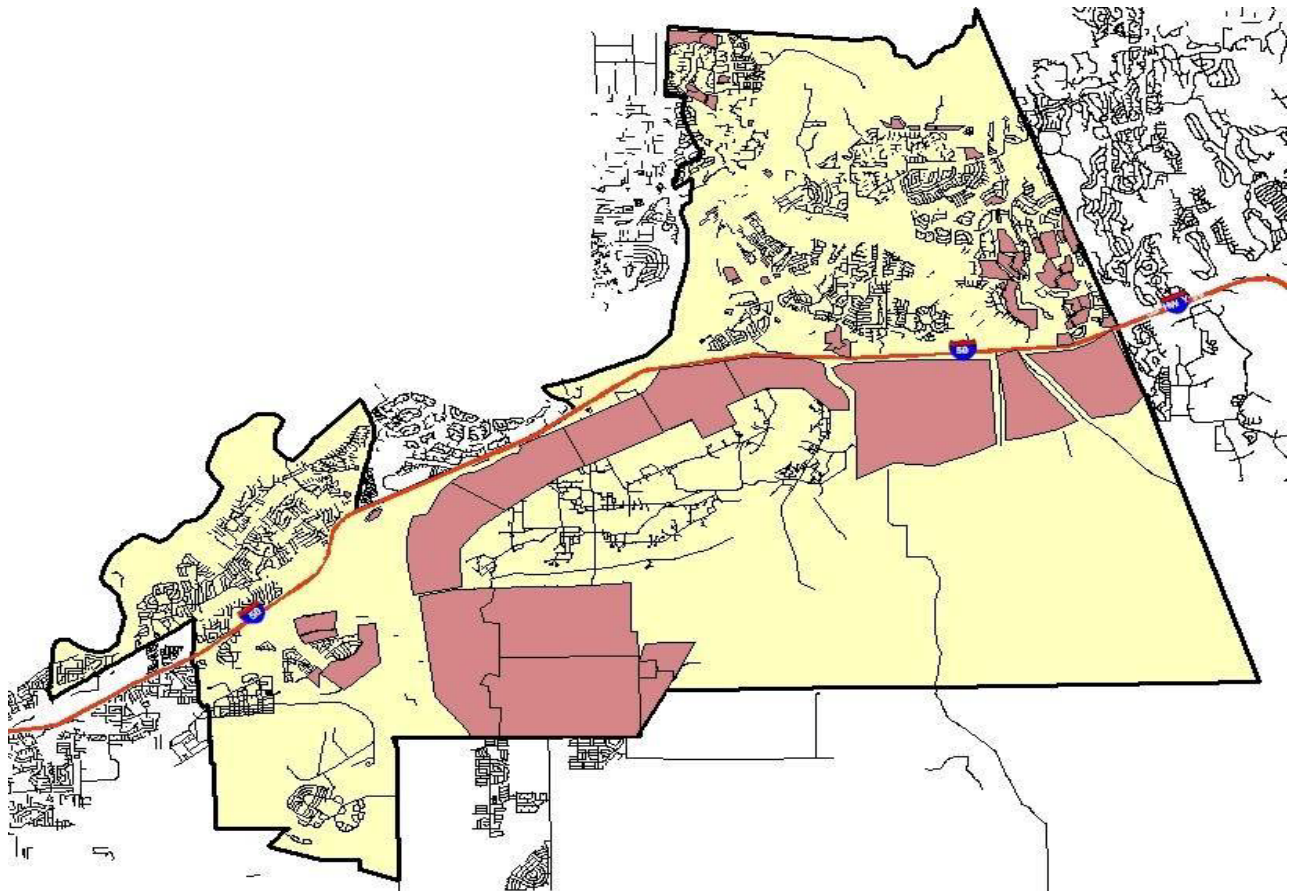


Section E: Development Impact

Proposed New Residential Development

At this time there is still a significant amount of vacant land available for development in the District. Based on information from developers and city and county planning department projections, this report estimates there will be a total of 35,998 planned new housing units in the proposed tract map below, of which 10,166 are planned to be built over the next ten years. In addition to this planned development, there is an estimated 20,131 dwelling units further in the future in the planning areas of Aerojet, East Area, Grant Line West and the unincorporated south/southeast. A detailed listing of proposed residential development as of March 2013 is in Appendix E.

