

# **Coachella Valley Unified School District**

---

## **FEE JUSTIFICATION STUDY FOR NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL DEVELOPMENT**

---

November 2, 2022

**Coachella Valley Unified School District**

87-225 Church Street

Thermal, California 92274-0847

Tel: 760-848-1007

Fax: 760-398-1224

David Baucom, Director of Facilities, Planning & Development

# Table of Contents

---

Executive Summary .....	iii
Introduction .....	1
Description of the District.....	1
Legislative History .....	1
Reconstruction/Redevelopment .....	2
Methodology .....	3
Data Sources .....	4
Residential Development.....	5
Existing Facilities Capacity and Current Enrollment .....	5
New Dwelling Units.....	6
Student Generation Rates .....	7
Students Generated by New Development .....	8
School Facilities Required to Serve New Development.....	8
Estimated School Facilities Costs .....	9
Interim Housing .....	10
Total Estimated Cost per Student .....	11
School Facilities Impact per Dwelling Unit .....	12
Commercial/Industrial Development.....	14
School Facilities Impacts from New Commercial and Industrial Development .....	14
Estimated Number of Employees per Square Foot.....	14
Estimated Number of Employees Living & Working within the School District .....	15
Estimated Household Rate per Resident Worker.....	17
School Facilities Costs from New Commercial & Industrial Development .....	18
Commercial/Industrial Development Impact.....	21
Senior Citizen Housing .....	21
Conclusions & Statement of Findings .....	23
Appendices.....	25

Appendix A: Residential Development Projections

Appendix B: Student Generation Rate Analysis

Appendix C: Interim Housing Facilities Costs

# Table of Contents

---

## LIST OF TABLES

<b>Table</b>	<b>Description</b>	<b>Page</b>
<i>Table I</i>	<i>Fiscal Year 2022/23 Student Enrollment</i>	<i>5</i>
<i>Table II</i>	<i>Existing School Facilities Capacity</i>	<i>6</i>
<i>Table III</i>	<i>Projected Future Residential Units</i>	<i>6</i>
<i>Table IV</i>	<i>Mitigated Developments</i>	<i>6</i>
<i>Table V</i>	<i>Unmitigated New Dwelling Units</i>	<i>7</i>
<i>Table VI</i>	<i>District-Wide Student Generation Rate</i>	<i>7</i>
<i>Table VII</i>	<i>Student Generation by Unmitigated New Dwelling Units</i>	<i>8</i>
<i>Table VIII</i>	<i>School Facilities Required for New Development (Unmitigated)</i>	<i>8</i>
<i>Table IX</i>	<i>Estimated Facilities Costs (Excluding Interim Housing and Administrative Facilities)</i>	<i>9</i>
<i>Table X</i>	<i>Costs for Interim Housing Facilities</i>	<i>10</i>
<i>Table XI</i>	<i>Total Estimated Facilities Costs</i>	<i>10</i>
<i>Table XII</i>	<i>Total Facilities Costs per Student</i>	<i>11</i>
<i>Table XIII</i>	<i>Total Facilities Costs per Dwelling Unit</i>	<i>11</i>
<i>Table XIV</i>	<i>Comparison of Facilities Costs to Currently Authorized Statutory (Level I) Fee</i>	<i>12</i>
<i>Table XV</i>	<i>Region-wide Employment per 1,000 Square Feet by Development Type</i>	<i>14</i>
<i>Table XVI</i>	<i>Estimated Resident Employees within the Coachella Valley</i>	<i>15</i>
<i>Table XVII</i>	<i>Resident Employee Generation Factors by Business Type</i>	<i>15</i>
<i>Table XVIII</i>	<i>Household Generation Rate</i>	<i>16</i>
<i>Table XIX</i>	<i>Household Generation for Commercial/Industrial Land Uses</i>	<i>16</i>
<i>Table XX</i>	<i>Gross School Facilities Impact for Commercial/Industrial Land Uses</i>	<i>17</i>
<i>Table XXI</i>	<i>Unmitigated Net Facilities Cost per Dwelling Unit</i>	<i>18</i>
<i>Table XXII</i>	<i>Unmitigated Net School Facilities Impact for Commercial/Industrial Land Uses</i>	<i>18</i>

---

## EXECUTIVE SUMMARY

---

This Fee Justification Report (“Report”) for Residential and Commercial/Industrial Development has been prepared by Special District Financing & Administration (“SDFA”) for the purpose of identifying the impact of projected future development on the school facilities of the Coachella Valley Unified School District (“CVUSD” or “District”) and determining the extent to which a nexus between said development and the need for school facilities and the cost of school facilities. This Report also considers the ability of the District’s current facilities to accommodate the impact of demand from projected new development. Finally, this Report seeks to identify the actual 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 Education of the District with the required information to make the necessary findings set forth in Government Code section 66001 et seq., and in accordance with Government Code section 65995 et seq., in order to authorize the District’s collection of the statutory fees allowed by the State of California (“State”) (“Statutory Fees”). In February 2022, the State Allocation Board (“SAB”) adjusted the Statutory Fee for a unified school district (TK-12) to \$4.79 per square foot of assessable space for new residential development and \$0.78 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 District currently collects \$4.08 per square foot for new residential construction and \$0.66 per square foot for new commercial/industrial construction.

