

SDFA

Coachella Valley Unified School District

FEE JUSTIFICATION STUDY FOR NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL DEVELOPMENT

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EXECUTIVE SUMMARY

This Fee Justification Report (“Report”) for Residential and Commercial/Industrial Development has been prepared by Special District Financing & Administration (“SDF”) for the purpose of identifying the impact of projected future development on the school facilities of the Coachella Valley Unified School District (“CVUSD” or “District”). This report also considers the ability of the District’s current facilities to accommodate the impact of projected demand from new development. Finally, this Report seeks to identify the costs associated with meeting the increased facilities needs that result from new residential and commercial/industrial development.

Specifically, this Report is intended to provide the Board of Trustees of the District with the required information to make the necessary findings set forth in Government Code Section 66001 et al., and in accordance with Government Code Section 65995 et al., to support the District’s collection of the Statutory Fees allowed by the State of California (“Statutory Fees”). For unified school districts, the current Statutory Fee, authorized by the State Allocation Board in January 2020, that may be imposed on residential construction is \$4.08 per square foot of assessable space for new residential development and \$0.66 per square foot of chargeable covered and enclosed space of commercial/industrial development pursuant to Government Code Section 65995 and Education Code Section 17620.

The findings contained in this Report include the following:

- *The District currently has school capacity to house approximately 21,004 students as calculated by the District. Elementary school facilities are sufficient to house 12,216 students in kindergarten through sixth grade, middle school facilities are sufficient to house 2,828 students in seventh through eighth grade, high school capacity is sufficient for 5,960 students in ninth through twelfth grade.*
- *Current enrollment, based upon the Weekly Enrollment Report for January 2020, is 17,495 students with excess capacity at elementary and high school facility levels.*
- *Approximately 34,144 new dwelling units (“New Dwelling Units”) are anticipated to be constructed within the jurisdictional boundaries of the Coachella Valley Unified School District by the year 2040. Of these New Dwelling Units, approximately 21.78% have mitigated the impact of their development through a mitigation agreement (“Mitigated Developments”).*
- *Enrollment and housing estimates indicate that approximately two elementary/middle/high school students are generated from every three homes constructed.*
- *Approximately 10.71 additional elementary schools, 2.69 middle schools and 2.15 high schools will need to be constructed in order to provide adequate facilities to house students to be generated solely from currently unmitigated developments.*

The estimated costs of these school facilities, excluding interim housing requirements is over one billion dollars.

- Taking into account the cost of interim housing, the total cost of school facilities is approximately \$62,704 per elementary school student, \$66,533 per middle school student and approximately \$83,883 per high school student. Estimated school facilities costs per Unmitigated New Dwelling Unit is approximately \$50,212.*
- As identified by the Certificates of Compliance issued by the District in the previous fiscal year, the average size of a single family detached dwelling unit constructed within the CVUSD is 2,851 square feet. Based upon the average square footage, the District would need to collect approximately \$17.61 per square foot of assessable space of residential development to mitigate the school facilities impacts. This amount is well in excess of the currently authorized statutory fee (i.e., Level I Fee) of \$4.08 per square foot of assessable space. Thus, the District is justified in collecting the Statutory Fees for residential development as permitted by state law.*
- Utilizing estimates regarding employee generation and associated residential household generation provided by SourcePoint, a non-profit entity of the San Diego Association of Governments (“SANDAG”) as directed by statute, it was determined that the District would need to collect a minimum of approximately \$12.58 per square foot of chargeable covered and enclosed space of commercial/industrial development to mitigate the net school facilities impacts resulting from new commercial and industrial development after the collection of the statutory Level I Fee. This amount is well in excess of the currently authorized Statutory Fee (i.e., Commercial/Industrial Fee) of \$0.66 per square foot of chargeable covered and enclosed space. Thus, the District is justified in collecting the Statutory Fees for commercial/industrial development as permitted by state law.*
- Absent additional state or local funding, the District will not be able to provide adequate school facilities for new residential, commercial or industrial developments within the boundaries of the District which are currently unmitigated.*

Section

One

INTRODUCTION

This section of the Report sets forth the legislative history as well as the methodology employed and the data sources utilized in the analysis of the District's school facilities impacts. Also included in this section is a brief description of the District.

Description of the District

The CVUSD began operation on July 1, 1973. CVUSD is located in the southeastern section of Riverside County, including a portion of Imperial County. The geographical areas of the District include portions of the cities of Coachella, La Quinta and Indio, as well as unincorporated communities of Thermal, Mecca, Oasis, Salton City, North Shore, Desert Shores and Salton Sea Beach. This area covers over 1,200 square miles. The original economic foundations for these communities were agricultural and service to Coachella Valley. Today, agriculture is still a major economic factor, but the tourism industry and service-related employment have increased as major economic forces throughout the Coachella Valley. The CVUSD currently administers fourteen elementary schools, four middle schools, four high schools and one adult school.

Synopsis of District Growth

Prior to unification in 1973, the area now encompassed by CVUSD had a K-12 enrollment of approximately 5,800 students. Enrollment over the next 15 years grew by approximately 14%. Since the mid-1980s, however, enrollment increased rapidly from 6,628 students to its current enrollment of approximately 17,495 students, a 164% increase.

Legislative History

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

In 1986 the state legislature attempted to address this funding shortfall through the enactment of Assembly Bill 2926 ("School Fee Legislation") which provided for the imposition of development

fees on new residential and commercial/industrial construction. The School Fee Legislation provides that development fees are to be collected prior to the issuance of a building permit. Furthermore, no city or county is authorized to issue a building permit for new residential or commercial/industrial projects unless it first certifies with the appropriate school district that the developer of the project has complied with the development fee requirement.

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

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

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

The development fees currently authorized under Education Code Section 17620 and Government Code 65995 (“Statutory School Fees”) as of January 22, 2020 are \$4.08 per square foot of assessable space of new residential construction (“Residential Fee”) and \$0.66 per square foot of chargeable covered and enclosed space of new commercial/industrial development (“Commercial/Industrial Fee”) both, (“Level I Fee”). These development fees may next be increased by the SAB in 2022, and every two years thereafter.

Reconstruction/Redevelopment

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

The District currently is unaware of any Reconstruction projects. In such a situation, the District may levy Statutory School Fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. (“Statutory School Fees”) if there is a nexus established between the fee to be levied and the impact of the new construction in excess of the

impact previously existing. In other words, the Statutory School Fees must bear a nexus to the burden caused by the Reconstruction project in terms of a net increase in students generated and the fee to be imposed.

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

The analysis will include a review as to whether the Reconstruction project results in an additional impact to the District. This will be analyzed by comparing the impact from potential new students from future construction after having considered the previously existing potential students from the loss of construction as a result of Reconstruction.

Statutory School Fees will be assessed only to the extent of the net impact of the school facilities as determined above, but in no event will the Statutory School Fees assessed be greater than the applicable authorized Statutory School Fees. The District will complete a detailed analysis utilizing the above-mentioned criteria to determine the applicability of Statutory School Fees to each Reconstruction project presented to the District.

