0.1111 per multi-family housing unit

    c. High school (Grades 9-12): 0.2868 per single-family housing unit/0.1427 per multi-family housing unit

6. How would the proposed project, which includes land use designation changes that would accommodate a buildout of 6,819,422 additional nonresidential square feet, 36,167 additional dwelling units, and 14,362 jobs affect the existing SAUSD school services and facilities?

Traffic and safety concerns for students that are in areas or close proximity to the school

7. Please provide any additional comments you may have regarding the proposed project.

n/a

Response Prepared By:

Name	**Title**
Agency	**Date**

PLACEWORKS

RECEIVED
MAR 05 2020
FACILITIES

G.G.U.S.D.
MAR 02 2020
BUSINESS SERVICES

→ J. Hills for response to questionnaire

TRANSMITTAL

DATE	February 26, 2020
TO	Garden Grove Unified School District
ADDRESS	10331 Stanford Avenue, Garden Grove, CA 92840
CONTACT	Rick Nakano, Assistant Superintendent of Business Services
FROM	Jasmine A. Osman, Project Planner
SUBJECT	Service Provider Questionnaire
PROJECT NUMBER	SNT-20.0

These items are transmitted via: ☒ US Mail ☐ Express Mail ☐ Courier ☐ Hand Delivery ☐ E-mail

GENERAL REMARKS

PlaceWorks has been retained by the City of Santa Ana to prepare an Environmental Impact Report for the proposed City of Santa Ana General Plan Update. This letter is to request your assistance in updating information regarding existing school services in the City and assessing the potential impacts that would be created by the proposed project.

Please see the attached Notice of Preparation which provides details on the proposed project. Additionally, a brief questionnaire has been included.

Please provide your responses to the enclosed questionnaire. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the EIR. Please respond to PlaceWorks no later than March 6th, 2020. If you need additional time to respond or would like an MSWord version of the questionnaire, please let us know. You may mail the responses to the questionnaire to the address in the footer, or you may email the responses to josman@placeworks.com

Please feel free to call at 714.966.9220 if you have any questions or require further information.

Jasmine A Osman

Jasmine A. Osman

California Environmental Quality Act

NOTICE OF PREPARATION AND SCOPING MEETING

Date: February 26, 2020
To: Responsible Agencies and Interested Parties
Subject: Notice of Preparation and Scoping Meeting for the Santa Ana General Plan Program Environmental Impact Report

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To: Reviewing Agencies and Other Interested Parties

Project Title: Santa Ana General Plan

Project Applicant: City of Santa Ana

Notice of Preparation Review Period: 2/26/20 through 3/27/2020 (30 days)

Scoping Meeting: Thursday, March 5, 2020, Santa Ana Police Community Room

NOTICE IS HEREBY GIVEN that the City of Santa Ana (City) will prepare a program environmental impact report (EIR) for the Santa Ana General Plan. The City is the lead agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

The City determined that the proposed project would require preparation of a full-scope EIR; thus, an Initial Study was not prepared in conjunction with this Notice of Preparation.

1. Introduction

The City's General Plan was last comprehensively updated in 1982. Various updates to the City's Land Use Element, Circulation Element, Urban Design Element and Economic Development were completed in 1998. In March 2014 the City Council adopted the Santa Ana Strategic Plan. The Strategic Plan was the result of an extensive community outreach process and established specific goals, objectives and strategies to guide the City's major efforts. One of the key strategies identified is to complete a comprehensive update of the City's Existing General Plan. The updated General Plan will provide long-term policy direction to guide the physical development, quality of life, economic health, and sustainability of the Santa Ana community through 2045. The updated General Plan will address the eight topics required by state law as well as five optional topics. The topic of housing will also be addressed as a separate effort in late 2021 in accordance with state law.

2. Environmental Setting

Project Location

The City of Santa Ana encompasses roughly 27 square miles of land in central Orange County. The cities of Orange and Costa Mesa border Santa Ana to the north and south, respectively. Santa Ana's western border connects with the cities of Garden Grove, Westminster, and Fountain Valley, while Santa Ana's eastern border touches the cities of Irvine and Tustin. Regional connectivity to the City of Santa Ana is provided by interstates 15 and 405 and by State Routes 22 and 55. The City of Santa Ana is the second largest city in Orange County in terms of both population (approximately 340,000 residents as of 2019) and workers (approximately 160,000 jobs as of 2019).

3. Project Description

The City of Santa Ana is in the process of preparing a comprehensive update to its existing General Plan. Santa Ana's "Golden City Beyond: A Shared Vision" General Plan is expected to be completed in 2020 and will guide the City's development and conservation for the next 25 years through 2045. The update will provide long-term policy direction and communicate the vision, values, and goals for the City's physical development, fiscal and environmental sustainability, and overall quality of life. The new Santa Ana General Plan will serve to identify areas of opportunity and provide options to enhance development potential in key areas of the city while bringing the City into compliance with recent state laws and reflect updates to current conditions and input from the general public, city staff, and other stakeholders.

Santa Ana's General Plan is based on a vision statement and core values established as part of an extensive multi-year community outreach effort, a Technical Advisory Committee, and a General Plan Advisory Group.

Vision Statement

"Santa Ana is a city that promotes the physical, social, and economic health and wellness of our people and our community. We celebrate our past, embrace the power of diversity, and work together to create economic and educational opportunities for the next generation, leading to a more sustainable and prosperous future."

Core Values

- **Health.** The people of Santa Ana value a physical environment that encourages healthy lifestyles, a planning process that ensures that health impacts are considered, and a community that actively pursues policies and practices that improve the health of our residents.
- **Equity**. Our residents value taking all necessary steps to ensure equitable outcomes, expanding access to the tools and resources that residents need, and to balance competing interests in an open and democratic manner.
- **Sustainability.** Santa Ana values land use decisions that benefit future generations, plans for the impacts of climate change, and incorporates sustainable design practices at all level of the planning process.
- **Culture.** Our community values efforts that celebrate our differences as a source of strength, preserve and build upon existing cultural resources, and nurture a citywide culture of empowered residents.
- **Education.** We are a city that values the creation of lifelong learners, the importance of opening up educational opportunities to all residents and investing in educational programs that advance our residents' economic wellbeing.

General Plan Topics

State law requires that a general plan address eight specific topics, which each topic commonly presented as an element of the general plan. State law gives jurisdictions the discretion to incorporate optional topics and to address any of these topics in a single element or across multiple elements of the general plan. Santa Ana's General Plan will address the following eight mandatory and five optional topics:

Mandatory Topics

- Land Use
- Circulation
- Housing*
- Environmental Justice**
- Open Space
- Conservation
- Safety
- Noise

Optional Topics

- Health and Wellness
- Historic Preservation
- Urban Design
- Economic Prosperity
- Community Services

** The updated General Plan will incorporate the current 2014–2021 Housing Element and no substantive changes are anticipated as part of the comprehensive general plan update. The topic of housing will be addressed as a separate effort in late 2021 in accordance with state law.*

*** The topic of environmental justice will be incorporated throughout the General Plan, with goals and policies incorporated into multiple elements.*

Project Buildout

In coordination with the General Plan Advisory Group, the City identified five areas suited for new growth and development: South Main Street, Grand Avenue/17th Street, West Santa Ana Boulevard, 55 Freeway/Dyer Road, and South Bristol Street. These five areas are located along major travel corridors, the future OC Streetcar line, and/or linked to the Downtown. In general, many areas currently designated for General Commercial and Professional Office are expanding opportunities for residential development through a proposed change to the Urban Neighborhood or District Center General Plan land use designations. Industrial Flex would be introduced where Industrial land use designations currently exist within each of the five focus areas in order to allow for cleaner industrial and commercial uses with live-work opportunities.

There are seven other planning areas that represent specific plans and other special zoning areas that were previously adopted: Adaptive Reuse Overlay (2014), Bristol Street Corridor Specific Plan (1991/2018), Harbor Mixed Use Corridor Specific Plan (2014), MainPlace Specific Plan (2019), Metro East Overlay Zone (2007/2018), Midtown Specific Plan (1996), and Transit Zoning Code Specific Development (2010). The potential for new development in these areas is based on the forecasted buildout at the time of the respective zoning document's adoption, minus the amount of new development built between their adoption date and 2019. The most recent adoption/amendment date for each zoning document is noted in parentheses.

Growth outside of the focus areas and special planning areas is expected to be incremental and limited. Some growth was projected for the professional office surrounding the Orange County Global Medical Center and along Broadway north of the Midtown Specific Plan. Some growth was also projected for the commercial and retail area south of the West Santa Ana Boulevard focus area. Finally, some additional residential development is expected to occur on a small portion (five percent) of single-family and multi-family lots through the construction of second units.

Table 1 provides a statistical summary of the buildout potential associated with the General Plan compared to existing conditions. Figure 1 displays the draft General Plan Land Use Map while Figure 2 illustrates the boundaries of the five focus areas and special planning areas.

4. Probable Environmental Effects

The City has determined that a Program EIR will be prepared for the proposed General Plan. Section 15168 of the CEQA Guidelines states that a Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways.

The Program EIR will be prepared in accordance with the requirements of CEQA Statute and Guidelines, as amended. Pursuant to Section 15146 of the CEQA Guidelines, the degree of specificity in the Program EIR will correspond to the degree of specificity involved in the proposed General Plan. The EIR will focus on the primary effects that can be expected to follow from adoption of the proposed project and will not be as detailed as an EIR on the specific development or construction projects that may follow. Based on the City's preliminary analysis of the project, the following environmental impact categories and their associated impact thresholds will be examined in the Program EIR:

- Aesthetics
- Agricultural/Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

The Draft EIR will address the short- and long-term effects of the General Plan on the environment. Mitigation measures will be proposed for impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15150 of the CEQA Guidelines.

5. Public Review Period

This NOP will be available for a 30-day public review period from **February 26, 2020,** to **March 27, 2020,** on the City's website at https://www.santa-ana.org/general-plan. Hard copies will also be available at:

City of Santa Ana, Planning Division
20 Civic Center Plaza, M-20
Santa Ana, CA 92701

City of Santa Ana Public Library
26 Civic Center Plaza
Santa Ana, CA 92701

The City is seeking input from both agencies and members of the public on the scope and content of the environmental information and analysis in the EIR. Due to the time limits mandated by state law, written comments must be sent via mail, e-mail, or fax no later than 5:00 PM on **Thursday March 27, 2020**. Please send your comments at the earliest possible date to:

Verny Carvajal, Principal Planner
City of Santa Ana Planning and Building Agency
PO BOX 1988 (M-20)
Santa Ana, CA 92702
Email: VCarvajal@santa-ana.org

6. Public Scoping Meeting

Pursuant to the California Public Resources Code Section 21083.9, the City will conduct a public scoping meeting. This meeting will provide a public forum for information dissemination and dialogue regarding the components of the proposed project and the environmental review process. Please note the main purpose of the public scoping meeting is to provide a project description and solicit comments to refine and/or expand the scope of the EIR. **Although staff will summarize the issues raised at these meetings, anyone wishing to make formal comments on the scope of the EIR must do so in writing.** The public scoping meeting will be held on:

Date: Thursday, March 5, 2020
Time: from 6:00 to 7:30 PM
Location: Santa Ana Police Community Room, 60 Civic Center Plaza, Santa Ana, CA 92701

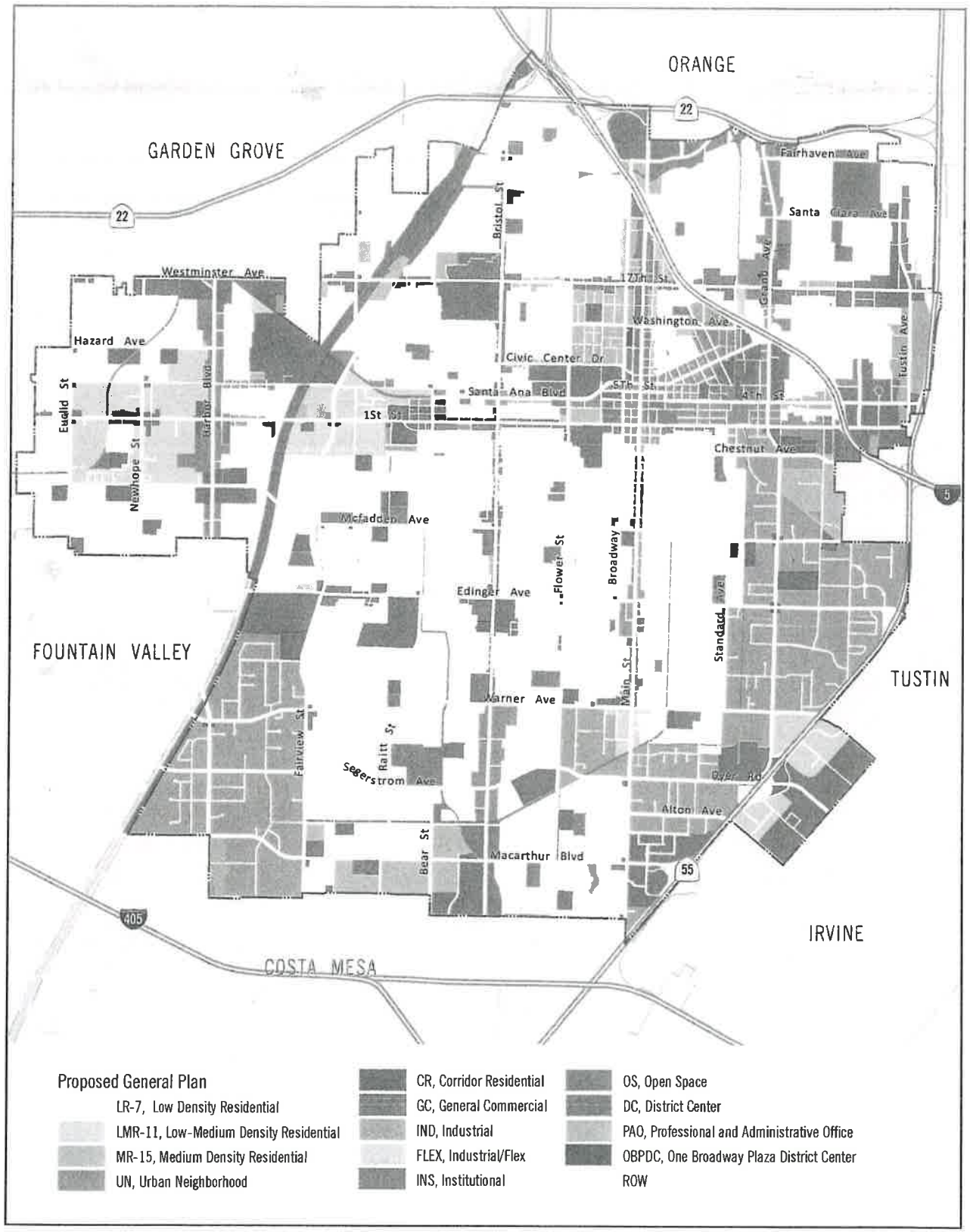
Table 1 Existing Conditions, Potential Growth, and Buildout Conditions in Santa Ana, 2020 to 2045

PLANNING AREA	EXISTING [1]			GROWTH [2]			BUILDOUT		
	Housing Units	Bldg. Sq. Ft.[3]	Jobs	Housing Units	Bldg. Sq. Ft.[3]	Jobs	Housing Units	Bldg. Sq. Ft.[3]	Jobs
FOCUS AREAS	**6,380**	**12,849,259**	**29,931**	**17,481**	**3,233,332**	**9,542**	**23,861**	**16,082,591**	**39,473**
55 Freeway/Dyer Road	1,221	5,094,557	10,401	8,731	1,434,665	3,849	9,952	6,529,222	14,250
Grand Avenue/17th Street	561	1,400,741	3,568	1,667	-689,325	-1,929	2,228	711,416	1,639
South Bristol Street	220	1,577,511	3,337	5,233	3,508,975	11,319	5,453	5,086,486	14,656
South Main Street	1,720	1,685,978	3,455	588	-739,316	-1,304	2,308	946,662	2,151
West Santa Ana Boulevard	2,658	3,090,472	9,170	1,262	-281,667	-2,393	3,920	2,808,805	6,777
SPECIFIC PLAN / SPECIAL ZONING	**4,685**	**13,924,891**	**38,548**	**15,839**	**3,033,554**	**1,154**	**20,524**	**16,958,445**	**39,702**
Adaptive Reuse Overlay Zone [4]	260	976,935	3,043	1,000	0	-476	1,260	976,935	2,567
Bristol Street Corridor Specific Plan	136	140,348	294	-1	2,791	-12	135	143,139	282
Harbor Corridor Specific Plan	1,324	1,767,937	3,286	3,298	200,045	-1,708	4,622	1,967,982	1,578
Main Place Specific Plan	0	1,108,080	2,216	1,900	1,318,843	3,164	1,900	2,426,923	5,380
Metro East Overlay Zone	844	2,516,056	7,524	4,707	2,169,891	4,734	5,551	4,685,947	12,258
Midtown Specific Plan	607	1,885,065	4,824	0	-66,812	-209	607	1,818,253	4,615
Transit Zoning Code	1,514	5,530,470	17,361	4,935	-591,204	-4,339	6,449	4,939,266	13,022
ALL OTHER AREAS OF THE CITY [5]	**67,727**	**39,772,550**	**92,004**	**2,847**	**552,536**	**3,666**	**70,574**	**40,325,086**	**95,670**
CITYWIDE TOTAL	**78,792**	**66,546,700**	**160,483**	**36,167**	**6,819,422**	**14,362**	**114,959**	**73,366,122**	**174,845**

Source: City of Santa Ana, 2020.