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 transitional 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 September 2022, is 16,497 students with excess capacity at elementary, middle, and high school facility levels.*
- *Approximately 23,737 new dwelling units (“New Dwelling Units”) are anticipated to be constructed within the jurisdictional boundaries of the District by the year 2045. Of these New Dwelling Units, approximately thirty-one percent (specifically 31.08%) have mitigated the impact of their development through a mitigation agreement (“Mitigated Developments”).*
- *Enrollment and housing estimates indicate that approximately one elementary/middle/high school students are generated from every two homes constructed.*

- 
- *Approximately 4.88 additional elementary schools, 1 middle school and 1 high school 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 \$105,189 per elementary school student, \$97,117 per middle school student and approximately \$97,167 per high school student. Estimated school facilities costs per Unmitigated New Dwelling Unit is approximately \$56,118.*
  - *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 2,571 square feet. Based upon the average square footage, the District would need to collect approximately \$21.83 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 \$4.79 per square foot of assessable space. Thus, the District is justified in collecting the currently authorized Statutory Fee 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 \$1.01 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 \$0.78 per square foot of chargeable covered and enclosed space. Thus, the District is justified in collecting the current 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.

### 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 assessed values, except in the case of ownership transfers, to two percent (2%). This action, combined with a compounding need for new construction monies caused significant hardships in many school districts during the early 1980's.

In 1986 the State legislature attempted to address this funding shortfall through the enactment of Assembly Bill 2926 ("School Fee Legislation") which provided for the imposition of development fees on new residential and commercial/industrial construction. The School Fee Legislation provides that development fees are to be collected prior to the issuance of a building permit. Furthermore, no city or county is authorized to issue a building permit for new residential or commercial/industrial projects unless it first certifies with the appropriate school 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” exist between the type and the amount of a development fee imposed and the cost of the benefit to be derived from the fee. Specifically, Section 66001 of the Government Code with respect to the imposition of development fees provides, in pertinent part, that any action establishing, increasing, or imposing a fee on new development shall do all 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 to serve Unmitigated New Development (Table VIII) or to the cost of such school facilities (Tables IX, X and XI).

Recent legislation expounded the parameters of attached and detached living areas which are attached or detached from the primary single-family or multifamily dwelling unit. These housing types are generally referred to as Accessory Dwelling Units (or ADUs), and Junior Accessory Dwelling Units (JADUs). Whether these types of dwelling units are called casitas, granny flats, in-law units, accessory units, or converted living space, these constructed areas are intended to provide an area for living and sleeping – whether the facilities and provisions for living, sleeping, eating, cooking, and sanitation are within that living space or within (or adjacent to) the attached single-family or multifamily dwelling unit. The District recognizes that students are generated from these types of living areas and will levy the appropriate residential construction fee rate for these types of construction projects.

The development fees currently authorized under Education Code section 17620 and Government Code 65995 (“Statutory School Fees”) as of February 23, 2022 for unified school districts are \$4.79 per square foot of new residential construction (“Residential Fee”) and \$0.78 per square foot of new commercial/industrial development (“Commercial/Industrial Fee”) both, (“Level I Fee”). These development fees may next be increased by the State Allocation Board in 2024, 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 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. Further, the District may review, evaluate and determine on a case-by-case basis, the additional impacts by comparing the projected square footage, student generation and cost impacts of the proposed Reconstruction project (whether one unit or multiple units) and the pre-existing residential, commercial and/or industrial development. In conducting this review and analysis, the District may take into consideration the type of unit being constructed in comparison with unit type being replaced (e.g., the impact of an existing single family detached home being demolished and replaced with a triple-unit townhome). Such analysis shall utilize the student generation rates identified in this Report.

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, historical student generation rates and facilities cost estimates. The primary information source regarding future housing projections is the Southern California Association of Governments (“SCAG”). Some of the data for determining commercial/industrial impacts was prepared by Sourcepoint, a non-profit entity supported by the San Diego Association of Governments (“SANDAG”), and additional data was derived from the 1990 and 2002 SANDAG Behavior Survey, and data from the US Census Bureau. 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 September 2022. Facilities cost estimates were prepared using cost information obtained from the District’s Facilities Department and reviewed and approved by the District’s architect. The average dwelling unit size was calculated with data received from the issuing agencies.

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 2022/23 school year at each grade level of the District is as follows:

**Table I**  
**Fiscal Year 2022/23 Student Enrollment**

<b>Grades</b>	<b>2022/23 Enrollment <sup>[1]</sup></b>
Transitional Kindergarten & Kindergarten	1,267
First	1,169
Second	1,155
Third	1,170
Fourth	1,187
Fifth	1,167
Sixth	1,202
Special Programs	454
Seventh	1,198
Eighth	1,150
Special Programs	184
Ninth	1,178
Tenth	1,168
Eleventh	1,205
Twelfth	1,171
Special Programs	472
<b>Total 2021/22 Enrollment</b>	<b>16,497</b>

[1] Weekly Enrollment Report, September 2022

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 the fall 2022 capacity demonstrates that the District has excess capacity at its elementary, middle and high school levels to accommodate students from new development.