Methodology

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

- *Projecting the number of future unmitigated residential dwelling units to be constructed within CVUSD boundaries.*
- *Calculating a student generation rate (i.e., students expected to be generated from each new home) for each school type (i.e., elementary, middle and high school).*
- *Determining the number of students to be generated from new development.*
- *Identifying the costs of new school facilities necessitated as a result of the projected new development.*
- *Identifying the “per student cost” for new elementary, middle and high school facilities.*
- *Multiplying the per student costs for elementary, middle and high school facilities by the student generation rate to determine a cost per dwelling unit.*
- *Dividing the cost per dwelling unit by the average square feet per dwelling unit to determine the impact per square foot.*

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

This Report contains findings regarding the impact of commercial/industrial development on the need for school facilities utilizing an approach where student generation is derived from employee densities established for various types of commercial and industrial development.

Data Sources

The primary information required to establish a nexus between new development and school facilities impacts includes residential housing projections, employment impacts from new commercial/industrial development, student generation rates and facilities cost estimates. Primary information source regarding future housing projections included Southern California Association of Governments (“SCAG”). Some of the data for determining commercial/industrial impacts was prepared by the San Diego Association of Governments (“SANDAG”), and additional data was derived from the U.S. Census Bureau, 2014-2018 American Community Survey. Data used to calculate student generation rates for this Report was provided by SCAG, Certificates of Compliance Issued by the District and the CVUSD’s Weekly Enrollment Report for January 24, 2020. Facilities cost estimates were prepared using cost information obtained from the District’s Facilities Department and reviewed and approved by the District’s architect.

Section

Two

RESIDENTIAL DEVELOPMENT

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

Existing Facilities Capacity and Current Enrollment

Prior to examining the school facilities impacts from new development, the District's current capacity and enrollment were reviewed to identify existing facilities that may be available to house future students. Student enrollment for the 2019/20 school year at each grade level of the District is as follows:

Table I
Fiscal Year 2019/20 Student Enrollment

Grades	2019/20 Enrollment Figures ⁽¹⁾
Kindergarten	1,494
First	1,265
Second	1,244
Third	1,283
Fourth	1,339
Fifth	1,252
Sixth	1,311
Special Day	416
Seventh	1,343
Eighth	1,428
Special Day	147
Ninth	1,284
Tenth	1,175
Eleventh	1,192
Twelfth	1,118
Special Day	204
Total 2019/20 Enrollment	17,495

(1) Weekly Enrollment Report, January 2020.

The District recently conducted a capacity analysis. The results of the analysis are summarized in Table II below. A comparison of current student enrollment to current capacity demonstrates that the District has excess capacity at its elementary and high school levels to accommodate students from new development.

Table II
Existing School Facilities Capacity

School Level	2019/20 Capacity	2019/20 Enrollment	Existing Capacity Surplus/(Deficit)
Elementary School (Grades K-6)	12,216	9,604	2,612
Middle School (Grades 7-8)	2,828	2,918	(90)
High School (Grades 9-12)	5,960	4,973	987
Total	21,004	17,495	3,509

New Dwelling Units

Based upon the most recent population and housing estimates of SCAG it is anticipated that the growth experienced by the District during the past decade will continue in the future. As summarized in Appendix "A", this forecast reflects projected housing units for the areas within the boundaries of the District for the years 2012, 2020, 2035 and 2040. Table III shows the increase in dwelling units expected to occur within the jurisdictions in which the CVUSD provides school facilities.

Table III
Projected Future Residential Units

January 1, 2020 Residential Units ⁽¹⁾	January 1, 2040 Residential Units	Net Increase in Dwelling Units	Percent Increase in Dwelling Units
24,166	58,310	34,144	141.29%

¹⁾ Source: SCAG total households data for the year 2012 increased by the Certificates of Compliance issued by the District from 7/1/2011 through 6/30/2019

Additional facilities must be added to provide capacity for students that will be generated from new development. In recognition of this fact, the District and the development community have entered into various mitigation agreements in order to ensure the timely construction of school facilities to house students from this new development. Both the impact from these units ("Mitigated Units") on school facilities and their mitigation payments are excluded from the fee calculation in this Report. A summary of these projects is shown below:

Table IV
Mitigated Developments

Project Name	Total Future Dwelling Units
PGA West	264
Kohl Ranch	7,171
Total	7,435

Total Projected New Dwelling Units shown in Table III less the Total Mitigated Unpermitted Dwelling Units within Mitigated Developments shown in Table IV results in the Total Projected Unmitigated New Dwelling Units. This calculation is shown in the table below:

Table V
Unmitigated New Dwelling Units

Future Residential Dwelling Units	Total Dwelling Units
Total Projected New Dwelling Units	34,144
Unpermitted Mitigated Dwelling Units	7,435
Unmitigated New Dwelling Units	26,709

Student Generation Rates

To establish a nexus between anticipated future residential development and a corresponding need for additional school facilities, the number of future students anticipated to be generated from the new residential development must be determined. This calculation requires a student generation rate, or factor, which represents the number of students, or portion thereof, expected to attend District schools from each new dwelling unit. In order to accurately determine the cost of school facilities impacts at each grade level, a distinct student generation rate must be ascertained for elementary, middle and high school levels because the facilities cost per student at the elementary, middle and high school levels vary. This difference exists because generally the square footage and cost of educational facilities per student increases as students' progress to higher grades.

Data used to calculate student generation rates was provided by SCAG and the District. A tabulation of this calculation by school level is included in Appendix "B" and is summarized in Table VI below:

Table VI
District-Wide Student Generation Rate

School Type	Generation Rate
Elementary School	0.3974
Middle School	0.1207
High School	0.2058
Total	0.7239

Students Generated by New Development

The number of students estimated to be generated from Unmitigated New Dwelling Units is determined by multiplying the total Unmitigated New Dwelling Units (Table V) by the corresponding generation rate (Tables VI). This computation is reflected in Table VII:

Table VII
Student Generation by Unmitigated New Dwelling Units

Unmitigated New Dwelling Units	School Type	Student Generation Rate	Students Generated
26,709	Elementary	0.3974	10,614
26,709	Middle	0.1207	3,224
26,709	High	0.2058	5,497
Total			19,335

School Facilities Required to Serve New Development

In order to determine the number of schools, or portions thereof, required to serve students to be generated from Unmitigated New Dwelling Units, the students generated by Unmitigated New Dwelling Units shown in Table VII, are reduced by the portion of Excess Capacity shown in Table II by the percent allocable to Unmitigated New Dwelling Units to total New Dwelling Units, or 78.22%. Of the 2,612 excess elementary school seats, 569 seats are allocated to Mitigated Developments and the remainder, or 2,043 seats, are available to lower the needs of future Unmitigated New Dwelling Units. Of the 987 excess high school seats, 215 seats are allocated to Mitigated Developments and the remainder, or 772 seats, are available to lower the needs of future Unmitigated New Dwelling Units. The adjusted future students are divided by the school capacity (i.e., design population) for each school type. Table VIII shows the number of new elementary, middle and high school facilities required to serve students generated from future Unmitigated New Dwelling Units.

