



RIVERSIDE UNIFIED SCHOOL DISTRICT
SCHOOL FEE JUSTIFICATION STUDY

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EXECUTIVE SUMMARY

Education Code Section 17620 authorizes the governing board of a school district to levy school fees to offset the impacts to school facilities from new residential and commercial/industrial construction and reconstruction. In order to levy Level I fees (statutory fees), a school district must prepare and adopt a school fee justification study pursuant to the provisions of Education Code Section 17620 and Sections 65995 and 66001 of the Government Code. The school fee justification study serves as the basis for justifying the levy of Level I fees and presents and documents the nexus findings required by State law.

This School Fee Justification Study (“Study”) has been prepared for the Riverside Unified School District (“School District”) to demonstrate the relationship between new residential and commercial/industrial development and the School District’s need for the construction of school facilities, the cost of the school facilities, modernization of existing school facilities, and the per square foot amount of Level I fees (“School Fees”) that may be levied by the School District on residential and commercial/industrial development in accordance with applicable law.

The maximum School Fees authorized by Education Code Section 17620 are currently \$4.08 per square foot for residential construction/reconstruction and \$0.66 per square foot for commercial/industrial construction. The State Allocation Board (“SAB”) reviews and may adjust the maximum authorized School Fees every January in even-numbered years. Based on the findings presented in this Study, the School District is justified in collecting the amount equal to the maximum authorized Level I school fees or \$4.08 per square foot for residential construction/reconstruction and the maximum authorized or \$0.66 per square foot for categories of commercial/industrial development, except for new construction classified as Rental Self-Storage. The findings are summarized below:

RESIDENTIAL DEVELOPMENT

New residential development in the School District is projected over the next ten (10) years. Based on historical student generation rates, such development could generate an estimated 1,476 new students over the next ten (10) years, including 1,107 students from new unmitigated residential development (projected “unmitigated” residential units are further described in Section III.B of this Study). Based on the School District’s existing facilities capacity and enrollment, the projected student enrollment supports the need for the construction of additional school facilities and/or expansion of facilities at existing sites.

The cost impact per square foot shown in Table E-1 exceeds the current maximum authorized residential School Fee of \$4.08, therefore, the School District is reasonably justified in levying the Level I school fees in an amount up to but not exceeding \$4.08 per square for residential development (“Applicable Residential School Fee”).

**TABLE E-1
RESIDENTIAL SCHOOL FACILITIES COST IMPACTS/APPLICABLE SCHOOL FEE**

DESCRIPTION	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Residential Construction	\$8.24	\$4.08

COMMERCIAL/INDUSTRIAL DEVELOPMENT

As commercial/industrial properties develop new jobs are created. Many of the employees working at the new jobs will move into the School District boundaries, thereby increasing the need for new residential development and further impacting the School District’s facilities. School Fees may be imposed on commercial/industrial development if the school fees collected on residential development are insufficient to provide adequate school facilities for students generated as a result of new development and nexus findings are presented that justify the imposition of the commercial/industrial school fee.

Section 17621(e)(1)(B) of the Education Code requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. This code section further adds that employee generation estimates shall be based on the applicable employee generation estimates set forth in the January 1990 edition of “San Diego Traffic Generator Study” (“Traffic Study”), a report by San Diego Association of Governments (“SANDAG”). The school facilities cost impacts per commercial/industrial square foot as determined in this Study are shown in Table E-2 by commercial/industrial land use type. The cost impacts per square foot for each category of commercial/industrial development are equal to or exceed the maximum authorized School Fee of \$0.66 per square foot except for Rental Self-Storage. Therefore, the School District is justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the maximum authorized School Fee of \$0.66 per square foot (“Applicable Com/Ind. School Fees”) for all categories except Rental Self-Storage. The Applicable Com/Ind. School Fees may be imposed on new commercial/industrial construction or reconstruction classified as Rental Self-Storage up to the respective net cost impact per square foot determined herein.

**TABLE E-2
COMMERCIAL/INDUSTRIAL SCHOOL FACILITIES COST IMPACTS/APPLICABLE SCHOOL FEES**

COMMERCIAL/INDUSTRIAL CATEGORY	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Banks	\$9.58	\$0.66
Community Shopping Centers	\$5.20	\$0.66
Neighborhood Shopping Centers	\$9.48	\$0.66
Industrial Business Parks	\$11.91	\$0.66
Industrial Parks/ Warehousing/ Manufacturing	\$4.57	\$0.66
Rental Self-Storage	\$0.22	\$0.22
Research & Development	\$10.31	\$0.66
Hospitality (Lodging)	\$3.84	\$0.66
Commercial Offices (Standard)	\$16.23	\$0.66
Commercial Offices (Large High Rise)	\$15.40	\$0.66
Corporate Offices	\$9.09	\$0.66
Medical Offices	\$14.45	\$0.66

SECTION I. INTRODUCTION

A. PURPOSE OF THE STUDY

The purpose of this Study is to determine if a reasonable relationship exists between new residential and commercial/industrial development and the School District's need for the construction and/or reconstruction of school facilities. The findings presented in this Study have been made pursuant to and in compliance with Education Code Section 17620 and Government Code Section 66001 *et seq.* and serve as a basis for determining such a relationship.

B. GENERAL DESCRIPTION OF THE SCHOOL DISTRICT

The School District serves the Cities of Riverside, Jurupa, and an unincorporated area within the County of Riverside ("County") and currently educates a total student population¹ of approximately 40,277 kindergarten through twelfth grade students. The School District currently operates twenty-nine (29) elementary schools, seven (7) middle schools, five (5) comprehensive high schools, two (2) alternative high schools, one (1) STEM academy, one (1) virtual school, one (1) adult school, and one (1) special education preschool.

¹ Population total excludes students enrolled in Non-Traditional Curriculums which does not require teaching stations.

SECTION II. LEGISLATION AND LEGAL REQUIREMENTS

This section discusses the legislative history of the Level I Fee.

Assembly Bill (“AB”) 2926 enacted by the State in 1986, also known as the “1986 School Facilities Legislation” granted school districts the right to levy fees in order to offset the impacts to school facilities from new residential and commercial development. Originally set forth in Sections 53080 and 65995 of the Government Code, AB 2926 authorized statutory school fees to be levied, commencing January 1, 1987, in the amount of \$1.50 per square foot of new residential assessable space and \$0.25 per square foot of enclosed commercial or industrial assessable space. AB 2926 also provided for an annual increase of the statutory fees based on the Statewide cost index for Class B construction, as determined by the SAB. The provisions of AB 2926 have since been amended and expanded.

AB 1600 was enacted by the State legislature in 1987 and created Government Code Sections 66000 *et seq.* These sections require a public agency to satisfy the following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project:

1. Determine the purpose of the fee;
2. Identify the use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed;
4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;
5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and
6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

AB 181, enacted in 1989, established new requirements for school districts levying school fees and also re-codified Government Code Section 53080 *et seq.* as Education Code Section 17620 *et seq.* The additional provisions established by AB 181 imposed more stringent nexus requirements which must be satisfied by school districts prior to levying school fees, especially with respect to commercial/industrial school fees. Additionally, AB 181 provided that the maximum school fees for residential and commercial/industrial development be subject to an increase every two (2) years rather than annually.

