

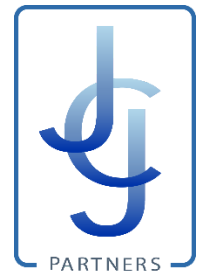
SCHOOL REPORT

# **ANAHEIM HILLS FESTIVAL PROJECT SCHOOL ISSUES REPORT**

**DRAFT**

**FOR  
SHEA PROPERTIES**

**NOVEMBER 29TH, 2022**



Prepared by  
JCJ Partners

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## EXECUTIVE SUMMARY

### SECTION 1:

#### PROJECT BACKGROUND & DISTRICT ENROLLMENT

1. The Anaheim Hills Festival Project (“Project”) currently proposes the construction of 450-600 high-density apartments in the northern central portion of Anaheim Hills, CA, located in the Anaheim Hills Festival Shopping Mall.
2. Students generated from these units (“Project Students”) will be served by the Orange Unified School District (“District” or “OUSD” or “Orange USD”) for Pre-K through 12th grade.
  - a. Schools assigned to serve Project Students (“Assigned Schools”) include Canyon Rim Elementary School (“Canyon Rim ES”) for grades TK-5, El Rancho Charter Middle School (“El Rancho Charter MS”) for grades 7-8, and Canyon High School (“Canyon HS”) for grades 9-12. Although not assigned to the Project, Running Springs Elementary School is another nearby option through OUSD’s Open Enrollment Policy.
3. OUSD’s overall K-12 English/Language Arts (ELA), Math, and Science test scores are lower than surrounding districts, but OUSD’s K-12 ELA and Math scores are higher than state averages. When comparing test scores within grade configurations, K-6 & 7-8 & 9-12 scores are slightly lower than the Orange County averages.
4. The District enrolled 26,756 K-12 students in the 2021-22 school year, down by 5,276 (-16.5%) from the peak of 32,032 total students in 2003-04. Districtwide enrollment has decreased by 6.19% in the last five years, and by 11.2% in the last ten years.
  - a. In the last ten years, OUSD had an average decline in enrollment of 338 students or 1.2% decline annually.
5. School districts with declining enrollment suffer adverse impacts on the operational budget, as the state operational budget model is based on the number of students attending schools.
  - a. Planned growth from new development that is anticipated, comes in regular increments, and is understood by the school district facility and fiscal planners is the most beneficial to the school district and the community.
  - b. This growth helps declining districts in particular by both offsetting operational budget losses due to potential enrollment decline and creating efficiencies when students enter existing facilities.

**SECTION 2:****PROJECTED STUDENTS**

6. This report uses the Student Generation Rates (“SGR”) from the 2019 Demographic Report of 7-Year Student Projections by Residence (Fall 2019-2025), prepared for OUSD by Davis Demographics & Planning, Inc. (“DDP”). Due to a lack of recent construction at the time of preparation of the demographic report, DDP utilized data from housing constructed between 1997 and 2002, which they said should be updated when a sufficient sample size of new housing is available. No alternative SGRs have been published by OUSD recently.
7. Under the OUSD SGR, the Project will generate a total of between 72 and 97 K-12 students, depending on whether the Project includes 450 units or 600 units.
  - a. Using more recent rates from similar housing in Irvine USD, including SGR from Affordable units, the Project would only generate 7 more elementary students. These Irvine USD rates provide a high estimate of student generation, as IUSD’s continued growth is an outlier compared to the rest of Orange County.

**EXISTING & AVAILABLE SCHOOL CAPACITY**

8. This report reviews existing and available school capacity at each of the Assigned Schools based on historical peak enrollments, as well as the reported number of classrooms (at the K-8 level).
  - a. Based on the peak enrollment since the 2010-11 school year, the estimated school capacities include 722 seats at Canyon Rim ES, 1,204 seats at El Rancho Charter MS, and 2,435 at Canyon HS.
9. Published in 2021, the District’s Facilities Master Plan (“2021 FMP”) provides several different estimates of existing capacity and proposed capacity (after facilities upgrades) for elementary and middle schools in OUSD. Comprehensive high school campuses were excluded from the 2021 FMP.
  - a. According to the 2021 FMP, Canyon Rim ES has 31 classrooms, 24 of which are utilized as teaching stations, and El Rancho Charter MS has 43 classrooms, 41 of which are utilized as teaching stations.
  - b. JCJ Partners provides two additional estimates of District existing capacity based on different “Loading Standards,” or students per classroom, applied to the reported number of classrooms used as teaching stations from the 2021 FMP.
    - i. The first Loading Standard is from the State School Facilities Program that funds new school construction projects (“State Loading Standards”), setting K-6 at 25 students/classrooms and grades 7-12 at 27 students/classroom. These standards result in a total existing capacity of 563 at Canyon Rim ES and 1,065 at El Rancho MS.
    - ii. The second Loading Standard set is based on the maximum number of students per class as agreed upon between the Orange Educators’ Association and OUSD. These “Local Loading Standards” are set at 30 students/classroom for grades K-6 and 32 students/classroom for grades

7-12. These standards result in a total existing capacity of 668 at Canyon Rim ES and 1,255 at El Rancho MS.

### **IMPACTS SUMMARY**

10. Based on estimates of Project students using OUSD SGR from the 2019 DDP Report, all three Assigned Schools have sufficient available capacity for Project Students.
  - a. Compared to the peak enrollment and depending on the number of units in the Project, Canyon Rim ES has 177 seats available for 52-70 estimated Project Students, El Rancho Charter ES has 104 open seats for 6-8 Project Students, and Canyon HS has 297 available seats for between 14-19 HS Project Students.

### **SECTION 3:**

#### **DISTRICT BUDGET & PROJECT CONTRIBUTIONS**

1. Historically, the OUSD has received almost \$60 million in capital funding from the State Facility Program (“SFP”), but most of this was in Modernization funding. The SFP is currently backlogged, but school districts continue to submit new projects, which are placed on the “Applications Received Beyond Bond Authority” List.
  - a. This list will be reviewed and funded when new State funding is made available. While new construction projects are typically funded by statewide bonds, Governor Newsom allocated \$1.3 billion from the 2022 State Budget Surplus to projects currently in line.
  - b. Regardless of funding availability and due to declining enrollment, the **District is currently ineligible for New Construction grants** (except for Severe Special Day Class Students). Furthermore, the District does not require any new facilities, as enrollment continues to decline.
2. The District has received voter approval on only one of the last four General Obligation (GO) bond measures in the last twenty years: Measure S for \$288 million in 2016, for the renovation and upgrading of high school facilities.
  - a. The two bonds issued under Measure S authority had a bond tax rate of \$25.55 per \$100,000 of assessed value of property within the District.
3. Orange USD levies the 2018 Level 1 developer fees of \$3.79/SF on new residential construction and \$0.61/SF on commercial/industrial construction. Under these fees, the Project would contribute between ~\$1.5 and ~\$2 million to OUSD, depending on whether the Project includes 450 units or 600 units.
4. The District has established two CFDs in the last twenty years, but is unlikely to utilize this funding method for future infill Projects, as enrollment continues to decline.

#### **OPERATING FUNDS CONCLUSIONS**

5. Based on per-pupil data from the 2022-23 Adopted Budget, Orange USD receives a majority of operational funding from the state LCFF apportionments.
6. OUSD receives more total funding than it spends in its General Fund, and Multi-Year projections indicate continuing solvency.

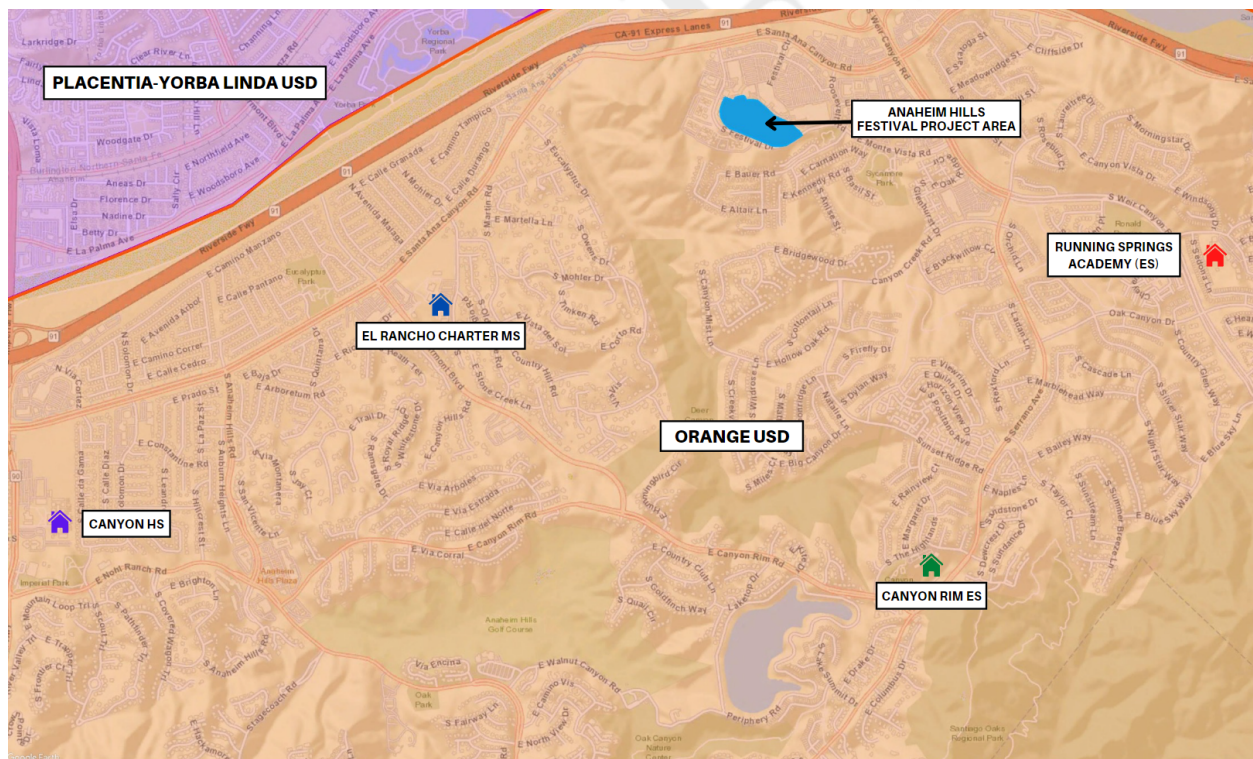
## SECTION 1: BACKGROUND

### INTRODUCTION AND PURPOSE

The Anaheim Hills Festival Project (“Project”) is a proposed residential development in the city of Orange, CA, situated in the southern portion of the Anaheim Hills Festival Shopping Mall, bounded by South Festival Dr. The project will provide amenities to serve the neighborhood, including open courts and on-site daycare. The residential community will consist of either 450 or 600 apartment units. Under current planning estimates, 10% of units will be dedicated as Below Market Rate (or Affordable) housing.

School attendance boundaries assign residents to a particular school district and individual schools. The Project is currently located within the jurisdictions of the Orange Unified School District (“Orange USD” or “OUSD”). Assigned schools in reference to the project and school district boundaries can be viewed in **Exhibit A**.

The graphic below identifies the Project location relative to school attendance zones within the districts.



The purpose of this report is to provide an overview of the existing conditions, assess student impacts generated by the Project, and review options for mitigation of impacts.

## EXISTING CONDITIONS

### **COVID-19 Impacts on Statewide School Enrollments**

In the 2020-21 school year, the California Department of Education (“CDE”) reported a decline in enrollment at least partially attributed to the COVID-19 pandemic. Beginning in 2014-15, statewide K-12 enrollment has been declining by approximately 0.3% to 0.5% per year. However, while California school districts reported a total of 6,163,001 K-12 students in the 2019-20 school year, 2020-21 enrollment dropped to 6,002,523 students, a decline of 160,478, or 2.6%. Compared to the decline of 0.3% from 2018-19 to 2019-20, public school enrollment suffered a decline seven times that of the previous year. It is currently unknown whether these impacts will be temporary, as parents consider alternative options for CA public school education, e.g., charter and private schools, or moving out of state.

This report will reflect 2021-22 school year data as the baseline for trends and include enrollment for 2019-20 for reference. Presenting the 2019-20 enrollment will provide a school and district demographics before the impacts of COVID-19 compared to the current 2021-22 enrollment post COVID-19.

### **Orange Unified School District (“OUSD”) Profile**

#### *Demographics*

The Orange Unified School District (“OUSD” or “District”) oversees 42 schools: 25 traditional Elementary Schools serving grades K-6, 5 traditional Middle Schools serving grades 7-8, and 4 comprehensive High Schools serving grades 9-12, 1 K-8 magnet school, 2 academies, 1 virtual academy, 3 continuation high schools, and 1 alternative education school, totaling a districtwide enrollment of 26,756, K-12 students, in the 2021-22 school year. As of the 2021-22 school year, districtwide enrollment has decreased by 6.19% in the last five years, and 11.2% in the last ten years.

Approximately 18% of OUSD students are English learners,<sup>1</sup> and 38.8% of the student population are eligible for free and reduced-price meals.<sup>2</sup> The OUSD student population ethnicities include roughly 56.7% Hispanic, 24.9% White, 1.2% African American, and 10% Asian, with the remaining 7.2% from other ethnic groups.

The boundary map for OUSD can be seen in **Exhibit A**.

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<sup>1</sup> English Learners are students who have been determined to lack English language skills of listening comprehension, speaking, reading, and writing necessary to succeed in the school's regular instructional programs

<sup>2</sup> Students qualified for Free or Reduced-Price Meals are students from families with incomes that qualify them for the federal free or reduced-price meals program.