Table VIII
School Facilities Required for New Development (Unmitigated)

School Type	Unmitigated Future Students (Table VII)	Excess Seats Allocated to Unmitigated New Dwelling Units	Net Future Students	Capacity per School Level	Required New Schools
Elementary	10,614	2,043	8,571	800	10.71
Middle	3,224	0	3,224	1,200	2.69
High	5,497	772	4,725	2,200	2.15
Total	19,335	2,815	16,520		

Estimated School Facilities Costs

To calculate the cost for elementary, middle and high school facilities, SDFA relied on historical costs and current estimates of costs associated with the construction of elementary, middle and high school facilities provided by the District. The development of a single site to house more than one school level (i.e. K-12 or 7-12 facility) may result in a cost savings. Such savings have been assumed and incorporated into the figures used below. The ownership of one school site, and the option to purchase other sites under a lease option agreement has been reflected in the following table when determining school facilities costs. As shown in Appendix "D" the costs

reflect the District's estimate of land acquisition and construction costs, furniture, equipment costs and technology.

The detailed estimated costs for elementary, middle and high school facilities are contained in Appendix "D". The land cost per acre shown in these detailed estimates of cost assume purchase of the school site at an average market price for the property. The aggregate facilities cost impact from Unmitigated New Dwelling Units is determined by multiplying the cost per facility by the required number of schools reflected in Table VIII. This resulting impact is shown in Table IX:

Table IX
Estimated Facilities Costs (Excluding Interim Housing & Administrative Facilities)

School Type	Required Schools	Site Cost for Required Schools ⁽¹⁾⁽²⁾	Facilities Cost for Required Schools ⁽³⁾	Total Facilities Cost
Elementary School	4.00	-	\$179,826,024	\$179,826,024
	6.71	\$7,515,200	\$305,146,764	\$312,661,965
Middle School	2.69	-	\$196,811,549	\$196,811,549
High School	2.00	-	\$370,420,561	\$370,420,561
	0.15	\$600,000	\$28,783,281	\$29,383,281
Total				\$1,059,720,099

(1) Site cost is not included for schools for which the District owns or has a lease option for the site.

(2) Site cost identified above is equal to the per acre cost of \$80,000 multiplied by the required acres per school type as shown in Appendix D and by the number of schools required as identified above.

(3) Facilities Cost for each school type is provided in Appendix D. The identified cost per school type for required schools for which the District owns or leases the site may be lower than the total provided in Appendix D as a cost savings was recognized when school types (i.e. grades K-12 or grades 7-12), based on site size and configuration, were combined.

Interim Housing

In addition to elementary, middle and high school facilities, new development imposes additional facilities impacts on school districts. Because development fees are collected at the time a building permit is issued, funds to provide facilities accumulate over a period of time and revenues, particularly when other local or state funds are not available, are not sufficient to build a school when development so warrants. The solution to this problem is most often addressed through "interim housing" in which the District purchases or leases relocatable classrooms that are used to temporarily alleviate overcrowding at existing school sites. Again, it has been assumed that interim housing impacts are not caused by students generated from Redeveloped Dwelling Units as it has been assumed that this type of dwelling unit is currently generating the same or a similar amount of students and the redevelopment of such unit would not cause an impact on interim housing facilities. As shown in Appendix "C", the CVUSD has determined that currently it costs the District approximately \$5,244 per elementary school student, \$5,487 per middle school student and \$5,487 per high school student, respectively, to provide interim housing until new facilities are available.

Table X
Costs for Interim Housing Facilities

School Type	Net Future Students (Table VIII)	Interim Housing Per Student	Total Cost
Elementary	8,571	\$5,244	\$44,946,324
Middle	3,224	\$5,487	\$17,690,088
High	4,725	\$5,487	\$25,926,075
Total	16,520		\$88,562,487

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

Table XI
Total Estimated Facilities Costs

School Type	School Facilities	Ancillary Facilities	Total Cost
Elementary	\$492,487,989	\$44,946,324	\$537,434,313
Middle	\$196,811,549	\$17,690,088	\$214,501,637
High	\$370,420,561	\$25,926,075	\$396,346,636
Total	\$1,059,720,099	\$88,562,487	\$1,148,282,586

Total Estimated Cost per Student

The estimated facilities cost for each elementary, middle and high school student is derived by dividing the total of school facilities and ancillary facilities costs for elementary, middle and high school facilities (Table XI) by the respective number of elementary, middle and high school students expected to be generated from Unmitigated New Dwelling Units. The total estimated cost per pupil is shown below:

Table XII
Total Facilities Costs per Student

School Type	School Facilities Cost	Future Students (Table VII)	Cost Per Student
Elementary	\$537,434,313	8,571	\$62,703.81
Middle	\$214,501,637	3,224	\$66,532.77
High	\$396,346,636	4,725	\$83,882.89
Total	\$1,148,282,586	16,520	

School Facilities Impact per Dwelling Unit

The total estimated facilities cost for each new residential dwelling unit is determined by multiplying the facilities costs per student (Table XII) by the applicable student generation rate (Tables VI) and is shown below (Table XIII):

Table XIII
Total Facilities Costs per Dwelling Unit

School Type	Cost per Student	Student Generation Rate	Facilities Cost per Dwelling Unit
Elementary School	\$62,703.81	0.3974	\$24,918.49
Middle School	\$66,532.77	0.1207	\$8,030.51
High School	\$83,882.89	0.2058	\$17,263.10
Total		0.7239	\$50,212.10

As identified by the Certificates of Compliance issued by the District over the last full fiscal year, the average size of a single family detached dwelling unit constructed within the CVUSD is 2,851 square feet. Dividing the total facilities cost per dwelling unit by the average size of a dwelling unit yields a school facilities cost of \$17.61 per square foot of assessable space.

Based on the District's student generation rates, costs to provide school facilities and the average square footage for new dwelling units, the District, as outlined above, would need to levy approximately \$17.61 per square foot of assessable space to actually provide the school facilities necessitated by new residential development. This Report demonstrates that the school facilities impact amount per square foot of assessable space equals \$17.61 for all new residential development within the boundaries of the District. Thus, there is full justification for collecting the maximum Level I Fee allowed in the amount of \$4.08 per square foot of assessable space for a unified school district (K-12).

Since the District's school facilities impact per square foot of assessable space is greater than the allowable statutory Level I Fee, the District actually suffers unmitigated impacts from new residential development, which not only supports the collection of the statutory Level I Fee for residential developments, but also those Statutory Fees for new commercial/industrial development as provided for in Section Three of this Report. Table XIV summarizes the true costs of new development and compares that cost to the amount the District is currently authorized to collect.

