SDFA

Riverside Unified School District

FEE JUSTIFICATION REPORT FOR NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL DEVELOPMENT

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Riverside Unified School District
3070 Washington Street
Riverside, CA 92504
Tel: (951) 788-7496 Fax: (951) 778-5640
Contact: Hayley Calhoun, Director of Planning and Development

SPECIAL DISTRICT FINANCING & ADMINISTRATION
437 W. Grand Ave.
Escondido CA 92025
760·233·2630 Fax 233·2631

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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 ("SDFA") for the purpose of identifying the impact of projected future development on the school facilities of the Riverside Unified School District ("RUSD" or "District"). Also considered is 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 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*., to support the District's collection of its fair share of the statutory fees allowed by the State of California. For unified school districts the current statutory fee that may be imposed on residential construction is $3.36 per square foot of assessable space for new residential development pursuant to Government Code Section 65995 and Education Code Section 17620 (referred to as the "Level 1 Fee") and $0.54 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 RUSD currently collects $3.77 per square foot of new residential construction pursuant to Government Code Section 65995.5 under the authority of the School Facility Needs Analysis adopted on March 18, 2013 referred to as the "Level II Fee". The RUSD currently collects $0.51 per square foot of new commercial/industrial construction.

The findings contained in this Report include the following:

- *The District currently has school capacity to house approximately 42,160 students as reported by the District. Elementary school facilities are sufficient to house 22,944 students in preschool through sixth grade, middle school facilities are sufficient to house 7,178 students in seventh and eighth grade, and high school capacity sufficient for 12,038 students in ninth through twelfth grade.*
- *Current enrollment, based upon a September 2013 Enrollment Report, is 42,457 students with a resulting capacity shortage at the high school level (2,111).*
- *Approximately 22,071 new dwelling units ("New Dwelling Units") and 315 Reconstructed Dwelling Units (as defined on page 2) are anticipated to be constructed within the jurisdictional boundaries of the Riverside Unified School District by the year 2035. Of these units, approximately 4.55% of the New Dwelling Units have mitigated the impact of their development through the participation in a community facilities district, a negotiated fee payment or some other mitigation measure ("Mitigated Developments").*

- *Historical data indicates that almost one elementary/middle/high school students are generated from every two homes constructed.*
- *Approximately 5.80 additional elementary schools, 0.57 middle schools and 1.37 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 $428 million dollars.*
- *Taking into account the cost of interim housing, the total cost of school facilities results in a cost of approximately $41,075 per elementary school student, $19,890 per middle school student and approximately $60,226 per high school student. Estimated school facilities costs per new dwelling unit are approximately $20,845.*
- *As identified by the County of Riverside, Assessor's Department, the average size of a dwelling unit constructed within the RUSD for the previous five years is 2,895 square feet. Based upon the average square footage, the District would need to collect approximately $7.20 per square foot 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 $3.36 per square foot. 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"), it was determined that the District would need to collect between $6.65 and $54.40 per square foot of commercial/industrial development to mitigate the gross school facilities impacts resulting from new commercial and industrial development. This amount is well in excess of the currently authorized statutory fee (i.e., Commercial/Industrial Fees) of $0.54 per square foot. 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 RUSD is the fourteenth largest school district in the State of California. The District was formed in 1871 and comprises approximately 92 square miles including most of the City of Riverside and surrounding unincorporated territory in the County of Riverside. Approximately two thirds of the territory of the RUSD comprises the City of Riverside. The RUSD currently administers 31 elementary schools providing instruction in kindergarten through sixth grade, 7 middle schools, 5 senior high schools, 2 continuation high schools, 1 adult alternative education school and 1 special education preschool.

Synopsis of District Growth

The District's enrollment is experiencing consistent growth. During the 2003/04 fiscal year, the California Basic Education Data Systems ("CBEDS") enrollment figure for the District was 42,012. For 2013/14, the enrollment figure for the District was 42,457. Enrollment, during this ten year time frame, has shown an increase of approximately one percent (1%). As development within the City of Riverside and the unincorporated areas of the County of Riverside continues, the RUSD can expect its student population to grow.

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 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 districts 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, 2014 for unified school districts are $3.36 per square foot of new residential construction ("Level I Fees") and $0.54 per square foot of new commercial/industrial development ("Commercial/Industrial Fees"). These development fees may next be increased by the SAB in 2016, and every two years thereafter. Alternative Fees, also known as Level II and Level III Fees authorized by Section 65995.5 and 65995.7 of the Government Code, respectively, allow districts to impose a fee that is higher than the Level I fee. The Alternative Level II fee which the RUSD may impose through March 18, 2014, is equal to $3.77 per square foot of new residential construction. The Level II and Level III Fees must be recalculated and readopted annually. The Level III Fee is currently suspended pursuant to Government Code Section 65995.7(a)(2). Currently, there are no provisions which authorize Alternative Fees to be imposed on commercial/industrial development.

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 ("Reconstruction").

The District currently is unaware of any Reconstruction projects, more specifically, the demolishing of existing residential dwelling units replaced with new residential dwelling units. 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 residential dwelling units 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 residential dwelling units 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 dwelling units after having considered the previously existing potential students from the loss of dwelling units as a result of Reconstruction.

Statutory School Fees and/or Alternative School Fees will be assessed only to the extent of the net actual impact on the school facilities as determined above, but in no event will the Statutory School Fees and/or Alternatiave School Fees, if applicable, assessed be greater than the applicable authorized Statutory School Fees and/or Alternative 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 residential development on RUSD facilities, the relationship between the construction of a new residential dwelling unit 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 RUSD 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 "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. Primary information sources regarding future housing projections included Southern California Association of Governments ("SCAG") and data from the City of Riverside. 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"), data derived from the 1990 SANDAG Travel Behavior Survey (including updates) and data from the U.S. Census Bureau – 2006-2010 American Community Survey and the 2008-2012 American Community Survey. Data used to calculate student generation rates for this Report were provided by SCAG, the City of Riverside and a September 2013 Enrollment report as provided by the District. Facilities cost estimates were prepared using cost information obtained from the District's Planning and Development Department.

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 2013/14 school year at each grade level of the District is as follows:

Table I
FY 2013/14 Student Enrollment

Grades	2013/14 Enrollment Figures (1)
Kindergarten	3,091
First	3,004
Second	3,117
Third	2,918
Fourth	2,878
Fifth	3,004
Sixth	3,016
Elementary Non-severe	774
Elementary Severe	302
Seventh	3,082
Eighth	3,122
Ninth	3,196
Tenth	3,217
Eleventh	3,230
Twelfth	3,432
Secondary Non-severe	719
Secondary Severe	355
Total 2013/14 Enrollment	**42,457**

(1) District Enrollment Report, Dated 09//20/2013

The District conducted a capacity analysis, the results of which are summarized in Table II below. A comparison of current student enrollment to current capacity demonstrates that the District is impacted and lacks excess capacity at the elementary and high school levels to accommodate students from new developments. The excess capacity shown at the middle school level is used to reduce the needs generated from future unmitigated development.

