



**TEMECULA VALLEY UNIFIED SCHOOL DISTRICT**

**FEE JUSTIFICATION REPORT**  
**FOR**  
**NEW RESIDENTIAL AND**  
**COMMERCIAL/INDUSTRIAL DEVELOPMENT**

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**Prepared For:**  
Janet Dixon  
Director of Facilities Development  
Temecula Valley Unified School District  
31350 Rancho Vista Road  
Temecula, CA 92592

**Prepared By:**  
Special District Financing &  
Administration  
437 West Grand Avenue  
Escondido, CA 92025

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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 Temecula Valley Unified School District (“TVUSD” or “District”) and determining the extent to which a nexus exists 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 Fees for a unified (TK-12) school district to \$4.79 per square foot of assessable space of 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 has school capacity to house approximately 32,451 students. Elementary school facilities are sufficient to house 14,436 students in transitional kindergarten through fifth grade, middle school facilities are sufficient to house 7,947 students in sixth through eighth grade, and high school capacity sufficient for 10,068 students in ninth through twelfth grade.*
- *Current enrollment, based upon the October 2021 Student Data Verification Report, including TK (age 4) service requirements, is 27,386 students. Although the District is currently able to house existing students as excess capacity exists at each of the three levels – specifically, excess capacity exists at the elementary school level (2,722 seats), at the middle school level (1,835 seats) and at the high school level (508 seats) - this Report shows additional growth will not be accommodated by current excess capacity.*
- *Approximately 14,238 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 fourteen percent (14.76%) 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 New Dwelling Units”).

- Historical data indicates that just over one student is generated from every two homes constructed.
- Although no additional middle schools are anticipated to be needed, 0.73 elementary schools and 0.59 high schools will need to be constructed in order to provide adequate facilities to house students to be generated solely from currently projected Unmitigated New Dwelling Units to 2045. The estimated costs of these school facilities, excluding interim housing requirements and central administrative support, is over \$182 million.
- Taking into account the cost of ancillary facilities, the total cost of school facilities for an Unmitigated New Dwelling Unit is approximately \$15,342 per elementary school student, \$800 per middle school student and approximately \$77,687 per high school student. Estimated school facilities cost for future development is approximately \$18,440 per dwelling unit.
- As identified by the historical certificates of compliance issued by the District for the most recently completed fiscal year, the average size of a dwelling unit currently being constructed within the TVUSD is 2,295 square feet. Based upon this average square footage the District would need to collect approximately \$8.03 per square foot of assessable space for 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. The District is therefore 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”), it was determined that the District would need to collect between \$2.78 and \$22.77 per square foot, except for self-storage, where it is justified in levying \$0.15 per square foot in order to fully mitigate the net school facilities impacts of new commercial and industrial development. This amount is well in excess of the currently authorized Statutory Fee (i.e., Commercial/Industrial Fees) of \$0.78 per square foot for all uses except self-storage. Thus, the District is justified in collecting the currently authorized Statutory Fee for commercial/industrial development, except for self-storage, where it is justified in levying \$0.15 per square foot, 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**

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## INTRODUCTION

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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 Temecula Valley Unified School District.

### **Description of the District**

The TVUSD was unified in 1989 and comprises approximately 157 square miles, including the City of Temecula and surrounding unincorporated territory in the County of Riverside. The entire City of Temecula is within the boundaries of the TVUSD, but accounts for only approximately 19% of the total area of TVUSD boundaries. The TVUSD currently administers 17 elementary schools providing instruction in transitional kindergarten ("TK") through fifth grade, six middle schools, three comprehensive senior high schools, one continuation high school, one independent study high school, one virtual school (sixth through twelfth grades), one alternative program serving grades TK-8, two charter schools and one adult school. The District also offers Special Education Preschool and Adult Transition Program services.

### **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 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 (“Level I Fee”) and \$0.78 per square foot of new commercial/industrial construction (“Commercial/Industrial Fees”). 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 is 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 actual 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

To determine the impact of new construction on TVUSD 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 TVUSD 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. The primary information source regarding future housing projections is the Southern California Association of Governments (“SCAG”) who gathers data from the local agencies. 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 data derived from the 1990 and 2002 SANDAG Travel Behavior Survey, and data from the

US Census Bureau 2020 Connect SoCal Regional Transportation Plan and Sustainable Community Strategy Growth Forecast. Data used to calculate student generation rates for this Report was provided by SCAG and by the District's Student Data File Verification Report dated October 2021. Facilities cost estimates were prepared using cost information obtained from the District's Facilities Department. 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 2021/22 school year for each school type in the District is as follows:

**Table I**  
**Fiscal Year 2021/22 Student Enrollment**

<b>School Type</b>	<b>2021/22 Enrollment Figures <sup>(1)</sup></b>
Elementary School (TK–5)	11,714
Middle School (6-8)	6,112
High School (9-12)	9,560
<b>Total 2021/22 Enrollment</b>	<b>27,386</b>

(1) October 2021 Enrollment Report, including TK (age 4) required services.