**Table II**  
**Fall 2022 School Facilities Capacity**

School Level	Fall 2022 Capacity	2022/23 Enrollment	Capacity Surplus/(Deficit)
Elementary School (Grades TK-6)	12,216	8,771	3,445
Middle Schools (Grades 7-8)	2,828	2,532	296
High School (Grades 9-12)	5,960	5,194	766
<b>Total</b>	<b>21,004</b>	<b>16,497</b>	<b>4,507</b>

## New Dwelling Units

Based upon the most recent population and housing estimates of the Southern California Association of Governments (“SCAG”) and corroborated by planning departments of the agencies within the boundaries of the District and certificates of compliance issued by the District, it is anticipated that the percentage of growth in population and housing experienced within the District during the past decade will continue in the future. As detailed herein, this growth has a direct nexus to enrollment. Appendix A summarizes the most recent housing estimates provide by SCAG for the property within the boundaries of the District for the years 2020, 2030, 2035 and 2045. Appendix A also provides the calculation of estimated dwelling units to exist as of January 1, 2022. Table III provides the calculation of the increase in dwelling units expected to occur within the jurisdictions in which CVUSD provides school facilities to the year 2045.

**Table III**  
**Projected Future Residential Units**

January 1, 2022 Residential Units	January 1, 2045 Residential Units	Net Increase in Residential Units	Percent Increase in Dwelling Units
29,809	53,546	23,737	79.63%

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 new mitigated development (“Mitigated Dwelling Units”). Both the impact from these Mitigated Dwelling 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 Dwelling Units**

<b>Project Name</b>	<b>Total Future Mitigated Dwelling Units</b>
PGA West	206
Kohl Ranch	7,171
<b>Total</b>	<b>7,377</b>

Total Projected New Dwelling Units identified in Table III less the Mitigated Dwelling Units identified in Table IV is equal to the total projected Unmitigated Dwelling Units to be built within the District by 2045. This calculation is shown in the table below:

**Table V**  
**Unmitigated New Dwelling Units**

<b>Future Residential Dwelling Units</b>	<b>Total Dwelling Units</b>
Total Projected New Residential Units	23,737
Unpermitted Mitigated Dwelling Units	7,377
<b>Unmitigated New Dwelling Units</b>	<b>16,360</b>

## 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 Level	Generation Rate
Elementary School (Grades TK-6)	0.2942
Middle Schools (Grades 7-8)	0.0849
High School (Grades 9-12)	0.1742
<b>Total</b>	<b>0.5533</b>

## 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**

School Level	Unmitigated New Dwelling Units	Student Generation Rate	Students Generated
Elementary School (Grades TK-6)	16,360	0.2942	4,813
Middle Schools (Grades 7-8)	16,360	0.0849	1,389
High School (Grades 9-12)	16,360	0.1742	2,850
<b>Total</b>			<b>9,052</b>

## 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 68.92%. Of the 3,445 excess elementary school seats, 1,071 seats are allocated to Mitigated Developments and the remainder, or 2,374 seats, are available to lower the needs of future Unmitigated New Dwelling Units. Of the 296 excess middle school seats, 92 seats are allocated to Mitigated Developments and the remainder, or 204 seats, are available to lower the needs of future Unmitigated New Dwelling Units. Of the 766 excess high school seats, 238 seats are allocated to Mitigated Developments and the remainder, or 528 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 Level	Unmitigated Future Students	Excess Seats Allocated to Unmitigated New Dwelling Units	Net Future Students	Capacity per School Level	Required New Schools
Elementary School (Grades TK-6)	4,813	2,374	2,439	500	4.88
Middle Schools (Grades 7-8)	1,389	204	1,185	1,200	0.99
High School (Grades 9-12)	2,850	528	2,322	2,200	1.06
<b>Total</b>	<b>9,052</b>	<b>3,106</b>	<b>5,946</b>		

### 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. TK-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.

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 <sup>[1][2]</sup>	Facilities Cost for Required Schools <sup>[3]</sup>	Total Facilities Cost
<b>Elementary School (Grades TK-6)</b>	<b>4.88</b>	<b>\$985,600</b>	<b>\$242,352,266</b>	<b>\$243,337,866</b>
<i>District Owned TK-12 Site</i>	1.00	\$0	\$45,411,297	\$45,411,297
<i>District Owned TK-6 Site</i>	3.00	\$0	\$152,273,945	\$152,273,945
<i>New Site</i>	0.88	\$985,600	\$44,667,024	\$45,652,624
<b>Middle Schools (Grades 7-8)</b>	<b>0.99</b>	<b>\$0</b>	<b>\$107,897,241</b>	<b>\$107,897,241</b>
<i>District Owned TK-12 Site</i>	0.99	\$0	\$107,897,241	\$107,897,241
<i>District Owned 7-12 Site</i>	0.00	\$0	\$0	\$0
<i>District Owned 7-8 Site</i>	0.00	\$0	\$0	\$0
<i>New Site</i>	0.00	\$0	\$0	\$0
<b>High School (Grades 9-12)</b>	<b>1.06</b>	<b>\$0</b>	<b>\$211,539,812</b>	<b>\$211,539,812</b>
<i>District Owned TK-12 Site</i>	1.00	\$0	\$199,809,706	\$199,809,706
<i>District Owned 7-12 Site</i>	0.06	\$0	\$11,730,106	\$11,730,106
<i>New Site</i>	0.00	\$0	\$0	\$0
<b>Total</b>				<b>\$562,774,919</b>

[1] Site cost is not included for school 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 the Elementary School level is based on recent estimates for the construction of North Shore Elementary. Facilities Cost for the Middle School and High School levels are based on prior estimates adjusted by the most recently adopted changes to the SAB cost index. The identified cost per school type for schools expected to be constructed on the District owned TK-12 and 7-12 complex sites may be lower as cost savings are expected when school types (i.e. grades TK-12 or grades 7-12) are combined based on site size and configuration.

