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RIVERSIDE UNIFIED SCHOOL DISTRICT

SCHOOL FEE JUSTIFICATION STUDY

MAY 19, 2021

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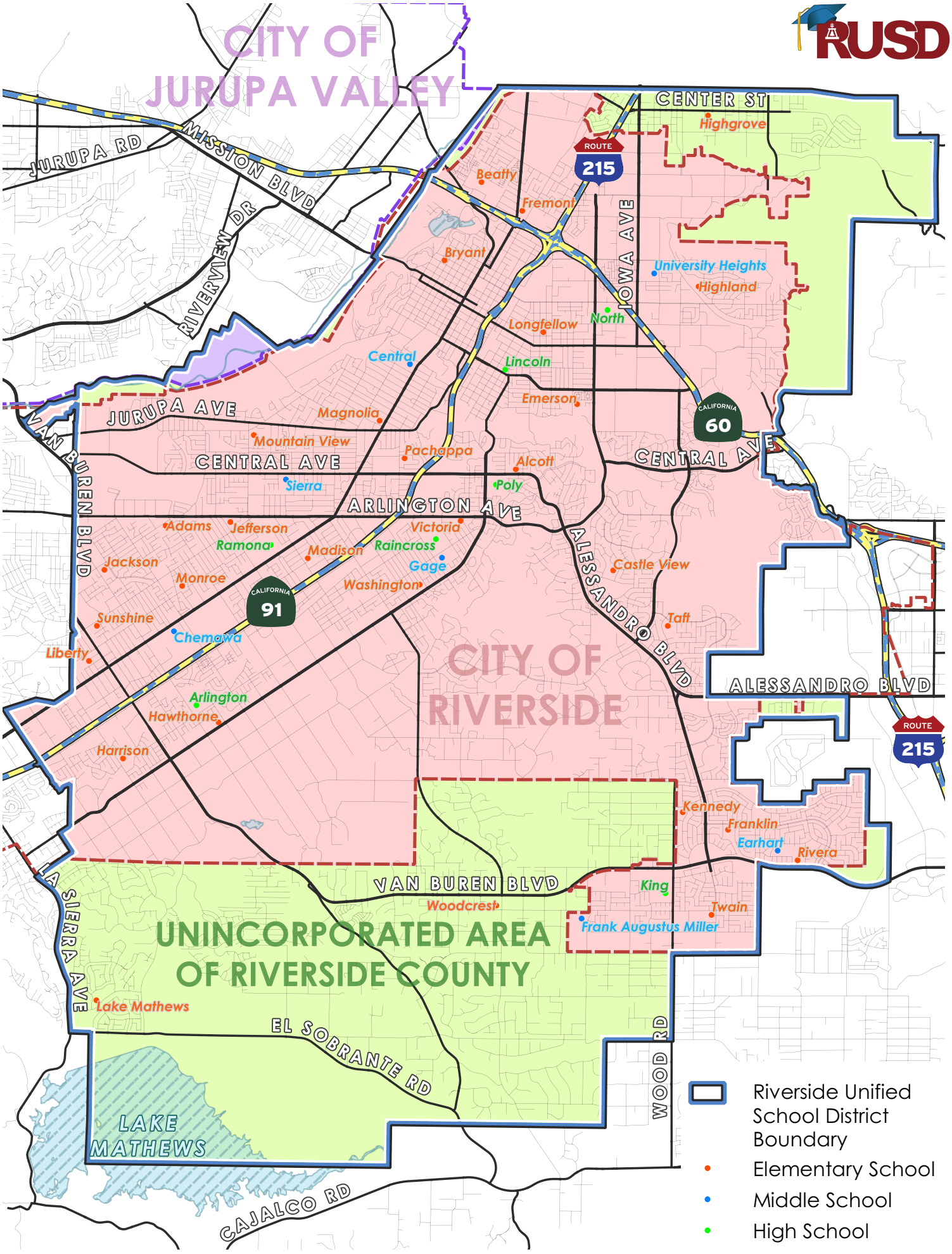
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IOWA AVE
University Heights
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Longfellow
North
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EXECUTIVE SUMMARY

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 1,886 new students over the next ten (10) years, including 1,278 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	$7.68	$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	$8.83	$0.66
Community Shopping Centers	$4.80	$0.66
Neighborhood Shopping Centers	$8.75	$0.66
Industrial Business Parks	$10.99	$0.66
Industrial Parks/ Warehousing/ Manufacturing	$4.21	$0.66
Rental Self-Storage	$0.19	$0.19
Research & Development	$9.51	$0.66
Hospitality (Lodging)	$3.55	$0.66
Commercial Offices (Standard)	$14.97	$0.66
Commercial Offices (Large High Rise)	$14.21	$0.66
Corporate Offices	$8.39	$0.66
Medical Offices	$13.33	$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 population[1] of approximately 39,547 transitional kindergarten (TK) 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 "B" provides a calculation of the updated facility capacity using state loading factors.