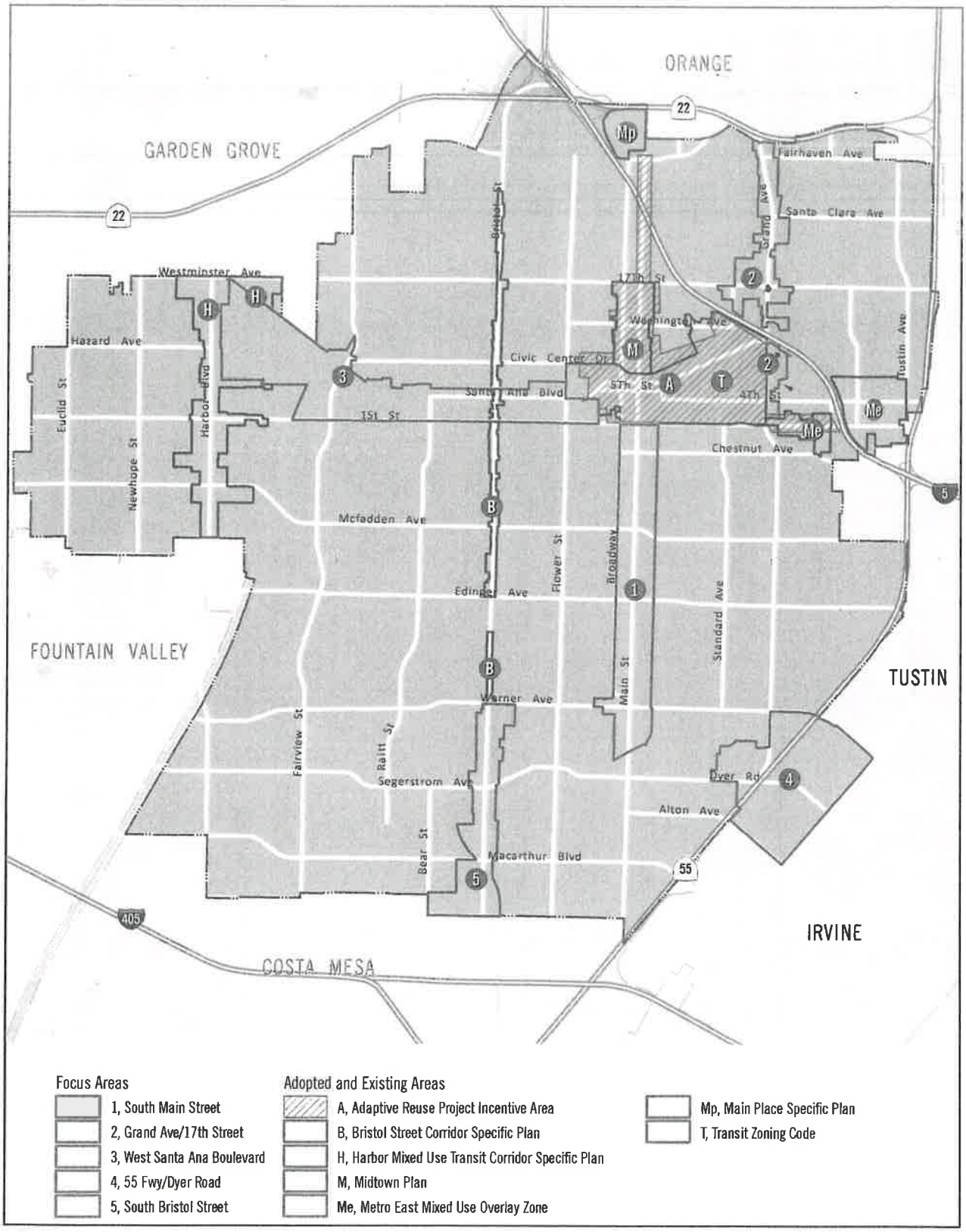
1. Existing represents conditions as of December 2019 as derived from the City of Santa Ana Planning Information Network and projects already under construction per the January 2020 monthly development project report.
2. The potential growth for new development in specific plan/special zoning area is based on the forecasted buildout at the time of the respective zoning document's adoption, minus the amount of new development built between its adoption date and 2019.
3. Only includes nonresidential building square footage.
4. The figures shown on the row for the Adaptive Reuse Overlay represents parcels that are exclusively in the Adaptive Reuse Overlay boundary. Figures for parcels that are within the boundaries of both the Adaptive Reuse Overlay Zone and a specific plan, other special zoning, or focus area boundary are accounted for in the respective specific plan, other special zoning, or focus area.
5. The City has included an assumption for growth on a small portion (five percent) of residential parcels through the construction of second units, which is distributed throughout the City and is not concentrated in a subset of neighborhoods. Additional growth includes known projects in the pipeline and an increase of 10 percent in building square footage and employment for the professional office surrounding the Orange County Global Medical Center and along Broadway north of the Midtown Specific Plan, as well as the commercial and retail area south of the West Santa Ana Boulevard focus area.

Figure 1 - Proposed General Plan Land Use



PlaceWorks

Figure 2 - Proposed General Plan Focus Areas and Other Special Planning Areas



1. Please **confirm or update** the following information we obtained from the District's website:

Data only Available for 2019-2020

GGUSD schools serving the City of Santa Ana include:
(Please enter enrollments and capacities in the table.)

GGUSD Schools Serving Residents from the City of Santa Ana

School	*Grades*	*Location*	*Academic Year 2020-2021 Enrollment*	Perm/ Inc. Portable *Capacity*
R. F. Hazard Elementary School	K-6th	4218 West Hazard Avenue	432	350/700
Rosita Elementary School	K-6th	4726 West Hazard Avenue	503	450/725
Heritage Elementary School	K-6th	426 South Andres Place	506	550/850
Edward Russell Elementary School	K-6th	600 South Jackson	492	500/875
Newhope Elementary	K-6th	4419 West Regent Drive	394	450/600
Stephen R. Fitz Intermediate	7th-8th	4600 West McFadden Avenue	640	783/719

Calculated at 25 per class k-6, 27 per class 7-12

2. Does the District plan to build any new schools that would potentially serve the project area? If so, please provide grade levels, location, and capacity for each planned school.

Grades	*Location/Address*	*Capacity*	*Anticipated Opening Year*

NA

3. Are there any existing shortages in the amount of classroom, athletic, recreational or other facilities available to serve the current number of students? If shortages exist, what is the basis for determining those shortages?

TABLE 1
FACILITIES CAPACITY AND STUDENT ENROLLMENT

SCHOOL LEVEL	EXISTING PERMANENT FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2019)	AVAILABLE/ (DEFICIT) CAPACITY
Elementary School (TK-6)	22,100	20,748	1,352
Intermediate School (7-8)	6,399	6,735	(336)
High School (9-12)	12,069	13,742	(1,673)
TOTAL	**40,568**	**41,225**	**(657)**

4. Please **confirm or update** the following developer impact fees for residential and commercial development (obtained from the GGUSD's Website).

   a. Residential development fees are $3.79 per square foot.
   Proposed increase to $4.09 on 5/16/20

   b. Commercial/Industrial/Senior Housing development fees are $0.61 per square foot.
   Proposed increase to $0.66 on 5/16/20

   c. Assessable space for self-storage development fees are $0.06 per square foot.
   Confirmed

5. What are the student generation rates for elementary, intermediate, and high schools within the District?

   a. Are there generation rates specific to housing type (i.e., single-family, multifamily, etc.)?

TABLE 3
STUDENT GENERATION RATES

SCHOOL LEVEL	STUDENT GENERATION RATES PER RESIDENTIAL UNIT		
	SFD	SFA	MF
Elementary School (TK-6)	0.2989	0.0876	0.2296
Intermediate School (7-8)	0.0969	0.0272	0.0734
High School (9-12)	0.2029	0.0562	0.1421
TOTAL	**0.5987**	**0.1710**	**0.4451**

6. How would the proposed project, which includes land use designation changes that would accommodate a buildout of 6,819,422 additional nonresidential square feet, 36,167 additional dwelling units, and 14,362 jobs affect the existing GGUSD school services and facilities?

   In the 2 areas where GGUSD students are drawn from: Focus area 3, West Santa Ana Boulevard and Specific plan area H, Harbor Mixed use Transit corridor residential units and Commercial square footage will produce an estimated 848 net increase in students.

7. Please provide any additional comments you may have regarding the proposed project.

Response Prepared By:

Jerry Hills	Facilities Director
Name	**Title**
Garden Grove Unified School District	3/10/20
Agency	**Date**

School site	grades	location	2019-2020 enrollment	capacity permanent building	Capacity relocatable	total capacity
Clinton	k-6	13641 Clinton St., Garden Grove	595	600	475	**1075**
Post	k-6	14641 Ward St. ,Westminster	462	500	150	**650**
Paine	k-6	15792 Ward st., Garden Grove	442	500	75	**575**
Monroe	k-6	16225 Newhope St., Fountain Valley	416	500		**500**
Riverdale	k-6	13222 Lewis St., Garden Grove	558	350	375	**725**
Anthony	k-6	15320 Pickford st., Westminster	359	500	50	**550**
Morningside	k-6	10521 Morningside Dr., Garden Grove	432	500	100	**600**
Peters	k-6	13162 Newhope st., Garden Grove	1118	775	675	**1450**
Doig	7-8	12752 Trask Ave., Garden Grove	765	621	297	**918**
Irvie	7-8	10552 Hazard Ave., Garden Grove	674	783	108	**891**
Santiago	9-12	12342 Trask Ave., Garden Grove	1967	1782	621	**2403**
Los Amigos	9-12	16566 Newhope St., Fountain Valley	1741	1539	540	**2079**
LaQuinta	9-12	10372 McFadden Ave., Westminster	2145	2214	243	**2457**
Bolsa Grande	9-12	9401 Westminster Ave., Garden Grove	1916	1674	216	**1890**

SANTA ANA GENERAL PLAN UPDATE
Tustin Unified School District Questionnaire

1. Please provide the following:

   - A list of all the schools in TUSD that service Santa Ana residents,
   - The existing enrollments of each of these schools, and
   - The existing capacities of each of these schools.

   Please see Appendix A from the attached a table Fee Justification Report adopted by the Board of Education on April 13, 2020. Schools that service students from the general plan area are highlighted in yellow.

2. Does the District plan to build any new schools that would potentially serve the project area? If so, please provide grade levels, location, and capacity for each planned school.

Grades	***Location/Address***	***Capacity***	***Anticipated Opening Year***

3. Are there any existing shortages in the amount of classroom, athletic, recreational or other facilities available to serve the current number of students? If shortages exist, what is the basis for determining those shortages?

   As a whole, schools in the District are at or above capacity per the Table attached in item 1. The District strives to provide adequate facilities at all of its schools. The collection of developer fees helps the District to fund projects that may help to fill any shortages.

4. Please **confirm or update** the following developer impact fees for residential and commercial development (obtained from the TUSD website).

    a. Residential development fees are $3.79 per square foot.

    b. Commercial development fees are $0.61 per square foot.

The Board of Education took action of April 13, 2020 to increase residential development fees to $4.08 per square foot and commercial/industrial development fees to $0.66 per square foot. These increased fees will take effect on June 12, 2020.

5. Please **confirm or update** the following student generation rates for elementary, intermediate, and high schools obtained from the District's 2018 Residential, Commercial/Industrial Development School Fee Justification Study.

    a. Elementary school (Grades K-5): 0.1434 per multi-family housing unit

    b. Intermediate school (Grades 6-8): 0.0736 per multi-family housing unit

    c. High school (Grades 9-12): 0.0902 per multi-family housing unit

There are no student generation rates for single-family homes because "the vast majority of future unmitigated residential dwelling units expected to be constructed consist of multi-family dwelling units."[1]

Table 4 on page 8 of the attached District's Fee Justification Report adopted by the Board of Education on April 13, 2020, shows current student generation rates, including rates for single family detached units.

6. How would the proposed project, which includes land use designation changes that would accommodate a buildout of 6,819,422 additional nonresidential square feet, 36,167 additional dwelling units, and 14,362 jobs affect the existing TUSD school services and facilities?

As stated above, school facilities in TUSD are at or near capacity. The addition of k-12 students would create a major impact on our facilities unless mitigation is provided to help the District respond to the facilities needs created by those new students.

[1] Fee Justification Report for Residential and Commercial/Industrial Development https://www.tustin.k12.ca.us/uploaded/District_Office/Business_Services/Fiscal_Services/School_Facilities_Fees/Fee_Justification_Report_March_2018.pdf (page 13)

7. Please provide any additional comments you may have regarding the proposed project.

The District expects that all future development created by this project will pay the maximum development fee in place at the time building permits are obtained.

The District has attached the Fee Justification Report adopted by the Board of Education on April 13, 2020 as a reference to this request.

Response Prepared By:

Tom Rizzuti	Director, Facilities & Planning
Name	**Title**
Tustin Unified School District	April 17, 2020
Agency	**Date**

Tustin Unified School District
Capacity Calculation - State Loading Standards

Fiscal Year 2019/20

	School	Total CR [1]	Current Classroom Counts [1] TK-6 25		7-12 27		Severe 9		Non Severe 13		Capacity 2019/20 100%	Enrollment 2019/20 Enrollment	State Loading 100% Capacity vs Enrollment +/-
ELEM	Arroyo	24	24	600		0	0	0	0	0	600	637	-37
ELEM	Benson	17	14	350		0	0	0	3	39	389	391	-2
ELEM	Beswick	12	11	275		0	0	0	1	13	288	511	-223
ELEM	Estock	21	21	525		0	0	0	0	0	525	516	9
ELEM	Guin Foss	15	15	375		0	0	0	0	0	375	427	-52
ELEM	Heideman	29	29	725		0	0	0	0	0	725	606	119
ELEM	Heritage	21	21	525		0	0	0	0	0	525	485	40
ELEM	Hicks Canyon	36	36	900		0	0	0	0	0	900	934	-34
ELEM	Ladera	14	14	350		0	0	0	0	0	350	318	32
ELEM	Loma Vista	25	22	550		0	0	0	3	39	589	469	120
ELEM	Myford	28	25	625		0	0	0	3	39	664	594	70
ELEM	Nelson	26	24	600		0	0	0	2	26	626	531	95
ELEM	Orchard Hills - k-8 (see below)	18	18	450		0	0	0	0	0	450	431	19
ELEM	Peters Canyon	22	19	475		0	0	0	3	39	514	510	4
ELEM	Red Hill	23	21	525		0	0	0	2	26	551	553	-2
ELEM	Thorman	30	30	750		0	0	0	0	0	750	787	-37
ELEM	Tustin Connect Academy	1	1	25		0	0	0	0	0	25	17	8
ELEM	Tustin Memorial Academy	22	22	550		0	0	0	0	0	550	602	-52
ELEM	Tustin Ranch	21	21	525		0	0	0	0	0	525	570	-45
		405	388		0		0		17		9,921	9,889	32

	School	Total CR	TK-6 25		7-12 27		Severe 9		Non Severe 13		2019/20 100%	2019/20 Enrollment	100% Capacity vs Enrollment +/-
MID	Columbus Tustin	38	0	0	28	756	0		5	65	821	808	13
MID	Currie	31	0	0	24	648	0		2	0	648	591	57
MID	Hewes	38	0	0	33	891	0		1	13	904	984	-80
MID	Orchard Hills	28	0	0	25	675	0		2	26	701	993	-292
MID	Pioneer	46	0	0	41	1107	0		1	13	1,120	1,189	-69
MID	Tustin Connect Academy	1	0	0	1	27	0		0	0	27	31	-4
MID	Utt	36	0	0	29	783	0		3	39	822	937	-115
	Totals	218	0		181		0		14		5,043	5,533	-490

	School	Total CR	TK-6 25		7-12 27		Severe 9		Non Severe 13		2019/20 100%	2019/20 Enrollment	100% Capacity vs Enrollment +/-
HIGH	Beckman	107		0	91	2457	0	0	6	78	2,535	2,947	-412
HIGH	Foothill	95		0	81	2187	0	0	6	78	2,265	2,424	-159
HIGH	Hillview/Sycamore at Lambert	25		0	13	351	0	0	0	0	351	230	121
HIGH	Tusin Connect Center	3		0	3	273	0	0	0	0	273	98	175
HIGH	Tustin	97		0	82	2214	0	0	8	104	2,318	2,282	36
		327	0		270		0		20		7,742	7,981	-239

SUMMARY	Total CR	TK-6	7-12	Severe	Non Severe	2019/20 Capacity 100%	2019/20 Enrollment	100% Capacity vs Enrollment +/-
	950	388	451	0	51	22,706	23,403	-697

(1) Classroom Counts exclude classroom facilities that do not meet state requirements (i.e., less < 960 square feet) or which are used for other educational purposes (ROP, etc).