Table XIV
Comparison of Facilities Cost to Currently Authorized Statutory (Level I) Fee

Facilities Cost per Dwelling Unit	Facilities Cost per Square Foot of Assessable Space	Statutory Level I Fee per Square Foot of Assessable Space	(Unfunded) Need per Square Foot of Assessable Space
\$50,212.10	\$17.61	\$4.08	(\$13.53)

Section

Three

COMMERCIAL/INDUSTRIAL DEVELOPMENT

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

School Facilities Impacts from New Commercial and Industrial Development

Just as the District is required to identify the impact of new residential development on student enrollment and a corresponding need for additional school facilities, a similar nexus must be established between new commercial/industrial development and the corresponding need for additional school facilities. A four-step methodology was used to quantify the impact of new commercial and industrial development on the need for school facilities. This methodology incorporates “employment densities” for various commercial and industrial types which have been generated by SANDAG as directed by statute. The methodology includes the following actions:

1. *Determine the number of employees required per square foot for specific types of commercial and industrial development (i.e., new jobs created within the school district).*
2. *Determine the number of new employees that would both live and work within the District.*
3. *Determine the number of occupied housing units that would be associated with new employees.*
4. *Determine the school facilities impact generated from these employees utilizing the “per dwelling unit” facilities costs computed in Section Two.*

The following discussion incorporates the four-step methodology and identifies the school facilities impact for various commercial and industrial developments.

Estimated Number of Employees per Square Foot

Because the utilization of commercial and industrial buildings varies significantly, in order to estimate the number of employees and hence, the number of school age children generated by employees, it is important that the relationship between the size of any commercial/industrial development and its associated employee base, be established for various development or land use types. To do this, SDFA relied on the most current survey results published in SANDAG’s report entitled Traffic Generators Guide originally published in 1990, updated sections of which have been published in 1996 and 2002 as directed by statute. This report reflects data gleaned

from a site specific employment inventory of diverse developments throughout San Diego County. Multiple sites for 17 different development types are included in the survey data and the square footage and number of employees has been averaged for each development type yielding the average number of employees per 1,000 square feet as shown in the following table:

Table XV
Region-wide Employment per 1,000 Square Feet by Development Type⁽¹⁾

Development Type	Average Square Feet of Development Type	Average Total Employees	Average Employees per 1,000 Square Feet
Banks	9,203	26	2.825
Car Dealers*	28,433	57	2.005
Commercial Offices (<100,000 square feet)	27,100	130	4.797
Commercial Offices (>100,000 square feet)	144,800	625	4.316
Commercial Strip Center*	27,677	50	1.807
Community Shopping Center	200,442	432	2.155
Corporate Office (Single User)	127,331	342	2.686
Discount Retail Club	128,629	215	1.671
Industrial Parks (No Commercial)	412,498	733	1.777
Industrial Plants (Mult. Shift)*	443,000	1,121	2.530
Industrial/Business Parks	276,218	972	3.519
Lodging	162,343	184	1.133
Medical Offices	22,507	96	4.265
Neighborhood Shopping Center	70,721	178	2.517
Regional Shopping Center	1,496,927	2,778	1.856
Restaurants*	5,267	48	9.113
Scientific Research & Development	221,184	673	3.043

(1) Source: SANDAG Traffic Generators Guide: 1990, 1996 and 2002.

Estimated Number of Employees Living & Working within the School District

In order to determine the minimum number of students that will be generated as a result of new commercial/industrial development, an estimate of the number of employees (i.e., parents of the children expected to attend schools within the District) that will both work and live within the District must be determined.

As a significant population center in the County of Riverside with a significant employment base and located relatively far from other major employment centers, one would expect that the Resident Employment Generation Rate ("REGR") for the District- that is the number of people living within the jurisdictional boundaries of the District who are also workers employed by businesses located within the District to be above the average REGR of other areas within the County. Information regarding resident employees (i.e., employees who work in their place of residence) for the CVUSD was obtained from the U.S. Census Bureau, 2014-2018 American Community Survey. Of the employees identified as residing within the CVUSD, approximately 48.20% (i.e., an REGR of .4820) reported working within their place of residence.

Table XVI
Estimated Resident Employees within the Coachella Valley ⁽¹⁾

Jurisdiction	Total Estimated Employees ⁽²⁾	Estimated Number of Resident Employees within the Coachella Valley Unified School District⁽²⁾	Residential Employee Generation Rate
Coachella Valley Unified School District	35,575	17,147	48.20%

(1) Resident Employees are employees that both reside and work within the applicable jurisdiction.

(2) Source: US Census Bureau, 2014-2018 American community Survey.

It should be noted that by considering only those employees that both live and work within the CVUSD, the District is being conservative in its estimate of the impact of commercial/industrial development on student enrollment because the methodology identified herein does not take into account any students who may attend schools within the District as a result of Education Code Section 48204 (i.e, interdistrict transfers). Section 48204 of the Education Code permits employees working within a school district who do not reside within the boundaries of the school district to request that their children be permitted to attend a school within the boundaries of the District in which they work.

Nevertheless, by multiplying the average employees per thousand square feet as shown in Table XV by the district-wide REGR, shown in Table XVI, one can derive a REGR per commercial/industrial development types. The following table indicates that for every 1,000 square feet of new commercial or industrial development, expected REGR ranges from a low of 0.546 employees for *Lodging* to a high of 4.39 employees for *Restaurants*.

Table XVII
Resident Employee Generation Rates per Commercial/Industrial Development Type

Development Type	Employees per 1,000 Square Feet (Table 1.0)	Resident Employee Generation Rate	Resident Employee Generation Rate per Development Type
Banks	2.825	.4820	1.362
Car Dealers	2.005	.4820	0.966
Commercial Offices (<100,000 square feet)	4.797	.4820	2.312
Commercial Offices (>100,000 square feet)	4.316	.4820	2.080
Commercial Strip Center	1.807	.4820	0.871
Community Shopping Center	2.155	.4820	1.039
Corporate Office (Single User)	2.686	.4820	1.295
Discount Retail Club	1.671	.4820	0.806
Industrial Parks (No Commercial)	1.777	.4820	0.854
Industrial Plants (Mult. Shift)	2.530	.4820	1.220
Industrial/Business Parks	3.519	.4820	1.696
Lodging	1.133	.4820	0.546
Medical Offices	4.265	.4820	2.056
Neighborhood Shopping Center	2.517	.4820	1.213
Regional Shopping Center	1.856	.4820	0.894
Restaurants	9.113	.4820	4.393
Scientific Research & Development	3.043	.4820	1.467

Estimated Household Rate per Resident Worker

In order to quantify the impact of these residential workers on the District, two additional relationships must be established. The first of these is the number of households per resident worker.

By dividing the estimated number of residential workers within the CVUSD (Table XVI) by the estimated number of occupied dwelling units within the CVUSD (U.S. Census Bureau, 2014-2018 American Community Survey), one can estimate the number of dwelling units produced per employee (i.e., the Household Rate).