In 1998, Governor Wilson signed into law Senate Bill 50 (“SB 50”), the Leroy F. Greene School Facilities Act of 1998, which reformed State’s School Building Program and developer school fee legislation. A significant provision of SB 50 provides school districts the option of adopting

alternative school fees (also known as Level II and Level III fees) in excess of the Level I fee upon meeting certain requirements. SB 50 also placed a \$9.2 billion State Bond measure on the November 3, 1998 ballot (Proposition 1A). With the passage of Proposition 1A in November 1998, SB 50 became operative.

SB 50 also limited the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and suspended the court cases known as Mira-Hart-Murrieta. The Mira-Hart-Murrieta cases previously permitted school districts to collect mitigation fees in excess of school fees under certain circumstances.

On November 5, 2002, California voters passed Proposition 47, which authorized the issuance of \$13.05 billion in State bonds and also enacted AB 16, which provided for additional reformation of the School Building Program. AB 16, among other items, clarified that if the SAB is no longer approving apportionments for new construction due to the lack of funds available for new school facilities construction, a school district may increase its Level II Fee to the Level III Fee. With the issuance of the State bonds authorized by the passage of Proposition 47, this section of AB 16 became inoperable.

Furthermore, Proposition 55 was approved on March 2, 2004, which authorized the sale of \$12.3 billion in State bonds. Most recently, California voters approved Proposition 1D in the general election held on November 7, 2006. Proposition 1D authorized the issuance of \$10.4 billion in State bonds.

Most recently, California voters approved Proposition 51 (the California Public School Facility Bonds Initiative) in the general election held on November 8, 2016, authorizing the issuance of \$9 billion in bonds to fund the improvement and construction of school facilities for K-12 Schools and community colleges.

SECTION III. PROJECTED UNHOUSED STUDENTS AND FACILITY REQUIREMENTS

The objective of this Study is to determine if a nexus exists between future residential and commercial/industrial development and the need for school facilities. In addition, the Study aims to identify the costs of such required school facilities and determine the amount of School Fees that can be justifiably levied on residential and commercial/industrial development according to the estimated impacts caused by such development. This section evaluates whether existing school facilities can accommodate students generated from future residential development, projects student enrollment based on anticipated residential growth, and estimates the costs of school facilities required to accommodate new residential growth. The findings determined in this section are used in following sections to evaluate the cost impact per square foot for new residential and commercial/industrial property. Although many of the figures in this section are primarily derived from residential development projections and impacts, they are adjusted in Section V. to evaluate the impact of commercial/industrial development.

A. SCHOOL DISTRICT CAPACITY AND CURRENT STUDENT ENROLLMENT

The School District's existing school facilities capacity and student enrollment were evaluated in order to determine if there is excess capacity to house students generated by new residential and commercial/industrial development.

The School District currently operates twenty-nine (29) elementary schools, seven (7) middle schools, five (5) comprehensive high schools, two (2) alternative high schools, one (1) STEM academy, one (1) virtual school, one (1) adult school, and one (1) special education preschool. Per Education Code Section 17071.10, these facilities have a capacity to accommodate 39,546 students, 19,762 seats of which are at the elementary school level, 7,404 seats at the middle school level and 12,380 seats are at the high school level. Appendix "A" provides a calculation of the updated facility capacity using state loading factors.

Based on enrollment information as of October 2019, the total student enrollment of the School District excluding students enrolled in the virtual online program, which do not require full-time teaching stations and those students enrolled in non-public teaching programs and the Project Team program, are subtracted from the total enrollment figures due to special requirements and capacity factors, resulting in a net enrollment of 40,111 students. Of the net enrollment, 20,950 students are at the elementary school level, 6,533 students of which are at the middle school level and 12,628 students are at the high school level. Current available capacity is calculated by subtracting current student enrollment from existing school facilities capacity for each school level. This operation results in deficit capacity at the elementary and high school levels, and available capacity at the middle school level. The existing school facilities available capacity determination is shown in Table 1.

**TABLE 1
FACILITIES CAPACITY AND STUDENT ENROLLMENT**

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2019)	AVAILABLE/(DEFICIT) CAPACITY
Elementary School (K-6)	19,762	20,950	(1,188)
Middle School (7-8)	7,404	6,533	871
High School (9-12)	12,380	12,628	(248)
TOTAL	39,546	40,111	(565)

B. PROJECTED UNHOUSED STUDENTS

1. Projected Residential Units

To estimate the Projected Units, Koppel & Gruber Public Finance (“K&G Public Finance”) utilized information from the Planning Departments from the Cities of Jurupa Valley and Riverside as well as the County of Riverside Planning Department (collectively the “Planning Agencies”), including but not limited to specific plans and tract and land entitlement information. Such information was used to project residential development for areas within each planning jurisdiction by housing type. Based on the information, it is estimated the School District could experience the development of an estimated 3,376 residential units over the next ten (10) years (“Total Projected Units”).

Projected residential units having mitigated their impact through an alternative to paying School Fees, such as participation in a Community Facilities District or through execution of a mitigation agreement, have been identified (“Projected Mitigated Units”). Currently, 1,125 of the Total Projected Units have mitigated their impact to the School District through participation in a Community Facilities District and are thus subtracted from the Total Projected Units (“Projected Unmitigated Units”).

The determination of the Projected Unmitigated Units is summarized by residential category in Table 2. SFD are those units with no common walls; SFA are those units sharing a common wall, with each unit being on an individual and separate assessor’s parcel (e.g. townhouses, condominiums, etc.); and MF are those units which share a single assessor’s parcel and share a common wall (e.g. apartments, duplexes, etc.).

TABLE 2
PROJECTED RESIDENTIAL UNITS

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	PROJECTED MITIGATED UNITS	PROJECTED UNMITIGATED UNITS
SFD	2,801	1,125	1,676
SFA	20	0	20
MF	555	0	555
TOTAL	3,376	1,125	2,251

2. Student Generation Rates

In order to calculate student generation rates (“SGRs”), K&G Public Finance first obtained property characteristic data from the County Assessor’s Office. Parcels in the data file were classified by unit type (SFD, SFA and MF) and residential parcels were extracted. Since the property data information obtained from the County was missing unit counts for many of the residential parcels contained therein, K&G Public Finance relied on housing information derived from U.S. Census Bureau data² to estimate the total number of residential units located within the School District. According to the U.S. Census Bureau data, a total of 54,697 SFDs, 2,994 SFAs and 21,600 MFs are within the School District.

K&G Public Finance then obtained a student database from the School District, which contained the school attended, grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2019. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic database. The number of students matched was then queried by school level and residential category. Students could not be matched if they were inter-district or they did not have a valid physical address (e.g. only P.O. Box was listed). Mobile homes are not considered in the SGR determination, including the students matched to the mobile home land use, and therefore have been omitted³. Tables 3, 4, and 5 below summarize the calculation of the SGRs by residential category.

² 2014-2018 American Community Survey 5-Year Estimates; DP04 – Selected Housing.

³ Education Code Section 17625 sets forth the prerequisites that must be met before school districts may levy school fees on mobile homes. Since it is often difficult to determine and make projections relating to mobile homes that meet those requirements, the mobile home category is omitted from this analysis.