SDFA

SPECIAL DISTRICT
FINANCING & ADMINISTRATION

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Tustin Unified School District

FEE JUSTIFICATION REPORT

For Residential & Commercial/Industrial Development

March 2020

PREPARED FOR:
Tustin Unified School District
300 South C Street
Tustin, CA 92780
Tel: 714 • 730 • 7301
Contact: Anthony Soria

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EXECUTIVE SUMMARY

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

Specifically, this Report is intended to provide the Board of Education of the District with the required information to make the necessary findings set forth in Government Code Section 66001 et seq. and in accordance with Government Code Section 65995 et. seq, to support the District's collection of its fair share of the statutory fees allowed by the State of California, which for unified districts (K-12) is currently $4.08 per square foot of new residential development and $0.66 per square foot of new commercial/industrial development. The TUSD is a unified school district providing school facilities to elementary and secondary students living within the cities of Irvine, Santa Ana and Tustin as well as small portions of unincorporated areas within the County of Orange.

The findings contained in this Report include the following:

- *In accordance with state classroom loading standards, the District currently has school capacity to house approximately 22,706 students.*

- *As of October 2, 2019, current enrollment, including Special Day Class students, is approximately 23,403 students resulting in an aggregate capacity deficit of 697 seats.*

- *At least 3,127 new dwelling units could be constructed during the next twenty years within the boundaries of the school district and for which they have not mitigated the impact of their development through participation in a community facilities district, a negotiated fee payment or some other mitigation measure ("Mitigated Developments").*

- *Future development of single-family housing is largely expected to occur within the District's remaining mitigated developments (i.e., Orchard Hills and Tustin Legacy) and almost all future unmitigated development will consist of multi-family housing and the District's student generation rates indicate that almost one and one-half elementary, one middle, and one high school student is generated from every ten multi-family ("MF") dwelling units constructed.*

- *Approximately eighty-two percent (82%) of an elementary school and forty-two percent (42%) of a Grade 6-12 school facility will need to be constructed in order to*

provide adequate facilities to house students to be generated from currently unmitigated developments which lie within the boundaries of the District. The estimated cost of these school facilities, excluding interim housing requirements and central administrative support, is almost $78 million dollars.

- *Taking into account the cost of interim housing and administrative support, the total cost of school facilities results in a cost of approximately $78,661 per elementary student, $90,919 per school student in grades 6-12. Thus, estimated school facilities cost per dwelling unit is approximately $26,065.*

- *Based on development plans for projects within the Cities of Irvine, Santa Ana and Tustin, the District estimates that the average size of future residential dwelling units to be constructed within the TUSD will be approximately 1,414 square feet. Based upon the average square footage, the District would need to collect approximately $18.43 per square foot of new residential development to mitigate the school facilities impacts. This amount is well in excess of the amount that may be currently collected by the District (i.e., the District's maximum fee amount is $4.08 per square foot) and permitted by state statute. Thus, the District is justified in collecting the statutory fees for residential development as permitted by state law.*

- *Utilizing estimates regarding employee generation and associated residential household generation gleaned from recent Census data, it was determined that the District would need to collect between $0.38 and $60.35 per square foot of commercial/industrial development to mitigate the gross school facilities impacts resulting from almost all new non-residential development. This amount is well in excess of the amount currently collected by the District (i.e., the District's maximum fee amount is $0.66 per square foot) and permitted by state statute. Thus, the District is justified in collecting $0.38 per square foot for new self-storage development and the District is justified in collecting the matimum statutory fee of $0.66 per square foot for all commercial/industrial development as permitted by state law.*

- *Absent additional state or local funding, the District will not be able to provide adequate school facilities for new residential, commercial or industrial developments that are constructed within the boundaries of the District and for which no additional mitigation is received.*

Section
One

INTRODUCTION

This Section of the Report sets forth the legislative requirements as well as the methodology and data sources utilized in the analysis of the District's school facilities impact. Also included in this Section is a brief description of the TUSD, its current student enrollment and its current capacity.

The Tustin Unified School District

The TUSD is a political subdivision of the State of California and encompasses more than twenty-four (24) square miles in central Orange County and includes almost all of the territory within the boundaries of the City of Tustin as well as portions of the cities of Irvine and Santa Ana as well as an unincorporated area known as Tustin Foothills located primarily in the northern portion of the District. Its western boundary includes portions of Santa Ana with the portion of the western boundary line that lies north of Interstate 5 running along Marbury and Wright Streets and the portion that lies south of the Interstate largely coterminous with Lyon Avenue. Its southern boundary line runs along Warner Avenue on both the west and east areas of the District with the central portion of the district's southern boundary (between Armstrong and Jamboree) extending south to McGaw Avenue. The eastern boundary of the District is coterminous with Jamboree Road south of Interstate 5 and then is represented by Culver Drive north of Interstate 5 with the boundary line extending north of Portola Parkway into the area known as Orchard Hills (Planning Area No. 1 of the City of Irvine). The eastern portion of the District's northern boundary lies adjacent to Peters Canyon Regional Park and then follows along a number of residential streets in the Tustin Foothills on the west side of the District.

The TUSD is a geographically small, unified (K-12) school district that primarily serves an urban population with an enrollment of almost 24,000 students housed in twenty-nine different schools, including seventeen elementary, one K-8 school, five middle (grades 6-8), three comprehensive high schools as well as one alternative education school and one continuation school. The District serves a diverse ethnic population that includes more than 100,000 people in the cities of Irvine, Tustin and Santa Ana as well as the unincorporated area known as the Tustin Foothills.

Synopsis of District Growth & Student Capacity

During the past thirty years, the District has experienced significant student growth as well as accompanying demographic changes both in terms of ethnicity and economic diversity. With the development of Tustin Ranch, Lower Peter's Canyon, MCAS/Legacy and Orchard Hills master-planned communities as well as other projects, the last decade has seen continuous enrollment growth. During the ten-year period from 2009 to 2018, District enrollment went up by almost 1,800 students, an increase of more than eight percent (8%).

Student enrollment for 2019/20 by school type is as follows:

Table I

FY 2019/20 Student Enrollment

School Type	Current Enrollment (1)
Elementary School (Grades K-6)	9,889
Middle School (Grades 7-8)	5,533
High School (Grades 9-12)	7,981
Total 2019/20 Enrollment	23,403

(1) Reflects enrollment in District's iniital enrollment data file from October 2, 2019 and may not correspond to CSIS enrollment figures.

Current enrollment figures show that the total student population is just over 23,400 students. For purposes of calculating current capacity under the School Facilities Program the District relies on capacity computations as summarized on its School Capacity Study worksheet, attached as Appendix "A". This worksheet indicates that the District's current school facilities are sufficient to house 9,921 elementary, 5,034 middle, and 7,742 high school students or a total of 22,706 pupils. A comparison of current student enrollment to current capacity demonstrates that the District currently has insufficient facilities to adequately house its current enrollment at both middle and high school levels with approximately one classroom of excess capacity at the elementary school level. While there may be some short-term surplus capacity at various sites, with the pending build-out of the Orchard Hills Development (which has already mitigated its obligation via the funding and construction of the Orchard Hills K-8 facility located in CFD No. 14-1), any current surplus seats in the District will likely be absorbed as students from CFD 14-1 are generated.

Based upon the most recent population and housing estimates and trends as indicated by recent census data and corroborated by recent development within the District, it is anticipated that the growth experienced by the District during the past decade is likely to continue in the near future with the redevelopment of the Marine Corps Air Base (MCAS). Specifically, current growth estimates of the cities of Santa Ana, and Irvine indicate that housing development in the northwest portion of Irvine and the eastern portion of Santa Ana, and more particularly within the jurisdictional boundaries of the TUSD, will continue. Thus, as the District's current facilities are inadequate to house *all* of the additional students beyond its current enrollment and the future dwelling units to be constructed within Mitigated Developments, additional facilities must be added to provide some incremental capacity for students that will be generated from new non-mitigated development.

During the past twenty-eight years the District and the development community have entered into various mitigation agreements in order to ensure the timely construction of school facilities to house students from new development (Mitigated Development). The primary financing mechanism authorized in the mitigation agreements is the formation of a community facilities district (CFD). The District can then issue bonds to construct school facilities with repayment of the bonds being accomplished through the levy of a special tax on properties within the CFDs. These developments that are subject to the special tax are considered Mitigated Developments as they have provided significant funding and support to the TUSD facilities program since 1989. Nevertheless, increased student generation within existing developments as well as new residential construction for which a mitigation agreement does not exist continues to cause the District to operate with inadequate school facilities.

Legislative History

School districts have historically relied upon state funds and local bond measures to provide funding for the acquisition and construction of new school facilities. Prior to the passage of Proposition 13 in 1978, a school district's share of local property taxes was typically sufficient to build necessary schools to accommodate new development. The rapid increase in real estate prices within California during the 1970's and 1980's ensured that revenues would expand as the "ad valorem" tax base grew. However, limitations on the growth of this funding source were significantly constrained by the passage of Proposition 13, which limited annual increases in assessed values, except in the case of ownership transfers, to two percent (2%). This action, combined with a compounding need for new construction monies, caused significant hardships in many school districts during the early 1980's.

In 1986 the state legislature attempted to address this funding shortfall through the enactment of Assembly Bill 2926 ("School Fee Legislation"), which provided for the imposition of development fees on new residential and commercial/industrial construction. The School Fee Legislation provides that development fees are to be collected prior to the issuance of a building permit. Furthermore, no city or county is authorized to issue a building permit for new residential or commercial/industrial projects unless it first certifies with the appropriate school districts that the developer of the project has complied with the development fee requirement.

Shortly thereafter, AB 1600 ("Mitigation Fee Act") was enacted by the state legislature and took effect on January 1, 1989. Government Code Section 66001 and following sets forth the requirements for establishing, imposing and increasing development fees initially authorized under AB 2926. Specifically, the Mitigation Fee Act requires that a reasonable relationship or "nexus" exist between the type and the amount of a development fee imposed and the cost of the benefit to be derived from the fee. Specifically, Section 66001 of the Government Code with respect to the imposition of development fees provides, in pertinent part, that any action establishing, increasing, or imposing a fee on new development shall do all the following:

- *Identify the purpose of the fee.*
- *Identify the use to which the fee is to be put.*

- *Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.*
- *Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

The development fees are currently authorized under Education Code Section 17620 and are $4.08 per square foot of new residential construction and $0.66 per square foot of new commercial/industrial development (for K-12 school districts). These development fees may next be increased by the SAB in 2022 and every two years thereafter.

In June of 2006, Assembly Bill 2751 was passed which added the criteria that a fee is prohibited from including the cost attributable to existing deficiencies in public facilities. In the case of a school district, this would mean that existing capacity deficits could not be added to the facilities funding required from future development. In this Report, this is demonstrated in the calculations by not including any deficit which would be shown in Table II, if any, to the School Facilities Required for New Development (Unmitigated) (Table X) or to the cost of such school facilities (Tables XII, XIII and XIV).

Methodology

In order to determine the impact of new construction on TUSD facilities the relationship between the new construction and its impact on the demand for school facilities must be identified. For residential development this determination includes the following:

- *Projecting the number of future residential dwelling units to be constructed within TUSD boundaries.*
- *Calculating a student generation rate (i.e., students expected to be generated from each new home) for the future dwelling types expected to be constructed in the future.*
- *Determining the number of students to be generated from new development.*
- *Identifying the "per student cost" for new elementary, middle and high school facilities.*
- *Multiplying the per student costs for elementary, middle and high school facilities by the applicable student generation rate.*

The methodology for determining the impact of new commercial/industrial development is similar. However, instead of determining the number of students to be generated per new dwelling unit, the focus is on the number of students generated per employee.

This Report utilizes in part, employee generation factors derived from the Traffic Generator's Guide prepared by the San Diego Association of Governments (SANDAG), last updated in April of 2002, as well as certain census data compiled by the U.S. Census Bureau.

Data Sources

The primary information used to establish a nexus between new development and school facilities impacts includes residential housing projections, employment impacts from new commercial/industrial development, historical student generation rates and facilities cost estimates. Primary information sources regarding future housing projections includes preliminary data for the Legacy Project gleaned from the Specific Plan for the Marine Corps Air Station (MCAS) as well as planning and current project documents obtained from the cities of Irvine, Santa Ana and Tustin. Data for determining commercial/industrial impacts was derived from the Traffic Generators Guide prepared by SANDAG as well as 2006-2010 Census Data for the cities of Irvine, Tustin and Santa Ana. Student generation rates for this Report were calculated by SDFA. Equal Employment Opportunity Commission (EEOC) worksite data derived from the American Community Survey (2006-10) conducted by the US Census Bureau was utilized to determine school facilities impacts associated with new non-residential development. Facilities cost estimates were prepared using cost information obtained from the District's Facilities Department.

Section
Two

RESIDENTIAL DEVELOPMENT

This Section of the Report identifies the school facilities impact from new residential construction.

Existing Facilities Capacity and Current Enrollment

Prior to examining the school facilities impacts from new development, the District's current capacity and enrollment were reviewed to identify existing facilities that may be available to house future students. As shown in Appendix "A" (School Capacity Worksheet), the District has determined that its existing school building capacity is approximately 22,706 elementary, middle and high school seats. As shown in Table I, CSIS enrollment figures for 2019/20 include 23,403 students. The resulting capacity deficit is shown in Table II.

Table II
Existing School Facilities Capacity

School Type	2019/20 Capacity (1)	2019/20 Enrollment (2)	Existing Seat Surplus/(Deficit)
Elementary (K-6)	9,921	9,889	32
Middle (7-8)	5,043	5,533	(490)
High (9-12)	7,742	7,981	(239)
Aggregate	22,706	23,403	(697)

(1) Includes Permanent Facilities & Interim Facilities.

(2) For purposes of determining available overall facilities capacity in accordance with state classroom loading standards, both capacity and enrollment figures identified in Appendix "A" and Table II reflect grades K-6 at the elementary school level and grades 7-8 at the middle school level. However, consistent with current District educational program policies, the District's sixth graders are predominantly attending the District's middle schools. Thus, for determining the facilities impact from future development and future school design goals, the District will assume that sixth grade students generated from future unmitigated development will continue to be housed at middle school facilities.

Future Residential Unit Projections

In the summer of 2005, the District entered into a mitigation agreement with the Irvine Company for the future development project known as Orchard Hills (Planning Area No. 1), which is primarily located northwest of the intersection of Culver Drive and Portola Parkway in the City of Irvine. And in the fall of 2015, TUSD completed its negotiations with the City Tustin related to the redevelopment of the remaining portion of the Tustin Marine Corps Air Station (MCAS). Both of these projects are expected to generate a significant number of students that must be housed in school facilities provided by the District but as a result of successful negotiations, their anticipated facilities impacts will be met through the formation of two CFDs and the issuance of bonds to construct facilities to serve their communities.

As a result, the anticipated student impacts from these communities at grades kindergarten through twelfth (K-12) are excluded from this analysis, so that only the net impact from unmitigated developments that will be subject to statutory fees will be considered.

Thus, for purposes of this analysis, the District's projection of future housing that is not yet mitigated consists primarily of (i) underdeveloped property located north of McGaw Avenue between Armstrong and Jamboree Road which is referred to as the IBC (Irvine Business Center), (ii) the Metro-East Overlay Zone located in the City of Santa Ana and (iii) future "in-fill" developments within the City of Tustin. The District has not incorporated in its estimate a significant number of future dwelling units expected from currently unidentified in-fill development. This estimate is summarized in Table III and is also included in Appendix "D".

Table III
Projected Future Residential Units located within Unmitigated Developments [(1)]

Jurisdiction	Single-Family Detached (SFD) Dwelling Units	Single-Family Attached (SFA) Dwelling Units	Multi-Family Apartment Dwelling Units	Total Future Dwelling Units
City of Irvine (IBC)	0	357	0	357
City of Santa Ana	24	0	2,205	2,229
City of Tustin	0	115	426	541
Unincorporated	0	0	0	0
Total for TUSD	24	472	2,631	3,127

(1) Future Planned Residential Projects without Mitigation as identified in planning documents or as estimated by planning agencies responsible for approving projects located within the jurisdictional boundaries of TUSD.

As previously indicated, a significant number of future dwelling units will be constructed within master-planned communities which are considered Mitigated Developments because they have already mitigated their school impacts through the formation of a community facilities district. These units are considered part of Mitigated Developments and therefore, both their impact on school facilities and their mitigation payments are excluded from the fee calculation in this Report.

Student Generation Rates

To establish a nexus between anticipated future residential development and a corresponding need for additional school facilities, the number of future students anticipated to be generated from the new residential development must be determined. This calculation often results in a student generation rate or factor, which represents the number of students, or portion thereof, expected to attend District schools from each new house. While additional single-family and multi-family housing will be constructed in both Orchard Hills and in Tustin Legacy (MCAS), these two areas represent mitigated developments and are excluded from this report.