**Table 1 (below)** provides data on average per grade enrollment for grades 1-3, 4-6, 7-8, and 9-12. Lower enrollment in the elementary grades illustrate that OUSD would continue to decline in enrollment over the coming years.

**Table 1**  
OUSD Average Per-Grade Enrollment

| Grade Level | Average Enrollment Per Grade (2021-22) | Average Enrollment Per Grade (2019-20) | Average Enrollment Per Grade (2011-12) |
|-------------|----------------------------------------|----------------------------------------|----------------------------------------|
| 1-3         | 1,871                                  | 1,904                                  | 2,267                                  |
| 4-6         | 1,977                                  | 2,017                                  | 2,255                                  |
| 7-8         | 2,133                                  | 2,154                                  | 2,279                                  |
| 9-12        | 2,150                                  | 2,173                                  | 2,443                                  |

Source: California Department of Education DataQuest. 2019-20 & 2009-10 school year data. Web retrieved October 19th, 2022. Averages are rounded to the nearest whole number. Calculations by JCJ Partners.

\* Separate Transitional Kindergarten (TK) and Kindergarten Enrollment were not reported in 2009-10. The exclusion of TK enrollment before 2014-15 provides an imprecise average enrollment calculation, therefore, the TK and K grades are excluded from the average enrollment comparison.

**Table 2 (below)** provides a side-by-side comparison of the OUSD Basic Education Data Profile against Orange County as of the 2021-22 school year.

**Table 2**  
Orange USD  
Basic Education Data Profile

| Category                                                                                                                                                                                                                                                                                                                                      | Orange USD | Orange County |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------|
| Enrollment (2021-22)                                                                                                                                                                                                                                                                                                                          | 26,756     | 448,729       |
| Enrollment (2019-20)                                                                                                                                                                                                                                                                                                                          | 27,291     | 473,612       |
| <b>Enrollment Trends</b>                                                                                                                                                                                                                                                                                                                      |            |               |
| 5-Yr Enrollment Trend % (2016-17)                                                                                                                                                                                                                                                                                                             | -6.19%     | -8.5%         |
| 10-Yr Enrollment Trend % (2011-12)                                                                                                                                                                                                                                                                                                            | -11.2%     | -10.65%       |
| <b>Demographics Subgroups</b>                                                                                                                                                                                                                                                                                                                 |            |               |
| English Learners                                                                                                                                                                                                                                                                                                                              | 18.0%      | 21.4%         |
| Free or Reduced-Price Meals                                                                                                                                                                                                                                                                                                                   | 38.8%      | 46.5%         |
| <b>Largest Ethnic Groups</b>                                                                                                                                                                                                                                                                                                                  |            |               |
| Asian                                                                                                                                                                                                                                                                                                                                         | 10.0%      | 17.3%         |
| African American                                                                                                                                                                                                                                                                                                                              | 1.2%       | 1.3%          |
| Hispanic                                                                                                                                                                                                                                                                                                                                      | 56.7%      | 49.7%         |
| White                                                                                                                                                                                                                                                                                                                                         | 24.9%      | 23.2%         |
| Other                                                                                                                                                                                                                                                                                                                                         | 7.2%       | 8.5%          |
| <i>Source: California Department of Education DataQuest. 2019-20 school year data. Web retrieved October 21st, 2022. Percentages are rounded to one decimal place. 2019-20 School Year Enrollment is used for all calculations for Enrollment Trends. The 2020-21 Enrollment is listed for reference but is not used in any calculations.</i> |            |               |

## *Academic Performance*

### **CAASPP & CAST**

Beginning in the 2013-14 school year, the California Assessment of Student Performance and Progress (“CAASPP”) was implemented statewide. The CAASPP is a comprehensive, end-of-year assessment of grade-level learning that measures progress toward college and career readiness. It is designed to inform and promote teaching and learning by providing information that can be used to monitor student progress toward mastery of the Common Core State Standards. The CAASPP tests academic performance in three core areas: English, Maths, and Science. Testing results are compared against State criteria using a percentage result. During the 2016-17 school year, the State piloted a new science test, the California Science Test (“CAST”).

### *COVID-19 Impacts on Testing*

Due to the COVID-19 pandemic impacting schools nationwide, Governor Newsom signed an emergency order to suspend Smarter Balanced testing. Soon after, on March 27th, 2020, the U.S. Department of Education gave California temporary approval to waive all standardized testing for the 2019-20 school year.

In the 2020-21 school year, many California school districts continued to suspend their standardized tests, which led to inconsistency when trying to compare 2020-21 test scores between school districts. Furthermore, participation rates for Smarter Balanced testing have greatly declined in the 2020-21 school year. Within California, while 3,133,896 students are eligible only 24% participated in ELA/Math testing. For Science, there were 1,498,177 students eligible but only 17% participated. In comparison, the 2018-19 testing year had 97% of eligible students participate in testing for ELA/Math and 94% participated in Science.

### *Post COVID-19 Impacts on Testing*

On October 24th, 2022, California posted the 2021-22 testing year scores for CAASPP and CAST testing. Participation rates have increased greatly for the 2021-22 testing year with 3,092,716 students eligible for testing and 96% participating in ELA/Math testing. For Science, there were 1,640,017 students eligible for testing and 92% participating. However, compared to 2018-19 test scores, California Statewide test scores for 2021-22 shows a decline of 4% for ELA and 6% for Math with Science staying at 30%. In 2021-22 OUSD scored 4-5% less on ELA and Math, and 2% higher in Science.

**Table 3 (below)** provides academic 2021-22 test score comparisons of the OUSD to Orange County and the state of California. Test scores are overall grades K-12 scores.

**Table 3**  
OUSD Academic Performance  
2021-12 School Year

| Category                                                                                                                                                                                                                                                                                                                                                                                                                                                           | English    | Math       | Science*   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|
| OUSD (K-12)                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 55%        | 40%        | 34%        |
| Orange County (K-12)                                                                                                                                                                                                                                                                                                                                                                                                                                               | 57%        | 45%        | 40%        |
| <b>California (K-12)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>47%</b> | <b>33%</b> | <b>29%</b> |
| <i>Note: CAASPP English, Math, and Science scores are of the 2021-22 school year. CAASPP Testing was not mandated during the 2019-20 school year due to the impact of COVID-19.<br/>Source: California Assessment of Student Performance and Progress (CAASPP) Results. California Department of Education Data Reporting Office. Web retrieved November 28th, 2022. Score percentages rounded to the nearest whole number. Calculations by JCJ Partners, LLC.</i> |            |            |            |

*Neighboring School Districts*

**Table 4 (below)** lists the profiles of school districts that surround the OUSD.

**Table 4**  
OUSD Neighboring School District Comparison

| School District           | County        | Grade Levels | 2021-22 Enrollment | 2019-20 Enrollment | K-12 Comparison<br>2021-22<br>CAASPP & CAST Scores |            |            |
|---------------------------|---------------|--------------|--------------------|--------------------|----------------------------------------------------|------------|------------|
|                           |               |              |                    |                    | English                                            | Math       | Science    |
| -                         | Orange        | K-12         | 448,729            | 473,612            | 57%                                                | 45%        | 40%        |
| <b>Orange USD</b>         | <b>Orange</b> | <b>K-12</b>  | <b>26,756</b>      | <b>27,291</b>      | <b>55%</b>                                         | <b>40%</b> | <b>35%</b> |
| <b>West</b>               |               |              |                    |                    |                                                    |            |            |
| Anaheim ESD*              | Orange        | K-6          | 15,409             | 29,832             | 30%                                                | 20%        | 16%        |
| Santa Ana USD             | Orange        | K-12         | 44,102             | 50,124             | 31%                                                | 19%        | 15%        |
| Tustin USD                | Orange        | K-12         | 22,140             | 23,521             | 59%                                                | 48%        | 40%        |
| <b>North</b>              |               |              |                    |                    |                                                    |            |            |
| Corona-Norco USD          | Riverside     | K-12         | 50,889             | 52,557             | 56%                                                | 39%        | 33%        |
| Placentia-yorba Linda USD | Orange        | K-12         | 23,657             | 25,162             | 64%                                                | 52%        | 44%        |
| <b>East</b>               |               |              |                    |                    |                                                    |            |            |
| Lake Elsinore USD         | Riverside     | K-12         | 21,290             | 21,608             | 37%                                                | 24%        | 19%        |
| <b>South</b>              |               |              |                    |                    |                                                    |            |            |
| Irvine USD                | Orange        | K-12         | 36,083             | 36,177             | <b>76%</b>                                         | <b>69%</b> | <b>61%</b> |
| Saddleback Valley USD     | Orange        | K-12         | 24,390             | 26,304             | 60%                                                | 50%        | 45%        |

Source: California Department of Education DataQuest. 2021-22 school year data. Web retrieved November 27th, 2022.

Notes: Nearby school districts are determined by Google Earth Pro map and boundaries.

CAASPP Scores are from the 2021-12 school year.

2019-20 enrollment data provided for reference and are not used in calculations.

All test scores in this chart are weighted to reflect grades K- 12 test scores to allow for accuracy when comparing SDs.

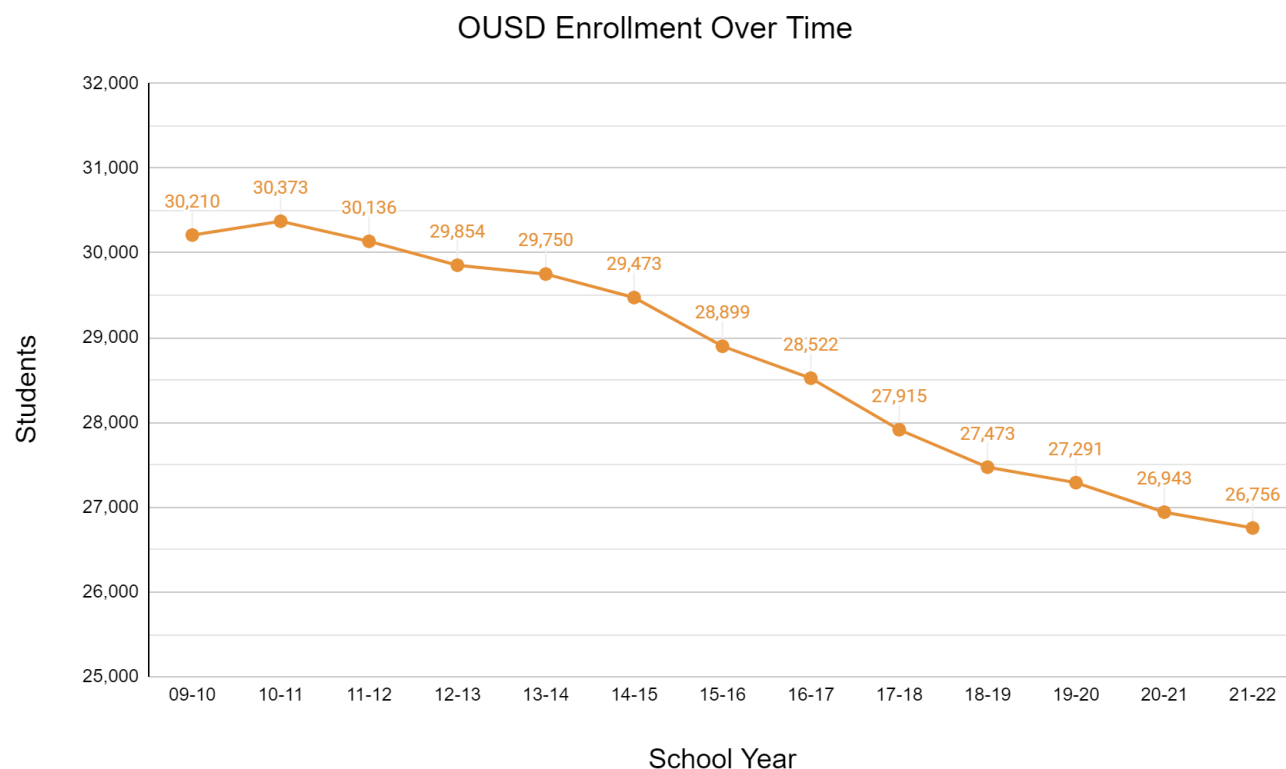
The highest test scores within this list are highlighted and bolded for reference.

Weighted OUSD Scores are shown below in a grades K-6 comparison for Anaheim ESD.

ORANGE USD K-6: ELA 54% - MATH 44% - SCIENCE 40%

### SUMMARY AND SIGNIFICANCE OF FINDINGS

Reviewing the last ten years of enrollment trends, OUSD had an average decline of 338 students, or 1.2% annually. The net decline was 3,380 students from 2011-12 school year to the 2021-22 school year. The chart below illustrates the enrollment trend for the district.



OUSD's overall K-12 English/Language Arts (ELA), Math, and Science test scores are lower than surrounding districts, but OUSD's K-12 ELA and Math scores are higher than state averages. When comparing test scores within grade configurations, K-6 & 7-8 & 9-12 scores are slightly lower than the Orange County averages.

The next section will assess the school impacts the Project is estimated to have on the assigned schools.

## SECTION 2: PROJECT IMPACTS

The following Section 2 will review existing schools, student generation from the Project, school housing options, school construction types, costs, and high school capacity options.

### ANAHEIM HILLS FESTIVAL PROJECT ASSIGNED SCHOOLS

According to the 2021-2022 school year boundaries of the district, the assigned schools serving the Project are Canyon Rim Elementary School (“Canyon Rim ES”) and El Rancho Charter Middle School (“El Rancho Charter MS”). The high school assigned to the Project is Canyon High School (“Canyon HS”).