Table II
Existing School Facilities Capacity

School Type	2013/14 Capacity	2013/14 Enrollment	Existing Seat Surplus/(Deficit)
Elementary School (Grades K-6)	22,944	22,104	840
Middle School (Grades 7-8)	7,178	6,204	974
High School (Grades 9-12)	12,038	14,149	(2,111)
Total	**42,160**	**42,457**	**(297)**

Future Residential Unit Projections

New Dwelling Unit Projections

Based upon the most recently released population and housing estimates of SCAG and corroborated and the County of Riverside, it is anticipated that the percentage of growth experienced by the District during the past decade will continue in the future. As summarized in Appendix A, the SCAG March 2008 forecast, released by Tract Code, reflects projected housing units for the areas within the boundaries of the District within the County of Riverside for the years 2010, 2015, 2020, 2025, 2030 and 2035. In January 2012, City of Riverside staff provided the most recently adopted socio-economic information approved for the City of Riverside with SCAG and the Western Riverside Council of Governments and a corresponding map (remains most current as of January 2014). A summary of the socio-economic information approved for the City of Riverside is also contained in Appendix A. Table III shows the increase in dwelling units expected to occur within the jurisdictions in which the RUSD provides school facilities.

Table III
Projected Future New Dwelling Units within Various Jurisdictions

Jurisdiction	Dwelling Units as of January 1, 2014	Dwelling Units as of January 1, 2035	Net Increase in Dwelling Units	Percent Increase in Dwelling Units
City of Riverside	82,068	100,093	18,025	21.96%
Unincorporated	8,285	12,331	4,046	48.84%
Totals	**90,353**	**112,424**	**22,071**	**24.43%**

Reconstructed Dwelling Unit Projections

Although the District has no knowledge of currently processing Reconstruction projects, it has been assumed such will occur. The City of Riverside Building Department was contacted and asked to provide a count or an estimate of the number of Reconstruction permits which have been issued in the past year. Although the City of Riverside does issue a permit for the demolition of a dwelling unit or commercial or industrial building, they do not, at this time, link such a replacement dwelling unit or units to the demolition permit and as such were unable to provide a count or an estimate.

For this report an annual estimate of 15 dwelling units has been projected to be permitted as Reconstruction. This estimate is conservative because the District's certificate of compliance records show no Reconstruction activity in the past four years. To calculate the number of Reconstructed Dwelling Units through build out, the annual estimate of 15 Reconstructed Dwelling Units is multiplied by 21 years to reach a build out figure for the year 2035 of 315 projected Reconstructed Dwelling Units.

As the District's current facilities are inadequate to house all of its currently enrolled students, 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 development ("Mitigated Development"). These agreements have caused or are in the process of the formation of Community Facilities Districts ("CFDs"), known as CFD No. 1 through 27. 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
CFD No. 2	3
CFD No. 12	10
CFD No. 15, IA-3	92
CFD No. 19, IA-1	221
CFD No. 19, IA-2	216
CFD No. 19, IA-3	213
CFD No. 20	54
CFD No. 21, IA-1	131
CFD No. 21, IA-3	64
Total	**1,004**

Total projected New Dwelling Units identified in Table III less total future dwelling units within Mitigated Developments shown in Table IV, plus the projected Reconstructed Dwelling Units results in the total projected Unmitigated New and Reconstructed Dwelling Units to be built within the RUSD by 2035. This calculation is shown in the table below:

Table V
Unmitigated New and Reconstructed Dwelling Units

Future Dwelling Units	Total
Total Projected New Dwelling Units	22,071
Total Projected Reconstructed Dwelling Units	315
Total Projected Residential Dwelling Units	**22,386**
Total Mitigated Dwelling Units	1,004
Total Unmitigated New and Reconstructed Dwelling Units	**21,382**

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 results in a student generation rate, or factor, which represents the number of students, or portion thereof, expected to attend District schools from each new house. 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 of educational facilities per student increases as students progress to higher grades.

Data used to calculate student generation rates was provided by the Assessor's Office of the County of Riverside. A tabulation of this calculation by grade 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	0.2446
Middle School	0.0687
High School	0.1566
Totals	**0.4699**

Students Generated From New Development

The number of students estimated to be generated from Projected Unmitigated New Dwelling Units is determined by multiplying the total Projected Unmitigated New Dwelling Units (Table V) by the corresponding generation rate (Tables VI). The students generated from Projected Reconstructed Dwelling Units are calculated separately as it is conservatively assumed that this type of dwelling unit is currently generating the same or a similar amount of students and the reconstruction of such unit would not cause a negative impact on school facilities. These computations are reflected in Table VII:

Table VII
Student Generation by Projected Unmitigated New and Reconstructed Dwelling Units

Type of Projected Dwelling Unit	Unmitigated Dwelling Units	School Type	Student Generation Rate	Students Generated
New Dwelling Unit	21,067	Elementary	0.2446	5,153
New Dwelling Unit	21,067	Middle	0.0687	1,447
New Dwelling Unit	21,067	High	0.1566	3,299
Subtotal New Dwelling Unit			**0.4699**	**9,899**
Reconstructed Dwelling Unit	315	Elementary	0.2446	77
Reconstructed Dwelling Unit	315	Middle	0.0687	22
Reconstructed Dwelling Unit	315	High	0.1566	49
Subtotal Reconstructed Dwelling Unit			**0.4699**	**148**
Total	**21,382**			**10,047**

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 Projected Unmitigated New Dwelling Units, the students generated by Projected Unmitigated New Dwelling Units shown in Table VII, are reduced by the portion of Excess Capacity shown in Table II for Projected Unmitigated New Dwelling Units, or 95.45%. This calculation excluded students generated from Reconstructed 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.

The students generated from projected Reconstructed Dwelling Units are not added into this calculation as it is conservatively assumed that this type of dwelling unit is currently generating students and the reconstruction of such unit will not cause an increase to the number of students enrolled in the District.

Table VIII
School Facilities Required for New Development (Unmitigated)

School Type	School Facility Design Capacity	Adjusted Future Students*	Total Facilities
Elementary	750	4,351	5.80
Middle	900	517	0.57
High	2,400	3,299	1.37
Total		**8,167**	

* Represents future students only from Unmitigated New Dwelling Units less a deduction for a portion of existing capacity as described above.

Estimated School Facilities Costs

To calculate the cost for elementary, middle and high school facilities, SDFA relied on actual historical costs and current estimates of costs associated with the construction of elementary, middle and high school facilities in the District. These numbers reflect the District's estimate of land acquisition and construction costs, furniture & equipment costs and technology.

The estimated costs for elementary, middle and high school facilities are contained in Appendix C. The aggregate facilities cost impact from New Unmitigated Dwelling Units is determined by multiplying the per site costs by the required number of sites reflected in Table VIII. This resulting impact is shown in Table IX:

Table IX
Total Estimated Facilities Costs (Excluding Interim Housing)

School Type	Required Schools	Facilities Cost	Total Cost
Elementary	5.80	$35,701,833	$207,070,631
Middle	0.57	$49,487,022	$28,207,603
High	1.37	$140,905,007	$193,039,860
Total			**$428,318,094**

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. As shown in Appendix D, the RUSD has determined that currently it costs the District approximately $1,781 per elementary school student, $1,954 per middle school student and $2,606 per high school student, respectively to provide interim housing until new facilities are available.