For purposes of estimating the school facilities impact expected from future development, the District utilized its student generation rates tabulated for single-family detached (SFD), single-family attached (SFA) and multi-family units (apartments) located within its CFDs (CFD Nos. 88-1, 97-1, 06-1, 07-1 and 14-1) as well as the City of Tustin's CFD 14-1 – (Greenwood @ Legacy). Student generation rates for the District's CFDs were computed in February of 2020 and a summary of these generation rates is contained in Appendix "C". The student generation rates for multi-family apartment units, single-family attached (SFAs) and single-family detached (SFDs) dwellings located within the District's CFDs are summarized in Table IV.

Table IV
Student Generation Rates for Residential Units Located in CFDs (1)

School Level	Multi-Family Units (Apartments)	Single-Family Attached (SFAs)	Single-Family Detached (SFDs)
Elementary (K-5) (2)	0.1402	0.1584	0.1968
Middle (6-8) (2)	0.0647	0.0945	0.1319
High (9-12)	0.0878	0.1154	0.1968
Aggregate	0.2927	0.3683	0.5255

(1) *Rounded to the nearest ten-thousandth.*
(2) *For determining the facilities impact from future development and future school design goals, the District assume that sixth-grade students generated from future unmitigated development will continue to be housed at middle school facilities.*

Students Generated by New Unmitigated Development

The number of students estimated to be generated from future Unmitigated Development is determined by multiplying the projected number of future unmitigated dwelling units (Table III) by the corresponding generation rates (Tables IV). This computation is reflected in Table V:

Table V
Student Generation from Future Residential Dwelling Units

	Future MF (Apt) Units: *2,631*		Future SFA Dwellings: *472*		Future SFD Dwellings: *24*	
School Level	MF Student Generation Rate	MF Future Students (1)	SFA Student Generation Rate	SFA Future Students (1)	SFD Student Generation Rate	SFD Future Students (1)
Elementary (K-5)	0.1402	369	0.1584	75	0.1968	5
Middle (6-8)	0.0647	170	0.0945	45	0.1319	3
High (9-12)	0.0878	231	0.1154	54	0.1968	5
Aggregate (K-12)	0.2927	770	0.3683	174	0.5255	13

(1) Students shown are rounded to the nearest integer.

School Facilities Required to Serve New Development

In order to determine the number of schools, or portions thereof, necessary to serve students generated from new development, the aggregate future students shown in Table V is divided by the school capacity (i.e., design population). Table VI shows the number of new elementary, middle and high schools required to serve new development:

Table VI
School Facilities Required for New Development (Unmitigated)

School Facility	Current Available Capacity (1)	Design Capacity	Future Unhoused Students	Required Facilities (2)
Elementary School (K-5)	0	550	449	0.8164
Middle/High School (6-12)	0	1,200	508	0.4233

(1) While Table II indicates a current capacity surplus of 32 seats at the Elementary school level, these seats are reserved for future mitigated students expected to be generated from new residential development in Orchard Hills (CFD No. 14-1).
(2) Rounded to the nearest ten-thousandth.

Estimated School Facilities Costs

To calculate the cost for new school facilities, SDFA relied on actual historical costs and current estimates of costs associated with the construction of recent school facilities. These numbers reflect the District's estimate of land acquisition and construction costs, and also include anticipated costs for furniture, equipment and technology. Based on the District's most recent transfer of property to the City of Tustin, the District has utilized a land cost of $1.5 million per acre as the *average* acquisition price associated with providing future elementary school facilities for future unmitigated development. For future middle and high school facilities the District has assumed that such facilities may be partially or entirely housed at a facility to be constructed on the 40-acre site located within the MCAS/Legacy project area. Pursuant to the Reuse Plan for the MCAS, this site has already been acquired from the City.

The estimated costs for elementary, middle and high school facilities are contained in Appendix "E". The resulting facilities costs per school site, including acquisition and site development are shown in Table VII.

Table VII
Estimated Facilities Costs per School Site

School Facility	Site Acquisition/ Development	Construction (1)	Total Cost
Elementary (K-5)	$16,000,000	$25,000,000	$41,000,000
Middle & High (6-12)	$4,000,000	$100,000,000	$104,000,000

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

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

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

School Type	Required Schools (1)	Site Acquisition/ Development	Construction (2)	Total Cost
Elementary (K-5)	0.8164	$13,062,400	$20,410,000	$33,472,400
Middle & High (9-12)	0.4233	$1,693,333	$42,333,333	$44,026,666
Aggregate		$14,755,733	$62,743,333	$77,499,066

(1) Rounded to four decimals.
(2) Includes plans, tests and inspections, furniture and equipment, technology and other items.

Interim Housing and Administrative Support

In addition to the need for incremental permanent K-12 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 TUSD has determined that it costs the District approximately $3,212 per elementary, and $3,352 per middle or 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 $900 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 IX.

Table IX
Costs for Interim Housing & Administrative Support Facilities

School Level	Future Students	Per Pupil Costs		Total Cost
		Interim Housing (1)	Administrative Support (1)	
Elementary (K-5)	449	$3,212	$900	$1,846,288
Middle/High (6-8)	508	$3,352	$900	$2,160,016
Aggregate	957			$4,006,304

(1) Per Pupil costs estimates for interim Housing and administrative support are included in Appendix E-2..

Thus, the estimated total cost of school facilities (Table VIII) and ancillary facilities (Table IX) necessary to accommodate students generated from new residential development is shown in Table X:

Table X
Total Estimated Facilities Costs

School Level	School Facilities	Interim Housing (1)	Administrative Support (1)	Total Cost
Elementary (K-5)	$33,472,400	$1,442,188	$404,100	$35,318,688
Middle & High (6-12)	$44,026,666	$1,702,816	$457,200	$46,186,682
Aggregate	$77,499,066	$3,145,004	$861,300	$81,505,370

(1) Amounts shown are equal to the number of future students shown in Table IX multiplied by the respective estimated facilities costs included in Appendix E-1 and E-2.

Total Estimated Cost per Student

The estimated facilities cost for each elementary, middle and high school student is derived by dividing the school facilities costs by the respective number of students expected to be generated from new residential development. The per pupil costs for interim housing and administrative support (Table IX) are added to the per pupil school facilities cost to determine the total per student facilities costs for elementary, middle and high school facilities. The total estimated per pupil facilities cost is shown below:

Table XI
Total Facilities Costs per Pupil

School Level	Base School Facilities Cost	Future Students	Per Pupil Costs (1)			
			School Facilities	Interim Housing	Administrative Support	Total Cost
Elementary (K-5)	$33,472,400	449	$74,549	$3,212	$900	$78,661
Middle & High (6-12)	$44,026,666	508	$86,667	$3,352	$900	$90,919
Weighted Average (2)	$77,499,066	957	$80,981	$3,287	$900	$85,167

(1) Rounded to the nearest dollar.
(2) Reflects a weighted average based upon anticipated number of K-5 and 6-12 pupils expected to be generated.

School Facilities Impact per Dwelling Unit

The total estimated facilities cost for each new residential unit is determined by multiplying the facilities costs per student (Table XI) by the applicable student generation rate (Table IV) and is shown in the following table:

Table XII
Total Facilities Costs per Residential Unit

Housing Type	Per Pupil Cost	Composite -Wtd Avg. Student Generation Rate (1)	Composite -Wtd Avg. Facilities Cost Per Dwelling Unit (2)
Elementary (K-5)	$78,661	0.1436	$11,295
Middle &High (6-12)	$90,919	0.1625	$14,770
Weighted Average	$85,168	0.3060	$26,065

(1) Rounded to the nearest ten-thousandth.

(2) Facilities costs per dwelling unit as shown differs slightly from the product of the Per Pupil Cost and the SGRs shown above because the Per Pupil Cost is, in part, derived from the number of students generated to the nearest whole integer.

The District estimates that the weighted average assessable space of future multi-family dwelling units constructed within the expected unmitigated development will be approximately 1,414 square feet. This figure incorporates the weighted average size of future dwelling units as identified in Appendix "D". Dividing the total facilities cost per dwelling unit of $26,065 by the average size of a dwelling unit yields a school facility cost of $18.43 per square foot.

As previously indicated, the current statutory development fee authorized by Government Code Section 65995 (b)(1) for new residential construction is $4.08 per square foot. Based on the District's student generation rates, actual costs to provide school facilities and the average square footage for new dwelling units, the District, as outlined above, would need to levy an additional $14.35 per square foot to actually provide the school facilities necessitated by new residential development. This Report demonstrates that the school facilities impact amount per square foot equals $18.43 for future unmitigated residential development within the boundaries of the District, Thus, there is full justification for collecting the District's share of the maximum statutory developer fee allowed of $4.08 per square foot (K-12) of new residential development.

Since the District's school facilities impact per square foot is greater than the maximum statutory fee allowed under Government Code Section 65995 (b)(1), the District actually suffers unmitigated impacts from new residential development, which not only supports the collection of the statutory development fee for residential developments, but also those fees for new commercial/industrial development as provided for in Section Three of this Report. In this instance, TUSD is justified in levying and collecting the maximum fee per square foot from new residential developments in the amount indicated in the following Table:

Table XIII
Fee Allocation by School Type -- Residential Development

Authorized Fee Pursuant to Government Code Section 65995	Amount (*)
Statutory School Fee (Level I Fee)	$4.08 per square foot

* Fees collected by TUSD effective June 12, 2020 if adopted by the Board on April 13, 2020.

Table XIV identifies the facilities costs per dwelling unit and on a square foot basis -- the facilities cost per square foot, the amount of the proposed fee to be collected by TUSD and the net fee deficit for new development. As can be seen, the amount required is over five times the amount that can be collected ($4.08) by the TUSD if adopted by the Board:

Table XIV
Comparison of Facilities Cost to Currently Authorized Fee (*)

Facilities Cost Per D/U	Average SqFt Per Dwelling Unit	Facilities Cost Per Sqft	Current Fee Per Sqft	Fee Deficit Per Sqft
$26,065	1,414	$18.43	$4.08	($14.35)

* Fees collected by TUSD effective June 12, 2020 if adopted by the Board on April 13, 2020.

Section
Three

COMMERCIAL/INDUSTRIAL DEVELOPMENT

This Section of the Report identifies the school facilities impact from new commercial and industrial development.

School Facilities Impacts from Commercial/Industrial Development

Just as the District is required to establish the impact of new residential development on student enrollment and a corresponding need for additional school facilities, a similar nexus must be established between new commercial/industrial development and the corresponding need for additional school facilities. The four-step methodology used to quantify the impact of commercial/industrial development on student enrollment is discussed in this section of the report and is summarized as follows:

1. *Determine the number of employees required per square foot for specific types of commercial and industrial development (i.e., new jobs created within the school district).*
2. *Determine the number of new employees that would both live and work within the school district.*
3. *Determine the number of occupied housing units that would be associated with new employees.*
4. *Determine the number of new students generated from these employees utilizing the estimated student generation rates.*

Estimated Number of Employees per Square Foot

Because the utilization of commercial and industrial buildings varies significantly, in order to estimate the number of employees and hence, the number of school age children generated by employees, it is important that the relationship between the size of any commercial/industrial development and its associated employee base, be established for various development or land use types. To do this, the TUSD relied on survey results published in SANDAGs report entitled Traffic Generators Guide. This Traffic Generators Guide reflects data gleaned from a site-specific employment inventory of diverse developments throughout San Diego County. Multiple sites for 17 different development types are included in the survey data and the square footage and number of employees has been averaged for each development type yielding the average number of employees per thousand square feet as shown in the following table:

Table XV
Region-wide Employment Per 1,000 Square Feet by Development Type [1]

Development Type	Square Feet of Dev. Type	Total Employees	Employees per 1,000 Sqft. [2]
Self-Storage	34,191	2	0.058
Specialized Recreation	19,850	9	0.453
Hotel /Motel	165,200	184	1.114
Discount Retail Club	128,679	215	1.671
Commercial Strip Center	27,677	50	1.807
Regional Shopping Center	1,496,927	2,777	1.855
Car Dealers	28,433	57	2.005
Industrial Parks (No Commercial)	351,266	733	2.087
Community Shopping Center	151,525	363	2.396
Industrial Plants (Mult. Shift)	456,000	1,120	2.456
Neighborhood Shopping Center	69,509	178	2.561
Corporate Office (Single User)	127,331	342	2.686
Banks	9,203	26	2.825
Scientific Research & Development	221,184	673	3.043
Industrial/Business Parks	260,379	972	3.733
Commercial Offices (>100,000 sqft)	135,433	625	4.615
Commercial Offices (<100,000 sqft)	27,100	130	4.797
Medical Offices	15,306	96	6.272
Restaurants	5,267	48	9.113

(1) Source: SANDAG Publication, Traffic Generators Guide
(2) Employees per 1,000 Sqft = (Total Employees divided by Square Feet of Development Type x .0001)

Estimated Number of Employees Living & Working within the School District

In order to determine the minimum number of students that will be generated as a result of new commercial/industrial development, an estimate of the number of employees (i.e., parents of the children expected to attend schools within the District) that will both work and live within the District must be determined. To make this determination, SDFA relied on Census data and Worksite information provided by the Equal Employment Opportunity Commission (EEOC). Specifically, SDFA obtained employment and population estimates for the cities of Irvine, Santa Ana and Tustin. Tabulations of the Worksite and population estimates are contained in Appendix 'F'.

Based on its American Community Survey (2006-2010), the US Census Bureau estimated that there was a total of 408,950 employees working within the cities of Irvine, Santa Ana and Tustin (the "Worksite Census Area"). The census data also contains "place of residence" information for these employees. The following table identifies the residential employee generation rate (REGR) for the three cities, which is determined by dividing the total number of employees within the Worksite Census Area by the total number of employees that *both live and work* within the boundaries of Worksite Census Area.

Table XVI
Estimated Resident Employees within the Worksite Census Area [1]

Jurisdiction	Total Employees	Place of Residence			Pct of Employees Residing in Irvine, Santa Ana or Tustin
		Irvine	Santa Ana	Tustin	
Irvine	216,375	42,265	19,910	7,495	32.20%
Santa Ana	154,675	6,390	41,630	5,460	34.58%
Tustin	37,900	2,815	4,490	6,325	35.96%
Total	408,950	51,470	66,030	19,280	33.45%

(1) Source: US Census Bureau American Community Survey (2006-2010)

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

It should be noted that by considering only those employees that both live and work within the TUSD (as expressed by the REGR), the District is being conservative in its estimate of the impact of commercial/industrial development on student enrollment because the methodology identified herein does not take into account any students who may attend schools within the District as a result of Education Code Section 48204 (i.e., interdistrict transfers). Section 48204 of the Education Code permits employees working within the school district who do not reside within the boundaries of the school district to request that their children be permitted to attend a school within the boundaries of the District in which they work. The census data suggests that approximately sixty-seven percent (67%) of Worksite Census Area workers commute from outside of the Worksite Census Area to their jobs.

Nevertheless, by multiplying the number of employees per thousand square feet as shown in Table XV by the REGR computed for the Worksite Census Area, one can derive a REGR for the various commercial/industrial development types. The following table indicates that for every 1,000 square feet of new commercial or industrial development, expected residential employee generation ranges from a low of 0.019 employees for *Self-Stor5age* to a high of 3.048 employees for *Restaurants*.