In addition to Canyon Rim ES, which is 2.3 driving miles from the Project, Running Springs Elementary School (“Running Springs ES”) provides a second option for grades K-6 1.7 driving miles away.<sup>3</sup> Like most school districts in the state, OUSD has an Open Enrollment policy, allowing parents/students to apply for enrollment at any school, regardless of residency in the district. Enrollment depends on available capacity, and applications may be submitted throughout the school year, and students will be processed as openings become available. According to the 22-23 application Google Form, priority is determined as follows:<sup>4</sup>

“The 2022-2023 O.U.S.D. priority order of enrollment is: (1) Resident students within the school’s boundary; (2) “Open Enrollment” students who are continuing at that school; (3) New Open Enrollment requests, who are Children of district employees; (4) New Open Enrollment requests, who are Siblings of continuing students; (5) New open enrollment requests of students who reside in O.U.S.D. (6) Interdistrict transfers permit students who reside outside of the boundaries of O.U.S.D....”

**Exhibit A** is a map that shows an overview of all assigned schools, school district boundaries, and the Project area. The following sections will include schools assigned to the Project area.

<sup>3</sup> OUSD adopted Board Policy 5116.1 & 5118(a)6.1 to support an open enrollment policy, which allows students to attend any other school of their choice in the district if capacity allows.  
[https://www.orangeusd.org/uploaded/District/Departments/Board\\_of\\_Education/Board\\_Policies/5000/5116-1BP\\_IntradistrictOpenEnrollment.pdf](https://www.orangeusd.org/uploaded/District/Departments/Board_of_Education/Board_Policies/5000/5116-1BP_IntradistrictOpenEnrollment.pdf)

[https://www.orangeusd.org/uploaded/District/Departments/Board\\_of\\_Education/Board\\_Policies/5000/5118BPOpenEnrollmentActTransfers.pdf](https://www.orangeusd.org/uploaded/District/Departments/Board_of_Education/Board_Policies/5000/5118BPOpenEnrollmentActTransfers.pdf)

<sup>4</sup> Orange Unified School District Open Enrollment Request Form 2022-2023.

[https://docs.google.com/forms/d/1pWKQGqyir8zvEnhcPNmg\\_Oin3mr5PO2iV5PswBGUbXk/viewform?edit\\_requested=true](https://docs.google.com/forms/d/1pWKQGqyir8zvEnhcPNmg_Oin3mr5PO2iV5PswBGUbXk/viewform?edit_requested=true)

**Table 5 (below)** shows enrollment, enrollment trends, and test scores for Project assigned schools and Running Springs ES. The following sections will provide additional information on each individual assigned school to the Project Area.

**Table 5**  
**OUSD**  
**Individual School Information**

| School                            | Grade Levels | Dist. from Project (mi) | 2021-22 Enrollment | 2019-20 Enrollment | Enrollment Trends |               | CAASPP & CAST Test Scores 2021-22 |            |            |
|-----------------------------------|--------------|-------------------------|--------------------|--------------------|-------------------|---------------|-----------------------------------|------------|------------|
|                                   |              |                         |                    |                    | 5-Yr              | 10-Yr         | English                           | Math       | Science    |
| <b>Canyon Rim Elementary</b>      | <b>K-6</b>   | <b>2.3</b>              | <b>587</b>         | <b>665</b>         | <b>-15.4%</b>     | <b>-16.4%</b> | <b>69%</b>                        | <b>58%</b> | <b>55%</b> |
| <i>Running Springs Elementary</i> | <i>K-6</i>   | <i>1.7</i>              | <i>597</i>         | <i>671</i>         | <i>-12.6%</i>     | <i>-23.9%</i> | <i>73%</i>                        | <i>64%</i> | <i>45%</i> |
| <b>El Rancho Charter Middle</b>   | <b>7-8</b>   | <b>1.7</b>              | <b>1,152</b>       | <b>1,195</b>       | <b>-4.3%</b>      | <b>-2.2%</b>  | <b>79%</b>                        | <b>59%</b> | <b>56%</b> |
| <b>Canyon High</b>                | <b>9-12</b>  | <b>3.5</b>              | <b>2,177</b>       | <b>2,138</b>       | <b>-4.6%</b>      | <b>-10.6%</b> | <b>61%</b>                        | <b>42%</b> | <b>39%</b> |

Source: Information retrieved from California DataQuest on November 24th, 2022.

Test scores from 2021-22 CAASPP Tests for English/Math & Science for met or exceeded.

Note: Enrollment trends calculated by JCJ Partners, LLC.

2020-21 enrollment is not used in any enrollment trend calculations. The 2019-20 school year enrollment data is only included in tables for reference to enrollment before the COVID-19 pandemic closures of schools.

Distance to the project starts from the intersection of 33°51'50.6"N 117°45'01.7"W.

Distance is listed in miles and uses the shortest route offered by Google Maps.

\*Running Springs Academy is included in this table to show the closest Elementary School to the Festival Project area that is under 2.5 miles driving distance.

***Canyon Rim Elementary School (“Canyon Rim ES”)***

Canyon Rim ES, is a grades **K-6** elementary school campus. Canyon Rim ES is located at 1090 S The Highlands, Anaheim, CA 92808 and the nearest intersection is The Highlands and East Highcrest Drive. In the 2021-22 school year, the school enrolled 587 students. School enrollment declined by 15.4% in the last five years, and 16.4% in the last ten years. The demographic profile is identified in **Table 6 (below)**.

**Table 6**  
Canyon Rim ES Demographic Profile

| Category                                                                                                                                                                                                                                                                                                    | Canyon Rim ES |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Grade Levels                                                                                                                                                                                                                                                                                                | K- 6          |
| Enrollment (2021-22)                                                                                                                                                                                                                                                                                        | 587           |
| Enrollment (2019-20)                                                                                                                                                                                                                                                                                        | 665           |
| <b>Enrollment Trends (% Change)</b>                                                                                                                                                                                                                                                                         |               |
| 5-Yr Enrollment Trend % (2016-17)                                                                                                                                                                                                                                                                           | -15.4%        |
| 10-Yr Enrollment Trend % (2011-12)                                                                                                                                                                                                                                                                          | -16.4%        |
| <b>Demographic Subgroups</b>                                                                                                                                                                                                                                                                                |               |
| English Learners (ELL)                                                                                                                                                                                                                                                                                      | 6.1%          |
| Free or Reduced-Price Meals (FRPM)                                                                                                                                                                                                                                                                          | 16.1%         |
| <b>Largest Ethnic Groups</b>                                                                                                                                                                                                                                                                                |               |
| Asian                                                                                                                                                                                                                                                                                                       | 13.4%         |
| African American                                                                                                                                                                                                                                                                                            | 1.3%          |
| Hispanic                                                                                                                                                                                                                                                                                                    | 24.4%         |
| White                                                                                                                                                                                                                                                                                                       | 46.2%         |
| Other                                                                                                                                                                                                                                                                                                       | 14.7%         |
| <i>Source: California Department of Education DataQuest. 2021-22 school year data. 2019-20 enrollment data is provided as reference for pre-COVID-19 school closures. Web retrieved October 26th, 2022. Percentages are rounded to one decimal place.</i><br><i>Calculations done by JCJ Partners, LLC.</i> |               |

**Table 7 (below)** provides academic test score comparisons of Canyon Rim ES to the OUSD, Orange County, and the state. Orange County and state scores are provided in the same grade configuration as in Canyon Rim ES. This was accomplished by calculating a weighted average score for grades K-6. Canyon Rim ES test scores for English, Math, and Science are over 20% higher than the District, County, and State average.

**Table 7**  
Canyon Rim ES Academic Performance  
2021-22 School Year

| Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | English    | Math       | Science*   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|
| <b>Canyon Rim ES (K-6)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>69%</b> | <b>58%</b> | <b>55%</b> |
| OUSD (K-6)                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 54%        | 44%        | 40%        |
| Orange County (K-6)                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 55%        | 49%        | 41%        |
| California (K-6)                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 45%        | 36%        | 31%        |
| <p><i>Note: CAASPP English, Math, and Science scores are of the 2021-22 school year. CAASPP Testing was not mandated during the 2019-20 school year due to the impact of COVID-19.</i></p> <p><i>Source: California Assessment of Student Performance and Progress (CAASPP) Results. California Department of Education Data Reporting Office. Web retrieved November 25th, 2022. Score percentages rounded to the nearest whole number. Calculations by JCJ Partners, LLC.</i></p> |            |            |            |

Canyon Rim ES offers a variety of classes and programs for students to join. One program offered is the Elementary Visual and Performing Arts Program. Through this program Canyon Rim ES offers 21st Century Integrated Arts Wheel which teaches visual art, theater or general music. The elementary school also offers TK courses along with three daycare classrooms. The school facilities have a STEAM Lab, Learning Lab, library, multi-purpose room and 29 classrooms. Canyon Rim ES strives to revolve student learning around the 5-Cs: Communication, Collaboration, Critical Thinking, Creativity, and Character.

***El Rancho Charter Middle School (“El Rancho Charter MS”)***

El Rancho Charter is a grades 7-8 middle school converted to a charter school 18 years ago and is located at 181 S Del Giorgio Rd, Anaheim, CA 92808 and the nearest intersection is South Del Giorgio Road and East Mill Stream Circle. In the 2021-22 school year, the school enrolled 1,152 students. Enrollment had decreased by 4.3% in the last five years, and by 2.2% in the last ten years. Additional demographic statistics are identified in **Table 8 (below)**.

**Table 8**  
El Rancho Charter MS Demographic Profile

| Category                                                                                                                                                                                                                                                                                                    | El Rancho MS |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Grade Levels                                                                                                                                                                                                                                                                                                | 7 - 8        |
| Enrollment (2021-22)                                                                                                                                                                                                                                                                                        | 1,152        |
| Enrollment (2019-20)                                                                                                                                                                                                                                                                                        | 1,195        |
| <b>Enrollment Trends (% Change)</b>                                                                                                                                                                                                                                                                         |              |
| 5-Yr Enrollment Trend % (2016-17)                                                                                                                                                                                                                                                                           | -4.3%        |
| 10-Yr Enrollment Trend % (2011-12)                                                                                                                                                                                                                                                                          | -2.2%        |
| <b>Demographic Subgroups</b>                                                                                                                                                                                                                                                                                |              |
| English Learners (ELL)                                                                                                                                                                                                                                                                                      | 2.3%         |
| Free or Reduced-Price Meals (FRPM)                                                                                                                                                                                                                                                                          | 14.5%        |
| <b>Largest Ethnic Groups</b>                                                                                                                                                                                                                                                                                |              |
| Asian                                                                                                                                                                                                                                                                                                       | 20.5%        |
| African American                                                                                                                                                                                                                                                                                            | 1.2%         |
| Hispanic                                                                                                                                                                                                                                                                                                    | 24.8%        |
| White                                                                                                                                                                                                                                                                                                       | 44.3%        |
| Other                                                                                                                                                                                                                                                                                                       | 9.2%         |
| <i>Source: California Department of Education DataQuest. 2021-22 school year data. 2019-20 enrollment data is provided as reference for pre-COVID-19 school closures. Web retrieved October 26th, 2022. Percentages are rounded to one decimal place.</i><br><i>Calculations done by JCJ Partners, LLC.</i> |              |

**Table 9 (below)** provides academic test score comparisons of El Rancho Charter MS to the OUSD, Orange County, and the state. Test scores are provided in the same grade configuration as in El Rancho Charter MS. This was accomplished by calculating a weighted average score for grades 7-8. El Rancho Charter MS test scores are higher than the District, County, and State averages.

**Table 9**  
El Rancho Charter MS Academic Performance  
2018-19 School Year

| Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | English    | Math       | Science*   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|
| <b>El Rancho Charter MS (7-8)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>79%</b> | <b>59%</b> | <b>56%</b> |
| OUSD (7-8)                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 58%        | 39%        | 37%        |
| Orange County (7-8)                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 57%        | 42%        | 40%        |
| California (7-8)                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 48%        | 31%        | 29%        |
| <p><i>Note: CAASPP English, Math, and Science scores are of the 2021-22 school year. CAASPP Testing was not mandated during the 2019-20 school year due to the impact of COVID-19.</i></p> <p><i>Source: California Assessment of Student Performance and Progress (CAASPP) Results. California Department of Education Data Reporting Office. Web retrieved October 25th, 2022. Score percentages rounded to the nearest whole number. Calculations by JCJ Partners, LLC.</i></p> |            |            |            |

El Rancho Charter MS offers electives including Art, Woodshop, Instrumental Music, and Performing Arts. The middle school also offers tech classes such as Color and Design, Computer Science, Comm Tech, and Computer Concepts. El Rancho Charter MS received the California Distinguished School Award in 2013 along with placing first on the Orange County Register's list of best middle schools in Orange County. In 2015 El Rancho Charter MS earned the Golden Ribbon Award.