## 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 \$5,420 per elementary school student, \$6,065 per middle school student and \$6,065 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	Interim Housing Cost Per Student	Total Cost
Elementary School (Grades TK-6)	2,439	\$5,420	\$13,218,391
Middle Schools (Grades 7-8)	1,185	\$6,065	\$7,186,687
High School (Grades 9-12)	2,322	\$6,065	\$14,082,267
<b>Total</b>	<b>5,946</b>		<b>\$34,487,345</b>

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	Interim Housing	Total Cost
Elementary School (Grades TK-6)	\$243,337,866	\$13,218,391	\$256,556,256
Middle Schools (Grades 7-8)	\$107,897,241	\$7,186,687	\$115,083,928
High School (Grades 9-12)	\$211,539,812	\$14,082,267	\$225,622,080
<b>Total</b>	<b>\$562,774,919</b>	<b>\$34,487,345</b>	<b>\$597,262,264</b>

**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	Net Future Students	Cost Per Student
Elementary School (Grades TK-6)	\$256,556,256	2,439	\$105,189.12
Middle Schools (Grades 7-8)	\$115,083,928	1,185	\$97,117.24
High School (Grades 9-12)	\$225,622,080	2,322	\$97,167.13
<b>Total</b>	<b>\$597,262,264</b>	<b>5,946</b>	



## 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 (Grades TK-6)	\$105,189.12	0.2942	\$30,946.64
Middle Schools (Grades 7-8)	\$97,117.24	0.0849	\$8,245.25
High School (Grades 9-12)	\$97,167.13	0.1742	\$16,926.51
<b>Total</b>		<b>0.5533</b>	<b>\$56,118.41</b>

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 2,571 square feet. Dividing the total facilities cost per dwelling unit by the average size of a dwelling unit yields a school facilities cost of \$21.83 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 \$21.83 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 \$21.83 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 \$4.79 per square foot of assessable space for a unified school district (TK-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**

<b>Facilities Cost Per Dwelling Unit</b>	<b>Facilities Cost Per Square Foot of Assessable Space</b>	<b>Statutory Level I Fee Per Square Foot of Assessable Space</b>	<b>(Unfunded) Need Per Square Foot of Assessable Space</b>
\$56,118.41	\$21.83	\$4.79	(\$17.04)

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<sup>(1)</sup>**

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 (Multi. Shifts) *	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
Self-Storage	34,191	2	0.058

[1] Source: SANDAG Publication April 2002, Traffic Generators Guide except as noted by \*. Asterisked development types were sourced from a previous Sourcepoint 1990 Study.

## 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. Of the employees identified as residing within the CVUSD, approximately 53.80% (i.e., an REGR of .5380) reported working within their place of residence.

**Table XVI**  
**Estimated Resident Employees within the Coachella Valley**

Jurisdiction	Total Estimated Employees	Estimated Number of Resident Employees	Residential Employee Generation Rate
Coachella Valley Unified School District	36,567	19,673	53.80%

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 0.031 employees for *Self-Storage* to a high of 4.903 employees for *Restaurants*.

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

Development Type	Average Employees Per 1,000 Square Feet	Resident Employee Generation Rate	Resident Employee Generation Rate Per Development Type
Banks	2.825	0.5380	1.520
Car Dealers	2.005	0.5380	1.079
Commercial Offices (<100,000 square feet)	4.797	0.5380	2.581
Commercial Offices (>100,000 square feet)	4.316	0.5380	2.322
Commercial Strip Centers	1.807	0.5380	0.972
Community Shopping Center	2.155	0.5380	1.159
Corporate Office (Single User)	2.686	0.5380	1.445
Discount Retail Club	1.671	0.5380	0.899
Industrial Parks (No Commercial)	1.777	0.5380	0.956
Industrial Plants (Multi. Shifts)	2.530	0.5380	1.361
Industrial/Business Parks	3.519	0.5380	1.893
Lodging	1.133	0.5380	0.610
Medical Offices	4.265	0.5380	2.295
Neighborhood Shopping Center	2.517	0.5380	1.354
Regional Shopping Center	1.856	0.5380	0.999
Restaurants	9.113	0.5380	4.903
Scientific Research & Development	3.043	0.5380	1.637
Self-Storage	0.058	0.5380	0.031

### 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), 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
19,673	26,176	75.16%

By applying the household generation rate of 75.16% 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	Household Generation Rate	District Households Per 1,000 Sq. Ft. per Development Type
Banks	1.520	0.7516	1.142
Car Dealers	1.079	0.7516	0.811
Commercial Offices (<100,000 square feet)	2.581	0.7516	1.940
Commercial Offices (>100,000 square feet)	2.322	0.7516	1.745
Commercial Strip Centers	0.972	0.7516	0.731
Community Shopping Center	1.159	0.7516	0.871
Corporate Office (Single User)	1.445	0.7516	1.086
Discount Retail Club	0.899	0.7516	0.676
Industrial Parks (No Commercial)	0.956	0.7516	0.719
Industrial Plants (Multi. Shifts)	1.361	0.7516	1.023
Industrial/Business Parks	1.893	0.7516	1.423
Lodging	0.610	0.7516	0.458
Medical Offices	2.295	0.7516	1.725
Neighborhood Shopping Center	1.354	0.7516	1.018
Regional Shopping Center	0.999	0.7516	0.751
Restaurants	4.903	0.7516	3.685
Scientific Research & Development	1.637	0.7516	1.230
Self-Storage	0.031	0.7516	0.023