**TABLE 3
SINGLE FAMILY DETACHED (SFD)
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Elementary School	16,730	54,697	0.3059
Middle School	5,310	54,697	0.0971
High School	10,443	54,697	0.1909
TOTAL	32,483	NA	0.5939

**TABLE 4
SINGLE FAMILY ATTACHED (SFA)
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Elementary School	329	2,994	0.1099
Middle School	92	2,994	0.0307
High School	149	2,994	0.0498
TOTAL	570	NA	0.1904

**TABLE 5
MULTI-FAMILY (MF)
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School	2,380	21,600	0.1102
Middle School	664	21,600	0.0307
High School	1,142	21,600	0.0529
TOTAL	4,186	NA	0.1938

**TABLE 6
COMBINED STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	SFA UNITS ¹	MF UNITS
Elementary School	0.3059	0.1099	0.1102
Middle School	0.0971	0.0307	0.0307
High School	0.1909	0.0498	0.0529
TOTAL	0.5939	0.1904	0.1938

3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 6 by the number of Total Projected Units, Projected Mitigated Units and Projected Unmitigated Units shown in Table 2. The projected student enrollment is summarized by school level in Table 7.

**TABLE 7
PROJECTED STUDENT ENROLLMENT BY SCHOOL LEVEL**

SCHOOL LEVEL	PROJECTED STUDENTS (TOTAL UNITS)	PROJECTED STUDENTS (MITIGATED UNITS)	PROJECTED STUDENTS (UNMITIGATED UNITS)
Elementary School	768	192	576
Middle School	241	60	181
High School	467	117	350
TOTAL	1,476	369	1,107

4. Projected Unhoused Students

As shown in Table 1, there is available capacity at the middle school level, and deficit capacity at the elementary and high school levels. In order to determine the projected unhoused students generated by Projected Unmitigated Units (“Projected Unhoused Students”) the projected student enrollment is adjusted by the available or deficit seats available at the respective levels. It should be noted only projected student enrollment from Projected Unmitigated Units is considered in the determination of Projected Unhoused Students since these units are subject to School Fees. Table 8 shows that the existing available capacity at the middle school level may accommodate the projected student enrollment from Projected Unmitigated Units, however, deficit capacity at the elementary and high school levels will not.

**TABLE 8
PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEAT ADJUSTMENT	PROJECTED UNHOUSED STUDENTS
Elementary School	576	0	576
Middle School	181	181	0
High School	350	0	350
TOTAL	1,107	181	926

C. FACILITY NEEDS AND ESTIMATED PER STUDENT COST

1. Facility Needs

In 2016 the School District conducted a Long-Range Facilities Master Plan (“2016 Plan”) identifying certain capital improvements and modernization needs and preliminary cost estimates for the identified projects. The total budgeted cost of the facilities projects outlined in the 2016 Plan was \$1,306,350,422.

For purposes of this Study, facilities costs are included and estimated based on the construction of new school facilities, as these facilities most closely correlate with facilities necessary to house existing unhoused students and Projected Unhoused

Students. Table 9 below summarizes the estimated cost to the School District of providing new school facilities per school level. The calculations used to estimate the school facilities costs are also provided in Appendix “B” of this Study.

**TABLE 9
ESTIMATED FACILITIES COSTS PER SCHOOL**

SCHOOL LEVEL	ESTIMATED SITE COSTS	ESTIMATED FACILITIES CONSTRUCTION & SOFT COSTS	TOTAL ESTIMATED SCHOOL FACILITIES COSTS
Elementary School ¹	\$0	\$32,481,619	\$32,481,619
Middle School	\$9,365,886	\$39,040,989	\$48,406,875
High School	\$20,844,024	\$109,332,237	\$130,176,261

¹ The School District owns one (1) site for the potential development of a future school.

2. Estimated Cost Per Student

The estimated school facilities costs shown in Table 9 are based on school sizes designed to accommodate a capacity of 750 students at the elementary school level, 900 students at the middle school level, and 2,500 students at the high school level. The estimated Cost per Student for each school level is determined by dividing the Total Estimated School Facilities Costs shown in Table 8 by the student capacity. The cost per student calculation is shown in Table 10.

**TABLE 10
FACILITIES COSTS PER STUDENT**

SCHOOL LEVEL	TOTAL ESTIMATED SCHOOL FACILITIES COST	DESIGN STUDENT CAPACITY	COST PER STUDENT
Elementary School	\$32,481,619	750	\$43,309
Middle School	\$48,406,875	900	\$53,785
High School	\$130,176,261	2,500	\$52,071

SECTION IV. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

The following section presents the school facility impact analysis for new residential development and provides a step-by-step calculation of the estimated per residential square foot cost impact.

To determine the school facilities cost impact per square foot of residential development, first the Projected Unhoused Students determined in Table 8 were multiplied by the Cost per Student determined in Table 10 for each school level. The result of this computation is shown Table 11 and reflects the estimated school facilities cost impact to house Projected Unhoused Students.

**TABLE 11
FACILITIES COST IMPACT**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	COST PER STUDENT	FACILITIES COST IMPACT
Elementary School	576	\$43,309	\$24,945,984
Middle School	0	\$53,785	\$0
High School	350	\$52,071	\$18,224,850
TOTAL	926	NA	43,170,834

The Total Estimated School Facilities Cost shown in Table 11 above was then divided by the number of Projected Unmitigated Units shown in Table 2 to determine the school facilities cost per residential unit. The cost per residential unit is shown in Table 12.

**TABLE 12
SCHOOL FACILITIES COST PER RESIDENTIAL UNIT**

FACILITIES IMPACT	PROJECTED UNMITIGATED UNITS	FACILITIES COST IMPACT PER RESIDENTIAL UNIT
\$43,170,834	2,251	\$19,179

The school facilities cost impact per residential square foot was calculated by dividing the school facilities cost per residential unit determined in Table 12 by the average square footage of each residential unit type. This calculation is shown in Table 13. K&G Public Finance used square footage information obtained from the Assessor’s Office of the County along with figures for known residential projects currently in the process of being built. For the estimated square footage of MF Units, historical figures were used based on units built within the last five years. The SFA square footage amount is an estimate that was provided by the City of Riverside.

TABLE 13
SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT

RESIDENTIAL CATEGORY	FACILITIES COST PER RESIDENTIAL UNIT	AVERAGE SQUARE FOOTAGE	FACILITIES COST PER RESIDENTIAL SQUARE FOOT
Residential Units	\$19,179	2,327	\$8.24

The total school facilities impact per residential square foot determined in Table 13 is greater than the current maximum residential School Fees of \$4.08 per square foot; therefore, the School District is justified in levying an amount up to the maximum authorized amount for all unmitigated residential development.

SECTION V. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

The following section presents the school facilities impact analysis for new commercial/industrial development and provides a step-by-step calculation of the estimated per commercial/industrial square foot cost impact.

A. EMPLOYEE GENERATION

In the course of making the nexus findings to justify School Fees levied on commercial/industrial development, Education Code Section 17621(e)(1)(B) requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. As mentioned in the Executive Summary, for purposes of making such determination this code section further sets out that the employee generation estimates be based on the applicable estimates set forth in the Traffic Study published by SANDAG.