Based on enrollment information as of October 2020, the total TK through grade 12 student enrollment of the School District was 39,547. Subtracting (i) students enrolled in the virtual online program (ii) students enrolled in non-public teaching programs and (iii) students enrolled in the Project Team program from the total enrollment figure due to special requirements and capacity factors, results in a net enrollment of 39,453 students. Of the net enrollment, 19,930 students are at the elementary school level, 6,483 students of which are at the middle school level and 13,040 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 2020)	AVAILABLE/(DEFICIT) CAPACITY
Elementary School	19,762	19,930	(168)
Middle School	7,404	6,483	921
High School	12,380	13,040	(660)
TOTAL	**39,546**	**39,453**	**93**

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 3,839 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, 1,124 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. The types of residential units considered include:

(i) **Single family detached ("SFD")** –dwelling units with no common walls and assigned an individual and separate assessor's parcel;

(ii) **Single family attached ("SFA")** –dwelling units sharing a common wall with each unit being on a separate and unique assessor's parcel (e.g. townhouses, condominiums, etc.);

(iii) **Multi-family units ("MF")** –dwelling 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	3,077	1,124	1,953
SFA	22	0	22
MF	740	0	740
TOTAL	**3,839**	**1,124**	**2,715**

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 data[2] to estimate the total number of residential units located within the School District. According to the U.S. Census Bureau data, a total of 54,504 SFDs, 3,067 SFAs and 21,394 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 2020. 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 omitted[3].Tables 3, 4, and 5 below summarize the calculation of the SGRs by residential category.

[2] 2015-2019 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	14,454	54,504	0.2652
Middle School	4,873	54,504	0.0894
High School	10,161	54,504	0.1864
TOTAL	**29,488**	**NA**	**0.5410**

TABLE 4
SINGLE FAMILY ATTACHED (SFA)
STUDENT GENERATION RATES

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Elementary School	227	3,067	0.0740
Middle School	77	3,067	0.0251
High School	116	3,067	0.0378
TOTAL	**420**	**NA**	**0.1369**

TABLE 5
MULTI-FAMILY (MF)
STUDENT GENERATION RATES

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School	3,350	21,394	0.1566
Middle School	1,063	21,394	0.0497
High School	1,852	21,394	0.0866
TOTAL	**6,265**	**NA**	**0.2928**

TABLE 6
COMBINED STUDENT GENERATION RATES

SCHOOL LEVEL	SFD UNITS	SFA UNITS[1]	MF UNITS
Elementary School	0.2652	0.0740	0.1566
Middle School	0.0894	0.0251	0.0497
High School	0.1864	0.0378	0.0866
TOTAL	**0.5410**	**0.1369**	**0.2928**

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	934	298	636
Middle School	313	100	213
High School	639	210	429
TOTAL	**1,886**	**608**	**1,278**

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	636	0	636
Middle School	213	213	0
High School	429	0	429
TOTAL	**1,278**	**213**	**1,065**

C. FACILITY NEEDS AND ESTIMATED PER STUDENT COST

1. Facility Needs

Government Code Section 66001 (g) allows School Fees to include the costs attributable to the increased demand for public facilities reasonably related to the development project(s) in which the fee is imposed in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan. 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 in 2016 dollars.

The primary source of funding for the projects is expected from general obligation bond sales issued under the School District's Measure O bond authorization and State funding. Measure O was a local bond measure approved by the voters on November 8, 2016 and authorized the School District to issue up to $392,000,000 in bonds to finance capital improvement projects designed to upgrade and improve aging campuses and classrooms, including building new school facilities ("Measure O Authorization"). As of the date of this Study, the School District has issued two series of bonds under the Measure O Authorization totaling $272,000,000, leaving $120,000,000 of the authorization unissued.

The 2016 Plan demonstrates capital improvement projects are necessary for the long-term use and adequate housing of student enrollment at the School District's existing facilities. Revenues from the imposition the Applicable School Fees are intended (i) to help bridge the funding gap between (a) monies available from general obligation bond proceeds, including funding from the Measure O Authorization, or other sources, and (b) the remaining estimated costs of the capital improvement projects outlined in the 2016 Plan and (ii) other project costs not specified in the 2016 Plan.