**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 \$1.29 to \$206.80 per square foot of development.

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

Development Type	District Households Per 1,000 Sq. Ft. per Development Type	School Facilities Cost Per Dwelling Unit	District Households Per 1,000 Sq. Ft. per Development Type
Banks	1.142	\$56,118.41	\$64.09
Car Dealers	0.811	\$56,118.41	\$45.51
Commercial Offices (<100,000 square feet)	1.940	\$56,118.41	\$108.87
Commercial Offices (>100,000 square feet)	1.745	\$56,118.41	\$97.93
Commercial Strip Centers	0.731	\$56,118.41	\$41.02
Community Shopping Center	0.871	\$56,118.41	\$48.88
Corporate Office (Single User)	1.086	\$56,118.41	\$60.94
Discount Retail Club	0.676	\$56,118.41	\$37.94
Industrial Parks (No Commercial)	0.719	\$56,118.41	\$40.35
Industrial Plants (Multi. Shifts)	1.023	\$56,118.41	\$57.41
Industrial/Business Parks	1.423	\$56,118.41	\$79.86
Lodging	0.458	\$56,118.41	\$25.70
Medical Offices	1.725	\$56,118.41	\$96.80
Neighborhood Shopping Center	1.018	\$56,118.41	\$57.13
Regional Shopping Center	0.751	\$56,118.41	\$42.14
Restaurants	3.685	\$56,118.41	\$206.80
Scientific Research & Development	1.230	\$56,118.41	\$69.03
Self-Storage	0.023	\$56,118.41	\$1.29

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	\$4.79
Average Square Feet of Dwelling Unit	2,571
Facilities Cost Per Dwelling Unit	\$56,118.41
Less: Fee Per D/U From New Residential Construction	(\$12,315.09)
<b>Net Deficit Per D/U After Residual Fee</b>	<b>\$43,803.32</b>

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 1,000 Square Feet of Commercial/Industrial Development	Required Commercial/Industrial Fee (per Square Foot) With the Statutory Level I Fee Paid
Banks	1.142	\$50.02
Car Dealers	0.811	\$35.52
Commercial Offices (<100,000 square feet)	1.940	\$84.98
Commercial Offices (>100,000 square feet)	1.745	\$76.44
Commercial Strip Centers	0.731	\$32.02
Community Shopping Center	0.871	\$38.15
Corporate Office (Single User)	1.086	\$47.57
Discount Retail Club	0.676	\$29.61
Industrial Parks (No Commercial)	0.719	\$31.49
Industrial Plants (Multi. Shifts)	1.023	\$44.81
Industrial/Business Parks	1.423	\$62.33
Lodging	0.458	\$20.06
Medical Offices	1.725	\$75.56
Neighborhood Shopping Center	1.018	\$44.59
Regional Shopping Center	0.751	\$32.90
Restaurants	3.685	\$161.42
Scientific Research & Development	1.230	\$53.88
Self-Storage	0.023	\$1.01

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 \$1.01 and \$161.42 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 \$0.78 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 \$0.78 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<sup>[1]</sup>, 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<sup>[2]</sup> 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.*

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

<sup>[2]</sup> Government Code Section 53080 was revised to Education Code Section 17620.

The District must exercise discretion in determining whether a particular project qualifies as “senior citizen housing” for the purpose of imposing developer fees. (See California Ranch Homes Development Co. v. San Jacinto Unified School Dist. (1993) 17 Cal.App.4th 573, 580–581.) The District also acknowledges that students typically do not reside in senior citizen housing units unless the CC&Rs permit such living arrangements. 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 \$0.78 per square foot. The District will require proof that such senior units are indeed restricted to seniors (i.e. a copy of the recorded CC&Rs or deed(s)) and reserves the right to revoke a Certificate of Compliance and/or require payment of difference of the amount per square foot paid to the then current amount of developer fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students to reside such the housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond initial approval, the District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial rate. Such cooperation could take the form of an agreement by the developer to record a condition upon the property that then current residential fees would be due to be paid should the residency requirements change to allow students to reside on the property.

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 and/or acquisition 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 for financings issued for the purpose of providing new school 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. The fees may also be used to pay for the installation of interim facilities and to pay for the costs of replacing interim facilities with permanent facilities.*
- *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 \$21.83 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 \$4.79 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 \$1.01 and \$161.42 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 \$0.78 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: SCAG Residential Development Projections**

**Appendix B: Student Generation Rate Analysis**

**Appendix C: Interim Housing Facilities Costs**

## **Appendix A: SCAG Residential Development Projections**

**Appendix A: Residential Development Projections**  
**Coachella Valley Unified School District**  
Source: Southern California Association of Governments  
2020 Connect SoCal (Regional Transportation Plan /Sustainable Communities Strategy)\*  
Data Adopted: April 2020