***Canyon High School (“Canyon HS”)***

Canyon HS is a grades 9-12 comprehensive high school that serves students from the Project area. Facilities were built in 1974 and are located at 220 S Imperial Hwy, Anaheim, CA 92807 and the nearest intersection of Imperial Highway and East Santa Ana Canyon Road. In the 2021-22 school year, Canyon HS enrolled 2,177 students. Enrollment had declined by 4.6% in the last five years, and 10.6% in the last ten years. Additional demographic statistics are identified in **Table 10 (below.)**

**Table 10**  
Canyon HS Demographic Profile

| Category                                                                                                                                                                                                                                                                                          | Canyon HS |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Grade Levels                                                                                                                                                                                                                                                                                      | 9-12      |
| Enrollment (2021-22)                                                                                                                                                                                                                                                                              | 2,177     |
| Enrollment (2019-20)                                                                                                                                                                                                                                                                              | 2,138     |
| <b>Enrollment Trends (% Change)</b>                                                                                                                                                                                                                                                               |           |
| 5-Yr Enrollment Trend % (2016-17)                                                                                                                                                                                                                                                                 | -4.6%     |
| 10-Yr Enrollment Trend % (2011-12)                                                                                                                                                                                                                                                                | -10.6%    |
| <b>Demographic Subgroups</b>                                                                                                                                                                                                                                                                      |           |
| English Learners (ELL)                                                                                                                                                                                                                                                                            | 2.1%      |
| Free or Reduced-Price Meals (FRPM)                                                                                                                                                                                                                                                                | 15.5%     |
| <b>Largest Ethnic Groups</b>                                                                                                                                                                                                                                                                      |           |
| Asian                                                                                                                                                                                                                                                                                             | 20.1%     |
| African American                                                                                                                                                                                                                                                                                  | 1.7%      |
| Hispanic                                                                                                                                                                                                                                                                                          | 23.0%     |
| White                                                                                                                                                                                                                                                                                             | 46.3%     |
| Other                                                                                                                                                                                                                                                                                             | 8.9%      |
| <i>Source: California Department of Education DataQuest. 2021-22 school year data. 2019-20 enrollment data is provided as reference for pre-COVID-19 school closures. Web retrieved October 26th, 2022. Percentages are rounded to one decimal place. Calculations done by JCJ Partners, LLC.</i> |           |

**Table 11 (below)** provides academic test score comparisons of Canyon HS to the OUSD, Orange County, and the state. Test scores are provided in the same grade configuration as in Canyon HS. This was accomplished by calculating a weighted average score for grades 9-12. Canyon HS scores are above District, and state averages. Canyon HS's Math and Science scores are slightly higher than the state average but English is below the state average.

**Table 11**  
Canyon HS Academic Performance  
2018-19 School Year

| Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | English    | Math       | Science*   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|
| <b>Canyon HS (9-12)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>61%</b> | <b>42%</b> | <b>39%</b> |
| OUSD (9-12)                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 52%        | 25%        | 20%        |
| Orange County (9-12)                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 64%        | 38%        | 38%        |
| California (9-12)                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 55%        | 27%        | 27%        |
| <p><i>Note: CAASPP English, Math, and Science scores are of the 2021-22 school year. CAASPP Testing was not mandated during the 2019-20 school year due to the impact of COVID-19.</i></p> <p><i>Source: California Assessment of Student Performance and Progress (CAASPP) Results. California Department of Education Data Reporting Office. Web retrieved November 25th, 2022. Score percentages rounded to the nearest whole number. Calculations by JCJ Partners, LLC.</i></p> |            |            |            |

Canyon HS courses emphasize college preparation and provide students with opportunities for a wide variety of learning experiences. The campus includes a modern technology enhanced library/media center, specialized computer labs, production lab, STEM lab, college career center, brand new medical lab and more. Along with the variety of facilities, Canyon HS offers many programs for students including STEM, Aviation, Arts and Entertainment, Engineering, Public Services, International Baccalaureate, and Communications Technology.

## **SCHOOL IMPACTS**

### **Student Generation Rates**

Student Generation Rates (“SGR”) project the number of students generated from residential development. The SGR is a ratio of students per home, which is usually based on recent home construction history or district-wide data. The SGR is also usually grouped by grade level, elementary, middle, and high school, and by housing product type. Different types of housing products i.e. Single Family Detached (SFD), Single Family Attached - For Sale (SFA), and Multifamily - Rental (MF) generate students at different rates.

Factors in addition to product type that affect the SGRs include district reputation, fluctuations in the economy, suburban or urban location, aging of the community, size of the district, availability of neighborhood schools, and its location in the state. New state-of-the-art schools or academically outstanding schools can be attractive to families with children that may be willing to relocate to the housing within the attendance boundaries of such schools.

One of the most accurate methods of projecting Project Students is surveying student generation from “like product” units that are comparable to planned development. Student generation information from a recent high density Shea project in Aliso Viejo, Vantis Apartments, could offer a good source of SGR for estimating Project students, if necessary.

#### *High Density & Affordable Multifamily SGR*

California’s urban and suburban communities have experienced an increase in construction of high-density housing. For the purposes of this report, this product type category will be called high-density multifamily (“HD MF”) and include for-sale and rental multi-family homes with densities of 50 or more dwelling units per acre (“DU/AC”). SGR from HD MF units tend to be significantly lower than SGRs in communities with traditional housing. Families with children are typically attracted to lower density homes with a greater number of bedrooms and amenities such as backyards, tot lots, and neighborhood parks. JCJ Partners has observed this trend to be consistent throughout California urban areas. Only school districts that experience large numbers of high density units track SGR from HD MF product types. Local examples include Irvine USD. We did not find HD MF SGR identified by OUSD, and will rely on the MF SGR described in detail below, with an understanding that it would be a conservative estimate for the Project.

Affordability also plays a factor in attracting families to dwelling units under the current conditions of housing costs in the state. Affordable units can be constructed as either standalone, 100% affordable apartment buildings, or as inclusionary units within market-rate developments. Based on current plans, Project units will be high-density, and 10% of units have been reserved for inclusionary affordable housing (all subject to change). Based on data gathered by JCJ Partners throughout the state, inclusionary affordable housing has less impact on schools than stand-alone Projects.

### SGR Sources

SGRs are typically developed by districts and/or their demographic consultants for use in enrollment projections, or to justify the adoption of developer fees. Typically, there are two types of studies on developer fees, the first referred to as a “Developer Fee Justification Study” (“DFJS”), and the second called a “School Facilities Needs Analysis” (“SFNA”). Both studies demonstrate a reasonable relationship between residential development in the district and the need for additional school facilities. These studies are usually prepared by the school district staff and/or consultants and are used for estimating developer fees and projecting facility and staffing needs over time.

SGR developed for a DFJS is typically “districtwide”, meaning the rates take into account all existing housing and enrolled students within the district, while SGR utilized in an SFNA is sourced from housing constructed within the last five years.

However, Orange USD has not experienced sufficient development over the last decade to calculate SGR from recent data. In May 2019, Davis Demographics & Planning, Inc. addressed this issue in the OUSD Demographic Report of 7-Year Student Projections by Residence (Fall 2019-2025). The Demographic Report utilizes SGR calculated with student address data from housing constructed between 1997 and 2002 within OUSD. According to JCJ Partners research, this is the latest set of non-districtwide SGR available from the District, and will therefore be utilized in the projection of Project Students. The only other source of OUSD rates would be the 2018 DFJS, which calculates SGR based on all existing units in the District.

The District’s 1997-2002 SGR is identified in **Table 12 (below)**.

**Table 12**  
Orange USD SGR (1997-2002) - 2019 Demographic Report

| Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SFD   | SFA   | MF    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|
| APT (Apartment Units)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.116 | 0.013 | 0.032 |
| <p><i>Note: Based on Student Generated from 757 Apartment Units constructed between 1997 and 2002. Source: "APT" Table, Table 4, Student Yield Factors. Originally calculated for Orange USD by Davis Demographics for the Fall 2002/03 report and used in the 2019 Demographic Report of 7-Year Student Projections By Residence (Fall 2019-2025). Prepared by Davis Demographics &amp; Planning, Inc., Published May 7, 2019. Web retrieved October 26, 2022. <a href="https://www.orangeusd.org/uploaded/photos/Davis_Demographics-Orange_USD_Fall_2019_-20_FINAL_Report.pdf">https://www.orangeusd.org/uploaded/photos/Davis_Demographics-Orange_USD_Fall_2019_-20_FINAL_Report.pdf</a>.</i></p> |       |       |       |

According to the 2019 Demographics Report, the District should reassess SGR based on new development if sufficient units were constructed, but follow-up reports have yet to be presented by the District.

## Student Projections

The proposed Project currently consists of between 450-600 total dwelling units (“DU” or “units”). These units will contain four types of floor plans, including Studio, 1-Bedroom/1-Bath, 2-Bedroom/2-Bath, and 3-Bedroom/2-Bath, and approximately 10% of units may be dedicated as Affordable/Below-Market-Rate.

For the purposes of this report, we will utilize the 2019 Demographic Report SGR (from 2002) to estimate student generation from Project units. In total, the Project is expected to generate 72-97 K-12 students depending on how many units are constructed.<sup>5</sup> The resulting student generation per grade level is detailed in **Table 13 (below)**.

**Table 13**  
Student Projection

| Unit Type                                                                                  | Dwelling Units | Students Projected |            |             |             |
|--------------------------------------------------------------------------------------------|----------------|--------------------|------------|-------------|-------------|
|                                                                                            |                | Grades K-5         | Grades 6-8 | Grades 9-12 | Grades K-12 |
| <b><u>450-Unit Scenario:</u></b>                                                           |                |                    |            |             |             |
| MF                                                                                         | <b>450</b>     | 52                 | 6          | 14          | <b>72</b>   |
| <b><u>600-Unit Scenario:</u></b>                                                           |                |                    |            |             |             |
| MF                                                                                         | <b>600</b>     | 70                 | 8          | 19          | <b>97</b>   |
| Projection calculations rounded to the nearest whole number. Calculations by JCJ Partners. |                |                    |            |             |             |

<sup>5</sup> Under recently collected SGR from both High Density Market-Rate units and Below-Market-Rate units within Irvine Unified School District, the Project units could generate an additional 30-33 K-12 students depending on the number of units. However, Irvine USD is an outlier in enrollment growth and academic performance within Orange County. Use of Irvine USD SGR likely overestimates SGR at both the middle and high school levels as decline has been notable in Orange USD, while enrollment growth has been consistent in Irvine USD. At the elementary level, Irvine USD rates would only produce 7 more K-6 students.

## Available Capacity

Available capacity is the number of additional students a school can accommodate within its current facilities. The value is determined by comparing the most recent enrollment data to the capacities of a school's facilities.

OUSD elementary and middle school facilities information was recently updated for the 2021 Facilities Master Plan ("2021 FMP").<sup>6</sup> Site Assessments from this report include both existing and planned capacities and number of classrooms by type. We can estimate the total (minimum) capacity of each school given the Office of Public School Construction's ("OPSC") Loading Standards ("State Loading Standards").<sup>7</sup> The State Loading Standards are 25 students per classroom for elementary schools (grades K-6), and 27 students per classroom for secondary schools (grades 7-12).<sup>8</sup>

Loading Standards may also be set by an agreement between a district and its local Teachers/Educators Association ("Local Loading Standards"). The most recent agreement between OUSD and the Orange Unified Educators' Association is effective from 2021 to 2024. This agreement sets class size limits to a maximum of 30 students per classroom for grades K-6, and 32 students per classroom for grades 7-12.<sup>9</sup>

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<sup>6</sup> Canyon Rim Elementary School & El Rancho Charter Middle School Site Assessments. School Site Assessment And Long Term Master Plans. July 2021 Facilities Master Plan. Web Retrieved October 26, 2022.

<https://www.orangeusd.org/departments/facilities-planning/facilitiesmasterplan/facilities-master-plan-july-2021/site-facilities-master-plans/canyon-high-school-feeder-schools>

<sup>7</sup> The Office of Public School Construction (OPSC), working under the State Allocation Board (SAB), is responsible for the implementation and administration of state funding for the construction or modernization of public school facilities, through the voter approved school facilities construction program. The OPSC Loading Standards represent the number of students permitted for a classroom, which schools must meet to be eligible for the State's funding program.

<sup>8</sup> The Loading Standards for Severely Disabled and Non-Severely Disabled students are 13 students and 9 students.

<sup>9</sup> Article 9. Class Size/Teaching Load/Workload. Agreement Between the Orange Unified School District and the Orange Unified Education Association. For the period of July 1, 2021, through June 30, 2024.

[https://www.orangeusd.org/uploaded/HR\\_CERT\\_CONTRACT/2021-2024\\_OUEA\\_-\\_OUSD\\_Contract\\_Updated\\_7-1-2022.pdf](https://www.orangeusd.org/uploaded/HR_CERT_CONTRACT/2021-2024_OUEA_-_OUSD_Contract_Updated_7-1-2022.pdf)

**Table 14 (below)** provides a comparison of the Local Loading standards to the State Loading Standards utilized by the School Facility Program.