Table X
Costs for Interim Housing Facilities

School Type	Future Students	Interim Housing per Student	Total Cost
Elementary	4,351	$1,781	$7,749,131
Middle	517	$1,954	$1,010,218
High	3,299	$2,606	$8,597,194
Total	**8,167**		**$17,356,543**

Thus, the estimated total cost of school facilities (Table IX) and ancillary facilities (Table X) necessary to accommodate students generated from New Unmitigated Dwelling Units is shown in Table XI:

Table XI
Total Estimated Facilities Costs

School Type	School Facilities	Ancillary Facilities	Total Cost
Elementary	$207,070,631	$7,749,131	$214,819,762
Middle	$28,207,603	$1,010,218	$29,217,821
High	$193,039,860	$8,597,194	$201,637,054
Total	**$428,318,094**	**$17,356,543**	**$445,674,637**

Total Estimated Cost per Student

The estimated facilities cost for each elementary, middle and high school student is derived by dividing the school 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 New Unmitigated Dwelling Units less existing surplus capacity. For this calculation, students generated from both New Dwelling Units and Reconstructed Dwelling Units are included as both types of dwelling units are required to pay the Statutory Level I Fee. The total estimated per pupil facilities cost is shown below:

Table XII
Total Facilities Costs per Pupil

School Level	School Facilities & Ancillary Cost	Future Students	Total
Elementary	$214,819,762	5,230	$41,074.52
Middle	$29,217,821	1,469	$19,889.60
High	$201,637,054	3,348	$60,226.12
Total	**$445,674,637**	**10,047**	

School Facilities Impact per Dwelling Unit

The total estimated facilities cost for each Unmitigated New or Reconstructed Dwelling Unit is determined by multiplying the facilities costs per student (Table XII) by the applicable student generation rate (Tables VI and VII) and is shown below:

Table XIII
Total Facilities Costs per Residential Unit

Housing Type	Cost per Pupil	Student Generation Rate	Facilities Cost per Dwelling Unit
Elementary School	$41,074.52	0.2446	$10,046.83
Middle School	$19,889.60	0.0687	$1,366.42
High School	$60,226.12	0.1566	$9,431.41
Total		**0.4699**	**$20,844.66**

As identified by the County of Riverside, Assessor's Department, the average size of a dwelling unit constructed within the RUSD for the previous five years is 2,895 square feet. Dividing the total facilities cost per dwelling unit by the average size of a dwelling unit yields a school facilities cost of $7.20 per square foot.

The District will be considering the adoption, on March 18, 2014, of an Alternative Level II Fee pursuant to Government Code Section 65995.5 which generally applies to new residential development in lieu of the Level I Fee. The 2014 Alternative Level II Fee is currently out for 30-day public review period with a public hearing scheduled for March 18, 2014. The proposed Level II fee is $4.00 per square foot of new residential development and is intended to be supplemented with grant monies from the State. In the event monies become unavailable from the State and the District is notified in writing of this fact, the District may collect Level III Fees pursuant to Government Code Section 65995.7, which is also under the 30-day public review period at $8.01 per square foot of new residential development. Based on the District's student generation rates, actual costs to provide school facilities and the average square footage for new dwelling units, the District, as outlined above, would need to levy approximately $7.20 per square foot to actually provide the school facilities necessitated by new residential development.

This Report demonstrates that the school facilities impact amount per square foot equals $7.20 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 $3.36 per square foot for a unified school district (K-12).

Since the District's school facilities impact per square foot is greater than the allowable statutory fees, the District actually suffers unmitigated impacts from new residential development, which not only supports the collection of the statutory fee for residential developments, but also those 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	Statutory Level I Fee per Square Foot	Statutory Fee (Deficit) per Square Foot
$20,844.66	$7.20	$3.36	($3.84)

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. 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 survey results published in SANDAG's report entitled Traffic Generators Guide originally published in 1990 and updated annually. 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
Regionwide Employment per 1,000 Square Feet by Development Type[1]

Development Type	Square Feet of Development Type	Total Employees	Employees per 1,000 Sqft.[2]
Banks	9,203	26	2.825
Car Dealers*	28,433	57	2.005
Commercial Offices (<100,000 sqft)	27,100	130	4.797
Commercial Offices (>100,000 sqft)	135,433	625	4.615
Commercial Strip Center*	27,677	50	1.807
Community Shopping Center	151,525	363	2.396
Corporate Office (Single User)	127,331	342	2.686
Discount Retail Club	128,679	215	1.671
Industrial Parks (No Commercial)	351,266	733	2.087
Industrial Plants (Mult. Shift)*	456,000	1,120	2.456
Industrial/Business Parks	260,379	972	3.733
Lodging	165,200	184	1.114
Medical Offices	22,507	96	4.265
Neighborhood Shopping Center	69,509	178	2.561
Regional Shopping Center	1,496,927	2,777	1.855
Restaurants*	5,267	48	9.113
Scientific Research & Development	221,184	673	3.043

(1) Source: SANDAG Publication, Traffic Generators Guide
(2) Employees/1000 Square Feet = Total Employment/Square Feet of Each Development Type
** Updated from original 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 the largest city within the County of Riverside and with a significant employment base (almost 114,588 jobs according to the 2000 U.S. Census Data), one would expect that the Resident Employment Generation Rate (REGR) for the City of Riverside – that is the number of people living within the jurisdictional boundaries of the City who are also workers employed by businesses located within the jurisdictional boundaries of the City – to be above the average REGR of other areas within the County of Riverside. Information regarding resident employees (i.e., employees who work in their place of residence) for the City of Riverside was obtained from the 2006-2010 American Community Survey published by the U.S. Census Bureau. Of the employees identified as residing within Riverside, approximately 45.14% (i.e., an REGR of .4514) reported working within their place of residence.

Because a large majority of the population living within the boundaries of the RUSD reside within the City of Riverside, one would expect and it has been estimated that the REGR computed for the City of Riverside would be similar to the REGR that exists for the RUSD as a whole.

The following table shows the estimated number of resident employees within the City of Riverside based on the REGR of .4514:

Table XVI
Estimated Resident Employees within the City of Riverside (1)

Jurisdiction	Total Estimated Employees (2)	Residential Employee Generation Rate	Estimated Number of Resident Employees within The City of Riverside
City of Riverside	127,090	.4514	57,371

(1) Resident Employees are employees that both reside and work within the applicable jurisdiction.
(2) Source: Census Bureau 2006-2010 American Community Survey Table 3.

It should be noted that by considering only those employees that both live and work within the RUSD, 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 the 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 number of employees per thousand square feet as shown in Table XV by the district-wide REGR, one can derive a REGR for the various commercial/industrial development types. The following table indicates that for every 1,000 square feet of new commercial or industrial development, expected residential employee generation ranges from a low of 0.503 employees for *Lodging* to a high of 4.114 employees for R*estaurants*.