The employee generation estimates per 1,000 square feet of development derived from the Traffic Study are listed by commercial/industrial land use category in Table 14 below. The land use categories listed are based on those categories described in the Traffic Study and include land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

**TABLE 14
EMPLOYEE GENERATION PER 1,000 SQUARE FEET
OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	AVERAGE SQUARE FOOTAGE PER EMPLOYEE	EMPLOYEES PER 1,000 SQUARE FEET
Banks	354	2.8253
Community Shopping Centers	652	1.5348
Neighborhood Shopping Center	357	2.7985
Industrial Business Parks	284	3.5156
Industrial/Warehousing/Manufacturing	742	1.3473
Rental Self-Storage	15,541	0.0643
Research & Development	329	3.0408
Hospitality (Lodging)	883	1.1325
Commercial Offices (Standard)	209	4.7897
Commercial Offices (Large High Rise)	220	4.5442
Corporate Offices	372	2.6848
Medical Offices	234	4.2654

Source: San Diego Traffic Generator Study, January 1990 Edition; SANDAG.

B. RESIDENTIAL IMPACT

1. Households

To evaluate the impact of commercial/industrial development on School District facilities, the employee generation estimates listed in Table 14 were first used to determine the impact of commercial/industrial development on a per household basis. Based on information obtained from the U.S. Census Bureau^{4,5}, there are approximately 1.63 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 14 by 1.63 results in the estimated number of households per 1,000 square feet of commercial/industrial development (“Total Household Impact”).

The Total Household Impact determined in the preceding paragraph takes into consideration all employees generated from commercial/industrial development. Since some of those employees will live outside the School District and therefore will have no impact on the School District, the figures are adjusted to reflect only those households within the School District occupied by employees generated from commercial/industrial development built within the School District. Based on information derived from U.S. Census data⁶, it is estimated that approximately 40.6% of employees both live and work within the School District. Multiplying the Total Household Impact by 40.6% results in the households within the School District impacted per 1,000 square feet commercial/industrial development. The results of these computations are shown in Table 15.

⁴ US Census Bureau: ACS 2018 Selected Economic Characteristics (DP03)

⁵ US Census Bureau: ACS 2018 Selected Housing Characteristics (DP04)

⁶ US Census Bureau: ACS 2018 Commuting Characteristics by Sex (S0801)

TABLE 15
IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT ON
HOUSEHOLDS WITHIN THE SCHOOL DISTRICT

COMMERCIAL/INDUSTRIAL CATEGORY	SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.
Banks	0.7037
Community Shopping Centers	0.3823
Neighborhood Shopping Centers	0.6971
Industrial Business Parks	0.8757
Industrial/Warehousing/Manufacturing	0.3356
Rental Self-Storage	0.0160
Research & Development	0.7574
Hospitality (Lodging)	0.2821
Commercial Offices (Standard)	1.1930
Commercial Offices (Large High Rise)	1.1319
Corporate Offices	0.6687
Medical Offices	1.0624

2. Household Student Generation

The student generation impacts per 1,000 square feet of commercial/industrial development were calculated by multiplying the household impacts shown in Table 15 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 16. The determination of the blended student generation rates are shown and described in Appendix “C” of this Study.

TABLE 16
STUDENT GENERATION PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL STUDENT GENERATION	MIDDLE SCHOOL STUDENT GENERATION	HIGH SCHOOL STUDENT GENERATION	TOTAL STUDENT GENERATION
Banks	0.1801	0.0564	0.1095	0.3460
Community Shopping Centers	0.0978	0.0306	0.0595	0.1879
Neighborhood Shopping Centers	0.1784	0.0558	0.1085	0.3427
Industrial Business Parks	0.2241	0.0701	0.1363	0.4305
Industrial/Warehousing/ Manufacturing	0.0859	0.0269	0.0522	0.1650
Rental Self-Storage	0.0041	0.0013	0.0025	0.0079
Research & Development	0.1938	0.0607	0.1179	0.3724
Hospitality (Lodging)	0.0722	0.0226	0.0439	0.1387
Commercial Offices (Standard)	0.3053	0.0956	0.1856	0.5865
Commercial Offices (Large High Rise)	0.2897	0.0907	0.1761	0.5565
Corporate Offices	0.1711	0.0536	0.104	0.3287
Medical Offices	0.2719	0.0851	0.1653	0.5223

C. NET IMPACT PER COMMERCIAL/INDUSTRIAL SQUARE FOOT

1. Cost Impact

To estimate the school facilities costs required to house new students as a result of additional commercial/industrial development, the total school facilities cost per student was determined by multiplying the facilities costs per student summarized in Table 10 by the total student generation impacts calculated in Table 16. The school facilities cost impacts are shown in Table 17 by commercial/industrial development category and school level.

TABLE 17
SCHOOL FACILITIES COSTS PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL IMPACT	MIDDLE SCHOOL IMPACT	HIGH SCHOOL IMPACT	TOTAL COST IMPACT
Banks	\$7,800	\$3,033	\$5,702	\$16,535
Community Shopping Centers	\$4,236	\$1,646	\$3,098	\$8,980
Neighborhood Shopping Centers	\$7,726	\$3,001	\$5,650	\$16,377
Industrial Business Parks	\$9,706	\$3,770	\$7,097	\$20,573
Industrial/Warehousing/Manufacturing	\$3,720	\$1,447	\$2,718	\$7,885
Rental Self-Storage	\$178	\$70	\$130	\$378
Research & Development	\$8,393	\$3,265	\$6,139	\$17,797
Hospitality (Lodging)	\$3,127	\$1,216	\$2,286	\$6,629
Commercial Offices (Standard)	\$13,222	\$5,142	\$9,664	\$28,028
Commercial Offices (Large High Rise)	\$12,547	\$4,878	\$9,170	\$26,595
Corporate Offices	\$7,410	\$2,883	\$5,415	\$15,708
Medical Offices	\$11,776	\$4,577	\$8,607	\$24,960

2. Residential Fee Offsets

New commercial/industrial development within the School District will generate new employees, thereby increasing the need for new residential development to house those employees living in the School District. Applicable residential school fees adopted by the School District under applicable law will also be imposed by the School District on such new residential development. To prevent new commercial/industrial development from paying the portion of impact that is mitigated by the applicable residential school fees, this amount has been calculated and deducted from the school facilities impact costs calculated in Table 17 above.

The residential fee offsets are first calculated by using the School District's current Level II Fee of \$4.25 as determined and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 2,327 square feet. This calculation provides the average residential revenues from a residential unit of \$9,890 ($\$4.25 \times 2,327$). The proposed Level II Fee is utilized for purposes of this analysis as a conservative approach to calculating the Net Cost Impacts. Note that the maximum School Fee for Commercial/Industrial Development, \$0.66, would also be justified utilizing the current maximum Level I School Fee for Residential Development of \$4.08 in calculating the Residential Fee Offset for all commercial categories other than Rental Self-Storage. The average residential revenues from a residential unit multiplied by New Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 14, results in the residential school fee revenues per 1,000 square feet of commercial/industrial development ("Residential Fee Offset"). This computation is shown in Table 18.

**TABLE 18
RESIDENTIAL FEE OFFSET**

CATEGORY	HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.	RESIDENTIAL FEE OFFSET PER 1,000 SQUARE FEET COM./IND.
Banks	0.7037	\$6,959
Community Shopping Centers	0.3823	\$3,781
Neighborhood Shopping Centers	0.6971	\$6,894
Industrial Business Parks	0.8757	\$8,660
Industrial/Warehousing/Manufacturing	0.3356	\$3,319
Rental Self-Storage	0.0160	\$158
Research & Development	0.7574	\$7,490
Hospitality (Lodging)	0.2821	\$2,790
Commercial Offices (Standard)	1.1930	\$11,798
Commercial Offices (Large High Rise)	1.1319	\$11,194
Corporate Offices	0.6687	\$6,613
Medical Offices	1.0624	\$10,507

3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 18 from the total school facilities costs listed in Table 17 results in the net school facilities costs per 1,000 square feet of commercial/industrial development (“Net School Facilities Costs”). The Net School Facilities Costs are listed in Table 19.