For purposes of this Study and specifically to demonstrate a reasonable relationship between the Applicable Fees imposed and the need for increased facilities created by residential and commercial development, 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 those Projected Unhoused Students identified in Table 8. Table 9 below summarizes the estimated cost to the School District of providing new school facilities per school level.

TABLE 9
ESTIMATED FACILITIES COSTS PER SCHOOL

SCHOOL LEVEL	ESTIMATED SITE COSTS	ESTIMATED NEW FACILITIES CONSTRUCTION & SOFT COSTS[1]	TOTAL ESTIMATED SCHOOL FACILITIES COSTS
Elementary School[2]	$0	$30,289,950	$30,289,950
Middle School	$9,365,886	$40,432,050	$49,797,936
High School	$20,844,024	$108,690,750	$129,534,774

[1] Based on estimated new construction cost and site size assumptions detailed in the 2016 Plan as "Elementary School Standard", "Middle School Standard" and "High School Standard".
[2] The School District owns two (2) sites 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	$30,289,950	750	$40,387
Middle School	$49,797,936	900	$55,331
High School	$129,534,774	2,500	$51,814

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	636	$40,387	$25,686,132
Middle School	0	$55,331	$0
High School	429	$51,814	$22,228,206
TOTAL	**1,065**	**NA**	**$47,914,338**

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
$47,914,338	2,715	$17,648

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	$17,648	2,299	**$7.68**

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 data[6], it is estimated that approximately 40.5% of employees both live and work within the School District. Multiplying the Total Household Impact by 40.5% 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 2019 Selected Economic Characteristics (DP03)
[5] US Census Bureau: ACS 2019 Selected Housing Characteristics (DP04)
[6] US Census Bureau: ACS 2019 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	0.7020
Community Shopping Centers	0.3814
Neighborhood Shopping Centers	0.6953
Industrial Business Parks	0.8735
Industrial/Warehousing/Manufacturing	0.3348
Rental Self-Storage	0.0160
Research & Development	0.7555
Hospitality (Lodging)	0.2814
Commercial Offices (Standard)	1.1901
Commercial Offices (Large High Rise)	1.1291
Corporate Offices	0.6671
Medical Offices	1.0598

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 "D" 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	0.1643	0.0548	0.1109	0.3300
Community Shopping Centers	0.0893	0.0298	0.0603	0.1794
Neighborhood Shopping Centers	0.1628	0.0543	0.1099	0.3270
Industrial Business Parks	0.2045	0.0682	0.1380	0.4107
Industrial/Warehousing/ Manufacturing	0.0784	0.0261	0.0529	0.1574
Rental Self-Storage	0.0037	0.0012	0.0025	0.0074
Research & Development	0.1769	0.0590	0.1194	0.3553
Hospitality (Lodging)	0.0659	0.0220	0.0445	0.1324
Commercial Offices (Standard)	0.2786	0.0929	0.1880	0.5595
Commercial Offices (Large High Rise)	0.2643	0.0882	0.1784	0.5309
Corporate Offices	0.1562	0.0521	0.1054	0.3137
Medical Offices	0.2481	0.0828	0.1674	0.4983

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	$6,636	$3,032	$5,746	$15,414
Community Shopping Centers	$3,607	$1,649	$3,124	$8,380
Neighborhood Shopping Centers	$6,575	$3,004	$5,694	$15,273
Industrial Business Parks	$8,259	$3,774	$7,150	$19,183
Industrial/Warehousing/Manufacturing	$3,166	$1,444	$2,741	$7,351
Rental Self-Storage	$149	$66	$130	$345
Research & Development	$7,144	$3,265	$6,187	$16,596
Hospitality (Lodging)	$2,662	$1,217	$2,306	$6,185
Commercial Offices (Standard)	$11,252	$5,140	$9,741	$26,133
Commercial Offices (Large High Rise)	$10,674	$4,880	$9,244	$24,798
Corporate Offices	$6,308	$2,883	$5,461	$14,652
Medical Offices	$10,020	$4,581	$8,674	$23,275

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 proposed Level I Fee of $4.08 as determined and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 2,299 square feet. This calculation provides the average residential revenues from a residential unit of $9,380 ($4.08 x 2,299). The proposed Level I 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 $3.79 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	0.7020	$6,585
Community Shopping Centers	0.3814	$3,578
Neighborhood Shopping Centers	0.6953	$6,522
Industrial Business Parks	0.8735	$8,193
Industrial/Warehousing/Manufacturing	0.3348	$3,140
Rental Self-Storage	0.0160	$150
Research & Development	0.7555	$7,087
Hospitality (Lodging)	0.2814	$2,640
Commercial Offices (Standard)	1.1901	$11,163
Commercial Offices (Large High Rise)	1.1291	$10,591
Corporate Offices	0.6671	$6,257
Medical Offices	1.0598	$9,941