Proposed Residential Development as of March 2013



School Facility Improvement Districts

The District created School Facility Improvement Districts (SFID) to better plan and to meet the financial demand for additional school facilities in different parts of the district. SFIDs are formed when school districts wish to limit the area within which voters will be entitled to vote on a bond measure or to limit the area within the school district to be taxed. The District currently has four SFID areas within the district boundaries. The following table lists the SFIDs, date of formation, and the area served. Maps of the SFIDs can be found in Appendix D.

FCUSD School Facility Improvement Districts

SFID	Year Formed	Area Served
SFID 1	2000	Cordova High Attendance Area, Rancho Cordova and Mather east to Prairie City Road
SFID 2	2001	Folsom High Attendance Area, Folsom and south of 50 from Prairie City Road to the county line
SFID 3	2005	Area south of Highway 50 from Sunrise Blvd east to the county line. This SFID overlay SFID 1 and 2.
SFID 4	2006	Rancho Cordova and Mather west of Sunrise Blvd. This SFID overlays part of SFID 1.

Student Yield Factors

To determine the potential impact of new students from proposed new housing developments, the district first needed to determine its Student Yield Factor (SYF). The SYF is calculated by the number of students living in new homes built over the last five years, divided by the number of housing units built during the same time period. The SYF is computed based upon regulatory requirements for five years only, while long-term student generation rates may vary significantly from the five-year trend computed to new homes only. The 2013-14 SYF for new housing units as shown in the most recent School Facility Needs Analysis is as follows:

Student Yield Factor

Grade Level	Single Family (SF)	Single Family Attached (SFA)	Multi-family (MF)
K-5	0.32	0.12	0.11
6-8	0.15	0.10	0.08
9-12	0.17	0.14	0.03
Special Education	0.03	0.02	0.01
Total	0.67	0.38	0.23

Development Impact in SFID 1/4: (Rancho Cordova East of Sunrise Boulevard)

There is one high school attendance area (HSAA) in SFID 4. This attendance area contains one high school, two middle schools and nine elementary schools. There are also two elementary schools not listed that were closed in 2010. The following shows the feeder schools of the Cordova High School attendance area.

***Cordova High School (SFID 1/4)
Attendance Area Feeder Schools***

Cordova High Attendance Area	
Mills Middle	Mitchell Middle
Cordova Gardens	Mather Heights
Cordova Meadows	Navigator
Cordova Villa	PJ Shields (portion)
PJ Shields (portion)	Rancho Cordova (portion)
Rancho Cordova (portion)	Williamson
White Rock	

Based on information from the planning department and local developers, proposed residential development in SFID 4 will produce approximately 481 single-family units, 56 single-family attached units and 377 multi-family units. This does not include any proposed development south of Highway 50 and east of Sunrise Boulevard. The following is a breakdown of the proposed development.

***Cordova High School Attendance Area (SFID 1/4)
Proposed Development***

Development	Feeder	Single Family (SF)	Single Family Attached (SFA)	Multi-family (MF)
Capital Village	Navigator/Mitchell	284		85
Shepherders Townhomes	Cordova Villa/Mills		56	
Stone Creek	Navigator/Mitchell	197		214
Summerset Apartments	Williamson/Mitchell			34
Terra Loma Condos	Cordova Meadows/Mills			11
The Crossings at RC	Rancho Cordova/Mills			12
Trinity Garden Estates	PJ Shields/Mitchell			21
Cordova High School AA Total		481	56	377

To estimate enrollment growth, the previously discussed student yield factors for each type of proposed development were multiplied by the estimated number of proposed new housing units to generate the estimated number of K-12 students. The following chart shows the total students generated in the Cordova High School attendance area.

**Cordova High School Attendance Area (SFID 1/4)
Students Generated from New Development**

Grade Level	Single Family (SF)	Students Generated	Single Family Attached (SFA)	Students Generated	Multi-Family (MF)	Students Generated	Total Students Generated
	481 Units		56 Units		377 Units		
K-5	0.32	154	0.12	7	0.11	42	203
6-8	0.15	72	0.10	6	0.08	30	108
9-12	0.17	82	0.14	8	0.03	11	101
Special Ed.	0.03	14	0.02	1	0.01	4	19
Total	0.67	322	0.38	22	0.23	87	431

The following table shows how the 455 students projected from the new development in the Cordova HSAA will affect schools in this attendance area.

**Cordova High School Attendance Area (SFID 1/4)
Schools Affected from Future Proposed Development**

School Site	K-5	6-8	9-12	Special Education	Total Students Generated
Cordova Meadows	2				431
Cordova Villa	7				
Navigator	187				
PJ Shields	2				
Rancho Cordova	1				
Williamson	4				
Mills Middle		2			
Mitchell Middle		106			
Cordova High			101		
Various				19	
Total SFID 1/4 Impact	203	108	101	19	

The development in SFID 1/4 will most likely be completed within the next 10 years, with the majority of the construction happening in the next five years. The estimated number of students generated is 431 K-12 students.