TABLE 19
NET SCHOOL FACILITIES COSTS
PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT

CATEGORY	TOTAL SCHOOL FACILITIES COSTS	RESIDENTIAL FEE OFFSET	NET SCHOOL FACILITIES COSTS
Banks	\$16,535	\$6,959	\$9,576
Community Shopping Centers	\$8,980	\$3,781	\$5,199
Neighborhood Shopping Centers	\$16,377	\$6,894	\$9,483
Industrial Business Parks	\$20,573	\$8,660	\$11,913
Industrial/Warehousing/Manufacturing	\$7,885	\$3,319	\$4,566
Rental Self-Storage	\$378	\$158	\$220
Research & Development	\$17,797	\$7,490	\$10,307
Hospitality (Lodging)	\$6,629	\$2,790	\$3,839
Commercial Offices (Standard)	\$28,028	\$11,798	\$16,230
Commercial Offices (Large High Rise)	\$26,595	\$11,194	\$15,401
Corporate Offices	\$15,708	\$6,613	\$9,095
Medical Offices	\$24,960	\$10,507	\$14,453

The Net School Facilities Costs determined in Table 19 were then divided by 1,000 square feet⁷ to provide the cost impact on a square foot basis. These cost impacts are listed in Table 20.

TABLE 20
NET COST IMPACTS
PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

CATEGORY	NET COST IMPACTS
Banks	\$9.58
Community Shopping Centers	\$5.20
Neighborhood Shopping Centers	\$9.48
Industrial Business Parks	\$11.91
Industrial/Warehousing/Manufacturing	\$4.57
Rental Self-Storage	\$0.22
Research & Development	\$10.31
Hospitality (Lodging)	\$3.84
Commercial Offices (Standard)	\$16.23
Commercial Offices (Large High Rise)	\$15.40
Corporate Offices	\$9.09
Medical Offices	\$14.45

⁷ The Employee Generation Rates derived from the SANDAG Traffic Study are estimated per 1,000 square feet of development.

The net cost impacts shown in Table 20 are equal to or exceed the maximum authorized statutory school fee for commercial/industrial development of \$0.66 per square foot, except for the Rental Self-Storage category. Therefore, the School District is justified in levying school fees on commercial/industrial in amount up to but not exceeding the maximum authorized statutory fee, or the net cost impacts determined for the Rental Self-Storage category.

D. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 20, the School District shall evaluate such development on a case-by-case basis to determine if the imposition of the School Fees on the development meets the nexus requirements set forth under Government Code Section 66000 et seq. The School District may levy School Fees on such development in an amount up to but not exceeding the cost per square foot impact determined through such evaluation.

E. AGE-RESTRICTED (SENIOR) HOUSING

Government Code Sections 65995.1 and 65995.2 provides school districts may only charge the fees applicable for commercial/industrial development for qualified age-restricted (senior citizen) housing. Qualified age-restricted housing generates employees resulting in school facility impacts similar to those impacts from other commercial/industrial categories specified herein.

SECTION VI. REDEVELOPMENT

Government Code Section 66001, subdivision (a)(3) and (4) requires that a school district, in imposing school-impact fees, establish a reasonable relationship between the fee's use, the need for the public facility and the type of development project on which the fee is imposed. This section addresses and sets forth general policy when considering the levy of school fees on new construction resulting from redevelopment projects within the School District.

Redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new construction (“Redevelopment”). The School District is aware of Redevelopment projects completed within the School District boundaries and anticipates similar Redevelopment projects may be completed in the next ten (10) years and beyond. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. shall be levied by the School District on new construction resulting from Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new construction on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new development by comparing the projected square footage, student generation and cost impacts of the proposed new units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Table 5 of this Study, as applicable.

Redevelopment projects featuring a transition in commercial/industrial categorical classification (e.g. a project redeveloping a Hospitality (lodging) into Commercial office (standard) space) should be assessed based on the Applicable School Fee for the new commercial/industrial category multiplied by the total assessable space of the new commercial/industrial project in the case of a complete site redevelopment. In the case where there is a partial redevelopment, or an addition to an existing development, the Applicable School Fee should be calculated on a basis of the marginal assessable space increase multiplied by the maximum Applicable School Fee for the for the assessable space.

The School District may levy school fees, authorized under applicable law, on new units resulting from construction projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraphs, but not exceeding the applicable school fees.

SECTION VII. GOVERNMENT CODE SECTION 66000

Government Code Sections 66000 *et seq.* were enacted by State Legislature in 1987. In any action establishing, increasing, or imposing a fee as a condition of approval of a development project, such as the Applicable Residential School Fee and Applicable Com/Ind. School Fees described herein (collectively referred to as the “Applicable School Fees”), these Government Code sections require the public agency to satisfy the following requirements:

1. Determine the purpose of the fee;
2. Identify the use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed;
4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;
5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and
6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

The information set forth herein, including the information contained in the Appendices attached hereto, provide factual evidence establishing a nexus between the type of development projected to be built within the School District and the amount of Applicable School Fees levied upon such development based on the need for such Applicable School Fees. The determinations made in this Study meet the requirements of Government Code Section 66000. The findings are summarized as follows:

PURPOSE OF THE SCHOOL FEE

The Board of the School District will levy and collect school fees on new residential and commercial/industrial development to obtain funds for the construction and/or reconstruction of school facilities to accommodate students generated as a result of such development. In accordance with Education Code Section 17620, “construction or reconstruction of school facilities” *does not* include any item of expenditure for any of the following:

- (i). Regular maintenance or routine repair of school buildings and facilities;
- (ii). Inspection, sampling, analysis, encapsulation or removal of asbestos-containing material, except where incidental to school facilities construction or reconstruction for which the expenditure of fees or other consideration collected pursuant to Education Code Section 17620 is not prohibited; and,
- (iii). Deferred maintenance as described in Education Code Section 17582.

IDENTIFY THE USE OF THE SCHOOL FEE

The School District has determined that revenues collected from Applicable School Fees imposed on residential and commercial/industrial developments will be used for the following purposes:

- (i). Construction or reconstruction of school facilities required to accommodate students generated by new residential and commercial/industrial development in areas of the School District where school facilities are needed;
- (ii). Construction or reconstruction of administrative and operations facilities required in response to new student growth from new development;
- (iii). Acquisition or lease of property for unhoused students generated from new development;
- (iv). Purchase or lease of interim and/or temporary school facilities in order to accommodate student capacity demands;
- (v). Furniture for use in new school facilities;
- (vi). Costs associated with the administration, collection, and justification for the Applicable School Fees;
- (vii). Provide local funding that may be required if the School District applies for State funding through SB 50.

RELATIONSHIP BETWEEN THE USE OF THE FEE, THE NEED FOR SCHOOL FACILITIES AND THE TYPE OF DEVELOPMENT ON WHICH THE FEE IS IMPOSED

As determined in the preceding sections, adequate school facilities do not exist to accommodate students generated from new residential and commercial/industrial development in the areas of the School District where new development is anticipated. The fees imposed on such new development will be used to finance the acquisition of property and the construction and/or reconstruction of school facilities required to accommodate student enrollment growth generated by new residential and commercial/industrial development.