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	$15,414	$6,585	$8,829
Community Shopping Centers	$8,380	$3,578	$4,802
Neighborhood Shopping Centers	$15,273	$6,522	$8,751
Industrial Business Parks	$19,183	$8,193	$10,990
Industrial/Warehousing/Manufacturing	$7,351	$3,140	$4,211
Rental Self-Storage	$345	$150	$195
Research & Development	$16,596	$7,087	$9,509
Hospitality (Lodging)	$6,185	$2,640	$3,545
Commercial Offices (Standard)	$26,133	$11,163	$14,970
Commercial Offices (Large High Rise)	$24,798	$10,591	$14,207
Corporate Offices	$14,652	$6,257	$8,395
Medical Offices	$23,275	$9,941	$13,334

The Net School Facilities Costs determined in Table 19 were then divided by 1,000 square feet[7] 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	$8.83
Community Shopping Centers	$4.80
Neighborhood Shopping Centers	$8.75
Industrial Business Parks	$10.99
Industrial/Warehousing/Manufacturing	$4.21
Rental Self-Storage	$0.19
Research & Development	$9.51
Hospitality (Lodging)	$3.55
Commercial Offices (Standard)	$14.97
Commercial Offices (Large High Rise)	$14.21
Corporate Offices	$8.39
Medical Offices	$13.33

[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.

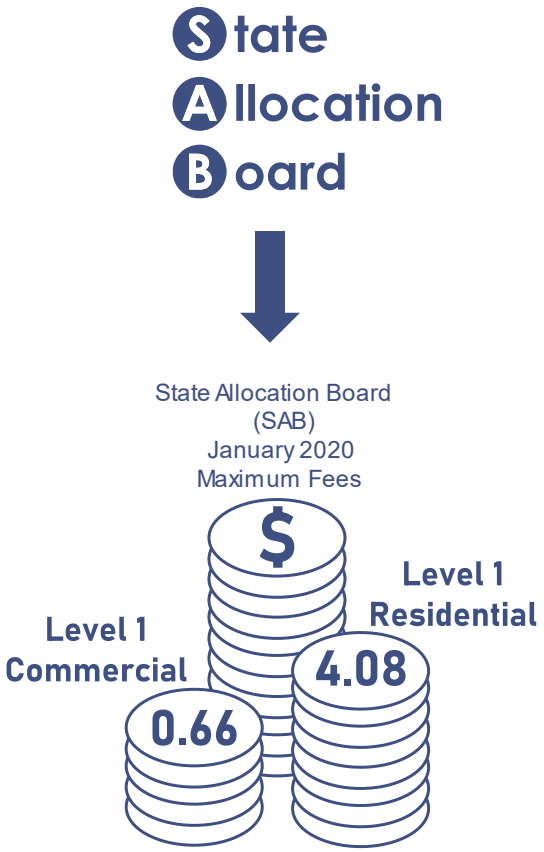
Similarly, the imposition of the Applicable Com/Ind. School Fees of $0.66 per square foot of commercial/industrial development are justified as the fees are equal to or below the estimated per square foot net cost impact to provide adequate school facilities required as a result of such new commercial/industrial 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 - METHODOLOGY SUMMARY