Table XVII
Resident Employee Generation Factors by Business Type

Development Type	Employees per 1,000 Square Feet	Resident Employee Generation Rate	Resident Employee Generation Factors
Banks	2.825	.4514	1.275
Car Dealers	2.005	.4514	0.905
Commercial Offices (<100,000 sqft)	4.797	.4514	2.165
Commercial Offices (>100,000 sqft)	4.615	.4514	2.083
Commercial Strip Center*	1.807	.4514	0.816
Community Shopping Center	2.396	.4514	1.082
Corporate Office (Single User)	2.686	.4514	1.212
Discount Retail Club	1.671	.4514	0.754
Industrial Parks (No Commercial)	2.087	.4514	0.942
Industrial Plants (Mult. Shift)*	2.456	.4514	1.109
Industrial/Business Parks	3.733	.4514	1.685
Lodging	1.114	.4514	0.503
Medical Offices	4.265	.4514	1.925
Neighborhood Shopping Center	2.561	.4514	1.156
Regional Shopping Center	1.855	.4514	0.837
Restaurants	9.113	.4514	4.114
Scientific Research & Development	3.043	.4514	1.374

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 District by the estimated number of occupied housing units within the boundaries of the school district (U.S. Census Bureau – 2008-2012 American Community Survey), one can estimate the number of dwelling units produced per employee (i.e., the Household Rate). The household rate shown in the following table relies only on the estimated resident employees within the City of Riverside. The actual number of resident employees within the RUSD will be higher than that shown.

Table XVIII
City of Riverside Household Rate Per Resident Employee

Resident Workers	Occupied Housing Units	Household Rate (1)
57,371	90,450	0.6343

(1) Household Rate = Resident Workers / Occupied Housing Units

By applying the household generation rate of 0.6343 to the Resident Employee Generation Factors shown in Table XVIII, housing units required per employee for each commercial/industrial land use category can then be determined. Expected household generation per 1,000 square feet of commercial/industrial development appears in the following table:

Table XIX
Household Generation for Commercial/Industrial Land Uses

Development Type	Resident Employees per 1,000 Square Feet	Household Rate	District Households per 1,000 Square Feet
Banks	1.275	.6343	0.809
Car Dealers	0.905	.6343	0.574
Commercial Offices (<100,000 sqft)	2.165	.6343	1.373
Commercial Offices (>100,000 sqft)	2.083	.6343	1.321
Commercial Strip Center	0.816	.6343	0.518
Community Shopping Center	1.082	.6343	0.686
Corporate Office (Single User)	1.212	.6343	0.769
Discount Retail Club	0.754	.6343	0.478
Industrial Parks (No Commercial)	0.942	.6343	0.598
Industrial Plants (Mult. Shift)	1.109	.6343	0.703
Industrial/Business Parks	1.685	.6343	1.069
Lodging	0.503	.6343	0.319
Medical Offices	1.925	.6343	1.221
Neighborhood Shopping Center	1.156	.6343	0.733
Regional Shopping Center	0.837	.6343	0.531
Restaurants	4.114	.6343	2.610
Scientific Research & Development	1.374	.6343	0.872

School Facilities Cost from New Commercial & Industrial Development

The final step involves applying the school facilities costs determined in Section Two to the Household Generation Rate. Since the school facilities cost per new home was already identified in Table XIV, by applying the total cost per dwelling unit to the Household Generation Rate shown in Table XIX, the gross school facilities impact of commercial/industrial development can be determined. The resulting facilities cost per square foot is shown in Table XX and ranges from $6.65 to $54.40 per square foot of development.

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

Development Type	District Households per Square Foot of Non-Residential Development	School Facilities Cost per Dwelling Unit	Gross Facilities Cost per Square Foot of Commercial/Industrial Development
Banks	0.0008090	$20,844.66	$16.86
Car Dealers	0.0005740	$20,844.66	$11.96
Commercial Offices (<100,000 sqft)	0.0013730	$20,844.66	$28.62
Commercial Offices (>100,000 sqft)	0.0013210	$20,844.66	$27.54
Commercial Strip Center	0.0005180	$20,844.66	$10.80
Community Shopping Center	0.0006860	$20,844.66	$14.30
Corporate Office (Single User)	0.0007690	$20,844.66	$16.03
Discount Retail Club	0.0004780	$20,844.66	$9.96
Industrial Parks (No Commercial)	0.0005980	$20,844.66	$12.47
Industrial Plants (Mult. Shift)	0.0007030	$20,844.66	$14.65
Industrial/Business Parks	0.0010690	$20,844.66	$22.28
Lodging	0.0003190	$20,844.66	$6.65
Medical Offices	0.0012210	$20,844.66	$25.45
Neighborhood Shopping Center	0.0007330	$20,844.66	$15.28
Regional Shopping Center	0.0005310	$20,844.66	$11.07
Restaurants	0.0026100	$20,844.66	$54.40
Scientific Research & Development	0.0008720	$20,844.66	$18.18

The amounts shown in Table XX represent the gross school facilities resulting from each square foot of 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 RUSD 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 number of Resident Employees will reside in new dwelling units for which mitigation payments in the form of Level I Fees or Alternative (Level II) 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 RUSD, 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 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 under two possible fee scenarios: Statutory Level I Fees and Alternative Level II Fees.

Table XXI
Unmitigated Net Facilities Cost per Dwelling Unit

Cost/Unit Item	Statutory Level I Fee	Alternative Level II Fee (1)
Residential Fee Per Square Foot	$3.36	$4.00
Average Square Feet of Dwelling Unit	2,895	2,895
Facilities Cost Per Dwelling Unit	$20,844.66	$20,844.66
Less Fee per D/U from New Res. Construction	($9,727.20)	($11,580.00)
Net Deficit per D/U after Residential Fee	$11,117.46	$9,264.66

By multiplying the net deficit per dwelling unit after the collection of Statutory Level I Fees or Alternative Level II School Fees, as shown in Table XXI, by the number of households produced per square foot of new commercial and industrial development, the new net commercial and industrial school facilities impact can be determined for the various types of new commercial and industrial development under the two possible scenarios. This computation is shown for each of the residential fee scenarios 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	Required Commercial/Industrial Fee (per Square Foot)	
		Statutory Level I Fee	Alternative Level II Fee
Banks	0.0008090	$8.99	$7.50
Car Dealers*	0.0005740	$6.38	$5.32
Commercial Offices (<100,000 sqft)	0.0013730	$15.26	$12.72
Commercial Offices (>100,000 sqft)	0.0013210	$14.69	$12.24
Commercial Strip Center*	0.0005180	$5.76	$4.80
Community Shopping Center	0.0006860	$7.63	$6.36
Corporate Office (Single User)	0.0007690	$8.55	$7.12
Discount Retail Club	0.0004780	$5.31	$4.43
Industrial Parks (No Commercial)	0.0005980	$6.65	$5.54
Industrial Plants (Mult. Shift)*	0.0007030	$7.82	$6.51
Industrial/Business Parks	0.0010690	$11.88	$9.90
Lodging	0.0003190	$3.55	$2.96
Medical Offices	0.0012210	$13.57	$11.31
Neighborhood Shopping Center	0.0007330	$8.15	$6.79
Regional Shopping Center	0.0005310	$5.90	$4.92
Restaurants*	0.0026100	$29.02	$24.18
Scientific Research & Development	0.0008720	$9.69	$8.08

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 Alternative Level II Fees for all new commercial and industrial development, it would still be justified in collecting between $2.96 and $24.18 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 $0.54 per square foot of new commercial/industrial development. Therefore, for all commercial/industrial development types shown in Table XXII, RUSD is justified in levying the maximum fee of $0.54 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 (j) of Section 1569.2 of the Health and Safety Code, or a multilevel facility for the elderly as described in paragraph (9) of subdivision (d) of Section 15432, any fee charge, dedication or other requirement that is levied under Education Code Section 17620 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.*

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 $0.54 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).