Tier2 (TAZ)	Location	Percent in District**	2020 Households	2030 Households	2035 Households	2045 Households
43564200	Coachella	86.73%	1530.80	1741.56	1873.39	2171.74
43565200	Coachella	13.51%	21.75	22.97	23.10	23.24
43565300	Coachella	14.12%	4.24	4.24	4.24	4.24
43565500	Coachella	68.54%	12.34	12.34	12.34	12.34
43567100	Coachella	12.35%	34.46	34.46	34.46	34.46
43567300	Coachella	0.02%	0.01	0.01	0.01	0.01
43567600	Coachella	0.16%	0.00	0.00	0.00	0.00
43569100	Coachella	100.00%	1037.00	1242.00	1368.00	1657.00
43569200	Coachella	100.00%	1058.00	1058.00	1058.00	1058.00
43570100	Coachella	100.00%	175.00	175.00	175.00	175.00
43570200	Coachella	100.00%	713.00	985.00	1155.00	1541.00
43571100	Coachella	99.88%	34.96	63.93	81.90	123.86
43571200	Coachella	99.87%	1550.99	2077.31	2404.88	3148.92
43571300	Coachella	100.00%	1024.00	1973.00	2562.00	3905.00
43571400	Coachella	100.00%	1296.00	1609.00	1803.00	2246.00
43573100	Coachella	100.00%	644.00	644.00	644.00	644.00
43573200	Coachella	100.00%	779.00	779.00	779.00	779.00
43574100	Coachella	100.00%	848.00	1027.00	1138.00	1391.00
43574200	Coachella	100.00%	435.00	663.00	804.00	1126.00
43575100	Coachella	7.25%	2.25	2.25	2.25	2.25
43575400	Coachella	0.21%	0.42	0.42	0.42	0.42
43576100	Coachella	100.00%	36.00	36.00	36.00	36.00
43576200	Coachella	35.66%	0.36	0.36	0.36	0.36
43576300	Coachella	99.78%	42.91	42.91	42.91	42.91
43576500	Coachella	99.61%	0.00	0.00	0.00	0.00
43578100	Coachella	67.04%	13.41	13.41	13.41	13.41
43578200	Coachella	0.23%	0.06	0.06	0.06	0.06
43578300	Coachella	99.96%	0.00	0.00	0.00	0.00
43578400	Coachella	0.37%	0.78	1.04	1.07	1.10
43578500	Coachella	52.95%	11.65	11.65	11.65	11.65
43578600	Coachella	83.12%	0.00	0.00	0.00	0.00
43578900	Coachella	0.04%	0.00	0.00	0.00	0.00
43584100	Coachella	95.87%	2623.90	6613.92	9094.98	14742.55
43585100	Coachella	0.14%	0.24	0.32	0.32	0.33
43586100	Coachella	0.03%	0.00	0.00	0.00	0.00
43576400	Coachella	0.01%	0.00	0.00	0.00	0.00
43545200	Indio	0.16%	3.45	3.67	3.77	3.97
43553100	Indio	99.99%	889.91	889.91	889.91	889.91
43553200	Indio	99.91%	941.20	941.20	941.20	941.20
43554100	Indio	0.23%	0.64	0.64	0.64	0.64
43554200	Indio	99.33%	143.04	143.04	143.04	143.04
43554300	Indio	0.10%	0.38	0.38	0.38	0.38
43564100	Indio	0.52%	6.43	6.43	6.43	6.43
43564200	Indio	13.24%	233.69	265.86	285.98	331.53
43565100	Indio	100.00%	57.00	57.00	57.00	57.00
43565200	Indio	0.38%	0.6118	0.646	0.6498	0.6536
43565400	Indio	0.18%	0.03	0.03	0.03	0.03
43571100	Indio	0.05%	0.0189	0.03456	0.04428	0.06696
43553300	Indio	0.15%	1.61	2.31	2.64	3.19
43557100	Indio	0.09%	0.84	0.98	1.04	1.15
43568100	Indio	0.18%	1.77	2.35	2.56	2.89
43568300	Indio	0.18%	0.81	0.81	0.81	0.81
43571500	Indio	0.38%	0.01	0.01	0.01	0.01
43545200	La Quinta	0.05%	1.03488	1.10016	1.13232	1.19088
43552100	La Quinta	100.00%	2.00	2.00	2.00	2.00
43552200	La Quinta	9.90%	34.73	34.73	34.73	34.73
43552300	La Quinta	99.94%	607.61	607.61	607.61	607.61
43552400	La Quinta	100.00%	110.00	110.00	110.00	110.00
43552500	La Quinta	100.00%	181.00	181.00	181.00	181.00
43552600	La Quinta	100.00%	278.00	278.00	278.00	278.00
43554100	La Quinta	99.30%	278.04	278.04	278.04	278.04
43554200	La Quinta	0.67%	0.96	0.96	0.96	0.96
43554300	La Quinta	99.67%	362.80	362.80	362.80	362.80
43565400	La Quinta	0.17%	0.02	0.02	0.02	0.02
43566300	La Quinta	40.11%	104.68	171.26	179.28	186.90
43566400	La Quinta	46.73%	269.16	269.16	269.16	269.16
43566500	La Quinta	0.19%	0.15	0.15	0.15	0.15
43567200	La Quinta	17.44%	5.41	5.41	5.41	5.41
43567700	La Quinta	0.13%	0.09	0.09	0.09	0.09
43567800	La Quinta	0.29%	0.13	0.13	0.13	0.13
43597100	La Quinta	0.02%	0.01	0.01	0.01	0.01
14000100	Unincorporated - Imperial County	44.14%	104.18	104.62	104.62	104.62
14001100	Unincorporated - Imperial County	68.35%	2.05	2.05	2.05	2.05
14001200	Unincorporated - Imperial County	100.00%	2088.00	2088.00	2088.00	2088.00
14001300	Unincorporated - Imperial County	31.33%	0.31	0.31	0.31	0.31
14006100	Unincorporated - Imperial County	44.48%	82.29	137.89	148.56	162.80
14013100	Unincorporated - Imperial County	5.53%	0.17	0.17	0.17	0.17
43565200	Unincorporated - Riverside County	86.11%	138.6371	146.387	147.2481	148.1092
43565300	Unincorporated - Riverside County	85.88%	25.76	25.76	25.76	25.76
43565400	Unincorporated - Riverside County	99.65%	13.95	13.95	13.95	13.95
43565500	Unincorporated - Riverside County	31.46%	5.66	5.66	5.66	5.66
43566100	Unincorporated - Riverside County	100.00%	14.00	14.00	14.00	14.00
43566200	Unincorporated - Riverside County	100.00%	84.00	95.00	97.00	98.00
43566300	Unincorporated - Riverside County	45.28%	118.1808	193.3456	202.4016	211.0048
43566400	Unincorporated - Riverside County	53.27%	306.8352	306.8352	306.8352	306.8352
43566500	Unincorporated - Riverside County	99.81%	79.848	79.848	79.848	79.848