Table XVII
Resident Employee Generation Factors by Development Type

Development Type	Employees per 1,000 Sqft.	Residential Employment Generation Rate	Resident Employee Per 1,000 Sqft.
Self-Storage	0.058	.3345	0.019
Specialized Recreation	0.453	.3345	0.152
Lodging	1.114	.3345	0.373
Discount Retail Club	1.671	.3345	0.559
Commercial Strip Center*	1.807	.3345	0.604
Regional Shopping Center	1.855	.3345	0.620
Car Dealers*	2.005	.3345	0.671
Industrial Parks (No Commercial)	2.087	.3345	0.698
Community Shopping Center	2.396	.3345	0.801
Industrial Plants (Mult. Shift)*	2.456	.3345	0.821
Neighborhood Shopping Center	2.561	.3345	0.857
Corporate Office (Single User)	2.686	.3345	0.898
Banks	2.825	.3345	0.945
Scientific Research & Development	3.043	.3345	1.018
Industrial/Business Parks	3.733	.3345	1.249
Commercial Offices (>100,000 sqft)	4.615	.3345	1.544
Commercial Offices (<100,000 sqft)	4.797	.3345	1.604
Medical Offices	6.272	.3345	2.098
Restaurants*	9.113	.3345	3.048

Estimated Household Rate per Resident Worker

In order to quantify the impact of these residential workers on the District, two additional relationships must be established. The first of these is the number of households per resident worker. Utilizing estimates of occupied housing within the Worksite Census Area as prepared by the California Department of Finance, SDFA identified the household rate (i.e., the number of occupied housing units per residential worker) to be 0.7596:

Table XVIII
Household Rate for Worksite Census Area

Worksite Census Area Component	Resident Workers (Irvine, Santa Ana or Tustin)	Occupied Housing Units	Household Rate *
City of Irvine	51,470	81,165	63.41%
City of Santa Ana	66,030	73,242	90.15%
City of Tustin	19,280	25,662	75.13%
Aggregate Worksite Census Area	**136,780**	**180,069**	**75.96%**

Source: 2006-2010 Census Data and 2013 Housing Unit Estimates from the California Department of Finance
** Household Rate = Occupied Housing Units / Resident Workers*

By applying the household generation rate for the Worksite Census Area of .7596 to the Resident Employee Generation Factors shown in Table XVII, housing units required per employee for each commercial/industrial land use category can then be determined. Expected household generation per 1,000 square feet of commercial/industrial development appears in the following table:

Table XIX
Household Generation for Commercial/Industrial Land Uses

Development Type	Residential Employees per 1,000 Sqft.	Household Generation Rate	District Households Per 1,000 Sqft
Self-Storage	0.019	.7596	0.015
Specialized Recreation	0.152	.7596	0.115
Lodging	0.373	.7596	0.283
Discount Retail Club	0.559	.7596	0.425
Commercial Strip Center*	0.604	.7596	0.459
Regional Shopping Center	0.620	.7596	0.471
Car Dealers*	0.671	.7596	0.509
Industrial Parks (No Commercial)	0.698	.7596	0.530
Community Shopping Center	0.801	.7596	0.609
Industrial Plants (Mult. Shift)*	0.821	.7596	0.624
Neighborhood Shopping Center	0.857	.7596	0.651
Corporate Office (Single User)	0.898	.7596	0.682
Banks	0.945	.7596	0.718
Scientific Research & Development	1.018	.7596	0.773
Industrial/Business Parks	1.249	.7596	0.948
Commercial Offices (>100,000 sqft)	1.544	.7596	1.172
Commercial Offices (<100,000 sqft)	1.604	.7596	1.219
Medical Offices	2.098	.7596	1.593
Restaurants*	3.048	.7596	2.315

School Facilities Cost from Commercial/Industrial Development

Since the school facilities cost per new dwelling unit was already identified in Table XII, by applying the total cost per dwelling unit to the district household generation shown in Table XIX, the gross school facilities impact of commercial/industrial development can be determined. The resulting facilities cost per square foot is shown in Table XX and ranges from $.038 to $60.35 per square foot of development.

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

Development Type	District Households Per Sqft of Non-Res. Dev.	School Facilities Cost Per Dwelling Unit	Gross Facilities Cost Per Sqft of Commercial/industrial Development
Self-Storage	0.0000147	$26,0650.00	$0.38
Specialized Recreation	0.0001151	$26,065.00	$3.00
Lodging	0.0002830	$26,065.00	$7.38
Discount Retail Club	0.0004245	$26,065.00	$11.07
Commercial Strip Center*	0.0004591	$26,065.00	$11.97
Regional Shopping Center	0.0004713	$26,065.00	$12.28
Car Dealers*	0.0005094	$26,065.00	$13.28
Industrial Parks (No Commercial)	0.0005032	$26,065.00	$13.82
Community Shopping Center	0.0006087	$26,065.00	$15.87
Industrial Plants (Mult. Shift)*	0.0006240	$26,065.00	$16.26
Neighborhood Shopping Center	0.0006506	$26,065.00	$16.96
Corporate Office (Single User)	0.0006824	$26,065.00	$17.79
Banks	0.0007177	$26,065.00	$18.71
Scientific Research & Development	0.0007731	$26,065.00	$20.15
Industrial/Business Parks	0.0009484	$26,065.00	$24.72
Commercial Offices (>100,000 sqft)	0.0011725	$26,065.00	$30.56
Commercial Offices (<100,000 sqft)	0.0012187	$26,065.00	$31.77
Medical Offices	0.0015935	$26,065.00	$41.53
Restaurants*	0.0023152	$26,065.00	$60.35

Commercial/Industrial Development Impact

As noted, the school facilities impact shown above represents the total cost to provide school facilities required to serve new students resulting from the construction of new commercial/industrial development. This amount reflects the gross impact of such development and does not consider the impact fees already collected from new residential construction. Nor does it consider that as new commercial/industrial development occurs, some portion of the new employees will be housed in existing housing (from which no additional residential impact fee may be collected). Assuming that each resident employee also resides in a dwelling unit for which the statutory fee amount has also been paid, one could then derive the net facilities impact associated with each development type. If the statutory fee of $4.08 per square foot is imposed on the average home size of 1,414 per square foot (see Table XIV), then a total of $5,769 would be collected for each dwelling unit leaving a facilities deficit of $20,296 per dwelling unit. By applying the Per Square Foot Household Factors (PSFHF) shown in Table XX, one can then identify the net facilities impact.

The following table shows the *net facilities* impact remaining if the currently authorized maximum statutory fee (Level I Fee) was collected from all new residential development:

By multiplying the "fee deficit per D/U" of $20,296 by the PSFHF applicable to each of the non-residential development types, we can then see the net facilities cost remaining after collection of the statutory residential fee:

Table XXI
Net Facilities Deficit After Collection of Residential Impact Fee

Development Type	District Households Per Square Foot of Non-Residential Development	Unfunded Impact Per Square Foot After Collection of Statutory Fee
Self-Storage	0.0000147	$0.10
Specialized Recreation	0.0000115	$2.43
Lodging	0.0000283	$5.98
Discount Retail Club	0.0004245	$8.98
Commercial Strip Center*	0.0004591	$9.71
Regional Shopping Center	0.0004713	$9.96
Car Dealers*	0.0005094	$10.77
Industrial Parks (No Commercial)	0.0005032	$11.21
Community Shopping Center	0.0006087	$12.87
Industrial Plants (Mult. Shift) *	0.0006240	$13.19
Neighborhood Shopping Center	0.0006506	$13.76
Corporate Office (Single User)	0.0006824	$14.43
Banks	0.0007177	$15.18
Scientific Research & Development	0.0007731	$16.35
Industrial/Business Parks	0.0009484	$20.05
Commercial Offices (>100,000 sqft)	0.0011725	$24.79
Commercial Offices (<100,000 sqft)	0.0012187	$25.77
Medical Offices	0.0015935	$33.69
Restaurants*	0.0002315	$48.95

Thus, assuming that all employees working in new non-residential developments within the District also reside in new housing within the District and the District was collecting the current statutory fee (Level I) of $4.08 per square foot from each home, a fee deficit *after collecting the maximum statutory fee for residential development* would still range between $0.10 (Self-Storage) and $48.95 (Restaurants) per square foot of new non-residential development.

Thus, based on TUSD's authorized share of the proposed non-residential fee (i.e., $0.66 per square foot of non-residential development), assuming that every employee within the TUSD also resided within the TUSD and was housed in a dwelling unit for which the statutory fee (Level I Fee) for residential and the statutory non-residential fee was collected, with the exception of Self-Storage, a net facilities funding deficit would still remain for all of the development types listed in Table XXI .

And as previously mentioned, this analysis does not consider inter-district transfers pursuant to Education Code Section 48204. Section 48204 of the Education Code permits employees working within the school district who do not reside within the boundaries of the school district to

request that their children be permitted to attend a school within the boundaries of the District in which they work. For any of these pupils, the District will have collected no corresponding residential development impact fees.

Pursuant to Government Code Section 65995(b)(2), a unified school district is authorized to collect $0.66 per square foot of new commercial/industrial development. Since not all employees reside within the District and live in homes that have or will pay statutory school fees, for Self-Storage development, the District is justified in collecting the gross school facility impact of $0.38 per square foot as indicated in Table XX. For all other commercial/industrial development types shown in Table XXI, TUSD is justified in levying the maximum fee of $0.66 per square foot as shown in the following table.

Table XXII
Authorized Development Fee -- Commercial/Industrial Development

Fee Component	Total Statutory Fee Collected per Government Code §65995
Authorized Statutory Fee (Level 1) Per Square Foot of New Commercial/Industrial Development	$0.66 per square foot

Impacts from Senior Housing

As it relates to the imposition of developer fees upon senior citizen housing projects, Section 65995.1(a) of the Government Code reads as follows:

> *Notwithstanding any other provision of law, as to any development project for the construction of senior citizen housing, as described in Section 51.3 of the Civil Code, a residential care facility for the elderly as described in subdivision (k) of Section 1569.2 of the Health and Safety Code[1], or a multilevel facility for the elderly as described in paragraph (9) of subdivision (d) of Section 15432, any fee charge, dedication or other requirement that is levied under Section 53080[2] may be applied only to new construction and is subject to the limits and conditions under subdivision (b) of Section 65995 in the case of commercial or industrial development.*
>
> *[1] Although described in subdivision (k), the definition is found under subdivision (o) and (p).*
> *[2] Government Code Section 53080 was revised to Education Code Section 17620.*

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

The District conducted a survey of senior citizen housing projects within the District- both assisted-care and independent-living facilities and as a result of applying the methodology used to quantify the impacts of commercial and industrial development as set forth in this report,

determined that the expected facilities cost per square foot of senior housing was $2.40. Thus, the District acknowledges Section 65995.1 and will levy its share of developer fees on any senior citizen housing projects at the current commercial/industrial rate of $0.66 per square foot.

Redevelopment

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

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

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

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

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

Section
Four

CONCLUSIONS & STATEMENT OF FINDINGS

Based upon the data gathered by SDFA regarding future development within the boundaries of the TUSD, student generation, school facilities costs and the methodology employed to determine the school facilities impact from new residential and commercial development, TUSD makes the following findings pursuant to Section 66001 of the California Government Code:

- *The purpose of the fee is to pay for the construction and/or acquisition of new school facilities and equipment necessary to serve students expected to be generated from new residential and commercial/industrial development.*

- *The fees will be collected and may be used to repay debt service on bonds issued for the purpose of providing new school facilities or to pay directly for the acquisition and/or construction of such facilities and equipment. The fees may also be used to pay for the leasing or acquisition of portable classrooms to meet the temporary needs of students generated from new development.*

- *There is a reasonable relationship between the expected use of the fee (i.e., new school facilities and equipment) and the development on which the fee is imposed (i.e., new residential, commercial and industrial development) because additional students will be generated by new residential and commercial/industrial development.*

- *There is a reasonable relationship between the number of new residential units constructed and the number of elementary school students expected to be generated from the construction of such units. There is also a reasonable relationship between the construction of new commercial and industrial development and the number of students expected to be generated from the construction of such commercial/industrial development, as the parents of students will be employed by new businesses occupying the new commercial or industrial development and a portion of the students' parents will also choose to live within the boundaries of the District.*

- *There is a reasonable relationship between the amount of the fee identified in this Report and the cost of the school facilities to be constructed and deemed required to serve new residential, commercial and industrial developments.*

- *There is a reasonable relationship between the amount of the fee identified in this Report and the cost of the school facilities to be constructed and deemed required to serve new development projects that are intended to house senior citizens.*

Section
Five

APPENDICES

Appendix A: School Capacity Worksheet

Appendix B: Department of Finance – Population & Household Projections

Appendix C: Student Generation Rate Computations

Appendix D: Future Development Projects

Appendix E: School Facilities Cost Estimates

Appendix F: 2006-10 Census Data – Employment & Housing

Appendix A: School Capacity Worksheet

Tustin Unified School District
Capacity Calculation - State Loading Standards

Fiscal Year 2019/20

	School	Total CR [1]	Current Classroom Counts [1]								Capacity	Enrollment	State Loading
			TK-6		7-12		Severe		Non Severe		2019/20	2019/20 Enrollment	100% Capacity vs Enrollment +/-
			25		27		9		13		100%		
ELEM	Arroyo	24	24	600		0	0	0	0	0	600	637	-37
ELEM	Benson	17	14	350		0	0	0	3	39	389	391	-2
ELEM	Beswick	12	11	275		0	0	0	1	13	288	511	-223
ELEM	Estock	21	21	525		0	0	0	0	0	525	516	9
ELEM	Guin Foss	15	15	375		0	0	0	0	0	375	427	-52
ELEM	Heideman	29	29	725		0	0	0	0	0	725	606	119
ELEM	Heritage	21	21	525		0	0	0	0	0	525	485	40
ELEM	Hicks Canyon	36	36	900		0	0	0	0	0	900	934	-34
ELEM	Ladera	14	14	350		0	0	0	0	0	350	318	32
ELEM	Loma Vista	25	22	550		0	0	0	3	39	589	469	120
ELEM	Myford	28	25	625		0	0	0	3	39	664	594	70
ELEM	Nelson	26	24	600		0	0	0	2	26	626	531	95
ELEM	Orchard Hills - k-8 (see below)	18	18	450		0	0	0	0	0	450	431	19
ELEM	Peters Canyon	22	19	475		0	0	0	3	39	514	510	4
ELEM	Red Hill	23	21	525		0	0	0	2	26	551	553	-2
ELEM	Thorman	30	30	750		0	0	0	0	0	750	787	-37
ELEM	Tustin Connect Academy	1	1	25		0	0	0	0	0	25	17	8
ELEM	Tustin Memorial Academy	22	22	550		0	0	0	0	0	550	602	-52
ELEM	Tustin Ranch	21	21	525		0	0	0	0	0	525	570	-45
		405	388		0		0		17		9,921	9,889	32

	School	Total CR	TK-6		7-12		Severe		Non Severe		2019/20	2019/20 Enrollment	100% Capacity vs Enrollment +/-
			25		27		9		13		100%		
MID	Columbus Tustin	38	0	0	28	756	0		5	65	821	808	13
MID	Currie	31	0	0	24	648	0		2	0	648	591	57
MID	Hewes	38	0	0	33	891	0		1	13	904	984	-80
MID	Orchard Hills	28	0	0	25	675	0		2	26	701	993	-292
MID	Pioneer	46	0	0	41	1107	0		1	13	1,120	1,189	-69
MID	Tustin Connect Academy	1	0	0	1	27	0		0	0	27	31	-4
MID	Utt	36	0	0	29	783	0		3	39	822	937	-115
	Totals	218	0		181		0		14		5,043	5,533	-490

	School	Total CR	TK-6		7-12		Severe		Non Severe		2019/20	2019/20 Enrollment	100% Capacity vs Enrollment +/-
			25		27		9		13		100%		
HIGH	Beckman	107		0	91	2457	0	0	6	78	2,535	2,947	-412
HIGH	Foothill	95		0	81	2187	0	0	6	78	2,265	2,424	-159
HIGH	Hillview/Sycamore at Lambert	25		0	13	351	0	0	0	0	351	230	121
HIGH	Tusin Connect Center	3		0	3	273	0	0	0	0	273	98	175
HIGH	Tustin	97		0	82	2214	0	0	8	104	2,318	2,282	36
		327	0		270		0		20		7,742	7,981	-239

SUMMARY	Total CR	TK-6	7-12	Severe	Non Severe	2019/20 Capacity 100%	2019/20 Enrollment	100% Capacity vs Enrollment +/-
	950	388	451	0	51	22,706	23,403	-697

(1) Classroom Counts exclude classroom facilities that do not meet state requirements (i.e., less < 960 square feet) or which are used for other educational purposes (ROP, etc).