Section

Four

CONCLUSIONS & STATEMENT OF FINDINGS

Based upon the data gathered by SDFA regarding future development within the boundaries of the RUSD, student generation, school facilities costs and the methodology employed to determine the school facilities impact from new residential and commercial development, RUSD 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 financing 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.*

- *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 students 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 $7.20 per square foot 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 $3.36 per square foot. 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 $6.65 and $54.50 per square foot of commercial/industrial development to mitigate the gross school facilities impacts resulting from new commercial and industrial development. This amount is well in excess of the currently authorized statutory fee (i.e., Commercial/Industrial Fees) of $0.54 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: Elementary, Middle & High School Facilities Costs

Appendix D: Interim Housing Facilities Costs

Appendix A: SCAG – Residential Development Projections

Riverside Unified School District - Data for the Area within the County of Riverside and the City of Jurupa Valley Only
Source: Southern California Association of Governments
Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone
Data Date: March 2012 (most current available)

Tier2 (TAZ)	Location - Added Based on Provided Map	Percent in District**	2008 Households	2020 Households	2035 Households
	City of Riverside	Used City of Riverside TAZ Data - See Separate Attachment			
43136100	City of Jurupa Valley*	0%	0	0	0
43142100	City of Jurupa Valley*	30%	0	0	0
43142200	City of Jurupa Valley*	10%	0	0	0
43142300	City of Jurupa Valley*	0%	0	0	0
43144300	City of Jurupa Valley*	5%	0	0	0
43221100	City of Jurupa Valley*	10%	0	0	0
43229100	City of Jurupa Valley*	10%	0	0	0
43199100	Unincorporated Area	100%	510	438	627
43199200	Unincorporated Area	100%	1,221	1,077	1,483
43220100	Unincorporated Area	60%	6	8	8
43220200	Unincorporated Area	100%	905	1,017	1,201
43232100	Unincorporated Area	100%	575	501	921
43232300	Unincorporated Area	100%	293	262	373
43237100	Unincorporated Area	100%	931	844	1,868
43237200	Unincorporated Area	100%	330	312	414
43242400	Unincorporated Area	100%	158	197	191
43247200	Unincorporated Area	60%	352	327	448
43258100	Unincorporated Area	100%	622	661	1,103
43258300	Unincorporated Area	80%	4	92	48
43260200	Unincorporated Area	0%	0	0	0
43261100	Unincorporated Area	0%	0	0	0
43261300	Unincorporated Area	0%	0	0	0
43263100	Unincorporated Area	0%	0	0	0
43263200	Unincorporated Area	5%	21	31	26
43269100	Unincorporated Area	0%	0	0	0
43269300	Unincorporated Area	20%	7	13	9
43210100	Unincorporated Area	20%	1	0	1
43232200	Unincorporated Area	95%	148	139	304
43237300	Unincorporated Area	60%	235	321	312
43242200	Unincorporated Area	95%	497	446	629
43244100	Unincorporated Area	50%	237	219	332
43249100	Unincorporated Area	10%	1	1	4
43255400	Unincorporated Area	30%	587	461	848
43256900	Unincorporated Area	70%	164	158	190
43258200	Unincorporated Area	90%	446	566	896
43259100	Unincorporated Area	70%	45	137	69
43259200	Unincorporated Area	10%	22	25	28
Total			**8,317**	**8,252**	**12,331**

* Note: Although a small portion of the City of Jurpa Valley is within the boundaries of the RUSD, the portion within the boundaries has a general plan land use of open space.

** Note: The TAZ percentage was allocated based upon visual review of the area of the TAZ and not allocated on dwelling units.

Riverside Unified School District - Data for the Area within the County of Riverside and the City of Jurupa Valley Only
Source: Southern California Association of Governments
Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone
Data Date: March 2012 (most current available)

Tier2 (TAZ)	Location - Added Based on Provided Map	Percent in District**	2008 Households	2020 Households	2035 Households
Extrapolation of Five Year Projection based on Annual Averages:					
Difference Current Year to Prior Year:				(65)	4,079
Number of Years within Years Estimated:				12	15
Annual Average Dwelling Units per Year Estimated:*				(5.42)	271.93

Estimated Number of Dwelling Units January 1, 2014	City of Jurupa Valley	County of Riverside	Total
Existing Units	Dwelling Units	Dwelling Units	Dwelling Units
As of January 1, 2008	0.00	8,317.00	8,317.00
Additional Dwelling Units Constructed 01/01/2008 to 01/01/2009	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2009 to 01/01/2010	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2010 to 01/01/2011	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2011 to 01/01/2012	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2012 to 01/01/2013	0.00	(5.42)	(5.42)
Additional Dwelling Units Constructed 01/01/2013 to 01/01/2014	0.00	(5.42)	(5.42)
Estimated Dwelling Units to Exist on January 1, 2014:	**0**	**8,285**	**8,285**

*SCAG's required Green House Gas Goal requires development projections to be located closer to transportation centers. This goal causes a negative projection as shown.

City of Riverside - Socio-Economic Data Approved with SCAG and WRCOG

Manipulated to Provide the Area of the City of Riverside within the Boundaries of the Riverside Unified School District