APPENDIX A – GRAPHICAL SUMMARY



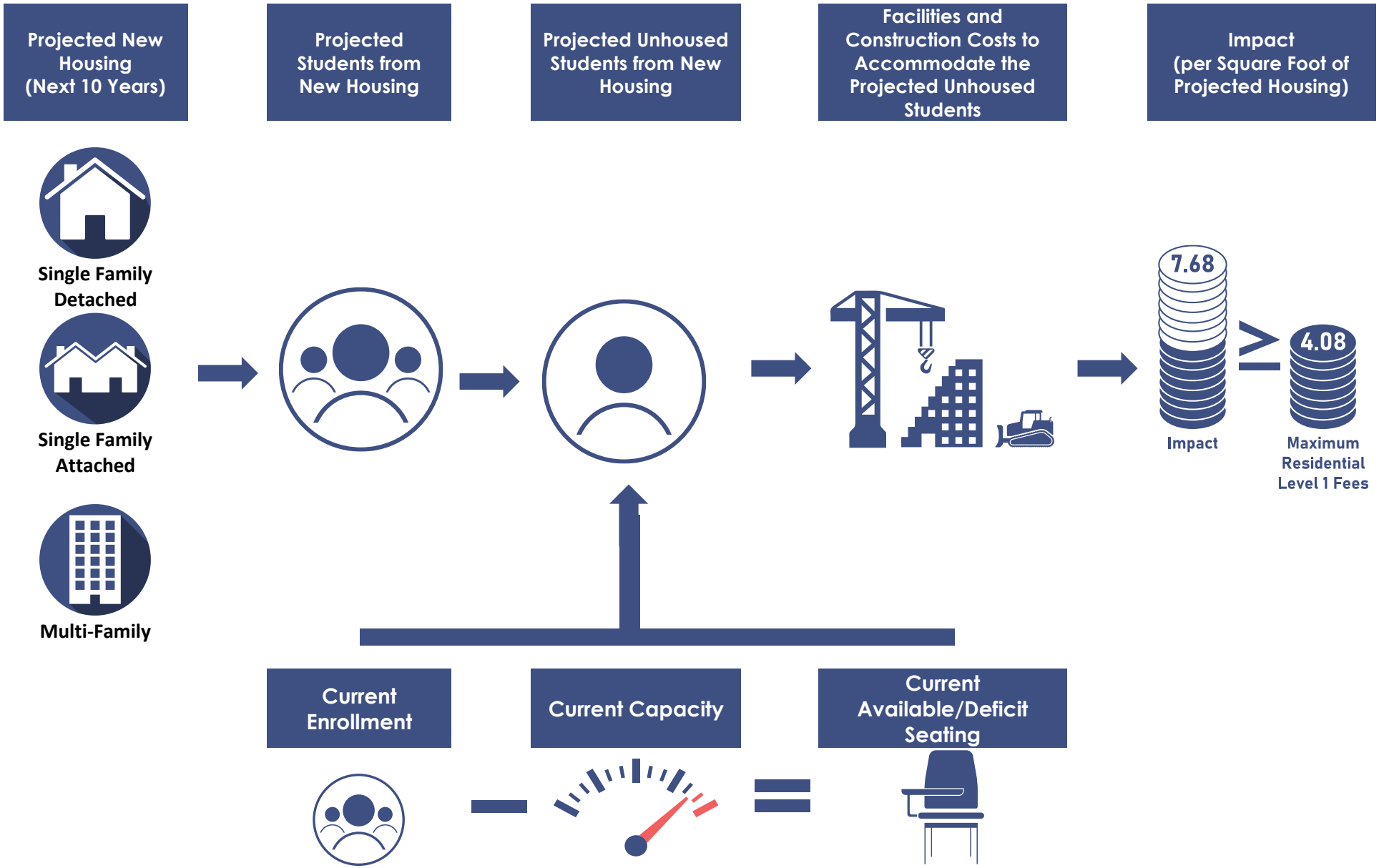
Historical Maximum Statutory Level I Fees

Year	Residential	Commercial / Industrial
2012	$ 3.20	$ 0.51
2014	$ 3.36	$ 0.54
2016	$ 3.48	$ 0.56
*2018	$ 3.79	$ 0.61
**2020	$ 4.08	$ 0.66

*Current Impact Fees

Proposed Level 1 Fees were **NOT adopted in 2020

Residential Cost Impact Methodology



Symbol Definitions

Single Family Detached | Single Family Attached | Multi-Family | Elementary School | Middle School | High School

Facilities Capacity and Available Seats

Current Enrollment	TK-6	7-8	9-12
Gross Enrollment	19,939	6,488	13,120
Non-Public Programs & Project TEAM	(9)	(5)	(80)
Net Enrollment	19,930	6,483	13,040

Facilities Capacity	TK-6	7-8	9-12
Current Capacity	19,762	7,404	12,380
Net Enrollment	19,930	6,483	13,040
Available / (Deficit)	(168)	921	(660)

Projected Unmitigated New Housing Units (Over the Next 10 Years)

1,953 | 22 | 740

Projected Students (Over the Next 10 Years)

636 | 213 | 429

Projected Unhoused Students	TK-6	7-8	9-12
Projected Students	636	213	429
Available / (Deficit)	-	921	-
Projected Unhoused Students	636	-	429

Facilities Construction Costs (Impact per Residential SqFt)