Table XVIII
Household Generation Rate

Resident Workers	Occupied Housing Units	Household Generation Rate ⁽¹⁾
17,147	28,729	59.69%

Household Rate = Resident Workers / Occupied Housing Units

By applying the household generation rate of 59.69% to the Resident Employee Generation Factors shown in Table XVII, housing units required per employee for each commercial/industrial land use category can be determined. Expected household generation per 1,000 square feet of commercial/industrial development is calculated in the following table:

Table XIX
Household Generation for Commercial/Industrial Land Uses

Development Type	Resident Employee Generation Rate per Development Type	Household Rate	District Households per 1,000 Square Feet per Development Type
Banks	1.362	0.5969	0.813
Car Dealers	0.966	0.5969	0.577
Commercial Offices (<100,000 square feet)	2.312	0.5969	1.380
Commercial Offices (>100,000 square feet)	2.080	0.5969	1.242
Commercial Strip Center	0.871	0.5969	0.520
Community Shopping Center	1.039	0.5969	0.620
Corporate Office (Single User)	1.295	0.5969	0.773
Discount Retail Club	0.806	0.5969	0.481
Industrial Parks (No Commercial)	0.857	0.5969	0.511
Industrial Plants (Mult. Shift)	1.220	0.5969	0.728
Industrial/Business Parks	1.696	0.5969	1.012
Lodging	0.546	0.5969	0.326
Medical Offices	2.056	0.5969	1.227
Neighborhood Shopping Center	1.213	0.5969	0.724
Regional Shopping Center	0.894	0.5969	0.534
Restaurants	4.393	0.5969	2.622
Scientific Research & Development	1.467	0.5969	0.875

School Facilities Costs from New Commercial & Industrial Development

The final step involves applying the school facilities costs determined in Section Two to the District households per thousand square feet per development type. Since the school facilities cost per new dwelling unit was already identified in Table XIV, by applying the total cost per dwelling unit to the district household per square foot per development type shown in Table XIX, the gross school facilities impact of commercial/industrial development can be determined. The resulting facilities cost per square foot of chargeable covered and enclosed space is calculated in Table XX and ranges from \$16.37 to \$131.65 per square foot of development.

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

Development Type	District Households per Square Foot of Commercial /Industrial Development per 1,000 Square Feet	School Facilities Cost per Dwelling Unit	Gross Facilities Cost per Square Foot of Commercial /Industrial Development
Banks	0.813	\$50,212.10	\$40.81
Car Dealers	0.577	\$50,212.10	\$28.96
Commercial Offices (<100,000 square feet)	1.380	\$50,212.10	\$69.29
Commercial Offices (>100,000 square feet)	1.242	\$50,212.10	\$62.35
Commercial Strip Center	0.520	\$50,212.10	\$26.10
Community Shopping Center	0.620	\$50,212.10	\$31.13
Corporate Office (Single User)	0.773	\$50,212.10	\$38.80
Discount Retail Club	0.481	\$50,212.10	\$24.14
Industrial Parks (No Commercial)	0.511	\$50,212.10	\$25.67
Industrial Plants (Mult. Shift)	0.728	\$50,212.10	\$36.55
Industrial/Business Parks	1.012	\$50,212.10	\$50.83
Lodging	0.326	\$50,212.10	\$16.37
Medical Offices	1.227	\$50,212.10	\$61.61
Neighborhood Shopping Center	0.724	\$50,212.10	\$36.36
Regional Shopping Center	0.534	\$50,212.10	\$26.81
Restaurants	2.622	\$50,212.10	\$131.65
Scientific Research & Development	0.875	\$50,212.10	\$43.95

The amounts shown in Table XX represent the gross school facilities cost resulting from each square foot of chargeable covered and enclosed new commercial and industrial construction. These amounts would need to be collected to fully mitigate the impact of new commercial and industrial developments where the employees are commuting from areas outside of the CVUSD or are residing in existing housing within the boundaries of the District and for which no mitigation was received at the time that the dwelling units were constructed. However, a significant number of Resident Employees will reside in new dwelling units for which mitigation payments in the form of Level I Fees or, if applicable, Alternative (Level II and Level III) Fees will be paid. For those commercial and industrial developments that employ individuals who will reside in new mitigated dwelling units located within the boundaries of the CVUSD, the unmitigated or net facilities cost per square foot of commercial and industrial development should be computed.

To identify the unmitigated or net facilities cost per square foot of chargeable covered and enclosed space of commercial and industrial development, the facilities fee per square foot of new, residential development is subtracted from the gross facilities cost shown in Table XX. The following tables show the unmitigated net facilities cost per dwelling unit considering the payment of the statutory Level I Fee.

Table XXI
Unmitigated Net Facilities Cost per Dwelling Unit

Cost/Unit Item	Statutory Level I Fee
Residential Fee per Square Foot	\$4.08
Average Square Feet of Dwelling Unit	2,851.23
Facilities Cost per Dwelling Unit	\$50,212.10
Less Fee per D/U from New Residential Construction	\$11,633.02
Net Deficit per D/U after Residential Fee	\$38,579.08

By multiplying the net deficit per dwelling unit after the payment of Residential Fees shown in Table XXI by the number of households produced per 1,000 square feet of new commercial and industrial development, the new net commercial and industrial school facilities impact per chargeable covered and enclosed square foot can be determined for the various types of new commercial and industrial development under the three possible scenarios. This computation is shown in Table XXII:

Table XXII
Unmitigated Net School Facilities Impact for Commercial/Industrial Land Uses

Development Type	District Households per Square Foot of Commercial/Industrial Development per 1,000 Square Feet	Required Commercial/Industrial Fee (per Square Foot) With the Statutory Level I Fee Paid
Banks	0.813	\$31.36
Car Dealers	0.577	\$22.25
Commercial Offices (<100,000 square feet)	1.380	\$53.24
Commercial Offices (>100,000 square feet)	1.242	\$47.91
Commercial Strip Center	0.520	\$20.05
Community Shopping Center	0.689	\$23.92
Corporate Office (Single User)	0.773	\$29.81
Discount Retail Club	0.481	\$18.53
Industrial Parks (No Commercial)	0.511	\$19.72
Industrial Plants (Mult. Shift)	0.728	\$28.08
Industrial/Business Parks	1.012	\$39.06
Lodging	0.326	\$12.58
Medical Offices	1.227	\$47.34
Neighborhood Shopping Center	0.724	\$27.93
Regional Shopping Center	0.534	\$20.60
Restaurants	2.622	\$101.15
Scientific Research & Development	0.875	\$33.77

The net cost to provide school facilities required to serve new students resulting from the construction of new commercial/industrial development, assuming that a portion of the impact has already been mitigated by new residential construction, is justified.

Commercial/Industrial Development Impact

The school facilities impact shown above represents the net cost to provide school facilities required to serve new students resulting from the construction of new commercial/industrial development assuming that a portion of the impact has already been mitigated by new residential construction. As previously noted, this amount does not reflect the gross impact of new commercial/industrial development where some portion of the new employees will be housed in existing housing (from which no additional residential impact fee may be collected) or from interdistrict transfers due to employment. However, as can be seen in Table XXII, assuming that the District received corresponding residential statutory Level I Fees for all new commercial and industrial development, it would still be justified in collecting between \$12.58 and \$101.15 per square foot in order to fully mitigate the impact of new commercial and industrial development. Pursuant to Government Code Section 65995(b)(2), a unified school district is only authorized to collect \$0.66 per square foot of new commercial/industrial development. Therefore, for all commercial/industrial development types shown in Table XXII, CVUSD is justified in levying the maximum fee of \$0.66 per square foot.