Data date: January 2012 Provided as most current: January 2014

SCAG_TAZ	RivTAZ	Percent within RUSD	Household 2008	Household 2010	Household 2012	Household 2015	Household 2020	Household 2025	Household 2030	Household 2035
404200500	T008018	100%	310	377	424	471	517	564	611	657
403100200	T008023	75%	946	961	961	961	961	961	961	961
403010000	T008043	100%	1,543	1,588	1,653	1,660	1,668	1,675	1,683	1,690
404230001	T008086	100%	176	176	176	218	260	302	344	346
404200300	T008093	100%	240	240	243	318	392	467	542	616
404230001	T008094	100%	153	153	225	297	537	777	1,017	1,259
403020000	T040045	100%	1,008	1,008	1,008	1,009	1,013	1,023	1,023	1,023
403020000	T040046	100%	1,019	1,019	1,038	1,131	1,178	1,181	1,181	1,181
403030000	T040049	100%	120	120	120	120	120	120	120	120
403030000	T040050	100%	114	114	114	114	114	114	114	114
403050100	T040056	100%	177	93	93	114	134	155	176	196
403050100	T040057	100%	432	432	432	437	437	437	437	437
403050100	T040058	100%	1,125	1,125	1,233	1,354	1,475	1,597	1,718	1,840
403050200	T040060	100%	139	139	139	139	140	149	159	171
403050200	T040061	100%	429	429	429	429	444	451	459	466
403050300	T040062	100%	1,449	1,261	1,261	1,267	1,274	1,280	1,287	1,293
403060100	T040065	100%	614	633	654	657	661	665	669	672
403060200	T040066	100%	402	403	406	408	410	412	414	416
403060200	T040067	100%	772	791	810	817	825	832	840	847
403060200	T040068	100%	94	94	94	94	94	94	94	94
403060300	T040070	100%	395	398	401	401	401	401	401	401
403090001	T040075	98%	86	86	87	83	80	76	72	69
403100100	T040077	100%	719	724	728	732	736	740	743	747
403100200	T040078	100%	818	818	820	825	829	834	839	843
403100200	T040079	100%	384	384	384	384	384	384	384	384
403110000	T040080	100%	318	318	318	318	323	328	333	336
403110000	T040081	100%	800	800	802	840	877	914	952	989
403110000	T040082	100%	553	553	555	564	573	583	592	601
403110000	T040083	100%	134	134	135	145	154	163	173	182
403120000	T040084	100%	624	657	657	660	663	666	669	671
403130000	T040087	100%	280	280	280	291	303	314	325	336
403140100	T040089	100%	766	767	768	774	818	861	906	938
403160000	T040095	100%	292	292	294	340	386	431	477	527
403160000	T040096	100%	369	369	369	441	460	479	499	513
403160000	T040097	100%	1,200	1,200	1,200	1,293	1,387	1,480	1,574	1,667
403160000	T040099	100%	0	0	0	0	0	0	0	0
403170100	T040100	100%	19	19	19	19	47	47	47	47
403170100	T040104	100%	215	215	215	215	215	222	222	222
403170200	T040105	100%	553	553	555	555	555	555	555	555
403170200	T040106	100%	49	49	49	49	55	55	55	55
403170300	T040108	100%	644	644	663	663	663	682	682	701
403170300	T040109	100%	299	299	318	318	318	318	318	318
403170300	T040110	100%	159	159	159	159	162	162	162	162
403170400	T040111	100%	252	252	254	254	254	256	256	256
404010000	T040116	100%	0	0	0	0	0	0	0	0
404020100	T040123	100%	0	0	0	0	0	0	0	0
404040200	T040137	0%	0	0	0	0	0	0	0	0
404090100	T040213	0%	0	0	0	0	0	0	0	0
404090300	T040215	0%	0	0	0	0	0	0	0	0
404100100	T040217	0%	0	0	0	0	0	0	0	0
404100200	T040218	0%	0	0	0	0	0	0	0	0

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404100300	T040219	0%	0	0	0	0	0	0	0	0
404100400	T040220	0%	0	0	0	0	0	0	0	0
404100400	T040221	0%	0	0	0	0	0	0	0	0
404100400	T040222	0%	0	0	0	0	0	0	0	0
404120100	T040226	0%	0	0	0	0	0	0	0	0
404120100	T040227	5%	24	24	24	24	25	25	26	26
404120200	T040228	0%	0	0	0	0	0	0	0	0
404120300	T040229	0%	0	0	0	0	0	0	0	0
404130000	T040230	0%	0	0	0	0	0	0	0	0
404140300	T040232	50%	600	693	788	860	932	1,005	1,077	1,150
404140400	T040233	0%	0	0	0	0	0	0	0	0
404140500	T040234	0%	0	0	0	0	0	0	0	0
404140800	T040238	0%	0	0	0	0	0	0	0	0
404140902	T040245	60%	72	72	72	72	82	82	82	82
404140902	T040246	0%	0	0	0	0	0	0	0	0
404141200	T040256	0%	0	0	0	0	0	0	0	0
404141200	T040257	0%	0	0	0	0	0	0	0	0
404200400	T040339	100%	3	3	3	3	3	3	3	3
404200500	T040344	100%	6	6	6	6	6	6	6	6
404200500	T040345	100%	364	374	383	402	425	448	472	495
404200600	T040346	100%	1,225	1,225	1,225	1,227	1,229	1,231	1,233	1,235
404200600	T040348	100%	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573
404200900	T040367	100%	229	229	229	261	292	324	356	388
404200900	T040368	100%	28	28	28	47	65	84	103	121
404200900	T040380	100%	110	110	110	157	204	232	297	344
404210000	T040394	100%	76	76	76	76	76	76	76	76
404210000	T040395	100%	0	0	0	0	0	0	0	0
404220200	T040399	100%	4,746	4,746	4,531	4,531	4,531	4,531	4,531	4,531
404220200	T040400	100%	0	0	0	0	0	0	0	0
404220200	T040401	100%	0	0	560	1,128	2,385	3,642	4,899	6,158
404220500	T040402	85%	1,753	1,757	1,757	1,757	1,757	1,757	1,757	1,757
404220501	T040404	20%	284	284	284	284	286	287	288	289
404220700	T040408	100%	1,123	1,123	1,123	1,123	1,123	1,123	1,123	1,123
404220800	T040409	100%	905	905	905	905	905	905	905	905
404220900	T040410	100%	0	0	0	0	0	0	0	0
404220900	T040411	100%	833	774	833	833	833	833	833	833
404220900	T040412	100%	78	78	78	80	80	80	80	80
404220900	T040413	100%	751	851	851	897	944	991	1,038	1,084
404220900	T040414	100%	928	1,035	1,035	1,081	1,128	1,175	1,221	1,268
404220901	T040415	100%	0	0	0	0	0	0	0	0
404220901	T040416	100%	55	55	55	37	19	9	0	0
404220901	T040417	100%	0	0	0	1	2	2	3	3
404220901	T040418	100%	0	0	0	0	0	0	0	0
404221000	T040419	100%	2,393	2,393	2,393	2,393	2,646	2,646	2,646	2,646
404221000	T040420	100%	0	0	0	0	0	0	0	0
404221100	T040421	100%	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643
404221100	T040422	100%	93	93	93	196	243	299	299	299
404221100	T040423	100%	512	612	612	612	612	612	612	612
404221300	T040426	100%	472	472	476	476	476	476	476	476
404221300	T040427	100%	843	843	845	845	845	845	845	845
404221401	T040432	100%	0	0	0	0	0	0	0	0