**Table 14**  
Classroom Loading Standards

| Loading Factor Source   | <i>Grades K-6</i> | <i>Grades 7-12</i> |
|-------------------------|-------------------|--------------------|
| State Loading Standards | 25                | 27                 |
| Local Loading Standards | 30                | 32                 |

*Notes: Neither set of per-class ratios include an alternative loading standard for Transitional Kindergarten, but this report will assume 12 TK students per classroom.*

*Sources: -Cal. Code Regs. Tit. 2, § 1859.35 - Calculation of Existing School Building Capacity.*

*<https://www.law.cornell.edu/regulations/california/2-CCR-1859.35>*

*-Article 9. Class Size/Teaching Load/Workload. Agreement Between the Orange Unified School District and the Orange Unified Education Association. For the period of July 1, 2021, through June 30, 2024.*

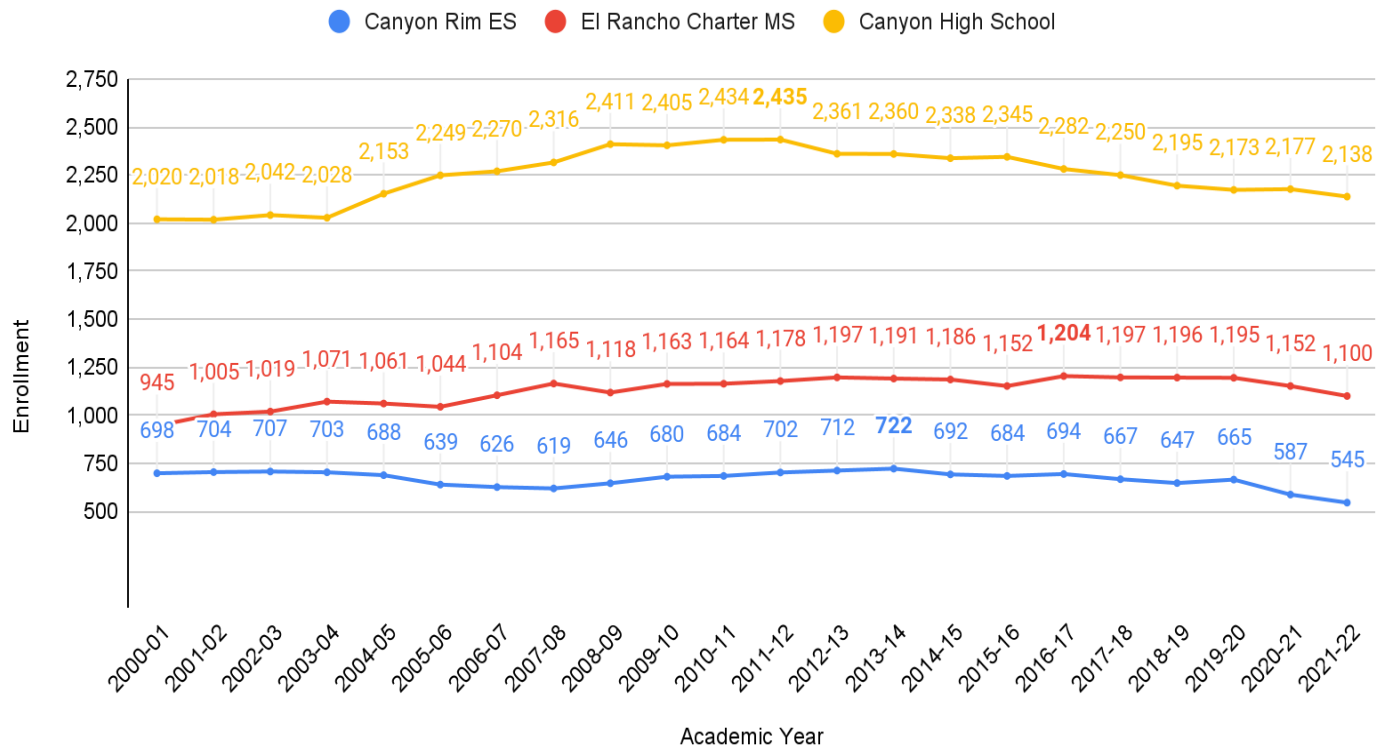
*[https://www.orangeusd.org/uploaded/HR\\_CERT\\_CONTRACT/2021-2024\\_OUEA\\_-\\_OUSD\\_Contract\\_Updated\\_7-1-2022.pdf](https://www.orangeusd.org/uploaded/HR_CERT_CONTRACT/2021-2024_OUEA_-_OUSD_Contract_Updated_7-1-2022.pdf)*

Another source of facilities capacity is the peak school/district enrollment, which provides the highest level of capacity a district was required to provide, historically. For declining districts like Orange USD, historical peak enrollment can serve as a good indication of available space, as long as classrooms have not been removed since the peak. This report will utilize peak enrollment information from the period since 2000, especially for Canyon High School, as the District has not published detailed information on its high schools in the 2021 FMP.

### Assigned Schools Peak Enrollment

The chart below provides historical enrollment for the three schools assigned to the Project since the 2000-2001 school year. Peak enrollment data points are highlighted with bold text. From the chart, all three assigned schools have seen decreasing levels of enrollment over the last five years, exacerbated by the COVID-19 pandemic.<sup>10</sup> The following section compares these peak enrollment levels to calculated capacity at each school.

### Assigned Schools Peak Enrollments



<sup>10</sup> Although not included in the Peak Enrollment chart, Running Springs ES has also experienced a decline in enrollment over the last five years, including some decline before the impacts of COVID-19. This indicates available capacity for any Project Student after going through the Open Enrollment process.

### Existing Capacity

According to the 2021 FMP information, the Canyon Rim ES campus includes a total of 31 classrooms, also called “teaching stations”, which the FMP suggests may be reduced down to 27 total classrooms as enrollment declines. Similarly, the El Rancho MS campus currently includes 43 teaching stations, with a FMP proposal to decrease to 37 total classrooms.

In **Table 15 (below)**, we provide several estimates of capacity for each school. JCJ Partners calculated two alternative capacities for each school by multiplying the reported existing number of classrooms by the State Loading Standards and the Local Loading Standards. The highest level of capacity is highlighted in blue, but all three calculations utilize the peak enrollment to determine available capacity. It should be noted that it is difficult for school districts to load classrooms to 100% of calculated capacity due to bell schedules and programmatic constraints.<sup>11</sup> See **Exhibit B** for a detailed list of classrooms and calculated capacity.

**Table 15**  
OUSD School Capacities

| School               | Existing Classrooms | State Loading Capacity | Local Loading Capacity | Peak Enrollment (Post-2010) | 2021-22 Enrollment | Available Capacity (VS. Peak) |
|----------------------|---------------------|------------------------|------------------------|-----------------------------|--------------------|-------------------------------|
| Canyon Rim ES        | 24                  | 563                    | 668                    | 722                         | 545                | 177                           |
| El Rancho Charter MS | 41                  | 1,065                  | 1,255                  | 1,204                       | 1,100              | 104                           |
| Canyon HS            | N/A                 | N/A                    | N/A                    | 2,435                       | 2,138              | 297                           |

*Notes: Total Existing Classrooms include the Grand Total of all Teaching Stations listed in the Existing Site Plan for each campus. To calculate capacity, classrooms labeled as TK were loaded with 12 students/classroom and SDC classrooms were loaded with 13 students/classroom. Capacity calculation excludes classrooms used for Visual and Performing Arts, Computer Labs, Storage, Speech, CARES, STEAM Labs, and RSP. Remaining regular classrooms were loaded at either 25/30 students per classroom (K-6) or 27/32 students per classroom (7-12) (depending on State or Local Loading Standards).*

*Sources: -Canyon Rim Elementary School & El Rancho Charter Middle School Site Assessments. School Site Assessment And Long Term Master Plans. July 2021 Facilities Master Plan. Web Retrieved October 26, 2022.*  
<https://www.orangeusd.org/departments/facilities-planning/facilitiesmasterplan/facilities-master-plan-july-2021/site-facilities-master-plans/canyon-high-school-feeder-schoolsCal>.

*-Code Regs. Tit. 2, § 1859.35 - Calculation of Existing School Building Capacity.*  
<https://www.law.cornell.edu/regulations/california/2-CCR-1859.35>

*-Article 9. Class Size/Teaching Load/Workload. Agreement Between the Orange Unified School District and the Orange Unified Education Association. For the period of July 1, 2021, through June 30, 2024.*  
[https://www.orangeusd.org/uploaded/HR\\_CERT\\_CONTRACT/2021-2024\\_OUEA\\_-\\_OUSD\\_Contract\\_Updated\\_7-1-2022.pdf](https://www.orangeusd.org/uploaded/HR_CERT_CONTRACT/2021-2024_OUEA_-_OUSD_Contract_Updated_7-1-2022.pdf)

*-2021-22 CBEDS Enrollment Data. Dataquest Online Tool. <https://dq.cde.ca.gov/dataquest/>*

<sup>11</sup> This is particularly true at the high school level, but Canyon HS classroom count information is not available. Peak enrollment is included in this report. However, JCJ Partners discovered that recent construction of a new Science Building on the Canyon HS campus will result in a net gain of 7 classrooms (after construction is completed and 17 portable classrooms are removed from the campus). This would likely result in more capacity than at the peak enrollment level.

*Available Seats for Project Students*

The next step is to evaluate whether the projected students can be housed in existing school facilities. **Table 16 (below)** illustrates the number of existing seats available for this purpose and compares this available capacity to the potential student generation from the Project, given as a range depending on whether the Project includes 450 units or 600 units.

**Table 16**  
Project School Impacts

| Category                                        | Canyon Rim ES  | El Rancho Charter MS | Canyon HS      |
|-------------------------------------------------|----------------|----------------------|----------------|
| Peak Enrollment (Post-2010)                     | 722            | 1,204                | 2,435          |
| 2021-22 Enrollment                              | 545            | 1,100                | 2,138          |
| <i>Available Capacity (VS. Peak)</i>            | <i>177</i>     | <i>104</i>           | <i>297</i>     |
| Potential Project Impacts<br>(450-DU to 600-DU) | <b>52 - 70</b> | <b>6 - 8</b>         | <b>14 - 19</b> |
| <b><i>Unhoused Students</i></b>                 | <b>0</b>       | <b>0</b>             | <b>0</b>       |

From **Tables 15 and 16 (above)**, the District has sufficient capacity to house all Project Students, as estimated using Orange USD SGR. If enrollment at the assigned schools increased to exceed existing capacity, developer fee contributions from the Project should provide sufficient funding for additional capacity. These contributions are discussed in the next Section.

*District Enrollment Projections*

In the 2018/19 school year, Davis Demographics & Planning, Inc. prepared the 2019 Demographic Report with multiple projections of student enrollment out to year 2025. According to the report, all three Assigned Schools will experience declining enrollment based on students living within their boundaries. As the report was prepared before 2020, these declines were likely exacerbated by COVID-19 and may fall even lower if trends continue.

**Table 17**  
2019 DDP Enrollment Projections for Assigned Schools

| School        | Actual       | Projected |       |       |       |       |       |       | Change ('18 to '25) |              |
|---------------|--------------|-----------|-------|-------|-------|-------|-------|-------|---------------------|--------------|
|               | 18-19        | 19-20     | 20-21 | 21-22 | 22-23 | 23-24 | 24-25 | 25-26 | #                   | %            |
| Canyon Rim ES | <b>649</b>   | 665       | 661   | 635   | 630   | 623   | 615   | 612   | <b>-37</b>          | <b>-5.7%</b> |
| El Rancho MS  | <b>1,029</b> | 984       | 990   | 989   | 942   | 950   | 962   | 952   | <b>-77</b>          | <b>-7.5%</b> |
| Canyon HS     | <b>1,937</b> | 1,900     | 1,933 | 1,873 | 1,864 | 1,816 | 1,780 | 1,784 | <b>-153</b>         | <b>-7.9%</b> |

Notes: -Excludes both Special Day Class and Transitional Kindergarten Students.

-2019 Report prepared before California's plan to expand Transitional Kindergarten to all 4-year-old applicants by the 2025-26 school year, which may impact enrollment at lower grades.

Sources: -Attendance Area Projections (10/3/2018) for Assigned Schools. 2019 Demographic Report of 7-Year Student Projections By Residence (Fall 2019-2025). Prepared by Davis Demographics & Planning, Inc., Published May 7, 2019. Web retrieved October 26, 2022. [https://www.orangeusd.org/uploaded/photos/Davis\\_Demographics-Orange\\_USD\\_Fall\\_2019\\_-20\\_FINAL\\_Report.pdf](https://www.orangeusd.org/uploaded/photos/Davis_Demographics-Orange_USD_Fall_2019_-20_FINAL_Report.pdf).

The 2019 Demographic Report also includes a list of Active Residential Development Projects planned for the seven years following publication and map of their locations (see **Exhibit C**). Under current attendance boundaries, none of the anticipated projects were assigned to Canyon Rim ES, but both El Rancho Charter MS and Canyon HS had three projects assigned to them. These projects included 39 remaining Single Family Detached units in the Alston project by Tri-Pointe Homes, 53 Apartment units in the Oakcrest Heights project by National Comm Renaissance, and, finally, 58 Multi-Family Attached units in the Nohl Ranch Condos project. All 150 of these units were presumably included in the attendance boundary projections, above, indicating even more capacity will be available for future Project Students.

**SUMMARY AND SIGNIFICANCE OF FINDINGS**

Canyon Rim ES, El Rancho Charter MS, and Canyon HS are assigned to the Project within OUSD. All three schools have available capacity based on historical peak enrollments, and elementary and middle school capacity is backed up by records of existing classrooms and state/local classroom loading information. Running Springs ES provides additional elementary capacity in close proximity to the Project, should students choose to go through the Open Enrollment process.

This report utilizes student generation rates sourced from the 2019 Demographic Report prepared for the District by Davis Demographics & Planning, Inc., calculated with data from dwelling units built in 1997-2002. These SGR are consistent with the recent rates from multifamily units in Irvine USD, and future planning efforts may benefit from additional projections using more recent data from developments similar to the Project. Depending on whether the Project develops 450 or 600 units of high density apartments, the planned units are expected to generate 52-70 elementary students, 6-8 middle school students, and 14-19 high school students, for a total of 72-97 K-12 students.

According to information from the 2021 Facilities Master Plan and historical enrollment information, all three assigned schools have sufficient capacity for Project students. According to K-8 school information from the 2021 FMP, Canyon Rim ES was constructed with a total of 31 classrooms and El Rancho Charter MS was constructed with a total of 44 classrooms, although not all are used for student instruction.

This report calculates the existing capacity using two ratios of students per classroom, called Loading Standards. The OUSD's agreement with the Orange Unified Educators' Association provides for a maximum of 30 students per classroom in grades K-6 and a maximum of 32 students per classroom in grades 7-12. Meanwhile, the State sets loading standards at a minimum of 25 K-6 students per classroom and 27 students per classroom for grades 7-12. This report also assumes Transitional Kindergarten (TK) classrooms are loaded at 12 students per classroom, and Special Day Class (SDC) classrooms are loaded at 13 students per classroom. Although classroom information is not available for Canyon HS, construction of the new science building and removal of portable classrooms will still provide a net increase of 7 classrooms of capacity according to District published information.