Appendix B: DOF – Population & Household Projections

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2013

County / City	POPULATION			HOUSING UNITS							Vacancy Rate	Persons per Household
	Total	Household	Group Quarters	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied		
Orange County												
Aliso Viejo	49,477	49,008	469	19,251	7,002	5,176	666	6,407	0	18,574	3.5%	2.64
Anaheim	346,161	342,604	3,557	105,846	44,903	8,902	11,390	35,966	4,685	99,811	5.7%	3.43
Brea	41,394	41,325	69	15,365	8,550	1,412	497	3,899	1,007	14,826	3.5%	2.79
Buena Park	81,953	81,139	814	24,714	14,396	1,812	1,740	6,413	353	23,774	3.8%	3.41
Costa Mesa	111,358	108,607	2,751	42,162	16,641	4,301	5,714	14,576	930	39,986	5.2%	2.72
Cypress	48,547	48,045	502	16,094	9,819	2,594	576	2,684	421	15,680	2.6%	3.06
Dana Point	33,863	33,622	241	15,960	8,724	1,995	2,633	2,372	236	14,201	11.0%	2.37
Fountain Valley	56,180	55,743	437	19,196	12,632	1,897	682	3,594	391	18,679	2.7%	2.98
Fullerton	138,251	134,246	4,005	47,976	24,279	4,856	4,040	13,922	879	45,492	5.2%	2.95
Garden Grove	173,075	171,134	1,941	47,702	27,284	3,976	4,188	10,626	1,628	45,986	3.6%	3.72
Huntington Beach	193,616	192,726	890	78,732	38,741	9,219	9,649	18,036	3,087	74,884	4.9%	2.57
Irvine	231,117	214,949	16,168	86,376	32,604	16,722	4,734	31,151	1,165	81,165	6.0%	2.65
Laguna Beach	23,105	23,016	89	12,958	8,533	686	1,523	1,927	289	10,851	16.3%	2.12
Laguna Hills	30,703	30,334	369	10,993	6,399	1,917	571	1,754	352	10,421	5.2%	2.91
Laguna Niguel	64,065	63,817	248	25,392	14,458	5,107	1,406	4,373	48	24,309	4.3%	2.63
Laguna Woods	16,500	16,333	167	13,079	918	3,721	2,237	6,203	0	11,360	13.1%	1.44
La Habra	61,202	60,862	340	19,963	10,560	1,509	1,553	5,449	892	19,015	4.7%	3.20
Lake Forest	78,501	77,986	515	27,142	14,683	4,125	1,513	5,549	1,272	26,276	3.2%	2.97
La Palma	15,818	15,798	20	5,234	3,764	469	127	861	13	5,090	2.8%	3.10
Los Alamitos	11,626	11,383	243	4,362	2,074	371	766	1,050	101	4,219	3.3%	2.70
Mission Viejo	94,824	93,882	942	34,307	24,771	4,122	936	4,427	51	33,284	3.0%	2.82
Newport Beach	86,436	86,034	402	44,221	20,146	7,010	5,114	10,777	1,174	38,775	12.3%	2.22
Orange	138,792	132,303	6,489	45,215	26,052	4,865	4,884	8,192	1,222	43,467	3.9%	3.04
Placentia	51,776	51,439	337	17,049	10,078	1,911	1,398	3,077	585	16,537	3.0%	3.11
Rancho Santa Margarita	48,550	48,548	2	17,268	9,355	3,538	622	3,743	10	16,673	3.4%	2.91
San Clemente	64,542	64,269	273	26,018	14,844	2,602	4,092	3,879	601	23,954	7.9%	2.68
San Juan Capistrano	35,321	35,234	87	12,022	6,402	2,362	795	1,079	1,384	11,472	4.6%	3.07
Santa Ana	329,915	324,685	5,230	76,968	35,481	5,657	7,499	24,283	4,048	73,242	4.8%	4.43
Seal Beach	24,487	24,263	224	14,546	4,734	1,518	1,120	7,020	154	13,004	10.6%	1.87
Stanton	38,764	38,414	350	11,296	3,059	1,799	1,321	3,679	1,438	10,837	4.1%	3.55
Tustin	77,983	77,463	520	26,958	9,454	3,564	4,048	8,983	909	25,662	4.8%	3.02
Villa Park	5,900	5,855	45	2,018	1,987	23	8	0	0	1,978	2.0%	2.96
Westminster	91,169	90,499	670	27,715	14,907	2,056	2,478	5,129	3,145	26,226	5.4%	3.45
Yorba Linda	66,437	66,247	190	22,751	17,852	2,245	760	1,466	428	22,007	3.3%	3.01
Balance Of County	120,396	119,628	768	39,346	30,476	3,794	865	3,578	633	37,835	3.8%	3.16
Incorporated	2,961,408	2,911,812	49,596	1,016,849	506,086	124,039	91,280	262,546	32,898	961,717	5.4%	3.03
County Total	3,081,804	3,031,440	50,364	1,056,195	536,562	127,833	92,145	266,124	33,531	999,552	5.4%	3.03

Appendix C: Student Generation Rate Computations

Tustin Unified School District

Student Generation Rate Computations - Dwelling Units Permitted from Project Inception through December 31, 2018
(Reflects Dwelling Units Constructed within CFD Nos. 88-1, 97-1, 06-1, 07-1 and 14-1)

CFD	Project Number	Project Name	Tract No.	Permitted Dwelling Units	Permitted D/Us with Sq Ft	Permitted Square Footage	Average Square Footage	Student Totals Grades K- 5	Grades 6 - 8	Grades 9 -12	Grades K - 12	Student Generation Rates Grades K- 5	Grades 6 - 8	Grades 9 -12	Grades K - 12
Apartment Units:															
07-1	99	Orchard Hills Apartments	16529	500	500	796,384	1,593	72	57	46	175	0.1440	0.1140	0.0920	0.3500
88-1	1	Rancho Maderas	13030	266	0			45	17	24	86	0.1692	0.0639	0.0902	0.3233
88-1	2	Rancho Tierra	13038	252	0			54	33	30	117	0.2143	0.1310	0.1190	0.4643
88-1	12	Rancho Mariposa	13735	238	0			23	9	13	45	0.0966	0.0378	0.0546	0.1891
88-1	14	Sierra Vista	13786	306	0			31	12	17	60	0.1013	0.0392	0.0556	0.1961
88-1	15	Shadow Canyon	13788	170	0			11	4	13	28	0.0647	0.0235	0.0765	0.1647
88-1	29	Rancho Monterey	14447	436	0			46	27	27	100	0.1055	0.0619	0.0619	0.2294
88-1	37	Rancho Santa Fe	15350	316	0			72	42	41	155	0.2278	0.1329	0.1297	0.4905
97-1	54	Estancia	15652-A	388	388	515,480	1,329	144	46	60	250	0.3711	0.1186	0.1546	0.6443
97-1	55	Solano	15652-B	356	356	424,941	1,194	79	24	23	126	0.2219	0.0674	0.0646	0.3539
97-1	56	Montecito Vista (Affordable)	15661	162	162	212,248	1,310	25	28	37	90	0.1543	0.1728	0.2284	0.5556
97-1	68	Somerset	15871	378	756	565,012	747	42	15	26	83	0.1111	0.0397	0.0688	0.2196
97-1	76	Las Palmas	15922-A	380	380	577,966	1,521	44	20	43	107	0.1158	0.0526	0.1132	0.2816
97-1	77	Anacapa	15922-B	736	736	888,429	1,207	85	40	57	182	0.1155	0.0543	0.0774	0.2473
97-1	94	Serrano	16319	756	756	910,093	1,204	68	24	86	178	0.0899	0.0317	0.1138	0.2354
MCAS	Aff	Amalfi (St Anton) - 3100 Park	17404	225	225	285,487	1,269	44	13	18	75	0.1956	0.0578	0.0800	0.3333
MCAS	Mkt	Anton @ Legacy - 16000 Legacy	17404	533	533	781,044	1,465	12	3	1	16	0.0225	0.0056	0.0019	0.0300
Total Apartment Dwelling Units:				6,398	4,792	5,957,084	1,243	897	414	562	1,873	0.1402	0.0647	0.0878	0.2927
Single-Family Attached (SFAs):															
06-1	102	Cambridge	16857	156	156	203,695	1,306	19	8	6	33	0.1218	0.0513	0.0385	0.2115
06-1	103	Camden	16857	222	222	354,108	1,595	39	12	12	63	0.1757	0.0541	0.0541	0.2838
06-1	105	Meriwether	16857	114	114	187,085	1,641	19	1	2	22	0.1667	0.0088	0.0175	0.1930
06-1	107	Mirabella	16857	60	60	114,594	1,910	7	4	4	15	0.1167	0.0667	0.0667	0.2500
14-1	115	Terraza	16719	149	149	307,459	2,063	36	13	10	59	0.2416	0.0872	0.0671	0.3960
88-1	6	Arcadia	13096	237	0	0		32	25	24	81	0.1350	0.1055	0.1013	0.3418
88-1	7	Sevilla	13106	110	0	0		19	9	15	43	0.1727	0.0818	0.1364	0.3909
88-1	8	Estancia	13161	145	0	0		10	10	13	33	0.0690	0.0690	0.0897	0.2276
88-1	10	Miramonte	13733	138	0	0		21	26	35	82	0.1522	0.1884	0.2536	0.5942
88-1	13	Mandevilla	13746	316	0	0		23	5	11	39	0.0728	0.0158	0.0348	0.1234
88-1	16	Corte Villa	13796	108	0	0		10	8	12	30	0.0926	0.0741	0.1111	0.2778
88-1	17	Rancho Vera Cruz	13824	317	0	0		18	3	4	25	0.0568	0.0095	0.0126	0.0789
88-1	18	Venturanza	13835	268	55	174,418	3,171	45	35	30	110	0.1679	0.1306	0.1119	0.4104
88-1	22	Ventana	14110	129	0	0		12	16	12	40	0.0930	0.1240	0.0930	0.3101
88-1	27-A	Presidio	14381	32	0	0		9	6	4	19	0.2813	0.1875	0.1250	0.5938
88-1	27-B	Presidio	14567	33	0	0		5	1	10	16	0.1515	0.0303	0.3030	0.4848
88-1	27-C	Presidio	14748	102	0	0		27	15	9	51	0.2647	0.1471	0.0882	0.5000
88-1	30	Cantada	14499	208	0	0		29	10	12	51	0.1394	0.0481	0.0577	0.2452
88-1	34	The Orchards	14883	223	0	0		26	16	26	68	0.1166	0.0717	0.1166	0.3049
97-1	58	Sheridan Place	15712	147	147	289,002	1,966	36	25	28	89	0.2449	0.1701	0.1905	0.6054
97-1	60	Brisbane	15740	130	130	275,530	2,119	21	16	18	55	0.1615	0.1231	0.1385	0.4231
97-1	61	Evergreen	15741	108	108	283,848	2,628	20	23	25	68	0.1852	0.2130	0.2315	0.6296
97-1	72	Summer Place	15875	69	69	172,335	2,498	12	11	11	34	0.1739	0.1594	0.1594	0.4928
97-1	74	Mandeville	15877	132	132	260,556	1,974	37	17	21	75	0.2803	0.1288	0.1591	0.5682
97-1	75	Andover	15878	138	138	257,007	1,862	35	21	31	87	0.2536	0.1522	0.2246	0.6304
97-1	81	Auburn	15975	152	152	328,268	2,160	45	17	22	84	0.2961	0.1118	0.1447	0.5526
97-1	82	San Simeon	15976	116	98	200,757	2,049	24	26	28	78	0.2069	0.2241	0.2414	0.6724
97-1	88	Vintner's Reserve	16080	64	64	162,078	2,532	9	10	21	40	0.1406	0.1563	0.3281	0.6250
97-1	92	San Juan Batista	16084	108	108	225,141	2,085	16	15	28	59	0.1481	0.1389	0.2593	0.5463
97-1	93	Monticello	16085	112	104	211,816	2,037	13	8	17	38	0.1161	0.0714	0.1518	0.3393
97-1	96	Tamarisk	16644	113	113	157,002	1,389	32	9	13	54	0.2832	0.0796	0.1150	0.4779
Total Single-Family Attached (SFAs):				4,456	2,119	4,164,699	1,965	706	421	514	1,641	0.1584	0.0945	0.1154	0.3683
Single-Family Detached (SFDs):															
06-1	101	Astoria	16857	102	102	298,214	2,924	26	5	1	32	0.2549	0.0490	0.0098	0.3137
06-1	104	Gables	16857	84	84	257,187	3,062	17	3	2	22	0.2024	0.0357	0.0238	0.2619
06-1	106	Verandas	16857	97	97	211,020	2,175	27	10	5	42	0.2784	0.1031	0.0515	0.4330
14-1	108	La Vita	16702	72	72	260,108	3,613	10	7	4	21	0.1389	0.0972	0.0556	0.2917
14-1	109	Saviero/Pasadena	16703	90	64	251,039	3,922	13	9	8	30	0.1444	0.1000	0.0889	0.3333
14-1	110	Vicenza	16704	91	91	364,354	4,004	24	17	14	55	0.2637	0.1868	0.1538	0.6044
14-1	111	Messina	16705	43	37	137,496	3,716	7	4	1	12	0.1628	0.0930	0.0233	0.2791
14-1	112	Tevi II	16707	35	29	154,708	5,335	8	5	5	18	0.2286	0.1429	0.1429	0.5143
14-1	113	Amelia	16708	70	65	300,357	4,621	12	8	7	27	0.1714	0.1143	0.1000	0.3857
14-1	114	Lucia (Amelia Ext)	16709	17	4	17,626	4,407	0	0	1	1	0.0000	0.0000	0.0588	0.0588
14-1	116	Strada	16722-Ptn	59	59	151,063	2,560	14	7	8	29	0.2373	0.1186	0.1356	0.4915
14-1	117	Messina II	16741	59	59	218,122	3,697	20	7	9	36	0.3390	0.1186	0.1525	0.6102
14-1	118	Trevi	17091	37	35	199,412	5,697	9	6	5	20	0.2432	0.1622	0.1351	0.5405
14-1	119	Capella	17619	72	72	221,669	3,079	32	12	8	52	0.4444	0.1667	0.1111	0.7222
14-1	120	Trevi III	17628	10	6	31,498	5,250	0	1	1	2	0.0000	0.1000	0.1000	0.2000
14-1	121	Bella Vista	17746	95	26	132,130	5,082	7	6	3	16	0.0737	0.0632	0.0316	0.1684
14-1	122	Alta Vista	17746	97	31	181,488	5,854	5	3	6	14	0.0515	0.0309	0.0619	0.1443
14-1	123	Varenna	17768	99	43	111,490	2,593	5	3	1	9	0.0505	0.0303	0.0101	0.0909
14-1	124	Pavoda	17767	69	12	37,997	3,166	4	3	3	10	0.0580	0.0435	0.0435	0.1449
88-1	3	Almeria	13053	118	0	0		18	14	24	56	0.1525	0.1186	0.2034	0.4746
88-1	4	Maricopa	13080	100	0	0		15	12	29	56	0.1500	0.1200	0.2900	0.5600
88-1	5	Monterey	13094	103	0	0		24	12	20	56	0.2330	0.1165	0.1942	0.5437
88-1	9	Malaga	13701	70	0	0		15	15	14	44	0.2143	0.2143	0.2000	0.6286
88-1	11	Pala Vista	13734	118	0	0		17	10	14	41	0.1441	0.0847	0.1186	0.3475
88-1	19	Montecito	13902	115	0	0		22	2	7	31	0.1913	0.0174	0.0609	0.2696
88-1	20	Sorrento	13908	97	0	0		9	6	10	25	0.0928	0.0619	0.1031	0.2577
88-1	21	Alicante	13990	91	0	0		16	15	17	48	0.1758	0.1648	0.1868	0.5275
88-1	23-A	San Miguel	14168	69	0	0		10	6	16	32	0.1449	0.0870	0.2319	0.4638
88-1	23-B	San Miguel	14669	69	0	0		20	10	18	48	0.2899	0.1449	0.2609	0.6957
88-1	24	San Marco	14188	57	0	0		8	8	14	30	0.1404	0.1404	0.2456	0.5263
88-1	25	Barcelona	14295	77	0	0		14	8	16	38	0.1818	0.1039	0.2078	0.4935
88-1	26-A	Serrano	14366	48	0	0		10	5	14	29	0.2083	0.1042	0.2917	0.6042
88-1	26-B	Serrano	14576	43	0	0		13	10	6	29	0.3023	0.2326	0.1395	0.6744
88-1	28	El Dorado	14410	171	0	0		53	38	58	149	0.3099	0.2222	0.3392	0.8713
88-1	31	Travilla	14782	94	0	0		16	8	5	29	0.1702	0.0851	0.0532	0.3085
88-1	32-A	Valencia	14784	98	0	0		10	10	11	31	0.1020	0.1020	0.1122	0.3163
88-1	32-B	Valencia	14837	52	0	0		9	9	9	27	0.1731	0.1731	0.1731	0.5192
88-1	33-A	Vidorra	14797	31	31	63,411	2,046	6	8	6	20	0.1935	0.2581	0.1935	0.6452
88-1	33-B	Vidorra	15428	30	2	3,572	1,786	10	4	14	28	0.3333	0.1333	0.4667	0.9333
88-1	33-C	Vidorra	15429	27	27	46,707	1,730	8	6	7	21	0.2963	0.2222	0.2593	0.7778
88-1	33-D	Vidorra	15430	34	34	60,846	1,790	9	7	8	24	0.2647	0.2059	0.2353	0.7059

Tustin Unified School District

Student Generation Rate Computations - Dwelling Units Permitted from Project Inception through December 31, 2018
(Reflects Dwelling Units Constructed within CFD Nos. 88-1, 97-1, 06-1, 07-1 and 14-1)