Senior Citizen Housing

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

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

[1] Although described in subdivision (k), definition found under subdivision (o) and (p).

[2] Government Code Section 53080 was revised to Education Code Section 17620.

The District acknowledges that students will not reside in senior citizen housing units. However, the development of such housing generally generates jobs for facilities maintenance and administration, and in the case of assisted care living situations, health professionals. These jobs may be filled by persons living either within the boundaries of the District or outside the boundaries of the District. In either case, the employees may enroll their students in the District. As, a result some students may be generated as a result of the development of new senior citizen housing. The District acknowledges Section 65995.1 and will levy its share of developer fees on any senior citizen housing projects at the current commercial/industrial rate of \$0.66 per square foot.

Section

Four

CONCLUSIONS & STATEMENT OF FINDINGS

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

- *The purpose of the fee is to pay for the construction or reconstruction of new public school facilities necessary to serve students expected to be generated from new residential and commercial/industrial development.*
- *The fees will be collected and may be used to repay debt service on bonds issued for the purpose of providing new school facilities or reconstruction of existing public facilities or to pay directly for the acquisition and/or construction of such facilities. The fees may also be used to pay for the leasing or acquisition of portable classrooms to meet the temporary needs of students generated from new development.*
- *There is a reasonable relationship between the expected use of the fee (i.e., new school facilities) and the development on which the fee is imposed (i.e., new residential, commercial and industrial development) because additional students will be generated by new residential and commercial/industrial development.*
- *There is a reasonable relationship between the number of new residential units constructed and the number of elementary, middle and high school students expected to be generated from the construction of such units. There is also a reasonable relationship between the construction of new commercial/industrial development and the number of students expected to be generated from the construction of such commercial/industrial development, as students and the parents of students will be employed by new businesses occupying the new commercial or industrial development and a portion of the students and/or the student's parents will also choose to live within the boundaries of the District.*
- *There is a reasonable relationship between the amount of the fee identified in this Report and the cost of the school facilities to be constructed and deemed necessary to serve new residential and commercial/industrial developments.*

- *As identified in Section Two, the District would need to collect approximately \$17.61 per square foot of assessable space of new residential development to mitigate the school facilities impacts. This amount is well in excess of the currently authorized Statutory Fee (i.e., Level I Fee) of \$4.08 per square foot of assessable space. Thus, the District is justified in collecting the Statutory Fees for residential development as permitted by state law.*
- *As identified in Section Three, the District would need to collect between \$12.58 and \$101.15 per square foot of chargeable covered and enclosed space of commercial/industrial development to mitigate the net school facilities impacts resulting from new commercial and industrial development after the collection of the statutory Level I Fee. This amount is well in excess of the currently authorized Statutory Fee (i.e., Commercial/Industrial Fees) of \$0.66 per square foot. Thus, the District is justified in collecting the Statutory Fees for commercial/industrial development as permitted by state law.*

Section

Five

APPENDICES

Appendix A: Residential Development Projections

Appendix B: Student Generation Rate Analysis

Appendix C: Interim Housing Facilities Costs

Appendix D: Elementary, Middle and High School Facilities Costs

Appendix A: Residential Development Projections

Coachella Valley Unified School District

Source: Southern California Association of Governments

SCAG's 2016 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) Growth Forecast adopted April 2016

Data Date: April 2016

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
43564200	Coachella	86.73%	1,300	2,214	2,305	2,321
43565200	Coachella	13.51%	22	33	39	39
43565300	Coachella	14.12%	4	4	6	7
43565500	Coachella	68.54%	14	53	255	396
43567100	Coachella	12.35%	35	36	39	39
43567300	Coachella	0.02%	0	0	0	0
43567600	Coachella	0.16%	0	0	0	0
43569100	Coachella	100.00%	786	1,344	1,506	1,506
43569200	Coachella	100.00%	980	1,739	2,845	2,845
43570100	Coachella	100.00%	172	197	197	197
43570200	Coachella	100.00%	506	757	759	759
43571100	Coachella	99.88%	15	88	473	731
43571200	Coachella	99.87%	1,208	1,940	1,945	1,945
43571300	Coachella	100.00%	418	505	506	506
43571400	Coachella	100.00%	1,072	1,762	1,766	1,766
43573100	Coachella	100.00%	544	752	753	753
43573200	Coachella	100.00%	712	1,196	1,199	1,199
43574100	Coachella	100.00%	790	1,369	1,809	1,809
43574200	Coachella	100.00%	266	353	354	354
43575100	Coachella	7.25%	2	2	2	2
43575400	Coachella	0.21%	0	0	1	1
43576100	Coachella	100.00%	50	280	1,511	2,345
43576200	Coachella	35.66%	1	25	155	249
43576300	Coachella	99.78%	54	197	948	1,423
43576500	Coachella	99.61%	1	11	62	99
43578100	Coachella	67.04%	16	16	16	16
43578200	Coachella	0.23%	0	0	0	0
43578300	Coachella	99.96%	0	0	0	0
43578400	Coachella	0.37%	1	1	1	1
43578500	Coachella	52.95%	14	47	211	329
43578600	Coachella	83.12%	0	0	0	0
43578900	Coachella	0.04%	0	0	0	0
43584100	Coachella	95.86%	0	3,671	4,499	5,684
43585100	Coachella	0.15%	0	2	12	14
43586100	Coachella	0.03%	0	0	0	0
43545200	Indio	0.16%	3	3	4	4
43553100	Indio	99.99%	822	977	1,344	1,431
43553200	Indio	99.91%	860	1,054	1,541	1,659
43554100	Indio	0.23%	1	1	1	1
43554200	Indio	99.33%	116	148	230	251
43554300	Indio	0.10%	0	0	0	0
43564100	Indio	0.52%	7	8	11	12
43564200	Indio	13.24%	198	338	352	354
43565100	Indio	100.00%	46	103	273	317
43565200	Indio	0.38%	1	1	1	1
43565400	Indio	0.18%	0	0	0	0
43571100	Indio	0.05%	0	0	0	0
43545200	La Quinta	0.04%	1	1	1	1
43552100	La Quinta	100.00%	2	6	13	14
43552200	La Quinta	9.90%	30	32	36	36
43552300	La Quinta	99.94%	686	745	831	835
43552400	La Quinta	100.00%	94	108	131	133
43552500	La Quinta	100.00%	159	177	203	204
43552600	La Quinta	100.00%	241	261	293	294
43554100	La Quinta	99.30%	273	300	334	338
43554200	La Quinta	0.67%	1	1	2	2
43554300	La Quinta	99.67%	360	397	447	453
43565400	La Quinta	0.17%	0	0	0	0
43566300	La Quinta	40.27%	91	108	135	140
43566400	La Quinta	46.73%	271	298	338	341
43566500	La Quinta	0.19%	0	0	0	0
43567200	La Quinta	17.44%	5	7	12	13
43567700	La Quinta	0.13%	0	0	0	0
43567800	La Quinta	0.29%	0	0	0	0
43597100	La Quinta	0.02%	0	0	0	0
14000100	Unincorporated - Imperial County	44.14%	110	283	437	466