Development Impact in SFID 2: (Folsom North of Highway 50)

There are two high schools attendance areas in SFID 2. The Folsom HSAA includes the area in Folsom west of E Bidwell Street and the Vista del Lago HSAA includes the area in Folsom that is east of E Bidwell Street. The following details the feeder schools of each high school attendance area.

SFID 2 High School Attendance Area Feeder Schools

Folsom High Attendance Area	Vista del Lago High Attendance Area
Sutter Middle	Folsom Middle
Carl Sundahl Elementary	Blanche Sprentz Elementary
Gold Ridge Elementary	Empire Oaks Elementary
Natoma Station Elementary	Folsom Hills Elementary
SJ Gallardo Elementary	Oak Chan Elementary
T. Judah Elementary	Russell Ranch Elementary

Based on information from the planning department and local developers, proposed residential development in SFID 2 will generate approximately 1,643 single-family units, 232 single-family attached units and 484 multi-family units. This does not include any proposed development south of Highway 50. The following is a breakdown by high school attendance area.

**SFID 2
Proposed Development**

Development	Elementary Feeder	Single Family (SF)	Single Family Attached (SFA)	Multi-family (MF)
Addison Place	Theodore Judah	31		
American River Canyon	Carl Sundahl	44		
Barnhill Estates	Carl Sundahl	15		
Bidwell Homes	Theodore Judah	1	4	
Estacio Estates	Carl Sundahl	9		
Folsom Village	Theodore Judah	7		
Granite City Apartments	Theodore Judah			80
Leidesdorff Village	Theodore Judah	2	57	
Levy Acres	Theodore Judah	4		
The Island Subdivision	Theodore Judah	290		60
The Oaks at Will Springs	Gold Ridge	118		
Willow Bridge	Gold Ridge	115		
Folsom High School AA Total:		636	61	140
Broadstone 3	Russell Ranch	154		
Empire Ranch 2	Russell Ranch	664		344
La Colina dal Lago	Folsom Hills	27		
Lakeridge Estates	Folsom Hills	22		
Morning Walk	Folsom Hills	6		
Natoma Valley	Folsom Hills	79		
Parkway	Folsom Hills/Oak Chan	55	171	
Vista del Lago High School AA Total:		1,007	171	344
SFID 2 Total:		1,643	232	484

To estimate enrollment growth, the previously discussed student yield factors for each type of proposed development were multiplied by the number of proposed new housing units to generate the estimated number of K-12 students. The following charts show the total students generated from new development.

**Folsom High School AA
Students Generated from New Development**

Grade Level	Single Family (SF)	Students Generated	Single Family Attached (SFA)	Students Generated	Multi-Family (MF)	Students Generated	Total Students Generated
	636 Units		61 Units		140 Units		
K-5	0.32	204	0.12	7	0.11	15	226
6-8	0.15	95	0.10	6	0.08	11	112
9-12	0.17	108	0.14	9	0.03	4	121
Special Ed.	0.03	19	0.02	1	0.01	2	22
FHSAA	0.67	426	0.38	23	0.23	32	481

**Vista del Lago High School AA
Students Generated from New Development**

Grade Level	Single Family (SF)	Students Generated	Single Family Attached (SFA)	Students Generated	Multi-Family (MF)	Students Generated	Total Students Generated
	1,007 Units		171 Units		344 Units		
K-5	0.32	322	0.12	21	0.11	38	381
6-8	0.15	151	0.10	17	0.08	28	196
9-12	0.17	171	0.14	24	0.03	10	205
Special Ed.	0.03	30	0.02	3	0.01	3	36
VDLAA Total	0.67	674	0.38	65	0.23	79	818

The following table shows the students generated from proposed development in SFID over the next ten years by high school attendance area.

Students Generated from SFID 2 Proposed Development

Grade Level	Folsom High AA	Vista del Lago AA	Total Students Generated
K-5	226	381	607
6-8	112	196	308
9-12	121	205	326
Special Ed.	22	36	58
Total	481	818	1,299

To determine how the future 1,299 students will impact each school site, the following two high school attendance area charts lists each elementary, middle and high school and the number of projected students anticipated from new development.