Tier2 (TAZ)	Location	Percent in District**	2020 Households	2030 Households	2035 Households	2045 Households
43566600	Unincorporated - Riverside County	100.00%	117.00	153.00	158.00	162.00
43566700	Unincorporated - Riverside County	100.00%	19.00	19.00	19.00	19.00
43566800	Unincorporated - Riverside County	100.00%	80.00	80.00	80.00	80.00
43566900	Unincorporated - Riverside County	100.00%	4.00	4.00	4.00	4.00
43567100	Unincorporated - Riverside County	87.65%	244.54	244.54	244.54	244.54
43567200	Unincorporated - Riverside County	82.56%	25.5936	25.5936	25.5936	25.5936
43567300	Unincorporated - Riverside County	99.98%	44.991	44.991	44.991	44.991
43567400	Unincorporated - Riverside County	100.00%	13.00	13.00	13.00	13.00
43567500	Unincorporated - Riverside County	100.00%	49.00	49.00	49.00	49.00
43567600	Unincorporated - Riverside County	99.84%	0.00	0.00	0.00	0.00
43567700	Unincorporated - Riverside County	99.87%	67.9116	67.9116	67.9116	67.9116
43567800	Unincorporated - Riverside County	99.71%	44.8695	44.8695	44.8695	44.8695
43571200	Unincorporated - Riverside County	0.04%	0.68332	0.9152	1.05952	1.38732
43575100	Unincorporated - Riverside County	92.75%	28.7525	28.7525	28.7525	28.7525
43575200	Unincorporated - Riverside County	100.00%	292.00	403.00	417.00	429.00
43575300	Unincorporated - Riverside County	100.00%	0.00	0.00	0.00	0.00
43575400	Unincorporated - Riverside County	99.79%	201.5758	201.5758	201.5758	201.5758
43577100	Unincorporated - Riverside County	100.00%	276.00	295.00	296.00	299.00
43577200	Unincorporated - Riverside County	100.00%	175.00	175.00	175.00	175.00
43577300	Unincorporated - Riverside County	100.00%	3.00	3.00	3.00	3.00
43577400	Unincorporated - Riverside County	100.00%	304.00	304.00	304.00	304.00
43577500	Unincorporated - Riverside County	100.00%	384.00	542.00	562.00	580.00
43577600	Unincorporated - Riverside County	100.00%	49.00	49.00	49.00	49.00
43577700	Unincorporated - Riverside County	100.00%	33.00	111.00	121.00	130.00
43577800	Unincorporated - Riverside County	100.00%	57.00	57.00	57.00	57.00
43577900	Unincorporated - Riverside County	100.00%	96.00	126.00	130.00	133.00
43578100	Unincorporated - Riverside County	32.96%	6.592	6.592	6.592	6.592
43578200	Unincorporated - Riverside County	99.77%	24.9425	24.9425	24.9425	24.9425
43578300	Unincorporated - Riverside County	0.04%	0.00	0.00	0.00	0.00
43578400	Unincorporated - Riverside County	99.63%	209.223	279.9603	287.9307	296.8974
43578500	Unincorporated - Riverside County	47.05%	10.351	10.351	10.351	10.351
43578600	Unincorporated - Riverside County	16.88%	0.00	0.00	0.00	0.00
43578700	Unincorporated - Riverside County	100.00%	53.00	53.00	53.00	53.00
43578800	Unincorporated - Riverside County	100.00%	5.00	5.00	5.00	5.00
43578900	Unincorporated - Riverside County	99.96%	3.9984	3.9984	3.9984	3.9984
43579100	Unincorporated - Riverside County	100.00%	173.00	202.00	205.00	208.00
43579200	Unincorporated - Riverside County	100.00%	63.00	63.00	63.00	63.00
43579300	Unincorporated - Riverside County	100.00%	6.00	6.00	6.00	6.00
43580100	Unincorporated - Riverside County	100.00%	3.00	3.00	3.00	3.00
43580200	Unincorporated - Riverside County	100.00%	8.00	8.00	8.00	8.00
43580300	Unincorporated - Riverside County	100.00%	9.00	9.00	9.00	9.00
43580400	Unincorporated - Riverside County	100.00%	223.00	249.00	252.00	255.00
43580500	Unincorporated - Riverside County	100.00%	218.00	273.00	280.00	286.00
43580600	Unincorporated - Riverside County	100.00%	0.00	0.00	0.00	0.00
43580700	Unincorporated - Riverside County	100.00%	1785.00	2266.00	2325.00	2381.00
43580800	Unincorporated - Riverside County	100.00%	20.00	23.00	24.00	24.00
43580900	Unincorporated - Riverside County	100.00%	67.00	67.00	67.00	67.00
43581100	Unincorporated - Riverside County	100.00%	18.00	18.00	18.00	18.00
43581200	Unincorporated - Riverside County	100.00%	268.00	620.00	662.00	703.00
43581300	Unincorporated - Riverside County	100.00%	24.00	24.00	24.00	24.00
43581400	Unincorporated - Riverside County	100.00%	18.00	18.00	18.00	18.00
43581500	Unincorporated - Riverside County	100.00%	2.00	2.00	2.00	2.00
43581600	Unincorporated - Riverside County	100.00%	17.00	17.00	17.00	17.00
43581700	Unincorporated - Riverside County	100.00%	108.00	108.00	108.00	108.00
43582100	Unincorporated - Riverside County	100.00%	0.00	1.00	1.00	1.00
43583100	Unincorporated - Riverside County	100.00%	44.00	74.00	78.00	81.00
43583200	Unincorporated - Riverside County	100.00%	188.00	381.00	405.00	428.00
43583300	Unincorporated - Riverside County	100.00%	607.00	1304.00	1389.00	1469.00
43583400	Unincorporated - Riverside County	100.00%	106.00	185.00	195.00	204.00
43583500	Unincorporated - Riverside County	100.00%	175.00	556.00	602.00	646.00
43585100	Unincorporated - Riverside County	22.30%	38.356	50.398	51.736	53.297
43586100	Unincorporated - Riverside County	81.19%	0.00	0.00	0.00	0.00
43597100	Unincorporated - Riverside County	98.90%	56.373	56.373	56.373	56.373
43597300	Unincorporated - Riverside County	100.00%	7.00	7.00	7.00	7.00
<b>Total:***</b>			<b>28,686.40</b>	<b>38,682.49</b>	<b>43,371.05</b>	<b>53,546.13</b>