The District conducted a capacity analysis, the result of which is shown in Table II below along with the resulting existing surplus or deficit capacity at each school level. Excess capacity does lower the facilities needs of future students and is described in the text above and in Table VIII.

**Table II**  
**Existing School Facilities Capacity**

<b>School Type</b>	<b>Fall 2021 Capacity</b>	<b>Fall 2021 Enrollment</b>	<b>Existing Seat Surplus/(Deficit)</b>
Elementary School (Grades TK-5)	14,436	11,714	2,722
Middle School (Grades 6-8)	7,947	6,112	1,835
High School (Grades 9-12)	10,068	9,560	508
<b>Total</b>	<b>32,451</b>	<b>27,386</b>	<b>5,065</b>

## Residential Dwelling Unit Projections

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 TVUSD provides school facilities to the year 2045.

**Table III**  
**Projected New Dwelling Units**

<b>Existing Residential Units to January 1, 2022</b>	<b>Estimated Residential Units to January 1, 2045</b>	<b>Net Increase in New Dwelling Units</b>	<b>Percent Increase in Dwelling Units</b>
<b>50,285</b>	<b>64,523</b>	<b>14,238</b>	<b>28.31%</b>

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 units on school facilities and their mitigation payments are excluded from the fee calculation in this Report. The District has estimated the number of unpermitted Mitigated Dwelling Units as shown below:

**Table IV**  
**Mitigated New Dwelling Units**

<b>Project Name</b>	<b>Mitigated New Dwelling Units</b>
Redhawk	24
French Valley	2
Harveston	28
Quinto Do Lago	140
Heirloom Farms	321
Regent French Valley, LLC	120
Tierra Del Sol	141
Newport Road 103, LLC	163
Regent French Valley, LLC	1,162
<b>Total</b>	<b>2,101</b>

Total projected New Dwelling Units identified in Table III less the Mitigated New Dwelling Units identified in Table IV results in the total projected Unmitigated New 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>Dwelling Units</b>	<b>Total</b>
Total Projected New Dwelling Units	14,238
Less Mitigated Dwelling Units	2,101
<b>Total Unmitigated New Dwelling Units</b>	<b>12,137</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 Unmitigated New Dwelling Units 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 school level, a distinct student generation rate must be ascertained for middle and high school levels because the facilities cost per student at the 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 October 2021 Student Data File Verification Report as provide by the District. A tabulation of this calculation by grade level is included in Appendix B and is summarized in Table VI below:

**Table VI**  
**Student Generation Rate**

School Type	Generation Rate <sup>(1)</sup>
Elementary School	0.2330
Middle School	0.1215
High School	0.1901
<b>Totals</b>	<b>0.5446</b>

(1) Rounded to the nearest ten thousandths.

### Students Generated by New Development

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

**Table VII**  
**Student Generation by Projected Unmitigated New Dwelling Units**

School Type	Unmitigated New Dwelling Units	Student Generation Rate	Students Generated
Elementary	12,137	0.2330	2,828
Middle	12,137	0.1215	1,475
High	12,137	0.1901	2,307
<b>Total</b>	<b>12,137</b>		<b>6,610</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 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 by the percent allocable to Unmitigated New Dwelling Units to total New Dwelling Units, or 85.24%. Of the 2,722 excess elementary seats, 402 seats are allocated to Mitigated Developments and the remainder, or 2,320 seats, are available to lower the needs of future Unmitigated New Dwelling Units. Of the 1,835 excess middle school seats, 271 seats are allocated to

Mitigated Developments and the remainder, or 1,564 seats, are available to lower the needs of Unmitigated New Dwelling Units. Of the 508 excess high school seats, 75 seats are allocated to Mitigated Developments and the remainder, or 433 seats, are available to lower the needs of 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 Projected Unmitigated Students**

School Type	Unmitigated Students (Table VII)	Excess Seats Allocated to Unmitigated New Dwelling Units	Adjusted Unmitigated Students	School Facility Capacity	Required Schools
Elementary	2,828	2,320	508	698	0.73
Middle	1,475	1,564	0	1,200	0.00
High	2,307	433	1,874	3,200	0.59