DETERMINATION OF THE RELATIONSHIP BETWEEN THE FEE AMOUNT AND THE SCHOOL FACILITIES COSTS ATTRIBUTABLE TO TYPE OF DEVELOPMENT ON WHICH THE FEE IS IMPOSED

The imposition of the Applicable Residential School Fee of \$4.08 per square foot of residential development is justified, as this fee is below the per square foot cost impact to provide adequate school facilities required as a result of such new residential development.

Similarly, the imposition of the Applicable Com/Ind. School Fees of \$0.66 per square foot of commercial/industrial development are justified as the fees are equal to or below the estimated per square foot net cost impact to provide adequate school facilities required as a result of such new commercial/industrial development, except for Rental Self-Storage. For the listed commercial/industrial categories, the net cost impacts determined herein are below the applicable maximum outlined fee of \$0.66 per square foot. Therefore, the applicable commercial/industrial School Fees imposed on new commercial/industrial development classified under these categories shall not exceed the Net Cost Impacts.

ACCOUNTING PROCEDURES FOR THE FEES

The School District will deposit, invest, and expend the school fees imposed and collected on residential and commercial/industrial development in accordance with the provision of Government Code Section 66006.

APPENDIX A - FACILITIES CAPACITY UPDATE

RIVERSIDE UNIFIED SCHOOL DISTRICT
FACILITIES CAPACITY UPDATE
APPENDIX A

Classroom Inventory/Building Capacity

Site Name	Portable Classrooms	Permanent Classrooms	Total Classrooms	Special Use Classrooms	General Education Classrooms
Elementary					
ADAMS ELEMENTARY	7	19	26	6	20
ALCOTT ELEMENTARY	13	22	35	9	26
BEATTY ELEMENTARY	0	30	30	8	22
BRYANT ELEMENTARY	3	15	18	1	17
CASTLE VIEW ELEMENTARY	14	17	31	6	25
EMERSON ELEMENTARY	10	22	32	9	23
FRANKLIN ELEMENTARY	11	25	36	6	30
FREMONT ELEMENTARY	10	19	29	9	20
HARRISON ELEMENTARY	11	25	36	14	22
HAWTHORNE ELEMENTARY	2	31	33	8	25
HIGHGROVE ELEMENTARY	24	27	51	12	39
HIGHLAND ELEMENTARY	10	22	32	9	23
JACKSON ELEMENTARY	16	19	35	9	26
JEFFERSON ELEMENTARY	15	38	53	10	43
KENNEDY ELEMENTARY	16	34	50	8	42
LAKE MATHEWS ELEMENTARY	18	16	34	4	30
LIBERTY ELEMENTARY	6	26	32	8	24
LONGFELLOW ELEMENTARY	12	22	34	7	27
MADISON ELEMENTARY	18	20	38	7	31
MAGNOLIA ELEMENTARY	11	15	26	3	23
MONROE ELEMENTARY	6	23	29	7	22
MT. VIEW ELEMENTARY	5	33	38	6	32
PACHAPPA ELEMENTARY	7	26	33	7	26
RIVERA ELEMENTARY	15	18	33	6	27
STEM (HYATT) ¹	2	5	7	0	7
TAFT ELEMENTARY	7	24	31	10	21
TWAIN ELEMENTARY	0	46	46	8	38
VICTORIA ELEMENTARY	9	16	25	5	20
WASHINGTON ELEMENTARY	16	20	36	4	32
WOODCREST ELEMENTARY	1	24	25	3	22
ELEMENTARY SCHOOL (K-6) TOTALS	295	699	994	209	785
Middle					
CENTRAL MIDDLE	0	30	30	6	24
CHEMAWA MIDDLE	6	36	42	7	35
EARHART MIDDLE	13	42	55	4	51
GAGE MIDDLE	0	42	42	7	35
SIERRA MIDDLE	0	39	39	8	31
STEM (HYATT) ¹	2	5	7	0	7
UNIVERSITY MIDDLE	19	19	38	8	30
FRANK AUGUSTUS MILLER MIDDLE	0	53	53	7	46
MIDDLE SCHOOL (7-8) TOTALS	40	266	306	47	259
High					
ARLINGTON HIGH	21	59	80	15	65
KING HIGH	29	86	115	13	102
LINCOLN HIGH	3	12	15	0	15
NORTH HIGH	30	62	92	13	79
POLY HIGH	26	73	99	12	87
RAMONA HIGH	12	74	86	15	71
STEM (HYATT) ¹	3	7	10	0	10
EOC/COPE	30	0	30	1	29
HIGH SCHOOL (9-12) TOTALS	154	373	527	69	458
TOTAL (K-12)	489	1,338	1,827	325	1,502

¹ The STEM program serves students in Grades 5 through 12, therefore classroom numbers have been apportioned across Elementary, Middle School and High School levels by using the percentage of students in each level and applying that to the number of classrooms available

RIVERSIDE UNIFIED SCHOOL DISTRICT
FACILITIES CAPACITY UPDATE
APPENDIX A

Available Classrooms

Description	General Education			Non Severe ¹	Severe	Total
	K-6	7-8	9-12			
I. Total Classroom Inventory	785	259	458	325	-	1,827
II. Permanent Classrooms						1,338
III. Portable Classrooms						489
IV. 25% of Permanent Classrooms						335
V. Adjustment (III. Minus IV.)	73	12	45	23	-	154
IV. Total (I. minus V.)	712	247	413	302	-	1,673
Building Capacity ²	17,800	6,669	11,151	3,926	-	39,546

¹ All Special Use Classrooms have been categorized as Non-Severe.

² School capacities are determined based on loading factors of 25 pupils per classroom for grades K through 6, 27 pupils per classroom for grades 7 through 12, 9 pupils per classroom for severe pupils and 13 pupils per classroom for non-severe pupils as set forth in the California Code of Regulation, Title II, Section 1859.35.

Building Capacity by School Levels

Description	K-6	7-8	9-12	Total
General Education	17,800	6,669	11,151	35,620
Proration of Non Severe Capacity	1,962	735	1,229	3,926
Proration of Severe Capacity	-	-	-	-
Total	19,762	7,404	12,380	39,546

APPENDIX B – ESTIMATED SCHOOL FACILITIES COSTS

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION
SUMMARY OF ESTIMATED COSTS
APPENDIX B**

ELEMENTARY SCHOOL

I. Site Costs		\$0
Land Acquisition Cost ¹	\$0	
Acres	12.40	
Cost per Acre*	\$447,398	
Appraisals	0	
Surveys	0	
Escrow/Title	0	
II. Planning Costs		2,710,644
Architect/Engineering Fees ²	\$2,531,250	
DSA Fees ²	133,394	
Energy Analysis	6,000	
Preliminary Tests	30,000	
Other Costs	10,000	
III. Construction Costs		27,778,125
Construction ³	\$25,312,500	
Construction Management ²	2,465,625	
IV. Tests		130,000
V. Inspection		135,000
VI. Furniture & Equipment⁴		1,406,250
VII. Contingency⁵		321,600
TOTAL ESTIMATED COST		<u><u>\$32,481,619</u></u>

* Assumes site cost only; estimates based on land sale comparisons within Riverside Unified School District.