**Estimate of Dwelling Unit to Exist on January 1, 2022**

Dwelling Units as of January 1, 2020	28,686
Certificates of Compliance Fiscal Years 2019/20 & 2020/21 ****	1,123
<b>Dwelling Units estimated to exist as of January 1, 2022</b>	<b>29,809</b>

\*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.

\*\*\*\*It was assumed that a six month lag exists between the issuance of a Certificate of Compliance by the District and the occupancy of a dwelling unit. The fiscal years of 2019/20 and 2020/21 thus provide completed units for the calendar years 2020 and 2021.

## **Appendix B: Student Generation Rate Analysis**

**Appendix B: Student Generation Rate Analysis**  
**Coachella Valley Unified School District**

<b>School Level</b>	<b>Elementary (Grades TK-6)</b>	<b>Middle (Grades 7-8)</b>	<b>High (Grades 9-12)</b>	<b>Total</b>
Students	8,771	2,532	5,194	16,497
Dwelling Units	29,809	29,809	29,809	29,809
<b>Student Generation Rate</b>	<b>0.2942</b>	<b>0.0849</b>	<b>0.1742</b>	<b>0.5534</b>

## **Appendix C: Interim Housing Facilities Costs**

**Appendix C: Interim Housing Facilities Costs  
Coachella Valley Unified School District**

**1.0 Per Classroom Costs**

	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
One time Site/Set-up Cost	20,466	20,466	20,466
Delivery	7,597	7,597	7,597
Removal	25,281	25,281	25,281
Incidentals	27,100	28,389	28,389
Rent per Year (\$950 per mo ES and \$580 per mo MS & HS)	19,983	19,983	19,983
<b>Total First Year Costs</b>	<b>\$100,427</b>	<b>\$101,717</b>	<b>\$101,717</b>
<i>Cost per each Additional Year</i>	19,983	19,983	19,983

**1.01 Totals**

Months Required	24	36	36
Classroom Cost	<b>\$111,827</b>	<b>\$141,683</b>	<b>\$141,683</b>

**1.02 Per Student Costs**

Classroom Loading	24	27	27
Cost per Student	<b>\$4,659</b>	<b>\$5,248</b>	<b>\$5,248</b>

**2.0 Per Restroom Costs**

	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
One time Site/Set-up Cost	70,029	70,029	70,029
Delivery	5,895	5,895	5,895
Removal	5,895	5,895	5,895
Incidentals	21,221	21,221	21,221
Rent per Year (approx. \$2041 per month)	24,492	24,492	24,492
<b>Total First Year Costs</b>	<b>\$127,532</b>	<b>\$127,532</b>	<b>\$127,532</b>
<i>Cost per each Additional Year(s)</i>	24,492	24,492	24,492

**2.01 Totals**

Months Required	24	36	36
Classroom Cost	<b>\$152,024</b>	<b>\$176,516</b>	<b>\$176,516</b>

**2.02 Per Student Costs**

Loading	200	216	216
Cost per Student	<b>\$760</b>	<b>\$817</b>	<b>\$817</b>