Construction Costs	TK 6	7 8	9 12
Est. Site Costs	$ 0	$ 9,365,886	$ 20,844,024
Est. New Facilities Construction Costs	$ 30,289,950	$ 40,432,050	$ 108,690,750
Total Est. Facilities Costs	$ 30,289,950	$ 49,797,936	$ 129,534,774
Design Capacity	750	900	2,500
Cost Per Student / Seat	$ 40,387	$ 55,331	$ 51,814
Projected Unhoused Students	636	-	429
Facilities Cost Impact	$ 25,686,132	$ 0	$ 22,228,206
Total Facilities Cost Impact	$ 47,914,338		

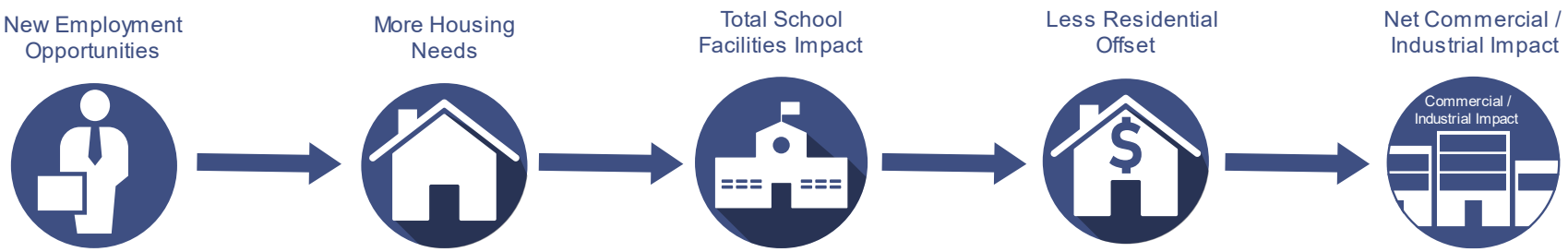
Cost per Residential Unit

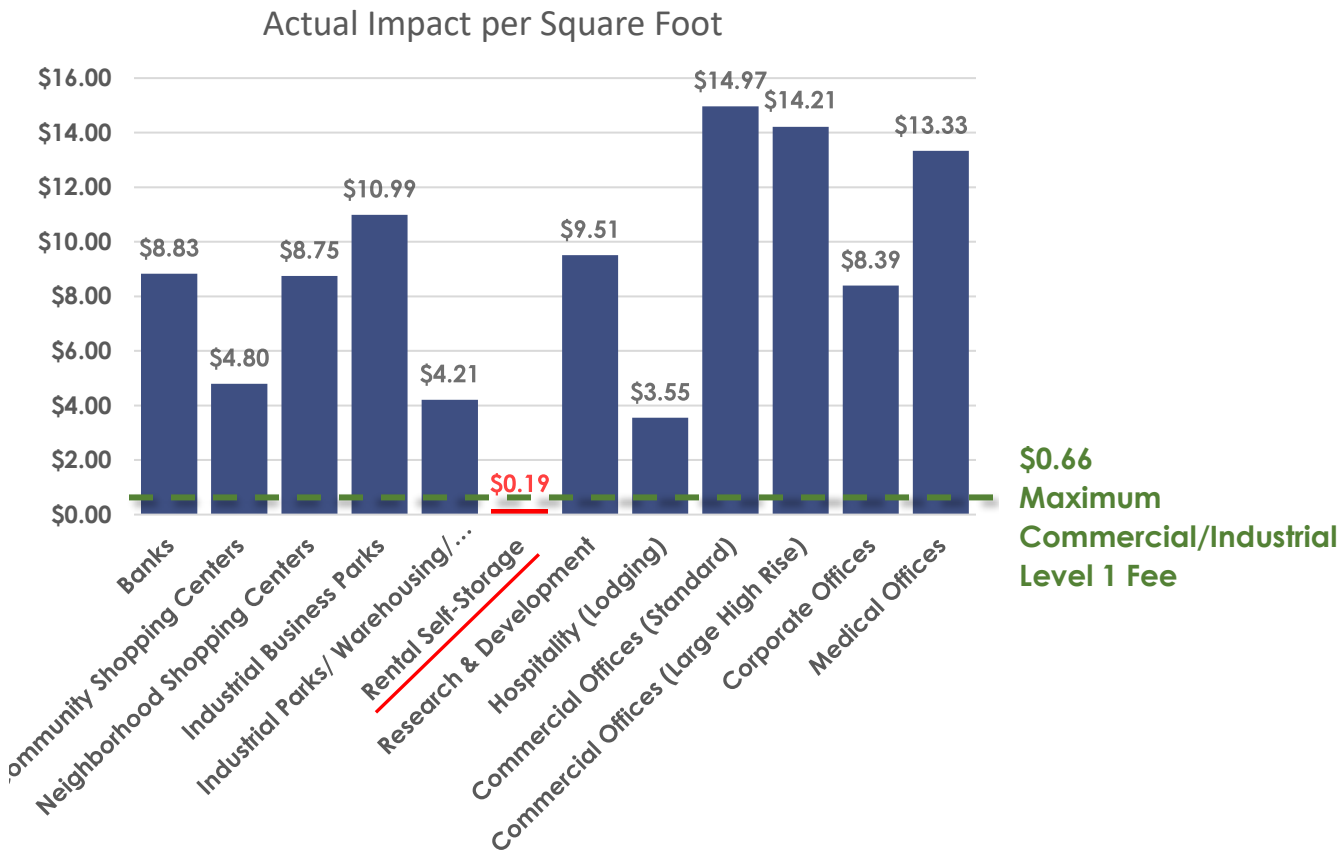
$ 47,914,338	÷	2,715	=	$ 17,648
Facilities Costs		Projected Unmitigated Units		Cost per Unit