¹ The School District owns the applicable site (the Victoria Avenue Property)

² See Cost Detail Worksheet

³ Estimated at \$450 per square foot and assumes 75 square foot per student.

⁴ Estimated at \$15 per square foot and assumes 75 square foot per student.

⁵ Sum of I. thru VI. multiplied by 1%

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION
SUMMARY OF ESTIMATED COSTS
APPENDIX B**

MIDDLE SCHOOL

I. Site Costs		\$9,365,886
Land Acquisition Cost	\$9,305,886	
Acres	20.80	
Cost per Acre*	\$447,398	
Appraisals	20,000	
Surveys	30,000	
Escrow/Title	10,000	
II. Planning Costs		3,565,463
Architect/Engineering Fees ¹	\$3,341,250	
DSA Fees ¹	159,213	
Energy Analysis	15,000	
Preliminary Tests	35,000	
Other Costs	15,000	
III. Construction Costs		33,296,250
Construction ²	\$30,375,000	
Construction Management ¹	2,921,250	
IV. Tests		150,000
V. Inspection		200,000
VI. Furniture & Equipment³		1,350,000
VII. Contingency⁴		479,276
TOTAL ESTIMATED COST		<u><u>\$48,406,875</u></u>

* Assumes site cost only; estimates based on land sale comparisons within Riverside Unified School District.

¹ See Cost Detail Worksheet

² Estimated at \$450 per square foot and assumes 100 square foot per student.

³ Estimated at \$15 per square foot and assumes 100 square foot per student.

⁴ Sum of I. thru VI. multiplied by 1%

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION
SUMMARY OF ESTIMATED COSTS
APPENDIX B**

HIGH SCHOOL

I. Site Costs		\$20,844,024
Land Acquisition Cost	\$20,804,024	
Acres	46.50	
Cost per Acre*	\$447,398	
Appraisals	15,000	
Surveys	15,000	
Escrow/Title	10,000	
II. Planning Costs		10,649,613
Architect/Engineering Fees ¹	\$10,125,000	
DSA Fees ¹	434,613	
Energy Analysis	25,000	
Preliminary Tests	45,000	
Other Costs	20,000	
III. Construction Costs		92,156,250
Construction ²	\$84,375,000	
Construction Management ¹	7,781,250	
IV. Tests		250,000
V. Inspection		300,000
VI. Furniture & Equipment³		4,687,500
VII. Contingency⁴		1,288,874
TOTAL ESTIMATED COST		<u><u>\$130,176,261</u></u>

* Assumes site cost only; estimates based on land sale comparisons within Riverside Unified School District.

¹ See Cost Detail Worksheet

² Estimated at \$450 per square foot and assumes 125 square foot per student.

³ Estimated at \$15 per square foot and assumes 125 square foot per student.

⁴ Sum of I. thru VI. multiplied by 1%

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED COST DETAIL FOR ELEMENTARY SCHOOL
APPENDIX B**

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS		\$25,312,500
TOTAL FEE	10.00%	\$2,531,250

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS		\$25,312,500
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$2,331
TOTAL FEE	0.02%	\$4,831

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS		\$25,312,500
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$121,563
TOTAL FEE	0.51%	\$128,563

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS		\$25,312,500
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$612,500
GENERAL CONDITIONS	5.00%	\$1,265,625
TOTAL FEE	9.74%	\$2,465,625

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED COST DETAIL FOR MIDDLE SCHOOL
APPENDIX B**

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS		\$30,375,000
TOTAL FEE	11.00%	\$3,341,250

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS		\$30,375,000
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$2,838
TOTAL FEE	0.02%	\$5,338

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS		\$30,375,000
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$146,875
TOTAL FEE	0.51%	\$153,875

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS		\$30,375,000
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$815,000
GENERAL CONDITIONS	5.00%	\$1,518,750
TOTAL FEE	9.62%	\$2,921,250

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED COST DETAIL FOR HIGH SCHOOL
APPENDIX B**

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS		\$84,375,000
TOTAL FEE	12.00%	\$10,125,000

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS		\$84,375,000
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$8,238
TOTAL FEE	0.01%	\$10,738

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS		\$84,375,000
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$416,875
TOTAL FEE	0.50%	\$423,875

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS		\$84,375,000
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$2,975,000
GENERAL CONDITIONS	5.00%	\$4,218,750
TOTAL FEE	9.22%	\$7,781,250

APPENDIX C – BLENDED STUDENT GENERATION RATES

In order to evaluate students generated from future households by school level, the student generation rates determined in Table 6 of this Study were used. These student generation rates are listed by residential category and by school level.

**TABLE C-1
STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MF UNITS
Elementary School	0.3059	0.1099	0.1102
Middle School	0.0971	0.0307	0.0307
High School	0.1909	0.0498	0.0529
TOTAL	0.5939	0.1904	0.1938

The student generation rates for each residential category listed in Table C-1 were blended into a single student generation rate for each school level based on the percentage allocation residential categories of unmitigated Projected Units. The percentage allocations are shown in Table C-2.

**TABLE C-2
ALLOCATION OF UNMITIGATED PROJECTED UNITS BY RESIDENTIAL CATEGORY**

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	PERCENTAGE ALLOCATION
SFD	1,676	74.46%
SFA	20	0.88%
MF	555	24.66%
TOTAL	2,251	100.00%

The Blended Student Generation Rates were determined by applying the percentage allocations, the results of which are shown in Table C-3.

**TABLE C-3
BLENDED STUDENT GENERATION RATES**

SCHOOL LEVEL	BLENDED STUDENT GENERATION RATE ¹
Elementary School	0.2559
Middle School	0.0801
High School	0.1556
TOTAL	0.4916