Schools Affected from Future SFID 2 Proposed Development

Grade Level	K-5 Pupils	6-8 Pupils	9-12 Pupils	Special Education	Total Pupils
Folsom HSAA:					
Carl Sundahl	22				
Gold Ridge	75				
Theodore Judah	129				
Sutter Middle		112			
Folsom High			121		
Various Sites				22	
FHSAA Total	226	112	121	22	
Vista del Lago HSAA:					
Folsom Hills	76				
Oak Chan	5				
Russell Ranch	300				
Folsom Middle		196			
Vista del Lago High			205		
Various				36	
VdL HSAA Total	381	196	205	36	
SFID 2 Total	607	308	326	58	1,299

Development Impact in SFID 3: (Undeveloped Area South of Highway 50, East of Sunrise Blvd)

No schools currently exist in SFID 3. There are approximately 52,856 housing units currently planned within this area. Based on information from the planning department and local developers, proposed residential development in SFID 3 will produce approximately 29,870 single-family units, 13,150 single-family attached units and 9,836 multi-family units.

**SFID 3
Proposed Development**

Development	Single Family (SF)	Single Family Attached (SFA)	Multi-family (MF)	Total
Easton		1,194	450	1,644
Glenborough	1,659	627	953	3,239
Westborough	2,179	1,716	1,111	5,006
North Douglas I/II	819			819
Heritage Falls	206			206
Rio del Oro	7,593	2,048	1,960	11,601
Folsom Planning Area	4,648	3,630	1,932	10,210
Aerojet Planning Area	2,435	785	700	3,920
Grant Line West Planning Area	1,760	700	615	3,075
East Planning Area	1,821	700	615	3,136
Unincorporated East/Southeast Area	6,750	1,750	1,500	10,000
SFID 3 Total	29,870	13,150	9,836	52,856

To estimate enrollment growth, the previously discussed student yield factors for each type of proposed development were multiplied by the estimated number of proposed new housing units to generate the estimated number of K-12 students. The following chart shows the total students generated in SFID 3.

**SFID 3
Students Generated from New Development**

Grade Level	Single Family (SF)	Students Generated	Single Family Attached (SFA)	Students Generated	Multi-Family (MF)	Students Generated	Total Students Generated
	29,870 Units		13,150 Units		9,725 Units		
K-5	0.32	9,558	0.12	1,578	0.11	1,082	12,218
6-8	0.15	4,481	0.10	1,315	0.08	787	6,583
9-12	0.17	5,078	0.14	1,841	0.03	373	7,292
Special Ed.	0.03	896	0.02	263	0.01	98	1,257
SFID 3 Total	0.67	20,013	0.38	4,997	0.23	2,340	27,350

It will take at least 25-50 years to fully build out this area. It is anticipated that 10,166 (19.2%) of the proposed units will be constructed over the next 10 years, generating approximately 5,251 of the 27,350 projected pupils. Existing schools will need to temporarily house pupils from SFID 3 until facilities can be built for these students. It is

the goal of the District to build and open new schools once enough students are living in the development to financially support the operation of the school.

Summary

Total Estimated Dwelling Units and Students Generated from Proposed Development

Grade Level	SFID 1 / 4 Existing Rancho Cordova	SFID 2 Existing Folsom	SFID 3 Undeveloped Area South of Hwy 50	Total Students Generated
	914 Units	2,359 Units	52,856 Units	56,129 Units
K-5	203	607	12,218	13,028
6-8	108	308	6,583	6,999
9-12	101	326	7,292	7,719
Special Ed.	19	58	1,257	1,334
Total	431	1,299	27,350	29,080

SFID 1/4 – Rancho Cordova Area Schools

- There are 914 planned residential units within the School Facility Improvement District 4.
- Current build-out projections show the residential units being completed in the next 10 years, with the highest density of construction within the next five years. See Appendix E for detailed build-out projections.
- The planned residential units will generate an additional 431 grade K-12 pupils for the District to house.

SFID 2 – Folsom (north of Highway 50)

- There are 2,359 planned residential units within the School Facility Improvement District 2.
- Current build-out projections show the residential units being completed in the next 10 years. See Appendix E for detailed build-out projections.
- The planned residential units will generate an additional 1,299 grade K-12 pupils for the District to house.

SFID 3 – Undeveloped Area South of Highway 50

- There are 52,856 planned residential units within the School Facility Improvement District 3.
- Current build-out projections show the residential units being completed in the next 25-50 years, with 10,166 (19.2%) to be constructed in the next 10 years. See Appendix E for detailed build-out projections.
- The planned residential units will generate an additional 27,350 grade K-12 pupils for the District to house.
- Schools in Folsom and Rancho Cordova will need to temporarily house students from this area until school facilities are built.