Cost per Square Foot

$ 17,648	÷	2,299	=	$ 7.68
Cost per Unit		Average SqFt per Unit		Cost per SqFt

Commercial / Industrial Cost Impact Methodology





APPENDIX B - FACILITIES CAPACITY UPDATE

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	8	0	8
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	9	0	9
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

Available Classrooms

Description	General Education					
	K-6	7-8	9-12	Non Severe[1]	Severe	Total
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 p 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 C–ENROLLMENT SUMMARY

RIVERSIDE UNIFIED SCHOOL DISTRICT
2020/2021 ENROLLMENT
APPENDIX C

Enrollment																	
	School Level/Grade																
	Elementary									Middle		High					Grand Total
School Name/Program	SDC	TK	K	1	2	3	4	5	6	7	8	9	10	11	12		
ADAMS ELEMENTARY	-	14	66	75	67	70	70	69	73	-	-	-	-	-	-		504
ALCOTT ELEMENTARY	-	8	67	79	91	104	107	103	101	-	-	-	-	-	-		660
BEATTY ELEMENTARY	-	13	60	79	60	83	90	74	64	-	-	-	-	-	-		523
BRYANT ELEMENTARY	-	8	41	62	50	52	51	64	57	-	-	-	-	-	-		385
CASTLE VIEW ELEMENTARY	-	22	74	86	101	87	88	74	89	-	-	-	-	-	-		621
EMERSON ELEMENTARY	-	14	81	93	84	90	102	92	83	-	-	-	-	-	-		639
FRANKLIN ELEMENTARY	-	20	101	101	110	93	125	115	122	-	-	-	-	-	-		787
FREMONT ELEMENTARY	-	14	79	73	88	72	80	48	77	-	-	-	-	-	-		531
HARRISON ELEMENTARY	-	7	51	67	55	66	71	59	74	-	-	-	-	-	-		450
HAWTHORNE ELEMENTARY	-	13	86	83	94	94	85	81	85	-	-	-	-	-	-		621
HIGHGROVE ELEMENTARY	-	14	91	98	103	105	111	110	103	-	-	-	-	-	-		735
HIGHLAND ELEMENTARY	-	10	76	81	73	97	102	85	88	-	-	-	-	-	-		612
JACKSON ELEMENTARY	-	12	88	108	85	94	101	100	92	-	-	-	-	-	-		680
JEFFERSON ELEMENTARY	-	23	115	120	138	126	144	142	131	-	-	-	-	-	-		939
KENNEDY ELEMENTARY	-	14	109	121	123	115	146	126	144	-	-	-	-	-	-		898
LAKE MATHEWS ELEMENTARY	-	25	101	89	103	122	104	113	108	-	-	-	-	-	-		765
LIBERTY ELEMENTARY	-	12	54	92	84	94	82	101	71	-	-	-	-	-	-		590
LONGFELLOW ELEMENTARY	-	14	93	89	108	96	99	88	91	-	-	-	-	-	-		678
MADISON ELEMENTARY	-	13	71	75	97	78	86	119	94	-	-	-	-	-	-		633
MAGNOLIA ELEMENTARY	-	8	68	73	71	69	87	71	87	-	-	-	-	-	-		534
MONROE ELEMENTARY	-	14	74	81	89	75	101	72	86	-	-	-	-	-	-		592
MT. VIEW ELEMENTARY	-	16	110	111	112	109	120	101	104	-	-	-	-	-	-		783
PACHAPPA ELEMENTARY	-	17	99	81	94	106	115	68	94	-	-	-	-	-	-		674
RIVERA ELEMENTARY	-	16	87	103	102	77	97	86	107	-	-	-	-	-	-		675
SUNSHINE ELEMENTARY	-	8	4	-	-	-	-	-	-	-	-	-	-	-	-		12
TAFT ELEMENTARY	-	14	57	59	73	77	77	87	92	-	-	-	-	-	-		536
TWAIN ELEMENTARY	-	29	128	127	137	146	151	124	149	-	-	-	-	-	-		991