From this analysis, both historical enrollment and the local maximum Loading Standard indicate space is available for all students generated by the Project. Enrollment projections prepared for the District in 2019 further support this conclusion, even when including the new development as planned before the impacts of COVID-19.

## SECTION 3: BUDGET & PROJECT CONTRIBUTION

### CAPITAL BUDGET

A school district capital budget can include state funding, developer fees, local general obligation bonds and special Mello-Roos taxes. The capital budget funds modernization, construction and equipment of school facilities used to house students. Capital funding, such as school developer fees cannot be used for operations, that is, to hire teachers or administrators. The following section identifies capital budget resources available to OUSD and generated by the Project.

### **State Funding**

Senate Bill (SB) 50, which passed in 1998, provided a comprehensive school facility financing and reform program and enabled a bond issue to be placed on the ballot. The provisions of SB 50 allowed the state to offer funding to school districts to acquire school sites, construct new school facilities, and modernize existing school facilities. Since 1998, five statewide obligation bond measures (Propositions 51, 1A, 47, 55 and 1D) have been approved by voters for a total of over \$42 billion. The most recent of these statewide obligation bond measures was approved in November 2016. A total of \$9 Billion was allocated. As of September 12, 2018, OPSC received requests for new construction projects that exceeded the available bond authority, and any applications received on or after this date will be placed on the Applications Received Beyond Bond Authority (“ARBBA”) List. SFP Regulation Section 1859.95.1 requires that all new construction applications placed on this list must contain a school board resolution specifying certain acknowledgements.<sup>12</sup>

Since the program ran out of state bond authority, billions of dollars in projects have been submitted to the ARBBA, but Governor Newsom began allocating one-time payments from the General Fund surplus to begin alleviating the backlog. Despite these one-time funds, new projects will still have to wait several years for funding, and the program will require more state bond funds before future projects are funded. The lack of state bond funding effectively shifts the burden for new school facility construction to the local level, requiring a greater financial burden be placed on developers to close the gap to fund new school facilities. Declining enrollment districts, such as OUSD, will most likely use newly authorized state funds for modernizing existing facilities.

### *State Funding Eligibility*

Historically, the District has actively participated in the state funding program, receiving a little less than \$1.8 million for New Construction projects, and approximately \$58 million in Modernization/Rehabilitation funding.<sup>13</sup>

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<sup>12</sup> Executive Officer’s Statement. Financial Reports. State Allocation Board Meeting Agenda. August 15, 2018. Web retrieved November 14, 2018. [www.opsc.dgs.ca.gov](http://www.opsc.dgs.ca.gov).

<sup>13</sup> Office of School Construction Data Dashboard. OUSD & OUSD District Data. All Types & Bond Measures. <https://www.dgsapps.dgs.ca.gov/OPSC/Dashboard/>

Under the existing program rules, a school district must establish districtwide or high school attendance area state funding eligibility to be able to participate in any of the programs listed above. Essentially, districtwide eligibility is a comparison of expected enrollment to seat capacity at existing schools. The resulting “unhoused projected students” determine the amount of eligibility a district receives. State funding eligibility varies with projected enrollment growth, including growth from new development, as compared to the number of existing seats in the district. As declining enrollment districts will inherently have sufficient capacity for a shrinking enrollment base without new development, they are unlikely to have unhoused projected students, and therefore not have eligibility for new construction grants.

Based on the OPSC Project Tracking System records, the OUSD is not eligible for any New Construction school funding for grades K-12 or for Non-Severe Special Day Class students, but 22 seats of funding for Severe SDC students.<sup>14</sup>

### General Obligation (“GO”) Bonds

To finance capital improvements and new school construction, school districts in California may also borrow money in the form of a local GO bond. As a result of passage of Proposition 39, school districts have an option of seeking a two-thirds or 55 percent voter approval, with additional accountability requirements for the lower percentage.

The District has requested voters to consider approval of four GO bonds over the last twenty years, but only the latest attempt was approved by the voters in 2016. The first two attempts were placed on the ballot in March and November of 2004 and required 55% approval, but neither achieved it, and the third attempt was rejected by voters in 2014. In 2016, Orange USD voters finally approved Measure S for \$288 million, dedicated to repairing and upgrading the four comprehensive high schools in the District. The details of these measures are described in **Table 18 (on the following page)**.

Based upon all outstanding general obligation bond commitments, the effective 2022-23 GO Bond tax rate is **\$25.55 per \$100,000** of assessed valuation within the OUSD.<sup>15,16</sup>

As Measure S only addressed the needs at the high school level, the District will likely place another bond on a future ballot to fund modernization and repairs at the elementary/middle school level. This is further supported by the Facilities Master Plan prepared in 2021 to address facilities conditions/needs. The 2021 FMP lists a total cost of approximately \$1 billion (2021\$) of construction costs and soft costs. The future bond will likely only address some portion of recommended upgrades, and may also rely on state fund matching from the SFP, should more funding be available.

<sup>14</sup> OPSC Project Tracker. California Department of General Services. Web retrieved March 30, 2022. Orange USD: [https://www.dgsapps.dgs.ca.gov/OPSC/PT/Pt/ProjectMain.aspx?prg\\_code=50&dist\\_code=66621&attend=0&project=1&site\\_code=9801127](https://www.dgsapps.dgs.ca.gov/OPSC/PT/Pt/ProjectMain.aspx?prg_code=50&dist_code=66621&attend=0&project=1&site_code=9801127)

<sup>15</sup> 2022-23 Property Tax Rate Book. Orange County Auditor-Controller. Web retrieved October 26, 2022. <https://acdcweb01.ocgov.com/wp-content/uploads/2022/09/2022-2023-TRA-Tax-Rates.pdf>

<sup>16</sup> The 2022-23 Bond Tax Rate is lower than the average planned rate of \$29 per \$100K of AV listed in the FAQs for Measure S on the OUSD website, which is less than half of the maximum tax rate of \$60 per \$100K of AV allowed by law for a GO Bond.

**Table 18**  
Orange Unified School District GO Bond History<sup>17</sup>

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEASURE S - PASSED</b><br>Date of Election: November 8, 2016<br>Proposed Bond: \$288 Million<br>Vote in Favor: 62.47% (55% Required)                                                                                                                                                                                                                                                                                                                                                                             |
| Purpose: <ul style="list-style-type: none"> <li>• Repair and modernize aging high school classrooms, labs and school facilities, including deteriorated roofs, plumbing, and electrical systems</li> <li>• Complete earthquake safety retrofits, Improve campus safety/security</li> <li>• Upgrade career training facilities, science labs, libraries, and technology that support student achievement in math, science, engineering and skilled trades</li> </ul>                                                 |
| <b>MEASURE K - FAILED</b><br>Date of Election: November 4, 2014<br>Proposed Bond: \$298 Million<br>Vote in Favor: 54.6% (55% Required)                                                                                                                                                                                                                                                                                                                                                                              |
| Purpose: <ul style="list-style-type: none"> <li>• Repair or replace aging, outdated high school classrooms/science labs with safe, modern facilities</li> <li>• Maintain the quality of education, upgrade career-training facilities, libraries, and computer systems to keep pace with technology</li> <li>• Improve student safety/campus security, acquire, construct, repair schools, facilities/equipment to provide students with the education and training needed to succeed in college/careers</li> </ul> |
| <b>MEASURE A - FAILED</b><br>Date of Election: November, 2004<br>Proposed Bond: \$196 Million<br>Vote in Favor: 54.6% (55% Required)                                                                                                                                                                                                                                                                                                                                                                                |
| Purpose: <ul style="list-style-type: none"> <li>• Classrooms need improvements including new roofs, updated wiring and handicapped access</li> <li>• Construct, upgrade, repair, replace facilities</li> </ul>                                                                                                                                                                                                                                                                                                      |
| <b>MEASURE A - FAILED</b><br>Date of Election: March, 2004<br>Proposed Bond: \$200 Million<br>Vote in Favor: 48.9% (55% Required)                                                                                                                                                                                                                                                                                                                                                                                   |
| Purpose: <ul style="list-style-type: none"> <li>• Upgrade, renovate, construct facilities; construct ES, MS, HS</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                          |

<sup>17</sup> Information on OUSD GO Bonds from Smart Voter Ed-Data. Web Retrieved on November 2nd, 2022.

<https://www.ed-data.org/district/Orange/Orange-Unified>

<http://www.smartvoter.org/2004/11/02/ca/or/meas/>

## Developer Fees

SB 50 established a process for determining the amount of fees that developers may be charged to mitigate the impact of development on school facilities. Under this legislation, a school district could charge fees above the statutory cap only under specified conditions, and then only up to the amount of funds that the district would be eligible to receive from the State. According to Government Code Section 65995, the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.” SB 50 provides that a state or local agency may not deny or refuse to approve the planning, use or development of real property on the basis of a developer’s refusal to provide mitigation in amounts in excess of that established by SB 50.

SB 50 established three levels of Developer Fees that may be imposed upon new development by the governing board of a school district depending upon certain conditions within a district. Level 1 fees are the base statutory fees. These predetermined amounts are the statutory maximum that can be legally imposed upon new construction projects by a school district unless the district qualifies for a higher level of funding.

Pursuant to the California Government Code Section 65995, as of January 2022, the statutory maximum Level 1 school fees that may be levied by a K-12 school district on new development are \$4.79 per assessable SF of residential construction and of \$0.78 per SF of enclosed and covered space for commercial/industrial development. These rates are established by the State Allocation Board (“SAB”) and may be increased bi-annually to adjust for inflation based upon a statewide cost index for Class B construction, provided by RS Means. After adoption by the SAB, school district boards may review and approve a Developer Fee Justification Study (DFJS) to implement current Level 1 fees.

A development project applicant pays developer fees to a school district at the time building permits are issued unless an alternative school impact mitigation agreement states otherwise. Payment of the adopted fees would provide full and complete mitigation of school impacts.

The OUSD school board approved the implementation of the 2018 Level 1 fees of \$3.79 per SF of residential development, and \$0.61 per SF of commercial/industrial development, on March 10th, 2021. **The fees went into effect on April 16th, 2018, sixty days after adoption.**<sup>18</sup>

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<sup>18</sup> Action Items. C. Public Hearing: Resolution 22-17-18 Approving an Increase in Statutory Fees Imposed on New Residential and Commercial/Industrial Construction. Orange Unified School District. Meeting of the Board of Education Agenda, dated February 15, 2018. <https://www.orangeusd.org/uploaded/District/BoardOfEducation/2018/agenda20180215A.pdf>

At the time of writing, the Project plans for a weighted average square footage (SF) of approximately 880 SF of assessable space per MF unit. To estimate potential residential developer fees from the Project, the 2018 Level 1 fee is applied to the total square footage, as detailed in **Table 19 (below)**. While OUSD currently levies the 2018 Level 1 fees, there is the possibility that the district could update to the more recently adopted 2022 fees of \$4.79/SF and \$0.78/SF at any time.

**Table 19**  
Developer Fee Estimates for the Anaheim Hills Festival

| Floorplan Type                | # Units | Avg SF | Total SF                      | 2018 Level 1 Fee (per SF) | Developer Fees Collected (Rounded) |
|-------------------------------|---------|--------|-------------------------------|---------------------------|------------------------------------|
| Residential Developer Fees    |         |        |                               |                           |                                    |
| Scenario #1: 450-Unit Project |         |        |                               |                           |                                    |
| Studio                        | 34      | 625    | 21,250                        | \$3.79/SF                 | \$80,538                           |
| 1Br/1Ba                       | 248     | 750    | 186,000                       |                           | \$704,940                          |
| 2Br/2Ba                       | 135     | 1,075  | 145,125                       |                           | \$550,024                          |
| 3Br/2Ba                       | 33      | 1,300  | 42,900                        |                           | \$162,591                          |
| Total                         | 450     | ~878   | 395,275                       |                           | \$1,498,092                        |
| Scenario #2: 600-Unit Project |         |        |                               |                           |                                    |
| Studio                        | 45      | 625    | 28,125                        | \$3.79/SF                 | \$106,594                          |
| 1Br/1Ba                       | 330     | 750    | 247,500                       |                           | \$938,025                          |
| 2Br/2Ba                       | 180     | 1,075  | 193,500                       |                           | \$733,365                          |
| 3Br/2Ba                       | 45      | 1,300  | 58,500                        |                           | \$221,715                          |
| Total                         | 600     | ~879   | 527,625                       |                           | \$1,999,699                        |
| TOTALS:                       |         |        | Scenario #1: 450-Unit Project |                           | \$1,498,092                        |
|                               |         |        | Scenario #2: 600-Unit Project |                           | \$1,999,699                        |
|                               |         |        |                               |                           | OUSD                               |

Even though no capacity issues are anticipated, these developer fees would have a significant impact on any facilities project costs, based on recent construction costs from Irvine Unified School District.<sup>19</sup>

<sup>19</sup> Capistrano Unified School District estimated the cost of a new portable on an existing site at approximately \$120,000 per classroom in 2020. Inflated to 2022 using the RS Means inflation factor for Class B Construction, this would result in approximately \$138,960 per portable 960 SF classroom with additional funds required for delivery, installation, site work and soft costs. Irvine Unified School District is also planning construction of an 8-classroom and 2-restroom modular building for an estimated \$7 million, according to the Facilities Study Session on November 3rd, 2022.

### Community Facilities District (“CFD”) Bonds

The Mello-Roos Community Facilities Act of 1982 provided an alternative method for school districts to finance needed improvements by forming a Community Facilities District (“CFD”). CFDs are a financing entity formed by grouping real property. Once grouped, a tax is levied on the property owners of the homes within a CFD. CFDs are normally formed in undeveloped areas or in older areas to help finance new schools or other facility issues. In contrast to a GO bond, a Mello-Roos tax is not limited by the assessed value of property. The tax has a useful life of five years or more and requires a two-thirds vote to be enacted.