### Estimated School Facilities Costs

To calculate the cost for elementary, middle school 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 Adjusted Unmitigated New Dwelling Units is determined by multiplying the facilities cost (Appendix C) 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 & Admin. Facilities)**

School Type	Required Schools	Facilities Cost	Total Cost
Elementary	0.73	\$49,741,000	\$36,310,930
Middle	0.00	\$92,292,000	\$0
High	0.59	\$248,395,000	\$146,553,050
<b>Total</b>			<b>\$182,863,980</b>

## Ancillary Facilities

In addition to elementary, middle, and high school facilities, new development imposes additional facilities impacts on school districts. The first of these impacts is 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, TVUSD has determined that it costs the District approximately \$9,475 per elementary school student, \$10,348 per middle school student and \$16,683 per high school student, respectively, to provide interim housing until new facilities are available. The estimated total cost of interim housing is shown in Table X below.

The second impact new development imposes, in addition to school facilities, is the need for additional central administrative facilities and support facilities. These are required as new students place incremental demands on school administration. In accordance with the provisions of Chapter 341, SB1612, the SAB adopted a report on January 26, 1994, requiring approximately four (4) square feet of central support facilities for every student. Based on this report and the estimated cost per square foot to construct and furnish these types of facilities, a Central Administrative and Support Facilities cost impact of \$800 per student has been utilized. The total cost of ancillary facilities is shown in Table X below.

**Table X**  
**Costs for Ancillary Facilities**

<b>School Type</b>	<b>Adjusted Unhoused Students Generated from Unmitigated New Dwelling Units</b>	<b>Interim Housing per Student Cost</b>	<b>Unadjusted Students Generated from Unmitigated New Dwelling Units</b>	<b>Central Administration and Support per Student Cost</b>	<b>Total Ancillary Facilities Cost</b>
Elementary	508	\$9,475	2,828	\$800	\$7,075,700
Middle	0	\$10,348	1,475	\$800	\$1,180,000
High	1,874	\$16,449	2,307	\$800	\$32,671,026
<b>Total</b>	<b>2,382</b>		<b>6,610</b>		<b>\$40,926,726</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**

<b>School Type</b>	<b>School Facilities</b>	<b>Ancillary Facilities</b>	<b>Total Cost</b>
Elementary	\$36,310,930	\$7,075,700	\$43,386,630
Middle	\$0	\$1,180,000	\$1,180,000
High	\$146,553,050	\$32,671,026	\$179,224,076
<b>Total</b>	<b>\$182,863,980</b>	<b>\$40,926,726</b>	<b>\$223,790,706</b>

### Total Estimated Cost per Student

The estimated facilities cost for each elementary, middle, and high school student is derived by dividing the total 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 Unmitigated New Dwelling Units. The total estimated facilities cost per student is shown below:

**Table XII**  
**Total Facilities Costs per Student**

<b>School Level</b>	<b>School Facilities Cost</b>	<b>Future Students</b>	<b>Total Facilities Cost per Student</b>
Elementary	\$43,386,630	2,828	\$15,342
Middle	\$1,180,000	1,475	\$800
High	\$179,224,076	2,307	\$77,687

### School Facilities Impact per Dwelling Unit

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

**Table XIII**  
**Total Facilities Costs per New Dwelling Unit**

<b>School Level</b>	<b>Total Facilities Cost per Student</b>	<b>Student Generation Rate</b>	<b>Facilities Cost per Dwelling Unit</b>
Elementary School	\$15,342	0.2330	\$3,574.69
Middle School	\$800	0.1215	\$97.20
High School	\$77,687	0.1901	\$14,768.30
<b>Total</b>		<b>0.5446</b>	<b>\$18,440.19</b>

Utilizing development data provided by the permitting agencies on dwelling units constructed in the past full fiscal year, the average size of a dwelling unit was reported to be 2,295 square feet. Dividing the total facilities cost per dwelling unit by the average size of a dwelling unit yields a school facilities cost of \$8.03 per square foot.

This Report demonstrates that the school facilities impact amount per square foot of assessable space equals \$8.03 for all Unmitigated New Dwelling Units 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 is greater than the allowable Level I Fee, the District 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**

<b>Facilities Cost per Dwelling Unit</b>	<b>Facilities Cost per Square Foot</b>	<b>Statutory Level I Fee per Square Foot</b>	<b>Unmitigated Facilities Cost per Square Foot</b>
\$18,440.19	\$8.03	\$4.79	\$3.24

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 the 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 published in April 2002. 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 <sup>(1)</sup>**

<b>Development Type</b>	<b>Square Feet of Development Type</b>	<b>Average Total Employees</b>	<b>Average Employees per 1,000 Square Feet <sup>(2)</sup></b>
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
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.