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404221401	T040433	100%	0	67	67	67	67	67	67	67
404221401	T040434	100%	257	257	257	275	289	302	315	325
404250500	T081051	100%	5	5	3	0	0	0	0	0
404250500	T081052	0%	0	0	0	0	0	0	0	0
403010000	T400421	100%	594	594	594	594	598	598	598	598
403010000	T400422	100%	148	148	149	219	224	224	224	224
403010000	T400441	100%	446	446	448	453	462	481	481	490
403010000	T400442	100%	473	473	482	487	493	499	504	510
403030000	T400471	100%	1	1	1	1	0	0	0	0
403030000	T400472	100%	0	0	0	0	0	0	0	0
403030000	T400473	100%	0	0	0	0	0	0	0	0
403030000	T400481	100%	8	8	8	0	0	0	0	0
403030000	T400482	100%	236	236	236	238	238	238	238	238
403030000	T400483	100%	51	51	51	51	23	23	23	23
403030001	T400511	100%	210	351	396	443	583	583	995	1,088
403030001	T400512	100%	341	341	341	341	714	901	995	1,088
403030001	T400513	100%	0	0	0	0	187	187	374	374
403030001	T400521	100%	101	101	101	146	146	146	146	146
403030001	T400522	100%	306	448	780	840	1,027	1,214	1,401	1,588
403030001	T400523	100%	4	4	4	0	0	0	0	0
403040000	T400531	100%	0	0	0	0	0	0	0	0
403040000	T400532	100%	264	263	266	313	406	453	500	500
403040000	T400541	100%	278	278	285	472	658	939	1,125	1,219
403040000	T400542	100%	251	251	251	256	256	256	261	261
403040000	T400551	100%	193	193	193	230	233	237	241	245
403040000	T400552	100%	680	680	680	680	680	680	680	680
403040000	T400553	100%	285	285	285	287	289	290	292	294
403050200	T400591	100%	23	23	23	14	0	0	0	0
403050200	T400592	100%	0	0	0	0	0	0	0	0
403060100	T400631	100%	255	262	270	275	281	287	292	298
403060100	T400632	100%	784	844	905	961	1,017	1,073	1,129	1,185
403060100	T400641	100%	50	59	61	69	78	78	88	93
403060100	T400642	100%	152	156	160	160	160	160	160	160
403060300	T400691	100%	207	209	211	217	222	228	233	239
403060300	T400692	100%	657	659	661	663	665	667	669	671
403070000	T400711	100%	490	492	494	494	507	504	520	527
403070000	T400712	100%	630	632	634	634	634	634	634	634
403070000	T400721	100%	304	305	307	313	318	324	330	335
403070000	T400722	100%	800	802	804	804	804	804	804	804
403080000	T400731	100%	1,623	1,625	1,627	1,348	1,358	1,367	1,372	1,377
403080000	T400732	100%	763	765	767	802	782	789	806	804
403090000	T400741	60%	0	0	0	0	0	0	0	0
403090000	T400742	85%	553	554	555	555	555	555	555	555
403100100	T400761	100%	458	462	467	467	467	467	467	467
403100100	T400762	100%	719	724	728	624	624	624	624	624
403120000	T400851	100%	341	341	247	341	341	341	341	341
403120000	T400852	100%	229	229	229	229	229	229	229	229
403120000	T400861	100%	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223
403120000	T400862	100%	493	493	493	493	493	493	493	493
403130000	T400881	100%	355	355	357	357	357	359	359	360
403130000	T400882	100%	2	2	2	0	0	0	0	0

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403140100	T400901	100%	794	796	798	835	872	910	947	984
403140100	T400902	100%	635	635	635	654	672	691	710	728
403140200	T400911	100%	1,076	1,077	1,077	1,156	1,217	1,276	1,336	1,380
403140200	T400912	100%	875	1,064	1,064	1,073	1,082	1,092	1,101	1,110
403150100	T400921	100%	586	586	586	586	586	586	586	586
403150100	T400922	100%	569	589	589	614	638	662	686	711
403150100	T400931	100%	98	137	138	139	140	148	143	144
403150100	T400932	100%	591	591	888	958	1,028	1,098	1,168	1,241
403150200	T400941	100%	524	524	526	526	526	526	526	526
403150200	T400942	100%	962	964	966	1,003	1,040	1,078	1,115	1,152
403150200	T400943	100%	623	832	832	841	851	860	869	879
403150200	T400944	100%	239	239	241	245	248	252	256	260
403160000	T400981	100%	510	512	514	547	580	614	744	875
403160000	T400982	100%	257	257	257	257	266	266	266	266
403170100	T401011	100%	28	28	28	41	54	67	80	95
403170100	T401012	100%	19	19	19	159	168	177	187	198
403170100	T401013	100%	29	29	29	36	44	52	60	68
403170100	T401014	100%	55	55	55	57	59	61	63	64
403170100	T401021	100%	14	14	14	16	18	20	21	23
403170100	T401022	100%	11	11	11	13	17	20	22	23
403170100	T401023	100%	24	24	24	26	28	28	28	28
403170100	T401024	100%	12	12	12	12	15	15	15	15
403170100	T401031	100%	285	285	285	296	307	318	330	344
403170100	T401032	100%	67	67	67	190	191	191	191	191
403170200	T401071	100%	58	58	58	58	58	58	58	58
403170200	T401072	100%	37	37	37	42	48	56	58	64
403170400	T401121	100%	766	766	766	769	769	773	773	773
403170400	T401122	100%	520	520	522	526	526	528	528	528
403170400	T401131	100%	282	284	286	286	286	286	286	286
403170400	T401132	100%	182	182	184	184	184	185	185	185
404090100	T402121	0%	0	0	0	0	0	0	0	0
404090100	T402122	0%	0	0	0	0	0	0	0	0
404090100	T402123	0%	0	0	0	0	0	0	0	0
404090200	T402141	0%	0	0	0	0	0	0	0	0
404090200	T402142	0%	0	0	0	0	0	0	0	0
404090400	T402161	0%	0	0	0	0	0	0	0	0
404090400	T402162	0%	0	0	0	0	0	0	0	0
404090400	T402163	0%	0	0	0	0	0	0	0	0
404110000	T402231	0%	0	0	0	0	0	0	0	0
404110000	T402232	0%	0	0	0	0	0	0	0	0
404110000	T402241	0%	0	0	0	0	0	0	0	0
404110000	T402242	0%	0	0	0	0	0	0	0	0
404110000	T402251	0%	0	0	0	0	0	0	0	0
404110000	T402252	0%	0	0	0	0	0	0	0	0
404130000	T402311	0%	0	0	0	0	0	0	0	0
404130000	T402312	0%	0	0	0	0	0	0	0	0
404130000	T402313	0%	0	0	0	0	0	0	0	0
404130000	T402314	0%	0	0	0	0	0	0	0	0
404140500	T402351	0%	0	0	0	0	0	0	0	0
404140500	T402352	0%	0	0	0	0	0	0	0	0
404140600	T402361	0%	0	0	0	0	0	0	0	0

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404140600	T402362	0%	0	0	0	0	0	0	0	0
404140700	T402371	0%	0	0	0	0	0	0	0	0
404140700	T402372	40%	263	263	375	375	375	464	464	464
404140800	T402391	0%	0	0	0	0	0	0	0	0
404140800	T402392	100%	866	866	989	989	1,520	946	2,027	2,320
404200600	T403471	100%	544	544	544	544	549	554	558	563
404200600	T403472	100%	2,153	2,153	2,289	2,289	2,289	2,289	2,289	2,289
404200600	T403473	100%	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377
404220600	T404051	100%	469	487	487	487	487	487	487	487
404220600	T404052	100%	1,411	1,462	1,462	1,462	1,462	1,462	1,462	1,462
404230000	T404361	100%	0	0	0	0	0	0	0	0
Totals:			**76,967**	**78,248**	**80,266**	**82,970**	**87,933**	**91,146**	**96,370**	**100,093**

Extrapolation of Five Year Projection based on Annual Averages:

Difference Current Year to Prior Year:	2,018	2,704	4,963	3,213	5,224	3,723
Number of Years within Years Estimated:	2	3	5	5	5	5
Annual Average Dwelling Units per Year Estimated:	1,009	901	993	643	1,045	745

Estimated Number of Dwelling Units January 1, 2014:	Existing Units	Dwelling Units
	As of Janaury 1, 2012	80,266
	Additional Dwelling Units Constructed 01/01/2012 to 01/01/13	901
	Additional Dwelling Units Constructed 01/01/2013 to 01/01/14	901
	Estimated Dwelling Units to Exist on January 1, 2014:	**82,068**

Note: Because the SCAG projections are on a calendar year basis and the five-year projection in on a fiscal year basis the following assumptions were made; the SCAG calculations are as of January 1 in any given year, the figures are reporting occupiable dwelling units and that there is a six month lag from permit date to saleable or occupancy date. Therefore, the SCAG 2015 through 2020 projections are being used to project permit issuance from 2014/15 through 2018/19.