VICTORIA ELEMENTARY	-	12	64	69	68	61	81	83	86	-	-	-	-	-	-		524
WASHINGTON ELEMENTARY	-	20	96	102	106	117	128	107	135	-	-	-	-	-	-		811
WOODCREST ELEMENTARY	-	13	69	75	88	82	78	95	92	-	-	-	-	-	-		592
CENTRAL MIDDLE	-	-	-	-	-	-	-	-	-	355	321	-	-	-	-		676
CHEMAWA MIDDLE	-	-	-	-	-	-	-	-	-	435	440	-	-	-	-		875
EARHART MIDDLE	-	-	-	-	-	-	-	-	-	445	462	-	-	-	-		907
FRANK AUGUSTUS MILLER MIDDLE	-	-	-	-	-	-	-	-	-	510	476	-	-	-	-		986
GAGE MIDDLE	-	-	-	-	-	-	-	-	-	493	499	-	-	-	-		992
SIERRA MIDDLE	-	-	-	-	-	-	-	-	-	446	428	-	-	-	-		874
ARLINGTON HIGH	-	-	-	-	-	-	-	-	-	-	-	568	460	524	367		1,919
UNIVERSITY MIDDLE	-	-	-	-	-	-	-	-	-	446	440	-	-	-	-		886
KING HIGH	-	-	-	-	-	-	-	-	-	-	-	815	801	777	693		3,086
LINCOLN HIGH	-	-	-	-	-	-	-	-	-	-	-	-	1	53	135		189
NORTH HIGH	-	-	-	-	-	-	-	-	-	-	-	674	569	540	506		2,289
POLY HIGH	-	-	-	-	-	-	-	-	-	-	-	701	730	588	536		2,555
RAINCROSS	-	-	-	-	-	-	-	-	-	-	-	-	3	75	184		262
RAMONA HIGH	-	-	-	-	-	-	-	-	-	-	-	618	540	526	520		2,204
RIVERSIDE STEM ACADEMY	-	-	-	-	-	-	-	103	102	103	104	-	-	-	-		412
SPECIAL ED	-	-	-	-	1	3	4	4	3	2	2	5	3	7	14		48
RIVERSIDE STEM HIGH SCHOOL	-	-	-	-	-	-	-	-	-	-	-	69	70	58	46		243
RAINCROSS SUCCESS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
RAINCROSS STEP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
EOC SUMMIT IND STUDY	-	35	149	163	116	97	69	58	48	34	37	41	50	59	59		1,015
EOC/COPE	-	-	-	-	-	-	-	-	-	-	5	5	17	14	19		60
VIRTUAL SCHOOL (ONLY)	-	-	-	-	2	1	1	-	5	4	1	7	7	5	-		33
PROJECT TEAM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61		61
GRAND TOTAL*	**-**	**472**	**2,509**	**2,715**	**2,773**	**2,758**	**2,953**	**2,822**	**2,937**	**3,273**	**3,215**	**3,503**	**3,251**	**3,226**	**3,140**		**39,547**
ELIGIBLE**	**-**	**472**	**2,509**	**2,715**	**2,771**	**2,757**	**2,952**	**2,822**	**2,932**	**3,269**	**3,214**	**3,496**	**3,244**	**3,221**	**3,079**		**39,453**
ELIGIBLE BY SCHOOL LEVEL**									**19,930**		**6,483**				**13,040**		**39,453**

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

APPENDIX D – 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	0.2652	0.0740	0.1566
Middle School	0.0894	0.0251	0.0497
High School	0.1864	0.0378	0.0866
TOTAL	**0.5410**	**0.1369**	**0.2929**

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	1,953	71.93%
SFA	22	0.81%
MF	740	27.26%
TOTAL	**2,715**	**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	0.2341
Middle School	0.0781
High School	0.1580
TOTAL	**0.4702**

[1] Numbers may not compute due to rounding

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.