CFD	Project Number	Project Name	Tract No.	Permitted Dwelling Units	Permitted D/Us with Sq Ft	Permitted Square Footage	Average Square Footage	Student Totals Grades K- 5	Grades 6 - 8	Grades 9 -12	Grades K - 12	Student Generation Rates Grades K- 5	Grades 6 - 8	Grades 9 -12	Grades K - 12
88-1	35	La Montana	15292	65	0	0		9	11	19	39	0.1385	0.1692	0.2923	0.6000
88-1	36-A	Estrella	15316	28	28	48,482	1,732	8	4	8	20	0.2857	0.1429	0.2857	0.7143
88-1	36-B	Estrella	15373	3	0	0		2	0	0	2	0.6667	0.0000	0.0000	0.6667
88-1	36-C	Estrella	15374	30	0	0		5	9	13	27	0.1667	0.3000	0.4333	0.9000
88-1	36-D	Estrella	15375	10	10	16,472	1,647	3	2	0	5	0.3000	0.2000	0.0000	0.5000
88-1	38-A	Columbia/Westmont	15380	25	25	79,178	3,167	1	4	9	14	0.0400	0.1600	0.3600	0.5600
88-1	38-B	Columbia/Westmont	15502	9	9	27,962	3,107	1	0	0	1	0.1111	0.0000	0.0000	0.1111
88-1	38-C	Columbia/Westmont	15503	22	22	57,827	2,629	8	3	7	18	0.3636	0.1364	0.3182	0.8182
88-1	38-D	Columbia/Westmont	15504	17	17	51,174	3,010	3	5	6	14	0.1765	0.2941	0.3529	0.8235
88-1	38-E	Columbia/Westmont	15505	36	36	96,551	2,682	6	4	18	28	0.1667	0.1111	0.5000	0.7778
88-1	38-F	Columbia/Westmont	15506	23	23	60,327	2,623	10	5	5	20	0.4348	0.2174	0.2174	0.8696
88-1	38-G	Columbia/Westmont	15507	30	30	89,562	2,985	6	6	9	21	0.2000	0.2000	0.3000	0.7000
88-1	39	Madrid	15420	75	75	251,538	3,354	9	9	16	34	0.1200	0.1200	0.2133	0.4533
88-1	40-A	Arborwalk	15427	16	16	23,740	1,484	3	1	5	9	0.1875	0.0625	0.3125	0.5625
88-1	40-B	Arborwalk	15474	16	0	0		3	0	0	3	0.1875	0.0000	0.0000	0.1875
88-1	41	Arborwalk	15475	21	21	31,390	1,495	4	3	4	11	0.1905	0.1429	0.1905	0.5238
88-1	42-A	Tustin Estates	15563	46	38	184,812	4,863	8	4	12	24	0.1739	0.0870	0.2609	0.5217
88-1	42-B	Tustin Estates	15993	22	0	0		8	2	1	11	0.3636	0.0909	0.0455	0.5000
88-1	42-C	Tustin Estates	16184	51	27	149,172	5,525	7	3	8	18	0.1373	0.0588	0.1569	0.3529
88-1	43	Sedona	15568	130	90	200,896	2,232	35	27	34	96	0.2692	0.2077	0.2615	0.7385
88-1	44	Treviso	15601	44	33	135,084	4,093	5	6	14	25	0.1136	0.1364	0.3182	0.5682
88-1	45	Emerson	15681	114	107	397,577	3,716	11	14	33	58	0.0965	0.1228	0.2895	0.5088
88-1	97	Lennar - Tea Leaf	16782	25	0	0		9	7	9	25	0.3600	0.2800	0.3600	1.0000
97-1	46	Traditions	15432	127	114	394,867	3,464	27	13	22	62	0.2126	0.1024	0.1732	0.4882
97-1	47	Heritage	15433	46	46	118,642	2,579	15	5	15	35	0.3261	0.1087	0.3261	0.7609
97-1	48-A	Liberty	15434	74	74	165,473	2,236	16	13	19	48	0.2162	0.1757	0.2568	0.6486
97-1	48-B	Liberty	15512	72	72	188,552	2,619	20	8	19	47	0.2778	0.1111	0.2639	0.6528
97-1	49	Legacy	15435	37	23	93,605	4,070	2	1	12	15	0.0541	0.0270	0.3243	0.4054
97-1	50	Heritage	15511	65	37	94,604	2,557	15	10	17	42	0.2308	0.1538	0.2615	0.6462
97-1	51	Amberwood	15555	92	76	212,051	2,790	20	19	41	80	0.2174	0.2065	0.4457	0.8696
97-1	52	Glen Willows	15641	194	104	243,307	2,339	47	33	60	140	0.2423	0.1701	0.3093	0.7216
97-1	53	Briarwood	15642	78	20	65,164	3,258	15	7	14	36	0.1923	0.0897	0.1795	0.4615
97-1	57	Sheridan Square	15711	104	84	261,873	3,118	22	22	38	82	0.2115	0.2115	0.3654	0.7885
97-1	59	Terra Bella	15739	128	128	248,576	1,942	12	9	8	29	0.0938	0.0703	0.0625	0.2266
97-1	62-A	Sonoma	15742	42	35	90,490	2,585	4	8	11	23	0.0952	0.1905	0.2619	0.5476
97-1	62-B	Sonoma	15814	38	38	121,623	3,201	6	4	8	18	0.1579	0.1053	0.2105	0.4737
97-1	63	Mendocino	15743	88	88	258,916	2,942	15	17	27	59	0.1705	0.1932	0.3068	0.6705
97-1	64	Saratoga	15744	86	77	246,240	3,198	18	13	19	50	0.2093	0.1512	0.2209	0.5814
97-1	65-A	Brentwood	15745	71	71	251,321	3,540	14	16	20	50	0.1972	0.2254	0.2817	0.7042
97-1	65-B	Brentwood	15978	62	51	180,671	3,543	8	5	22	35	0.1290	0.0806	0.3548	0.5645
97-1	66-A	Huntington	15746	10	10	41,960	4,196	0	4	6	10	0.0000	0.4000	0.6000	1.0000
97-1	66-B	Huntington	15801	8	8	34,138	4,267	0	5	1	6	0.0000	0.6250	0.1250	0.7500
97-1	66-C	Huntington	15802	11	11	47,097	4,282	0	2	1	3	0.0000	0.1818	0.0909	0.2727
97-1	66-D	Huntington	15803	11	11	47,391	4,308	0	2	1	3	0.0000	0.1818	0.0909	0.2727
97-1	66-E	Huntington	15804	12	12	50,472	4,206	4	0	2	6	0.3333	0.0000	0.1667	0.5000
97-1	67	Cambria	15747	53	53	261,195	4,928	15	10	23	48	0.2830	0.1887	0.4340	0.9057
97-1	69	Concorde	15872	113	101	344,366	3,410	26	21	55	102	0.2301	0.1858	0.4867	0.9027
97-1	70	Barrington	15873	126	126	351,298	2,788	36	16	40	92	0.2857	0.1270	0.3175	0.7302
97-1	71	Kelsey Lane	15874	134	125	327,593	2,621	38	26	60	124	0.2836	0.1940	0.4478	0.9254
97-1	73	Wisteria	15876	164	164	329,142	2,007	37	27	34	98	0.2256	0.1646	0.2073	0.5976
97-1	78	Santa Venetia	15972	96	76	202,486	2,664	14	19	22	55	0.1458	0.1979	0.2292	0.5729
97-1	79	Mendocino North	15973	93	71	210,315	2,962	13	9	24	46	0.1398	0.0968	0.2581	0.4946
97-1	80	Miramar	15974	66	62	209,678	3,382	13	16	14	43	0.1970	0.2424	0.2121	0.6515
97-1	83	Monterey	15977	127	127	293,026	2,307	41	23	24	88	0.3228	0.1811	0.1890	0.6929
97-1	84-B	Huntington Collection	15980	13	13	58,475	4,498	1	1	4	6	0.0769	0.0769	0.3077	0.4615
97-1	84-C	Huntington Collection	16064	17	17	71,595	4,211	0	4	4	8	0.0000	0.2353	0.2353	0.4706
97-1	84-D	Huntington Collection	16065	15	15	67,172	4,478	0	1	3	4	0.0000	0.0667	0.2000	0.2667
97-1	84-E	Huntington Collection	16159	14	14	62,508	4,465	1	2	4	7	0.0714	0.1429	0.2857	0.5000
97-1	84-F	Huntington Collection	16160	10	10	45,353	4,535	0	1	3	4	0.0000	0.1000	0.3000	0.4000
97-1	84-G	Huntington Collection	16161	12	12	53,341	4,445	0	2	6	8	0.0000	0.1667	0.5000	0.6667
97-1	84-H	Huntington Collection	16162	15	14	62,828	4,488	3	2	1	6	0.2000	0.1333	0.0667	0.4000
97-1	84-I	Huntington Collection	16185	8	0	0		1	0	2	3	0.1250	0.0000	0.2500	0.3750
97-1	84-J	Huntington Collection	15979	8	8	30,994	3,874	0	0	0	0	0.0000	0.0000	0.0000	0.0000
97-1	85-A	Bel Air	16076	68	41	147,938	3,608	10	11	27	48	0.1471	0.1618	0.3971	0.7059
97-1	85-B	Bel Air	16077	53	29	108,567	3,744	6	12	22	40	0.1132	0.2264	0.4151	0.7547
97-1	86-A	Manchester	16078	42	25	95,757	3,830	5	11	12	28	0.1190	0.2619	0.2857	0.6667
97-1	86-B	Manchester	16086	26	26	99,025	3,809	9	1	6	16	0.3462	0.0385	0.2308	0.6154
97-1	86-C	Manchester	16087	27	27	104,163	3,858	10	6	14	30	0.3704	0.2222	0.5185	1.1111
97-1	87	Rutherford	16079	99	96	254,426	2,650	10	8	10	28	0.1010	0.0808	0.1010	0.2828
97-1	89	Triana	16081	92	91	314,469	3,456	8	5	10	23	0.0870	0.0543	0.1087	0.2500
97-1	90-A	Alder Creek	16082	51	50	126,873	2,537	18	11	16	45	0.3529	0.2157	0.3137	0.8824
97-1	90-B	Alder Creek	16088	80	56	144,687	2,584	24	15	26	65	0.3000	0.1875	0.3250	0.8125
97-1	91-A	Tiburon	16083	12	12	26,159	2,180	4	2	1	7	0.3333	0.1667	0.0833	0.5833
97-1	91-B	Tiburon	16172	10	10	21,456	2,146	4	2	4	10	0.4000	0.2000	0.4000	1.0000
97-1	91-D	Tiburon	16173	11	11	24,683	2,244	2	6	3	11	0.1818	0.5455	0.2727	1.0000
97-1	91-E	Tiburon	16174	13	13	27,544	2,119	1	3	3	7	0.0769	0.2308	0.2308	0.5385
97-1	91-F	Tiburon	16175	12	12	26,174	2,181	3	0	2	5	0.2500	0.0000	0.1667	0.4167
97-1	91-G	Tiburon	16176	12	12	26,361	2,197	0	2	8	10	0.0000	0.1667	0.6667	0.8333
97-1	92	San Juan Batista	16084	108	108	225,141	2,085	16	15	28	59	0.1481	0.1389	0.2593	0.5463
97-1	93	Monticello	16085	112	104	211,816	2,037	13	8	17	38	0.1161	0.0714	0.1518	0.3393
97-1	95	Mericort	16644	79	79	164,688	2,085	17	11	16	44	0.2152	0.1392	0.2025	0.5570
97-1	98	Montellena	16811	68	68	167,021	2,456	24	20	18	62	0.3529	0.2941	0.2647	0.9118
City	130	Sheldon	17507	103	103	216,519	2,102	11	3	4	18	0.1068	0.0291	0.0388	0.1748
City	131	Huntley	17507	77	77	219,481	2,850	19	3	2	24	0.2468	0.0390	0.0260	0.3117
City	132	Crawford	17507	96	96	332,073	3,459	31	2	1	34	0.3229	0.0208	0.0104	0.3542
City	133	Stafford	17507	99	99	376,432	3,802	27	2	0	29	0.2727	0.0202	0.0000	0.2929
Total Single-Family Detached (SFDs):				7,758	5,132	15,513,109	3,023	1,527	1,023	1,527	1,527	0.1968	0.1319	0.1968	0.5255
All Dwelling Types:				18,612	12,043	25,634,892	2,129	3,130	1,858	2,603	5,041	0.1682	0.0998	0.1399	0.4079
Weighted Average - Multi-Family				10,854	6,911	10,121,783	1,465	1,603	835	1,076	3,514	0.1477	0.0769	0.0991	0.3238

Appendix D: Future Development Projects

Tustin Unified School District
Pending and Future Development Areas - Unmitigated

General TUSD Location	Data Source	Project Status	Proposed Dwelling Type	Residential Land Use	Total Project D/Us	Permittted Prior to 01/01/2019	Net Future Unmitigated D/Us	Estimated Assessable Space Per Dwelling Unit	(1)
City of Tustin - Future Projects: (2)(3)									
S.E. Corner of Sixth & "B" Street	Vintage Website	Under Construction	SFA	Identified	140	(25)	115	1,742	(4)
Unmitigated High Density (5)	Tustin Housing Element		Multi-family	Unidentified	426		426	1,500	(6)
Subtotal - City of Tustin (3)					**566**	**(25)**	**541**	**1,551**	
Irvine Business Center (IBC): (3)									
Paseo Del Mar KB Homes (#42)	IBC Project List - Aug. 2018	Under Construction	Multi-family	Apartments/Condos	357	0	357	1,551	(7)
Subtotal - IBC (3)					**357**	**0**	**357**	**1,551**	
Santa Ana Metro-East Overlay Zone & Other TUSD Areas: (3)									
Madison - 200 N. Cabrillo Park Drive (#3)	Planning Dept's Website	Entitled	Multi-family	6-Story Mixed Use	260		260	1,346	(8)
Central Point Mixed-Use 1801 East 4th St	Planning Dept's Website	Under review	Multi-family	5-Story Mixed Use	650		650	1,346	(8)
AMG Family Units 2114 First St. (#25) (8)	Planning Dept's Website	Under Construction	Multi-family	6-Story Mixed use	694	0	694	1,346	(8)
Avery @ The Grove (Sexlinger Farmhouse)	Planning Dept's Website	Entitled	SFD	2,340-2,777 Sqft	24		24	2,500	
Wermer's Site 1660 E First St. (#26)	Planning Dept's Website	Entitled	Multi-family	6-Story Mixed use	601		601	1,346	(8)
Subtotal - Santa Ana (3)					**2,229**		**2,229**	**1,359**	
				Total Future TUSD Residential Dwelling Units:	**3,152**		**3,127**	**1,414**	(9)

(1) The plans and permit information for selected multifamily projects located within the Cities of Irvine, Santa Ana and Tustin were reviewed by SDFA in order to estimate the assessable space likely to be realized from similar projects to be constructed in the future.

(2) Excludes Future Development identified in the Housing Element as being located in Tustin/MCAS as that development has been mitigated with the formation of CFD No. 15-2.

(3) Includes only those projects that are located within the boundaries of TUSD and have not yet been constructed or were not issued a building permit as of January, 1, 2019.

(4) Average Square Footage of Project Ranges from 1,386 - 2,187 Square feet as identified on the Website for Vintage at Old Town Tustin by Taylor-Morrison.

(5) Of the 566 Multi-family units identified in the Housing Element of the 2013 General Plan, estimate assumes that 140 of those units are represented by the Vintage at Old Town project.

(6) Average Square Footage assumes a 50/ 50 mix of apartments and "for sale units with assessable space of 1,250 per apartment unit and average square footage of 1,750 for future "For-Sale condominium and townhome units. For that portion of the unidentified multi-family housing expected to be developed as apartments.

(7) For the Paseo Del Mar project located within the IBC, the average square footage was derived from the building permits issued in lated 2019 for 38 dwellling units.

(8) For the five and six-story residential and mixed-use projects expected in be developed within the the City of Santa Ana, the District estimates that the average assessable space per dwelling unit will be similar to the average assessable space computed for that portion of AMG Family Units for which permits were recently issued .

(9) Reflects the estimated weighted average of the 3,127 future unmitigated dwelling units expected to be constructed within District.

Appendix E: School Facilities Cost Estimates

TUSTIN UNIFIED SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS

		Prototype Grade K-5 Elementary School	Prototype Grades 6-12 Academy School School
SITE ACQUISITION & DEVELOPMENT:			
Required Usable Acreage		10.0	40.0
Estimated Site Acquisition Costs (Per Acre)		$1,500,000	$0
Total Site Acquisition Costs [1]		$15,000,000	$0
Site Development Costs (Incl off-site, service site & utility services)	$100,000	$1,000,000	$4,000,000
Total Site Acquisition & Site Development Costs		$16,000,000	$4,000,000
SCHOOL CONSTRUCTION:			
Baseline Construction Cost Estimate [2]		$25,000,000	$100,000,000
TOTAL ESTIMATED COST:		$41,000,000	$104,000,000
DESIGN CAPACITY OF SCHOOL FACILITY		550	1,200
COST PER STUDENT		$74,545	$86,667

(1) Land price reflects District current estimated "average" land acquisition costs for future unidentified school sites; assumes that 6-12 will be located on the MCAS with no land cost.

(2) Reflects District's current estimate of construction costs to construct school facilities to serve the design capacities as shown.

Tustin Unified School District
Interim and Administrative Facilities Cost Estimates

Per Student Cost of Interim Facilities:

Per Student Cost for K-5 Interim Housing:

Estimated four-year period for unhoused students.
Monthly charges assumed for 1.5 years as an average requirement.

Monthly charges:	$850
Number of Periods:	18
Cost Per Classroom Unit	$15,300
Plus Incidentals (Set-up)	$65,000
Total Cost of Classroom	$80,300
Students to be Housed	25
Cost Per Student	**$3,212**

Per Student Cost for 6-8 Interim Housing:

Estimated four-year period for unhoused students.
Monthly charges assumed for 2.5 years as an average requirement.

Monthly charges:	$850
Number of Periods:	30
Cost Per Classroom Unit	$25,500
Plus Incidentals (Set-up)	$65,000
Total Cost of Classroom	$90,500
Students to be Housed	27
Cost Per Student	**$3,352**

Per Student Cost for High School Interim Housing:

Estimated six-year period for unhoused students.
Monthly charges assumed for 2.5 years as an average requirement.