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
14001100	Unincorporated - Imperial County	68.35%	2	4	6	6
14001200	Unincorporated - Imperial County	100.00%	1,631	3,382	4,867	5,136
14001300	Unincorporated - Imperial County	31.33%	0	129	253	278
14006100	Unincorporated - Imperial County	44.48%	0	0	0	0
14013100	Unincorporated - Imperial County	5.53%	0	0	0	0
43565200	Unincorporated - Riverside County	86.10%	142	211	245	245
43565300	Unincorporated - Riverside County	85.88%	26	26	35	42
43565400	Unincorporated - Riverside County	99.65%	14	15	25	29
43565500	Unincorporated - Riverside County	31.46%	6	24	117	182
43566100	Unincorporated - Riverside County	100.00%	12	15	17	17
43566200	Unincorporated - Riverside County	100.00%	69	81	82	82
43566300	Unincorporated - Riverside County	45.53%	103	122	152	158
43566400	Unincorporated - Riverside County	53.27%	309	340	386	389
43566500	Unincorporated - Riverside County	99.81%	81	87	87	87
43566600	Unincorporated - Riverside County	100.00%	108	111	134	140
43566700	Unincorporated - Riverside County	100.00%	19	23	23	23
43566800	Unincorporated - Riverside County	100.00%	81	81	103	103
43566900	Unincorporated - Riverside County	100.00%	4	6	14	38
43567100	Unincorporated - Riverside County	87.65%	251	254	273	277
43567200	Unincorporated - Riverside County	82.56%	22	34	55	60
43567300	Unincorporated - Riverside County	99.98%	39	43	43	43
43567400	Unincorporated - Riverside County	100.00%	11	14	33	41
43567500	Unincorporated - Riverside County	100.00%	42	49	49	49
43567600	Unincorporated - Riverside County	99.84%	0	0	0	0
43567700	Unincorporated - Riverside County	99.87%	60	87	91	91
43567800	Unincorporated - Riverside County	99.71%	38	42	63	71
43571200	Unincorporated - Riverside County	0.04%	0	1	1	1
43575100	Unincorporated - Riverside County	92.75%	29	32	32	32
43575200	Unincorporated - Riverside County	100.00%	256	265	357	376
43575300	Unincorporated - Riverside County	100.00%	0	0	0	0
43575400	Unincorporated - Riverside County	99.79%	191	205	280	300
43577100	Unincorporated - Riverside County	100.00%	379	388	465	465
43577200	Unincorporated - Riverside County	100.00%	270	288	288	288
43577300	Unincorporated - Riverside County	100.00%	3	4	4	4
43577400	Unincorporated - Riverside County	100.00%	280	280	300	300
43577500	Unincorporated - Riverside County	100.00%	298	311	388	422
43577600	Unincorporated - Riverside County	100.00%	43	43	43	43
43577700	Unincorporated - Riverside County	100.00%	13	20	1,245	1,490
43577800	Unincorporated - Riverside County	100.00%	50	56	1,056	1,260
43577900	Unincorporated - Riverside County	100.00%	77	82	622	779
43578100	Unincorporated - Riverside County	32.96%	8	8	8	8
43578200	Unincorporated - Riverside County	99.77%	31	35	35	35
43578300	Unincorporated - Riverside County	0.04%	0	0	0	0
43578400	Unincorporated - Riverside County	99.63%	238	246	295	312
43578500	Unincorporated - Riverside County	47.05%	13	41	188	293
43578600	Unincorporated - Riverside County	16.88%	0	0	0	0
43578700	Unincorporated - Riverside County	100.00%	65	69	78	78
43578800	Unincorporated - Riverside County	100.00%	5	7	7	7
43578900	Unincorporated - Riverside County	99.96%	5	5	5	5
43579100	Unincorporated - Riverside County	100.00%	192	205	655	868
43579200	Unincorporated - Riverside County	100.00%	72	83	1,518	1,907
43579300	Unincorporated - Riverside County	100.00%	7	9	10	10
43580100	Unincorporated - Riverside County	100.00%	2	2	2	2
43580200	Unincorporated - Riverside County	100.00%	6	49	164	197
43580300	Unincorporated - Riverside County	100.00%	6	7	7	7
43580400	Unincorporated - Riverside County	100.00%	155	155	188	207
43580500	Unincorporated - Riverside County	100.00%	147	147	373	419
43580600	Unincorporated - Riverside County	100.00%	0	0	0	0
43580700	Unincorporated - Riverside County	100.00%	1,538	1,542	1,638	1,676
43580800	Unincorporated - Riverside County	100.00%	14	14	43	50
43580900	Unincorporated - Riverside County	100.00%	48	48	50	50
43581100	Unincorporated - Riverside County	100.00%	17	23	34	38
43581200	Unincorporated - Riverside County	100.00%	171	178	274	360
43581300	Unincorporated - Riverside County	100.00%	22	29	106	124
43581400	Unincorporated - Riverside County	100.00%	18	19	19	19
43581500	Unincorporated - Riverside County	100.00%	2	2	2	2
43581600	Unincorporated - Riverside County	100.00%	15	15	15	15
43581700	Unincorporated - Riverside County	100.00%	98	107	149	149
43582100	Unincorporated - Riverside County	100.00%	0	0	0	0
43583100	Unincorporated - Riverside County	100.00%	34	34	84	94
43583200	Unincorporated - Riverside County	100.00%	146	146	146	146
43583300	Unincorporated - Riverside County	100.00%	479	485	499	501

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
43583400	Unincorporated - Riverside County	100.00%	83	86	105	111
43583500	Unincorporated - Riverside County	100.00%	84	88	120	129
43585100	Unincorporated - Riverside County	22.63%	48	237	1,736	2,122
43586100	Unincorporated - Riverside County	81.92%	0	7	200	246
43597100	Unincorporated - Riverside County	99.93%	76	85	122	131
43597200	Unincorporated - Riverside County	0.02%	0	0	0	0
43597300	Unincorporated - Riverside County	100.00%	10	10	10	10
			22,175	35,329	52,263	58,310

*The data provided by SCAG per TAZ was adopted at a Jurisdictional Level Only in April of 2016 to be used in the 2016 Regional Transportation Plan and Sustainable Communities Strategy

**Percentage in District was provided by SCAG by GIS review.

***Totals may not sum due to rounding.

Appendix B: Student Generation Rate Analysis

Appendix B

**Coachella Valley Unified School District
District-Wide Student Generation Rate
2019 / 2020 School Year**

School Level	Elementary	Middle	High	Total
Students (1)	9,604	2,918	4,973	17,495
Dwelling Units (2)	24,166	24,166	24,166	24,166
Student Generation Rate	0.3974	0.1207	0.2058	0.7239

Note:

(1) Source: Weekly Enrollment Report - January 24, 2020

(2) Source: Southern California Associated of Governments - 2016 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) Growth Forecast adopted in April 2016, data provided May 2016 and Coachella Valley Unified School District issued COCs.