The OUSD has formed two CFDs in the last twenty years to finance construction of school facilities and mitigate impacts. According to State Treasury information, OUSD issued bonds for the Tremont and Del Rio communities through the Orange Unified School District CFD No.s 2005-1 and 2005-2, respectively.<sup>20,21</sup> According to city files, the City of Orange also entered into a Joint Community Facilities Agreement with Orange USD and Serrano Heights East, LLC for the Tremont community (2005-1).<sup>22</sup> The District issued \$6.54 million in bonds through CFD No. 2005-1 and \$5.92 million in bonds through CFD No. 2005-2. The District refinanced these bonds in 2013, but there has been no mention of the CFDs since 2019 in District School Board agendas.

While the District has used CFD financing in the past, new capacity is unlikely to be required, and construction of multifamily buildings typically provides a funding timeline to districts similar to CFDs (i.e. developer fees paid all at once or in large increments rather than throughout community buildout, as would be the case for single family development).

<sup>20</sup> Tremont CFD No. 2005-1 Information. CDIAC Number 2013-1867. California State Treasurer's Office - California Debt and Investment Advisory Commission. <http://cdiacdocs.sto.ca.gov/2013-1867.pdf>

<sup>21</sup> Del Rio School Facilities CFD No. 2005-2 Information. CDIAC Number 2013-1868. Orange USD Board Agenda Meeting on February 9th, 2006.

[https://www.orangeusd.org/uploaded/District/Departments/Board\\_of\\_Education/2006/agendas/agenda\\_020906.pdf](https://www.orangeusd.org/uploaded/District/Departments/Board_of_Education/2006/agendas/agenda_020906.pdf)

<sup>22</sup> Public Portal. City Clerk. City Council Resolutions. 2001-2010. 2005. RES-10014. Joint Community Facilities District No. 2005-1. City of Orange.

<https://citydocs.cityoforange.org/WebLink/DocView.aspx?id=244067544&dbid=0&repo=CityofOrange&cr=1>

## Operating Budget

A school district operational budget, which includes Local Control Funding Formula funds and categorical grants from the state and federal government, is used for day-to-day expenses for educating students. Schools in California are financed primarily by state sales tax and income tax revenues and by local property taxes. They are supplemented by federal funding, the state lottery and miscellaneous local funds. State expenditures on K-14 education make up approximately 40% of General Fund spending, as required by Proposition 98, passed in 1988.<sup>23</sup> Proposition 98 also guarantees that schools receive, at a minimum, the same per student or Average Daily Attendance ("ADA") revenue amount as school districts received the prior year. School districts also receive state and federal money for special programs or categories of children with special needs.

### *Sources of Revenue - Local Control Funding Formula<sup>24</sup>*

In 2013-2014, the State changed the funding formula to the Local Control Funding Formula ("LCFF"), eliminating the complexity of multiple special programs and categories. The new model provides substantially more funding to school districts with high numbers of socio-economically disadvantaged students, English Learners and foster youth.

More specifically, LCFF Funding has three levels of funding grants: Base Grants, Supplemental Grants, and Concentration Grants. All California public school districts are funded at the same level per pupil of ADA through the Base Grants. Base Grants are adjusted at both the K-3 and 9-12 grade levels, providing slightly higher levels of funding. The 2022 Adjusted Base Grants are as follows:

- Grades K-3: \$10,119 per pupil
- Grades 4-6: \$9,304 per pupil
- Grades 7-8: \$9,580 per pupil
- Grades 9-12: \$11,057 per pupil

The system then provides Supplemental Grants based on the percentage of high-needs students in the district. This count of high-needs students includes English learners, low income, and foster youth, but students are only counted once, resulting in an Unduplicated Count of high-needs students, called the Unduplicated Pupil Percentage ("UPP"). Supplemental Grants are equal to twenty percent of the Adjusted Base Grants, which are multiplied by the UPP to arrive at the additional Supplemental funding.

<sup>23</sup> Financing California's Public Schools. Public Policy Institute of California. November 2018. <https://www.ppic.org/publication/financing-californias-public-schools/>.

<sup>24</sup> 2022-23 Base Grant/Adjusted Base Grant per ADA & LCFF Information. California Department of Education. Web Retrieved November 11, 2022. <https://www.cde.ca.gov/fg/aa/pa/pa2223rates.asp>.

Finally, the system provides Concentration Grant funding to districts that have a UPP of more than 55% of the student population. Concentration Grants are equal to sixty-five percent (65%) of the Adjusted Base Grants, and funding is calculated by multiplying this grant by the number of high-needs students in excess of the 55%. For example, a district with an Unduplicated Count of 80% of students would receive Concentration funding for 25% of those students (80% - 55% = 25%).

A count of ADA is multiplied by the district per student LCFF amount to determine the total LCFF income. Local property taxes provide a portion of the LCFF income while the state provides the balance. According to 2021-22 LCFF data, the unduplicated count of Free/Reduced-Price Meals, English Learners & Foster Youth made up 48.6% of Orange USD enrollment. As this is under the 55% cap to receive Concentration funds, the District's LCFF calculation only receives additional Supplemental funding.<sup>25</sup>

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<sup>25</sup> 2021-22 LCFF Summary Data. California Department of Education. <https://www.cde.ca.gov/fg/aa/pa/lcffsumdata.asp>

*Per-Pupil Revenues & Expenditures*

The following information in **Table 20 (below)** is available from the General Funds of the latest 2022-23 Budget adopted by OUSD. The data includes per-pupil total revenues and revenues from State/LCFF Funding, as well as total expenditures and the costs of salaries, books, and supplies, from the 2022-23 Budget, based on the funded ADA.

**Table 20**  
OUSD Budgeted Revenues/Expenditures per Pupil (ADA) - 2022-23 FY

| Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2021-22 Estimated Actuals | 2022-23 General Fund Budget | 2020-21 Statewide District Average Allocation per ADA |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------|-------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Orange USD                |                             | Unified School Districts                              |
| Funded ADA (#Pupils)                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 23,828                    | 22,545                      | -                                                     |
| <b>Budgeted Revenues</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                             |                                                       |
| LCFF Revenue/Pupil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$10,174                  | \$10,713                    | \$10,731                                              |
| Total Revenue/Pupil                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$14,922                  | \$14,965                    | \$15,576                                              |
| <b>Budgeted Expenditures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                             |                                                       |
| Cost To Educate/Pupil                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$8,873                   | \$8,628                     | \$8,853                                               |
| Total Expenditures/Pupil                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$14,477                  | \$14,822                    | \$14,271                                              |
| <p><i>Note: Cost to Educate represents the combined expenditures for Certificated and Classified Salaries, plus the cost of Books and Supplies in the General Fund.</i></p> <p><i>Sources: -2022-23 Adopted Budget. Orange Unified School District.</i></p> <p><i>- 2021 Statewide Average Financial Data. Unified School District Level. EdData.</i></p> <p><i><a href="http://www.ed-data.org/district/Orange/Orange-Unified">http://www.ed-data.org/district/Orange/Orange-Unified</a></i></p> |                           |                             |                                                       |

From the 2022-23 OUSD Budget, the district's ADA decreased from 23,828 pupils in the 2021-22 fiscal year to 22,545 pupils in the 2022-23 fiscal year budget, a total of 1,283 fewer pupils (or -5.8%). Total revenues fell by a similar percentage, but the District still brought in and has budgeted more than enough revenue to cover expenditures for the last two years. Compared to the statewide average for Elementary School Districts in 2020-21, OUSD still receives less funding in 2022. However, the District also spends slightly less per-pupil in 2022-23 than the average unified district in the state did in 2020-21.

### SUMMARY AND SIGNIFICANCE OF FINDINGS

Historically, Orange USD has used a combination of state and local funds to construct and modernize school facilities. However, due to declining enrollment, the District is not currently eligible for new construction state funds (except to build new construction for Severe Special Day Class Students). Over the past decade, OUSD has had difficulty raising local funds for construction, with voters rejecting three GO bonds before finally approving Measure S in 2016. Bonds issued under Measure S authorization currently require a 2022-23 bond tax of \$25.55 per \$100,000 in assessed value within the district, and the funds are committed to ongoing renovations and upgrades at OUSD high schools. Given the District's efforts to assess K-8 facility conditions in the 2021 FMP, OUSD will most likely place another GO bond on a future ballot to do similar upgrades at District elementary and middle schools.

At the time of writing, OUSD levies the 2018 Level 1 developer fees of \$3.79/SF on new residential construction and \$0.61/SF on commercial/industrial construction. **Under these fees, the Project would contribute \$1.5 - \$2 million to the OUSD capital budget, depending on whether the Project includes 450 units or 600 units.** The District has established CFDs to fund school facilities in the past, including CFD Numbers 2005-1 and 2005-2, but there has been no mention of these or other CFDs by the OUSD school board in the last three years.

According to 2022-23 Budget information, OUSD receives a majority of operational funding from the state LCFF apportionments, but only receives Supplemental LCFF funding in addition to Base Funding (due to the unduplicated number of high-needs students in the district, including English learners, low income, and foster youth). OUSD receives more total funding than it spends in its General Fund, and Multi-Year projections indicate continuing solvency. This trend is also true for LCFF funding for operations compared to the combined costs of Certificated and Classified Salaries, and Books and Supplies.

Planned growth that is anticipated, comes in regular increments, and is understood by the school district facility and fiscal planners is the most beneficial to the school district and the community. This growth helps to offset operational budget losses due to enrollment decline and creates efficiencies when students enter existing facilities. According to the previous analysis, Project Students will help fill existing capacity and provide increased funding through LCFF.

**EXHIBITS**

EXHIBIT A: ANAHEIM HILLS FESTIVAL PROJECT MAP & SCHOOL BOUNDARIES

EXHIBIT B: CLASSROOMS AND CALCULATED CAPACITY

EXHIBIT C: 2019 OUSD DEMOGRAPHIC REPORT: FUTURE & ACTIVE RESIDENTIAL  
DEVELOPMENT PROJECTS

DRAFT

**EXHIBIT A:**  
**ANAHEIM HILLS FESTIVAL PROJECT MAP & SCHOOL BOUNDARIES**

**EXHIBIT A:**  
**ANAHEIM HILLS FESTIVAL PROJECT MAP &  
SCHOOL BOUNDARIES**

**PLACENTIA-YORBA LINDA USD**

**ANAHEIM HILLS  
FESTIVAL PROJECT AREA**

**RUNNING SPRINGS  
ACADEMY (ES)**

**EL RANCHO CHARTER MS**

**ORANGE USD**

**CANYON HS**

**CANYON RIM ES**

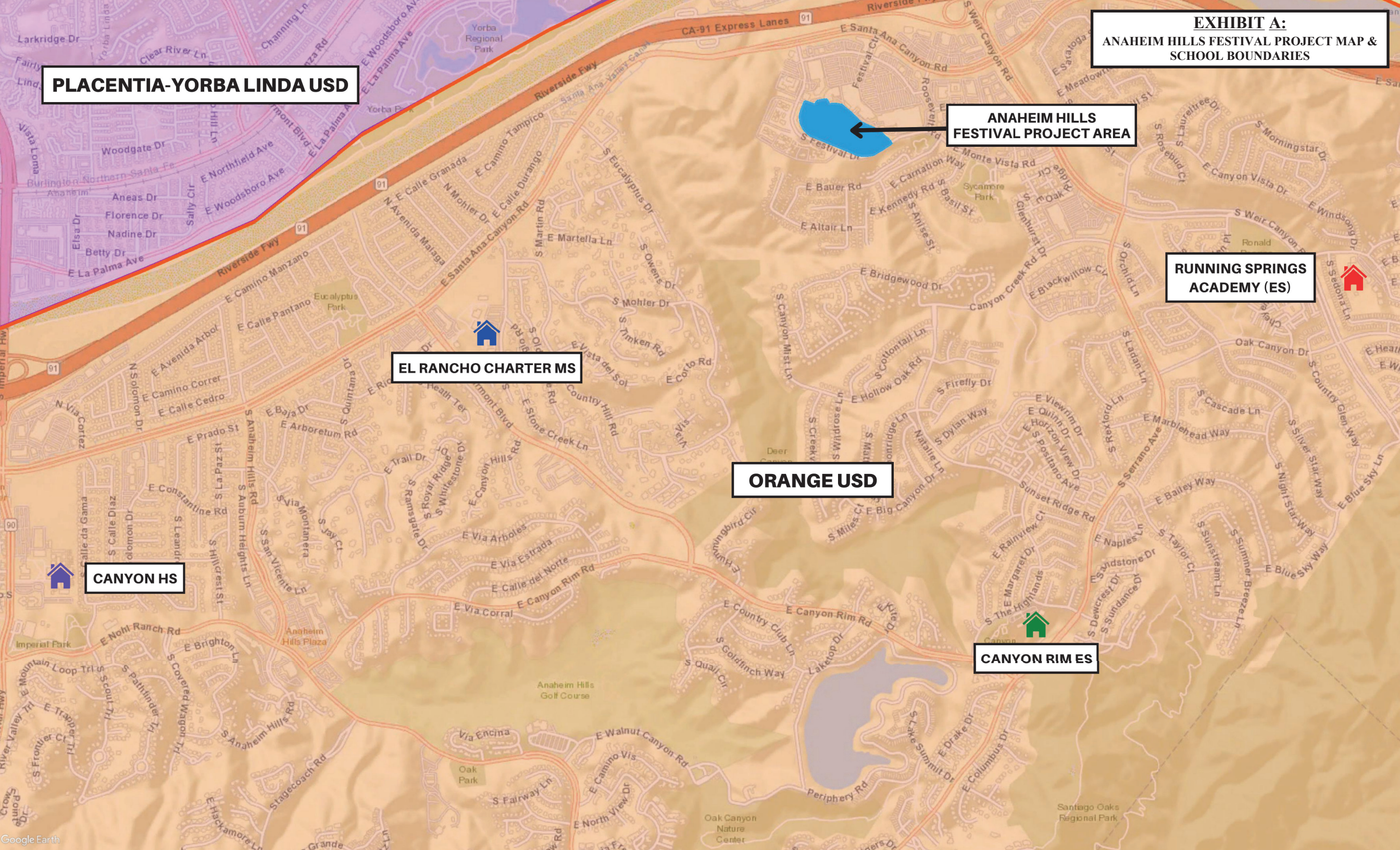


**EXHIBIT B:**  
**CLASSROOMS AND CALCULATED CAPACITY**

## EXHIBIT B: Facilities Master Plan Capacity Calculations

| School Site   | # Teaching Stations by Type |         |     |       |           | Loading Standards |     |       |       | FMP Teaching Station Capacity |             |
|---------------|-----------------------------|---------|-----|-------|-----------|-------------------|-----|-------|-------|-------------------------------|-------------|
|               | TK                          | Regular | SDC | Other | Total     | TK                | SDC | State | Local | State                         | Local       |
| Canyon Rim ES | 1                           | 21      | 2   | 7     | <b>31</b> | 12                | 13  | 25    | 30    | <b>563</b>                    | <b>668</b>  |
| El Rancho MS  | 0                           | 38      | 3   | 3     | <b>44</b> | 12                | 13  | 27    | 32    | <b>1065</b>                   | <b>1255</b> |