(2) Employees/1000 Square Feet = Total Employee/Square Feet of Each Type/1000

## **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.

The District is a growing, thriving community and has experienced a tremendous amount of non-residential growth and has moved quickly to establish itself as a regional economic center. Information regarding resident employees (i.e., employees who work in their place of residence) within the District was derived from the 2015-2019 American Community Survey published by the U.S. Census Bureau. Of the employees identified as residing within the City, approximately 46.90% (i.e., a Residential Employee Generation Rate of .4690 as reflected in Table XVI) reported working within their place of residence.

**Table XVI**  
**Estimated Resident Employees within the Temecula Valley Unified School District**

<b>Total Estimated Employees <sup>(1)</sup></b>	<b>Estimated Number of Resident Employees within the TVUSD <sup>(1)</sup></b>	<b>Residential Employee Generation Rate</b>
73,972	34,693	0.4690

(1) Source: U.S. Census Bureau 2015-2019 American Community Survey. 5-Year Estimates.

It should be noted that by considering only those employees that both live and work within the TVUSD, 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 Resident Employee Generation Rate (“REGR”) computed for the Survey Area, 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 0.027 employees for *Self-Storage* to a high of 4.274 employees for *Restaurants*.

**Table XVII**  
**Resident Employee Generation Factors by Business Type**

<b>Development Type</b>	<b>Employees per 1,000 Square Feet (Table 1.0)</b>	<b>Resident Employee Generation Rate</b>	<b>Resident Employee Generation Factors</b>
Banks	2.825	0.4690	1.325
Car Dealers	2.005	0.4690	0.940
Commercial Offices (<100,000 sqft)	4.797	0.4690	2.250
Commercial Offices (>100,000 sqft)	4.615	0.4690	2.164
Commercial Strip Center	1.807	0.4690	0.847
Community Shopping Center	2.396	0.4690	1.124
Corporate Office (Single User)	2.686	0.4690	1.260
Discount Retail Club	1.671	0.4690	0.784
Industrial Parks (No Commercial)	2.087	0.4690	0.979
Industrial Plants (Mult. Shift)	2.456	0.4690	1.152
Industrial/Business Parks	3.733	0.4690	1.751
Lodging	1.114	0.4690	0.522
Medical Offices	4.265	0.4690	2.000
Neighborhood Shopping Center	2.561	0.4690	1.201
Regional Shopping Center	1.855	0.4690	0.870
Restaurants	9.113	0.4690	4.274
Scientific Research & Development	3.043	0.4690	1.427
Self-Storage	0.058	0.4690	0.027

### Estimated Household Rate per Resident Worker

To quantify the impact of these resident 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 resident workers within the District (Table XVI) by the estimated number of dwelling units within the District (U.S. Census 2015-2019 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 shows the estimated resident employees within the District.

**Table XVIII**  
**TVUSD Household Rate Per Resident Employee**

<b>Resident Employees Within the TVUSD</b>	<b>Occupied Housing Units</b>	<b>Household Rate <sup>(1)</sup></b>
34,693	48,506	71.52%

(1) Household Rate = Resident Workers divided by the Occupied Housing Units.

By applying the household generation rate of 0.7152 to the Resident Employee Generation Factors shown in Table XIX, 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**

<b>Development Type</b>	<b>Resident Employee Generation Factor</b>	<b>Household Rate</b>	<b>District Households per 1,000 Square Feet</b>
Banks	1.325	0.7152	0.948
Car Dealers	0.940	0.7152	0.672
Commercial Offices (<100,000 sqft)	2.250	0.7152	1.609
Commercial Offices (>100,000 sqft)	2.164	0.7152	1.548
Commercial Strip Center	0.847	0.7152	0.606
Community Shopping Center	1.124	0.7152	0.804
Corporate Office (Single User)	1.260	0.7152	0.901
Discount Retail Club	0.784	0.7152	0.560
Industrial Parks (No Commercial)	0.979	0.7152	0.700
Industrial Plants (Mult. Shift)	1.152	0.7152	0.824
Industrial/Business Parks	1.751	0.7152	1.252
Lodging	0.522	0.7152	0.374
Medical Offices	2.000	0.7152	1.431
Neighborhood Shopping Center	1.201	0.7152	0.859
Regional Shopping Center	0.870	0.7152	0.622
Restaurants	4.274	0.7152	3.057
Scientific Research & Development	1.427	0.7152	1.021
Self-Storage	0.027	0.7152	0.020

### **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 XIII, by applying the total cost per dwelling unit to the Household Generation Rate shown in Table XVIII, 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 \$0.36 to \$56.37 per square foot of development.