Appendix B: Student Generation Rate Analysis

Riverside Unified School District
District-Wide Student Generation Rate

School Level	Elementary	Middle	High	Total
Students[(1)]	22,104	6,204	14,149	42,457
Dwelling Units [(2)]	90,353	90,353	90,353	90,353
Student Generation Rate	0.2446	0.0687	0.1566	0.4699

Note:

[(1)] Source: RUSD September Enrollment Counts by Site and Grade, Date: September 2013.

[(2)] Source: Southern California Association of Governments - Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone Received January 2014 for the area of the District other than the City of Riverside. For the area of the District covered by the City of Riverside sourced from the City of Riverside Socio-Economic Data Approved with SCAG and WRCOG provided by the City of Riverside January 2012 (remains the most current).

Appendix C: Elementary, Middle & High School Facilities Costs

RIVERSIDE UNIFIED SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(ELEMENTARY SCHOOL)

SITE COSTS			
	Purchase Price of Property	$5,356,775	
	Acres 12.4		
	Cost/Acre $431,998		
	EIR/CEQA/DTSC	234,658	
	Appraisals	105,596	
	Escrow/Title	41,065	
	Surveys	17,599	
	Total		**$5,755,693**
PLANNING			
	Architect's Fee	$1,658,902	
	Preliminary Tests	58,664	
	DSA/CDE Plan Check	149,894	
	Environmental Fee Analysis	50,000	
	Other	23,468	
	Total		**$1,940,928**
CONSTRUCTION			
	Construction	$19,892,531	
	Utility Services	178,037	
	Off-Site Development	350,000	
	Service Site Development	2,117,734	
	General Site Development	1,700,352	
	Other	159,790	
	Total		**$24,398,444**
TESTS			**$487,580**
INSPECTIONS			**$394,226**
FURNITURE AND EQUIPMENT			**$812,634**
CONTINGENCY (5%)			**$1,610,342**
ITEMS NOT FUNDED BY THE STATE			**$301,986**
	Start Up 146,661		
	Library Books 155,325		
TOTAL ESTIMATED COSTS ELEMENTARY SCHOOL SITE			**$35,701,833**

RIVERSIDE UNIFIED SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(MIDDLE SCHOOL)

SITE COSTS			
	Purchase Price of Property	$8,985,558	
	Acres 20.8		
	Cost/Acre $431,998		
	EIR/CEQA/DTSC	219,255	
	Appraisals	83,970	
	Escrow/Title	41,985	
	Surveys	186,600	
	Total		**$9,517,368**
PLANNING			
	Architect's Fee	$2,139,494	
	Preliminary Tests	46,650	
	DSA/CDE Plan Check	186,600	
	Environmental Fee Analysis	60,000	
	Other	35,664	
	Total		**$2,468,408**
CONSTRUCTION			
	Construction	$26,399,925	
	Utility Services	624,644	
	Off-Site Development	384,396	
	Service Site Development	1,782,212	
	General Site Development	2,317,680	
	Other	691,146	
	Total		**$32,200,003**
TESTS			**$852,620**
INSPECTIONS			**$664,368**
FURNITURE AND EQUIPMENT			**$1,065,774**
CONTINGENCY (5%)			**$2,238,427**
ITEMS NOT FUNDED BY THE STATE			**$480,054**
	Start Up 254,743		
	Library Books 225,311		
TOTAL ESTIMATED COSTS MIDDLE SCHOOL SITE			**$49,487,022**

RIVERSIDE UNIFIED SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(HIGH SCHOOL)

SITE COSTS			
	Purchase Price of Property	$25,055,884	
	Acres 58		
	Cost/Acre $431,998		
	EIR/CEQA/DTSC	466,500	
	Appraisals	139,950	
	Escrow/Title	51,315	
	Surveys	233,250	
	Total		**$25,946,899**
PLANNING			
	Architect's Fee	$6,216,056	
	Preliminary Tests	46,650	
	DSA/CDE Plan Check	492,666	
	Environmental Fee Analysis	139,950	
	Other	46,650	
	Total		**$6,941,972**
CONSTRUCTION			
	Construction	$81,356,955	
	Utility Services	1,201,238	
	Off-Site Development	1,736,815	
	Service Site Development	4,006,953	
	General Site Development	6,076,913	
	Other	532,523	
	Total		**$94,911,397**
TESTS			**$2,433,320**
INSPECTIONS			**$839,700**
FURNITURE AND EQUIPMENT			**$2,332,500**
CONTINGENCY (5%)			**$6,370,289**
ITEMS NOT FUNDED BY THE STATE			**$1,128,930**
	Start Up 606,450		
	Library Books 522,480		
TOTAL ESTIMATED COSTS HIGH SCHOOL SITE			**$140,905,007**

Appendix D: Interim Housing Facilities Costs

Appendix D
Riverside Unified School District
Interim Facilities Cost Estimates

Per Student Cost of Interim Facilities:	**Elementary**	**Middle**	**High**
Per Classroom Costs:			
One-time Site/Setup Cost	$10,889	$10,889	$10,889
Delivery	$3,300	$3,300	$3,300
Removal	$2,500	$2,500	$2,500
Incidentals	$10,544	$10,544	$10,544
Rent Per Year ($225 per month)	$2,700	$2,700	$2,700
Total First Year Cost	$29,933	$29,933	$29,933
Additional Year Cost per Year	$2,700	$2,700	$2,700
Classroom Loading:	25	27	27
Months Required:	30	60	120
Total Classroom Cost:	$33,983	$40,733	$54,233
Cost per Student	$1,359	$1,509	$2,009
Per Restroom Costs:			
One-time Site/Setup Cost	$54,185	$54,185	$45,813
Delivery	$3,255	$3,255	$3,255
Removal	$2,400	$2,400	$2,400
Incidentals	$2,000	$2,000	$2,000
Rent Per Year ($750 per month)	$9,000	$9,000	$9,000
Total First Year Cost	$70,840	$70,840	$62,468
Additional Year Cost per Year	$9,000	$9,000	$9,000
Classroom Loading:	200	240	240
Months Required:	30	60	120
Total Classroom Cost:	$84,340	$106,840	$143,468
Cost per Student	$422	$445	$598
Total Interim Cost per Student per School Level	**$1,781**	**$1,954**	**$2,606**