¹ Numbers may not compute due to rounding

APPENDIX D-ENROLLMENT SUMMARY

RIVERSIDE UNIFIED SCHOOL DISTRICT
2019/2020 ENROLLMENT
APPENDIX D

Enrollment																		
School Name/Program	School Level/Grade																	
	Elementary												Middle			High		Grand Total
	SDC	TK	K	1	2	3	4	5	6	7	8	9	10	11	12			
ADAMS ELEMENTARY	-	20	85	84	68	74	69	81	77	-	-	-	-	-	-	-	558	
ALCOTT ELEMENTARY	-	21	94	99	101	104	110	103	109	-	-	-	-	-	-	-	741	
BEATTY ELEMENTARY	-	15	83	72	92	88	88	74	94	-	-	-	-	-	-	-	606	
BRYANT ELEMENTARY	-	7	76	59	64	52	68	61	67	-	-	-	-	-	-	-	454	
CASTLE VIEW ELEMENTARY	-	8	89	96	93	87	81	81	86	-	-	-	-	-	-	-	621	
EMERSON ELEMENTARY	-	17	93	87	86	118	100	85	88	-	-	-	-	-	-	-	674	
FRANKLIN ELEMENTARY	-	22	101	112	89	123	121	118	153	-	-	-	-	-	-	-	839	
FREMONT ELEMENTARY	-	20	77	92	77	76	51	72	90	-	-	-	-	-	-	-	555	
HARRISON ELEMENTARY	-	17	71	66	68	68	59	70	73	-	-	-	-	-	-	-	492	
HAWTHORNE ELEMENTARY	-	14	97	106	112	94	89	99	102	-	-	-	-	-	-	-	713	
HIGHGROVE ELEMENTARY	-	30	101	114	108	118	109	97	113	-	-	-	-	-	-	-	790	
HIGHLAND ELEMENTARY	-	13	95	72	91	102	91	92	103	-	-	-	-	-	-	-	659	
JACKSON ELEMENTARY	-	20	118	93	94	111	99	85	131	-	-	-	-	-	-	-	751	
JEFFERSON ELEMENTARY	-	17	118	143	133	150	151	125	138	-	-	-	-	-	-	-	975	
KENNEDY ELEMENTARY	-	33	118	126	138	150	137	147	147	-	-	-	-	-	-	-	996	
LAKE MATHEWS ELEMENTARY	-	22	100	103	127	105	113	114	133	-	-	-	-	-	-	-	817	
LIBERTY ELEMENTARY	-	18	96	80	100	89	102	81	114	-	-	-	-	-	-	-	680	
LONGFELLOW ELEMENTARY	-	16	104	111	105	109	84	100	103	-	-	-	-	-	-	-	732	
MADISON ELEMENTARY	-	15	76	102	92	96	123	98	112	-	-	-	-	-	-	-	714	
MAGNOLIA ELEMENTARY	-	22	83	87	76	93	78	98	99	-	-	-	-	-	-	-	636	
MONROE ELEMENTARY	-	17	81	82	76	102	84	92	79	-	-	-	-	-	-	-	613	
MT. VIEW ELEMENTARY	-	26	122	122	115	126	115	101	110	-	-	-	-	-	-	-	837	
PACHAPPA ELEMENTARY	-	17	100	94	114	122	75	94	113	-	-	-	-	-	-	-	729	
RIVERA ELEMENTARY	-	22	112	110	87	99	93	104	117	-	-	-	-	-	-	-	744	
SUNSHINE ELEMENTARY	-	24	2	-	-	-	-	-	-	-	-	-	-	-	-	-	26	
TAFT ELEMENTARY	-	22	65	79	93	91	91	90	88	-	-	-	-	-	-	-	619	
TWAIN ELEMENTARY	-	46	131	131	140	153	135	155	179	-	-	-	-	-	-	-	1,070	
VICTORIA ELEMENTARY	-	19	74	72	64	83	86	92	90	-	-	-	-	-	-	-	580	
WASHINGTON ELEMENTARY	-	19	103	115	111	123	110	134	112	-	-	-	-	-	-	-	827	
WOODCREST ELEMENTARY	-	24	81	96	82	83	103	93	114	-	-	-	-	-	-	-	676	
CENTRAL MIDDLE	-	-	-	-	-	-	-	-	-	321	378	-	-	-	-	-	699	
CHEMAWA MIDDLE	-	-	-	-	-	-	-	-	-	451	513	-	-	-	-	-	964	
EARHART MIDDLE	-	-	-	-	-	-	-	-	-	455	494	-	-	-	-	-	949	
FRANK AUGUSTUS MILLER MIDDLE	-	-	-	-	-	-	-	-	-	486	549	-	-	-	-	-	1,035	
GAGE MIDDLE	-	-	-	-	-	-	-	-	-	483	465	-	-	-	-	-	948	
SIERRA MIDDLE	-	-	-	-	-	-	-	-	-	419	422	-	-	-	-	-	841	
ARLINGTON HIGH	-	-	-	-	-	-	-	-	-	-	-	465	559	415	421	-	1,860	
UNIVERSITY MIDDLE	-	-	-	-	-	-	-	-	-	449	422	-	-	-	-	-	871	
KING HIGH	-	-	-	-	-	-	-	-	-	-	-	816	813	745	684	-	3,058	
LINCOLN HIGH	-	-	-	-	-	-	-	-	-	-	-	-	-	51	146	-	197	
NORTH HIGH	-	-	-	-	-	-	-	-	-	-	-	594	577	568	519	-	2,258	
POLY HIGH	-	-	-	-	-	-	-	-	-	-	-	734	609	578	597	-	2,518	
RAINCROSS	-	-	-	-	-	-	-	-	-	-	-	1	1	53	83	-	138	
RAMONA HIGH	-	-	-	-	-	-	-	-	-	-	-	535	515	510	472	-	2,032	
RIVERSIDE STEM ACADEMY	-	-	-	-	-	-	-	107	108	107	108	-	-	-	-	-	430	
SPECIAL ED	-	-	-	-	1	2	3	3	2	2	4	5	8	5	14	-	49	
RIVERSIDE STEM HIGH SCHOOL	-	-	-	-	-	-	-	-	-	-	-	70	61	46	49	-	226	
RAINCROSS SUCCESS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
RAINCROSS STEP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EOC SUMMIT IND STUDY	-	-	-	-	-	-	-	-	-	-	-	-	20	72	153	-	245	
EOC/COPE	-	-	-	-	-	-	-	-	-	1	4	9	23	23	9	-	69	
VIRTUAL SCHOOL (ONLY)	-	-	-	1	1	1	1	2	4	10	12	20	20	11	16	-	99	
PROJECT TEAM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	67	
GRAND TOTAL*	-	-	603	2,746	2,806	2,798	2,992	2,819	2,948	3,248	3,184	3,371	3,249	3,206	3,077	3,230	40,277	
ELIGIBLE**	-	-	603	2,746	2,805	2,797	2,991	2,818	2,946	3,244	3,174	3,359	3,229	3,186	3,066	3,147	40,111	
ELIGIBLE BY SCHOOL LEVEL**	-	-	-	-	-	-	-	-	20,950	-	6,533	-	-	-	-	12,628	40,111	

*Does not include pre-school students.

**Eligible enrollment does not include students enrolled in the project team program, non-public, and the virtual school program.

APPENDIX E—COMMERCIAL/INDUSTRIAL CATEGORY
DESCRIPTIONS

Banks	Include small branch offices to regional offices used for banking. Properties under this category allow customers to conduct banking on-site.
Community Shopping Center	Include commercial centers covering 10-30 acres and having a total building square footage of 100,000-300,000 square feet of gross floor area, with at least one major store (department or home improvement), at least one detached restaurant, and usually grocery stores and drugstores.
Neighborhood Shopping Center	Include any combination of grocery stores, drugstores, as well as bakeries, cleaners, beauty and barber shops, and fast food services with less than 100,000 square feet of gross floor area and less than 10 acres in aggregate size.
Industrial Business Parks	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with 15% or more of the total area designated for commercial use.
Industrial Parks/Warehousing/ Manufacturing	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with limited or no commercial use (less than 15% of the total area designated for commercial use).
Rental Self-Storage	Include warehouse developments which rent small storage vaults and often termed "mini-storage".
Research & Development	Include scientific research and development laboratories, office and/or their supporting facilities.
Hospitality(Lodging)	Include establishments which provide lodging to the general public. Lodging types include hotels, motels, resort hotels and inns. The maximum term of occupancy for establishment within this category shall not exceed 30 days.
Commercial Offices (Standard)*	Include general office space occupying less than 100,000 square feet with multiple tenants.
Commercial Offices (Large High Rise)*	Include general office space occupying 100,000 square feet and greater with multiple tenants.
Corporate Offices	An office or office building with a single tenant.
Medical Offices	Include medical offices that serve a wide range of medical needs and may include a pharmacy. Medical offices are generally operated by one or more physicians.

*Office space used for activities described under banks, research and development, or medical offices should be classified under those categories.