Appendix C: Interim Housing Facilities Costs

Appendix C
Coachella Valley Unified School District
Interim Housing Facilities Costs

Per Student Cost of Interim Facilities:	Elementary	Middle	High
<i>Per Classroom Costs:</i>			
One-time Site/Setup Cost	\$17,544	\$17,544	\$17,544
Delivery	\$6,970	\$6,970	\$6,970
Removal	\$23,194	\$23,194	\$23,194
Incidentals	\$24,862	\$26,045	\$26,045
Rent per Year	\$18,333	\$18,333	\$18,333
Total First Year Cost	\$90,903	\$92,086	\$92,086
Classroom Rental Fees Per Year:	\$18,333	\$18,333	\$18,333
Classroom Loading:	24	27	27
Months Required:	24	36	36
Total Classroom Cost	\$109,236	\$128,752	\$128,752
Cost per Student	\$4,551.50	\$4,768.59	\$4,768.59
<i>Per Restroom Costs:</i>			
One-time Site/Setup Cost	\$64,247	\$64,247	\$64,247
Delivery	\$10,770	\$10,770	\$10,770
Removal	\$10,770	\$10,770	\$10,770
Incidentals	\$19,306	\$19,306	\$19,306
Rent per Year	\$16,668	\$16,668	\$16,668
Total First Year Cost	\$121,761	\$121,761	\$121,761
Restroom Rental Fees Per Year:	\$16,668	\$16,668	\$16,668
Restroom Loading:	200	216	216
Months Required:	24	36	36
Total Restroom Cost	\$138,429	\$155,097	\$155,097
Cost per Student	\$692	\$718	\$718
Total Interim Facilities Cost per Student:	\$5,244	\$5,487	\$5,487

Appendix D: Elementary, Middle and High School Facilities Costs

**Coachella Valley Unified School District
Summary of Estimated Costs for Construction**

800 Student Elementary School (K-6)

A.	Site	
	1. Purchase Price of Property (14 acres @ \$80,000 per acre)	\$1,120,000
	2. Appraisal Fees	8,500
	3. Escrow Fees	9,000
	4. Surveys	30,000
	5. Site Support	0
	6. Relocation Assistance	0
	7. Site Geotech/Soil Borings	90,000
	8. Other	22,850
	9. Total	\$1,280,350
B.	Plans	
	1. Arch/Engineering Fees for Plans	\$1,963,900
	2. DSA Structural/Access Compliance Plans Check Fees (2%)	326,048
	3. Department of Education, Plans Check Fee	21,300
	4. Preliminary Tests (1%)	200,000
	5. DTSC Environmental Consultant & Environmental Oversight Agreement	251,900
	6. CEQA Consultant	139,700
	7. Other Cost - Bidding & Reimbursables	5,000
	8. Total	\$2,907,848
C.	Construction	
	1. Utility Service	\$380,000
	2. Off-Site Development	750,000
	3. Service Site Development	1,600,000
	4. General Site Development	7,669,490
	5. New Construction	24,250,917
	6. Unconventional Energy Sources	223,500
	7. Other - Fire Protection	588,500
	8. Total Construction	\$35,462,407
D.	Construction Management Fees	\$2,855,000
E.	Tests & Fees	\$531,936
F.	Inspection	\$360,000
G.	Furniture and Moveable Equipment	\$980,000
	Total Items A through F	\$44,377,541
H.	Contingencies (5%)	\$2,218,877
I.	Total Opinion of Probable Costs (Items A through H)	\$46,596,418

Note: Totals may not sum due to rounding.

**Coachella Valley Unified School District
Summary of Estimated Costs for Construction**

1200 Student Middle School (7-8)

A.	Site		
	1.	Purchase Price of Property (25 acres @ \$80,000 per acre)	\$2,000,000
	2.	Appraisal Fees	9,000
	3.	Escrow Fees	9,500
	4.	Surveys	40,000
	5.	Site Support	0
	6.	Relocation Assistance	0
	7.	Site Geotech/Soil Borings	140,000
	8.	Other	27,340
	9.	Total	\$2,225,840
B.	Plans		
	1.	Arch/Engineering Fees for Plans	\$3,357,000
	2.	DSA Structural/Access Compliance Plans Check Fees	560,000
	3.	Department of Education, Plans Check Fee	36,000
	4.	Preliminary Tests	200,000
	5.	DTSC Environmental Consultant & Environmental Oversight Agreement	251,900
	6.	CEQA Consultant	139,700
	7.	Other Cost - Bidding & Reimbursables	8,636
	8.	Total	\$4,553,236
C.	Construction		
	1.	Utility Service	\$988,000
	2.	Off-Site Development	3,454,000
	3.	Service Site Development	3,071,200
	4.	General Site Development	3,577,200
	5.	New Construction	45,962,000
	6.	Unconventional Energy Sources	391,600
	7.	Other - Fire Protection	1,026,300
	8.	Total Construction	\$58,470,300
D.	Construction Management Fees		\$4,706,859
E.	Tests		\$877,055
F.	Inspection		\$720,000
G.	Furniture and Moveable Equipment		\$1,710,500
	Total Items A through F	\$73,263,790	
H.	Contingencies (5%)		\$3,663,189
I.	Total Opinion of Probable Costs (Items A through H)		\$76,926,979

Note: Totals may not sum due to rounding.

**Coachella Valley Unified School District
Summary of Estimated Costs for Construction**

2200 Student High School (9-12)

A.	Site		
	1.	Purchase Price of Property (50 acres @ \$80,000 per acre)	\$4,000,000
	2.	Appraisal Fees	10,000
	3.	Escrow Fees	10,300
	4.	Surveys	50,000
	5.	Site Support @ 85%	0
	6.	Relocation Assistance	0
	7.	Site Geotech/Soil Borings	280,000
	8.	Other	88,000
	9.	Total	<u>\$4,438,300</u>
B.	Plans		
	1.	Arch/Engineering Fees for Plans	\$8,494,500
	2.	DSA Structural/Access Compliance Plans Check Fees	1,412,900
	3.	Department of Education, Plans Check Fee	92,400
	4.	Preliminary Tests	200,000
	5.	DTSC Environmental Consultant & Environmental Oversight Agreement	251,900
	6.	CEQA Consultant	139,700
	7.	Other Cost - Bidding & Reimbursables	21,700
	8.	Total	<u>\$10,613,100</u>
C.	Construction		
	1.	Utility Service	\$1,689,700
	2.	Off-Site Development	8,129,000
	3.	Service Site Development	14,119,600
	4.	General Site Development	6,206,200
	5.	New Construction	118,960,100
	6.	Unconventional Energy Sources	558,800
	7.	Other - Fire Protection	2,213,200
	8.	Total Construction	<u>\$151,876,600</u>
D.	Construction Management Fees		\$12,226,066
E.	Tests		\$2,278,149
F.	Inspection		\$1,440,000
G.	Furniture and Moveable Equipment		\$3,688,300
	Total Items A through F	\$186,560,515	
H.	Contingencies		\$9,328,026
I.	Total Opinion of Probable Costs (Items A through H)		<u><u>\$195,888,541</u></u>

Note: Totals may not sum due to rounding.