Notes: Total Existing Classrooms include the Grand Total of all Teaching Stations listed in the Existing Site Plan for each campus. To calculate capacity, classrooms labeled as TK were loaded with 12 students/classroom and SDC classrooms were loaded with 13 students/classroom. Capacity calculation excludes classrooms used for Visual and Performing Arts, Computer Labs, Storage, Speech, CARES, STEAM Labs, and RSP. Remaining regular classrooms were loaded at either 25/30 students per classroom (K-6) or 27/32 students per classroom (7-12) (depending on State or Local Loading Standards).

Sources: -Canyon Rim Elementary School & El Rancho Charter Middle School Site Assessments. School Site Assessment And Long Term Master Plans. July 2021 Facilities Master Plan. Web Retrieved October 26, 2022. <https://www.orangeusd.org/departments/facilities-planning/facilitiesmasterplan/facilities-master-plan-july-2021/site-facilities-master-plans/canyon-high-school-feeder-schoolsCal>. -Code Regs. Tit. 2, § 1859.35 - Calculation of Existing School Building Capacity. <https://www.law.cornell.edu/regulations/california/2-CCR-1859.35> -Article 9. Class Size/Teaching Load/Workload. Agreement Between the Orange Unified School District and the Orange Unified Education Association. For the period of July 1, 2021, through June 30, 2024. [https://www.orangeusd.org/uploaded/HR\\_CERT\\_CONTRACT/2021-2024\\_OUEA\\_-OUSD\\_Contract\\_Updated\\_7-1-2022.pdf](https://www.orangeusd.org/uploaded/HR_CERT_CONTRACT/2021-2024_OUEA_-OUSD_Contract_Updated_7-1-2022.pdf) -2021-22 CBEDS Enrollment Data. Dataquest Online Tool. <https://dq.cde.ca.gov/dataquest/>

**EXHIBIT C:**  
**2019 OUSD DEMOGRAPHIC REPORT**  
**FUTURE & ACTIVE RESIDENTIAL DEVELOPMENT PROJECTS**

[illegible]

Active Residential Development Projects Over the Next 7 Years Summary

Total SFD = 146                      Total MFA = 172                      Total APT = 2,050                      Total Units Over the Next 7 Years = 2,368

| Study  | Year 1            |     |     | Year 2            |              |     | Year 3            |     |              | Year 4            |     |     | Year 5            |     |     | Year 6            |              |     | Year 7            |      |              | Study | All Units/Types | Assigned Attendance Area |                |               |   |        |                 |  |
|--------|-------------------|-----|-----|-------------------|--------------|-----|-------------------|-----|--------------|-------------------|-----|-----|-------------------|-----|-----|-------------------|--------------|-----|-------------------|------|--------------|-------|-----------------|--------------------------|----------------|---------------|---|--------|-----------------|--|
|        | 10/2018 - 10/2019 | SFD | MFA | 10/2019 - 10/2020 | SFD          | MFA | 10/2020 - 10/2021 | SFD | MFA          | 10/2021 - 10/2022 | SFD | MFA | 10/2022 - 10/2023 | SFD | MFA | 10/2023 - 10/2024 | SFD          | MFA | 10/2024 - 10/2025 | Area | Thru Year 7  |       |                 | Elementary School        | Middle School  | High School   |   |        |                 |  |
| Area   |                   | SFD | MFA | APT               |              | SFD | MFA               | APT |              | SFD               | MFA | APT |                   | SFD | MFA | APT               |              | SFD | MFA               | APT  |              |       |                 |                          |                |               |   |        |                 |  |
| 5      | 0                 | 0   |     | 0                 | 0            | 0   |                   | 0   | 0            | 0                 |     | 240 | 0                 | 0   |     | 0                 | 0            | 0   |                   | 0    | 0            | 5     | 988             | Lampson ES               | Portola MS     | Orange HS     |   |        |                 |  |
| 8      | 5                 | 0   | 0   | 0                 | 20           | 0   | 0                 | 0   | 20           | 0                 | 0   | 0   | 25                | 0   | 0   | 0                 | 0            | 0   | 0                 | 0    | 0            | 8     | 70              | Lampson ES               | Portola MS     | Orange HS     |   |        |                 |  |
| 17     | 39                | 0   | 0   | 0                 | 0            | 0   | 0                 | 0   | 0            | 0                 | 0   | 0   | 0                 | 0   | 0   | 0                 | 0            | 0   | 0                 | 0    | 0            | 39    |                 | Olive ES                 | El Rancho MS   | Canyon HS     |   |        |                 |  |
| 32     | 0                 | 0   | 53  | 0                 | 0            | 0   | 0                 | 0   | 0            | 0                 | 0   | 0   | 0                 | 0   | 0   | 0                 | 0            | 0   | 0                 | 0    | 0            | 53    |                 | Running Springs ES       | El Rancho MS   | Canyon HS     |   |        |                 |  |
| 45     | 0                 | 5   | 0   | 0                 | 0            | 25  | 0                 | 0   | 10           | 0                 | 0   | 0   | 0                 | 0   | 0   | 0                 | 0            | 0   | 0                 | 0    | 0            | 45    | 40              | Fletcher ES              | Cerro Villa MS | Villa Park HS |   |        |                 |  |
| 77A    | 10                | 0   | 0   | 0                 | 10           | 0   | 0                 | 0   | 10           | 0                 | 0   | 0   | 7                 | 0   | 0   | 0                 | 0            | 0   | 0                 | 0    | 0            | 77A   | 37              | Nohl Canyon ES           | Cerro Villa MS | Villa Park HS |   |        |                 |  |
| 111B   | 0                 | 0   | 0   | 0                 | 0            | 8   | 0                 | 0   | 25           | 0                 | 0   | 0   | 25                | 0   | 0   | 0                 | 0            | 0   | 0                 | 0    | 0            | 111B  | 58              | Anaheim Hills ES         | El Rancho MS   | Canyon HS     |   |        |                 |  |
| 124B   | 0                 | 0   | 0   | 0                 | 0            | 0   | 0                 | 24  | 0            | 0                 | 0   | 70  | 0                 | 0   | 0   | 0                 | 0            | 0   | 0                 | 0    | 0            | 124B  | 94              | Fletcher ES              | Cerro Villa MS | Villa Park HS |   |        |                 |  |
| 230    | 0                 | 0   | 0   | 0                 | 0            | 0   | 0                 | 462 | 0            | 0                 | 0   | 453 | 0                 | 44  | 0   | 0                 | 30           | 0   | 0                 | 0    | 0            | 230   | 989             | Fairhaven ES             | Portola MS     | Orange HS     |   |        |                 |  |
| Types  | 54                | 5   |     | 53                | 30           | 33  |                   | 486 | 30           | 35                |     | 763 | 32                | 69  |     | 250               | 0            | 30  | 265               | 0    | 0            |       | 2,368           |                          |                |               |   |        |                 |  |
| Totals | Fall 18/19 =      |     |     | 112               | Fall 19/20 = |     |                   | 549 | Fall 20/21 = |                   |     | 828 | Fall 21/22 =      |     |     | 351               | Fall 22/23 = |     |                   | 295  | Fall 23/24 = |       |                 | 233                      | Fall 24/25 =   |               | 0 | Totals | All Units (1-7) |  |

All of the above listed phasing schedules were estimated using the responses to developer contacts made by the DDP or the District in February 2018.

SFD = Single Family Detached Unit                      APT = Apartments  
MFA = Multi-Family Attached Unit (incl. condo, townhouses, duplexes, etc.)

Please note that all of the above phasing schedules are based upon estimated dates of occupancy.

"Active Projects"- Projects that are proposed to be building over the next seven years:

| Map Number | Contact/Owner/ Developer  | Tract No. | Project/Area                    | Study Area(s) | City | Total Units | Type of Units | Affordable Apartment Build/Sell | Left to | First Occupancy | Last Occupancy | Corresponding School Years | Assigned Attendance Area |                |               |           |
|------------|---------------------------|-----------|---------------------------------|---------------|------|-------------|---------------|---------------------------------|---------|-----------------|----------------|----------------------------|--------------------------|----------------|---------------|-----------|
| 1          | Greenlaw Partners         | N/A       | Orange Collection               | 5             | O    | 277 APT     | No            | 277                             |         | 2021            | 2022           | Fall 2021-2022             | Lampson ES               | Portola MS     | Portola MS    | Orange HS |
| 2          | Greenlaw Partners         | N/A       | Orange Collection               | 5             | O    | 331 APT     | No            | 331                             |         | 2023            | 2024           | Fall 2023-2024             | Lampson ES               | Portola MS     | Portola MS    | Orange HS |
| 3          | Greenlaw Partners         | N/A       | Orange Collection               | 5             | O    | 213 APT     | No            | 213                             |         | 2021            | 2022           | Fall 2021-2022             | Lampson ES               | Portola MS     | Portola MS    | Orange HS |
| 4          | Unknown                   | N/A       | Terrace Apartments              | 5             | O    | 167 APT     | No            | 167                             |         | 2023            | 2024           | Fall 2023-2024             | Lampson ES               | Portola MS     | Portola MS    | Orange HS |
| 5          | Shea Homes                | 17927     | Gardenia (Lewis St Residential) | 8             | CG   | 70 SFD      | -             | 70                              |         | 2019            | 2022           | Fall 2019-2022             | Lampson ES               | Portola MS     | Portola MS    | Orange HS |
| 6          | Tri-Pointe Homes          | N/A       | Alston                          | 17            | A    | 75 SFD      | -             | 39                              |         | 2019            | 2019           | Fall 2019                  | Olive ES                 | El Rancho MS   | Canyon HS     |           |
| 7          | National Comm Renaissance | N/A       | Oakcrest Heights                | 32            | YL   | 53 APT      | Yes           | 53                              |         | 2019            | 2019           | Fall 2019                  | Running Springs ES       | El Rancho MS   | Canyon HS     |           |
| 8          | Century Communities       | N/A       | Trio (Glassell Townhomes)       | 45            | O    | 40 MFA      | -             | 40                              |         | 2019            | 2021           | Fall 2019-2021             | Fletcher ES              | Cerro Villa MS | Villa Park HS |           |
| 9          | The New Home Company      | 3514      | Marywood Hills                  | 77A           | O    | 40 SFD      | -             | 37                              |         | 2019            | 2022           | Fall 2019-2022             | Nohl Canyon ES           | Cerro Villa MS | Villa Park HS |           |
| 10         | N/A                       | N/A       | Nohl Ranch Condos               | 111B          | A    | 58 MFA      | -             | 58                              |         | 2020            | 2022           | Fall 2020-2022             | Anaheim Hills ES         | El Rancho MS   | Canyon HS     |           |
| 11         | 1725 W Katella            | N/A       | Branch West Apts                | 124B          | O    | 94 APT      | No            | 94                              |         | 2020            | 2021           | Fall 2020-2021             | Fletcher ES              | Cerro Villa MS | Villa Park HS |           |
| 12         | Fairfield                 | N/A       | Town & Country Apartments       | 230           | O    | 653 APT     | No            | 653                             |         | 2020            | 2021           | Fall 2020-2021             | Fairhaven ES             | Portola MS     | Portola MS    | Orange HS |
| 13         | Fairfield                 | N/A       | Town & Country Townhomes        | 230           | O    | 74 MFA      | -             | 74                              |         | 2022            | 2023           | Fall 2022-2023             | Fairhaven ES             | Portola MS     | Portola MS    | Orange HS |
| 14         | Toll Brothers             | N/A       | Town & Country Mixed Use        | 230           | O    | 262 APT     | No            | 262                             |         | 2020            | 2021           | Fall 2020-2021             | Fairhaven ES             | Portola MS     | Portola MS    | Orange HS |

City Codes: O = Orange / CG = Garden Grove / A = Anaheim / YL = Yorba Linda / SA = Santa Ana / C = County  
Affordable? Apartments explanation: YES = ALL units area "affordable" / NO = Majority of units are luxury-high end rental units