Monthly charges:	$850
Number of Periods:	30
Cost Per Classroom Unit	$25,500
Plus Incidentals (Set-up)	$65,000
Total Cost of Classroom	$90,500
Students to be Housed	27
Cost Per Student	**$3,352**

Per Student Cost of Central Administrative Facilities:

Est Sqft. of Admin Facilities Required Per Student	4
Estimated Cost Per Sqft. of Construction	$225
Current Administrative Facilities Cost per Student	**$900**

Appendix F: 2006-2010 Census Data Employment and Housing Estimates

EEO-ALL01W

EEO 1w. Detailed Census Occupation by Sex and Race/Ethnicity for Worksite Geography

Universe: Civilians employed at work 16 years and over
EEO Tabulation 2006-2010 (5-year ACS data)

Note: This is a modified view of the original table.

The EEO Tabulation is sponsored by four Federal agencies consisting of the Equal Employment Opportunity Commission (EEOC), the Employment Litigation Section of the Civil Rights Division at the Department of Justice (DOJ), the Office of Federal Contract Compliance Programs (OFCCP) at the Department of Labor, and the Office of Personnel Management (OPM).

Geography: Irvine city, California
Estimate: Estimate

Occupation Code	Residence to Work Place Flows	Subject	Total, race and ethnicity
Total, all occupations	Worksite Total	Total, both sexes	
Total, all occupations	Worksite Total	Number	216,375
Total, all occupations	Irvine city, California to Irvine city, California	Total, both sexes	
Total, all occupations	Irvine city, California to Irvine city, California	Number	42,265
Total, all occupations	Santa Ana city, California to Irvine city, California	Total, both sexes	
Total, all occupations	Santa Ana city, California to Irvine city, California	Number	19,910
Total, all occupations	Tustin city, California to Irvine city, California	Total, both sexes	
Total, all occupations	Tustin city, California to Irvine city, California	Number	7,495

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Explanation of Symbols:
An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended

distribution. A statistical test is not appropriate.
An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
An '(X)' means that the estimate is not applicable or not available.

The U.S. Census Bureau collects race data in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB). Except for the total, all race and ethnicity categories are mutually exclusive. "Black" refers to Black or African American; "AIAN" refers to American Indian and Alaska Native; and "NHPI" refers to Native Hawaiian and Other Pacific Islander. The reference to "Hawaii only" indicates that these columns are only tabulated for areas in the state of Hawaii. "Balance of Not Hispanic or Latino" includes the balance of non-Hispanic individuals who reported multiple races or reported Some Other Race alone. For more information on race and Hispanic origin, see the Subject Definitions at http://www.census.gov/acs/www/data_documentation/documentation_main/.

Race and Hispanic origin are separate concepts on the American Community Survey. "White alone Hispanic or Latino" includes respondents who reported Hispanic or Latino origin and reported race as "White" and no other race. "All other Hispanic or Latino" includes respondents who reported Hispanic or Latino origin and reported a race other than "White," either alone or in combination. To get a total for "Hispanic or Latino," add the two columns for "White alone Hispanic or Latino" and "All other Hispanic or Latino."

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

EEO-ALL01W

EEO 1w. Detailed Census Occupation by Sex and Race/Ethnicity for Worksite Geography

Universe: Civilians employed at work 16 years and over
EEO Tabulation 2006-2010 (5-year ACS data)

Note: This is a modified view of the original table.

The EEO Tabulation is sponsored by four Federal agencies consisting of the Equal Employment Opportunity Commission (EEOC), the Employment Litigation Section of the Civil Rights Division at the Department of Justice (DOJ), the Office of Federal Contract Compliance Programs (OFCCP) at the Department of Labor, and the Office of Personnel Management (OPM).

Geography: Santa Ana city, California
Estimate: Estimate

Occupation Code	Residence to Work Place Flows	Subject	Total, race and ethnicity
Total, all occupations	Worksite Total	Total, both sexes	
Total, all occupations	Worksite Total	Number	154,675
Total, all occupations	Irvine city, California to Santa Ana city, California	Total, both sexes	
Total, all occupations	Irvine city, California to Santa Ana city, California	Number	6,390
Total, all occupations	Santa Ana city, California to Santa Ana city, California	Total, both sexes	
Total, all occupations	Santa Ana city, California to Santa Ana city, California	Number	41,630
Total, all occupations	Tustin city, California to Santa Ana city, California	Total, both sexes	
Total, all occupations	Tustin city, California to Santa Ana city, California	Number	5,460

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Explanation of Symbols:
An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended

distribution. A statistical test is not appropriate.
An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
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The U.S. Census Bureau collects race data in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB). Except for the total, all race and ethnicity categories are mutually exclusive. "Black" refers to Black or African American; "AIAN" refers to American Indian and Alaska Native; and "NHPI" refers to Native Hawaiian and Other Pacific Islander. The reference to "Hawaii only" indicates that these columns are only tabulated for areas in the state of Hawaii. "Balance of Not Hispanic or Latino" includes the balance of non-Hispanic individuals who reported multiple races or reported Some Other Race alone. For more information on race and Hispanic origin, see the Subject Definitions at http://www.census.gov/acs/www/data_documentation/documentation_main/.

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Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

EEO-ALL01W

EEO 1w. Detailed Census Occupation by Sex and Race/Ethnicity for Worksite Geography

Universe: Civilians employed at work 16 years and over
EEO Tabulation 2006-2010 (5-year ACS data)

Note: This is a modified view of the original table.

The EEO Tabulation is sponsored by four Federal agencies consisting of the Equal Employment Opportunity Commission (EEOC), the Employment Litigation Section of the Civil Rights Division at the Department of Justice (DOJ), the Office of Federal Contract Compliance Programs (OFCCP) at the Department of Labor, and the Office of Personnel Management (OPM).

Geography: Tustin city, California
Estimate: Estimate

Occupation Code	Residence to Work Place Flows	Subject	Total, race and ethnicity
Total, all occupations	Worksite Total	Total, both sexes	
Total, all occupations	Worksite Total	Number	37,900
Total, all occupations	Irvine city, California to Tustin city, California	Total, both sexes	
Total, all occupations	Irvine city, California to Tustin city, California	Number	2,815
Total, all occupations	Santa Ana city, California to Tustin city, California	Total, both sexes	
Total, all occupations	Santa Ana city, California to Tustin city, California	Number	4,490
Total, all occupations	Tustin city, California to Tustin city, California	Total, both sexes	
Total, all occupations	Tustin city, California to Tustin city, California	Number	6,325

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Explanation of Symbols:
An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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distribution. A statistical test is not appropriate.
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Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

1. Please confirm or correct:
The Newhope Library at 122 North Newhope Street would serve the project area.

   Confirmed.

2. What is the square footage of the existing Newhope Library? What resources and special services are provided at this location?

   Santa Ana has two facilities, a Main library and the Newhope Library Learning Center. The Main Library is 39,790 square feet in size and the Newhope Library is 10,600 square feet. The libraries offer access to books, periodicals, e-content, online databases, computers and internet, a Learning Center, a TeenSpace, a Higher Education Center, and programming for all ages.

   a. Are the existing library space and number of books considered adequate for the existing population within the libraries' service area?

      No. A library service master plan or facility standards assessment would be required to best determine the needs of our service area. For the purpose of this questionnaire, the data will be gathered in comparison to Anaheim Public Library, who are simliar in terms of population to the City of Santa Ana.

   b. If not, what are the estimated deficits of:

      i. Building area in square feet? Deficit of 99,409 square feet total for the entire City population.

      ii. Volumes or collection size? Deficit of 234,483 in collection size This is total for the entire City.

      iii. Other resources (computers, etc.)? Yes, additional computers, staffing and programs.

3. What demand factors or standards are used to determine the amount of library space and number of volumes, or collection size, needed to serve a given population?

   A master plan or facility standards assessment would best determine the needs to serve the population. The library has neither, so we look at the circulation data as well as foot traffic at our existing libraries to help determine the needs. We also look at the service level of nearby cities with similar population sizes. For example, the Anaheim Public Library has 0.416 total library square footage per capita, while Santa Ana is at 0.1633.

4. The proposed project would introduce up to 36,167 residential units. What demands would you estimate the project would create:

   a. For library facilities in square feet? Additional 15,190 square feet

   b. For collection items? Additional 81,353 items

   c. For additional library staff? Additional 16.25 full time staff (FTE)

   d. Other? Additional computers and programming

5. Are there any plans for future library expansion or new libraries that would potentially serve the proposed project? If so, how would these facilities be funded?

There is currently no plan for future library facilities. The City is in the process of procuring a mobile library unit or bookmobile to better serve the population.

6. What measures, if any, would you recommend to reduce project impacts to library facilities and/or collections?

The recommendation would be to increase the number of library facillities and the number of resources.

7. Please add any other comments you may wish to make regarding this project.

Response Prepared By:

Lupita Arroyo	Principal Librarian
Name	**Title**
City of Santa Ana - Library Services	4/1/2020
Agency	**Date**

SANTA ANA GENERAL PLAN UPDATE
Recreation and Parks Questionnaire

1. The existing General Plan states that the City has approximately 400 acres of public parks and recreation facilities distributed generally uniformly throughout the City. Please **confirm or update** the information in the following table reproduced from the City's website.

City Parks	Park Acreage	Joint Use Sites	Recreation Facilities
Adams Park	5.68	Godinez High School	Cabrillo Tennis Center
Angels Community Park	1.72	Madison Elementary School	Corbin Center
Birch Park	2.66	Monte Vista Elementary School	El Salvador Community Center+
Bomo Koral Park	10.40	Roosevelt Elementary School	Jerome Recreation Center+
Cabrillo Park	7.60	Spurgeon Intermediate School	Logan Recreation Center
Centennial Park	69.50	Willard Intermediate School	Memorial Recreation Center+
Cesar Chavez Camoesino Park	6.30	Garfield Elementary	Neal Machander Tennis Center
Chepa's Park	0.41	Monroe Elementary School	Salgado Recreation Center+
Delhi Park	10.40		Santa Anita Recreation Center+
Eldridge Park	1.2		Santa Ana Senior Center
Edna Park	2.82		Southwest Senior Center
El Salvador Park	8.4		Wildlife and Watershed Interpretive Center
Fairview Triangle Park	0.30		Godinez Gym and Performing Arts Center
Fisher Cabin Park	2.34		Santiago Lawn Bowling Center
French Park	0.17		Fisher Cabin
Friendship Park	0.09		Santiago Cabin
Garfield Exercise	0.10		Santa Ana Zoo at Prentice Park
Grise! Park	6.79		Santa Ana Stadium
Heritage Park	6.51		Central Public Library
Jerome Park	17.92		Newhope Library
Lillie King Park	9.60		Garfield Center
Mabury Park	5.46		RooseveiUWalker Community Center
Madison Park	6.06		
Maple and Occidental Park	0.43		
McFadden Triangle Park	0.80		
Memorial Park	17		
Memory Lane Park	0.47		
Morrison Park	5.07		

Pacific Electric Park	1.39		
Plaza Calle Cuatro Park	0.20		
Portola Park	9.07		
Prentice Park	18.75		
RaitUMyrtle Park*	1.09		
Riverview Park	8.76		
Rosita Park	8.68		
Saddleback View Park	0.92		
Sandpointe Park	6.63		
Santa Anita Park	4.86		
Santiago Park	34.43		
Sara May Downie Herb Garden	0.13		
Segerstrom Triangle Park	1.22		
Sasscer Park	0.92		
Standard/McFadden Park*	.75		
17th Stree!Triangle Park	0.66		
6th and Lacy Park*	0.42		
Thornton Park	32.83		
Windsor Park	10.48		
TOTAL	348.39	-	-

*Future Parks
+ Centers with oars

2. The City's website also identified future parks as noted in the table above.

   a. Have any of these parks been built? Which ones?

   Yes, 6th and Lacy (Mariposa Park) was built and opened on December 14, 2019.

   b. If not, are there stiU plans to build these parks?

   Yes, Grant funding was recently approved to develop Standard/McFadden and Raitt/Myrtle Park sites.

3. What is the City's funding source for park and recreational facilities maintenance and improvements?

   City General Funds are used to maintain the park sites. Improvement funding mainly comes from Federal/State Grants , Community Development Block Grant or Park Residential Development Fees (A & D Fees).

4. Are the existing parks and recreational facilities in the City adequate to serve the demands of the residents?

   No, the City has not met the Municipal Code 2 acres per/ 1000 requirement.

5. Are the existing parks and recreation facilities able to accommodate buildout of the proposed project, which includes land use designation changes that would accommodate a buildout of 6,776,298 additional nonresidential square feet, 36,167 additional dwelling units, and would create 14,276 jobs? If not, what additional facilities would be needed and how will they be funded?

   No, additional park acres, recreational support facilities and community centers are needed to meet the increasing population demand. Park/Recreational Improvements would be funded by grants, CDBG funds, and Park residential development fees.

6. What mitigation measures, if any, would you recommend for the proposed project?

   Additional Park Open Space.

7. Please add any other comments you may wish to make regarding the proposed project.

Response Prepared By:

RON ONO	PRCSA ADMINISTRATIVE SERVICES MANAGER
Name	Title
PARK, RECREATION AND COMMUNITY SERVICES AGENCY	3/9/20
Agency	Date

SANTA ANA GENERAL PLAN UPDATE
Solid Waste Disposal Questionnaire

1. What generation rates are used to estimate solid waste service requirements for various land uses (residential, commercial, industrial) in pounds/day or tons/year?

See attached solid waste generation by land use type. This information was obtained from the California Department of Resources Recovery and Recycling (CalRecycle) website.

2. Is Orange County currently meeting AB 939 goals?

AB 939, also known as the California Integrated Waste Management Act of 1989, requires all counties in California to prepare a Siting Element as part of each county's Countywide Integrated Waste Management Plan. As part of the Siting Element, each county is required to demonstrate that it has 15 years of available countywide solid waste landfill capacity, either in its jurisdiction, or has contracted with another entity (i.e., another county or waste hauler that owns a landfill that has available landfill capacity) to ensure 15 years of available countywide solid waste landfill capacity.

The County of Orange has 15 years of available countywide solid waste landfill capacity with available landfill capacity at the Olinda Alpha, Frank R. Bowerman and Prima Deshecha Landfills. All three landfills are owned by the County of Orange and are operated by the OC Waste & Recycling department.

3. Please provide any additional comments you may have regarding the proposed project.

The Orange County solid waste landfill system can serve the proposed project on both a project-specific and cumulative basis and will provide the project with long-term solid waste landfill capacity.

Response Prepared By:

John J. Arnau, CEQA Manager

Name	**Title**
OC Waste & Recycling	March 3, 2020
Agency	**Date**

1. Please **confirm** that the disposal sites used for the City's solid waste are the Frank R. Bowerman Landfill in Irvine and Olinda Alpha Landfill in Brea.

Confirmed.

   a. What additional sites, if any, are planned for solid waste disposal in the future?

None.

2. Please **confirm or update** the information in Table 1, using data from CalRecycle, regarding the three landfill's location, current remaining capacity, maximum capacity, estimated close date, and maximum daily load.

Table 1 Landfill Capacity

Landfill	Location	Current Remaining Capacity (cubic yards)	Maximum Capacity (cubic yards)	Estimated Close Date	Maximum Daily Load (tons/day)
Frank R. Bowerman	11002 Bee Canyon Road Irvine, CA 92602	~~205,000,000~~ 170,400,000*	266,000,000	2053	11,500
Olinda Alpha	1942 North Valencia Avenue Brea, CA 92823	~~34,200,000~~ 24,500,000	148,800,000	2021**	8,000

*Remaining capacity for Frank R. Bowerman and Olinda Alpha Landfills as of June 30, 2019.
**OC Waste & Recycling is currently working with the City of Brea to revise the closure date of the Olinda Alpha Landfill.

3. Are the existing landfill facilities able to accommodate buildout of the proposed project, which includes land use designation changes that would accommodate a buildout of 6,776,298 additional nonresidential square feet, 36,167 additional dwelling units, and would create 14,276 jobs? If not, what additional facilities would be needed?

Yes, the Orange County solid waste landfill system would have the ability to provide the proposed project with long-term solid waste landfill capacity, both on a project specific and cumulative basis. The County of Orange maintains 15-years of countywide solid waste landfill capacity, as required by AB 939.

4. Please provide any additional comments you may have regarding the proposed project.

N/A.

Response Prepared By:

John J. Arnau, CEQA Manager

Name	**Title**
OC Waste & Recycling	March 3, 2020
Agency	**Date**

Estimated Solid Waste Generation Rates by Land Use Type

Land Use Type	Estimated Solid Waste Generation Rate
Residential	12.23 lbs./household/day
Offices	0.084 lb./sq. ft./day
Commercial/Retail	3.12 lbs./100 sq. ft./day
Restaurants	.005 lb./s.f./day
Industrial/Warehouse	1.42 lb./100 sq. ft./day
Schools	1 lb./student/day
Hotel/Motel	4 lbs./room/day
Public/Institutional	.007 lb./sq. ft./day

Source: CalRecycle, 2020