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

<b>Development Type</b>	<b>District Households per Square Foot of Commercial / Industrial Development</b>	<b>School Facilities Cost per Dwelling Unit</b>	<b>Gross Facilities Cost per Square Feet of Commercial / Industrial Development</b>
Banks	0.0009476	\$18,440.19	\$17.47
Car Dealers	0.0006724	\$18,440.19	\$12.40
Commercial Offices (<100,000 sqft)	0.0016091	\$18,440.19	\$29.67
Commercial Offices (>100,000 sqft)	0.0015479	\$18,440.19	\$28.54
Commercial Strip Center	0.0006060	\$18,440.19	\$11.17
Community Shopping Center	0.0008036	\$18,440.19	\$14.82
Corporate Office (Single User)	0.0009009	\$18,440.19	\$16.61
Discount Retail Club	0.0005604	\$18,440.19	\$10.33
Industrial Parks (No Commercial)	0.0007000	\$18,440.19	\$12.91
Industrial Plants (Mult. Shift)	0.0008239	\$18,440.19	\$15.19
Industrial/Business Parks	0.0012522	\$18,440.19	\$23.09
Lodging	0.0003736	\$18,440.19	\$6.89
Medical Offices	0.0014307	\$18,440.19	\$26.38
Neighborhood Shopping Center	0.0008590	\$18,440.19	\$15.84
Regional Shopping Center	0.0006223	\$18,440.19	\$11.47
Restaurants	0.0030569	\$18,440.19	\$56.37
Scientific Research & Development	0.0010206	\$18,440.19	\$18.82
Self-Storage	0.0000196	\$18,440.19	\$0.36

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 TVUSD 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 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 TVUSD, 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 table shows the unmitigated net facilities cost per dwelling unit.



**Table XXI**  
**Unmitigated Net Facilities Costs Per Dwelling Unit**

<b>Cost/Unit Item</b>	<b>Statutory Level I Fee</b>
Residential Fee per Square Foot	\$4.79
Average Square Feet of Dwelling Unit	2,295
Facilities Cost per Dwelling Unit	\$18,440.19
Less Fee per Dwelling Unit from New Residential Construction	\$10,993.05
Net Deficit per Dwelling Unit after Residential Fee	\$7,447.14

By multiplying the unmitigated net school facilities cost 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. 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**

<b>Development Type</b>	<b>District Households per Square Foot of Commercial/Industrial Development</b>	<b>Required Commercial/Industrial Fee (per Square Foot) Statutory Level I Fee</b>
Banks	0.000948	\$7.06
Car Dealers	0.000672	\$5.01
Commercial Offices (<100,000 square foot)	0.001609	\$11.98
Commercial Offices (>100,000 square foot)	0.001548	\$11.53
Commercial Strip Center	0.000606	\$4.51
Community Shopping Center	0.000804	\$5.98
Corporate Office (Single User)	0.000901	\$6.71
Discount Retail Club	0.000560	\$4.17
Industrial Parks (No Commercial)	0.000700	\$5.21
Industrial Plants (Mult. Shift)	0.000824	\$6.14
Industrial/Business Parks	0.001252	\$9.33
Lodging	0.000374	\$2.78
Medical Offices	0.001431	\$10.65
Neighborhood Shopping Center	0.000859	\$6.40
Regional Shopping Center	0.000622	\$4.63
Restaurants	0.003057	\$22.77
Scientific Research & Development	0.001021	\$7.60
Self-Storage	0.000020	\$0.15

## 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 Level I Fees for all new commercial and industrial development, it would still be justified in collecting between \$2.78 and \$22.77 per square foot, except for self-storage, where it is justified in levying \$0.15 per square foot in order to fully mitigate the impact of new commercial and industrial development. For purposes of determining chargeable covered and enclosed space, any exterior space which may be covered and/or enclosed at any point during the year shall be determined to be an extension of such structure intended to expand the use of such structure whether or not said exterior extension is within the perimeter of a commercial or industrial structure. This will not include any storage areas incidental to the principal use of the construction, garage, parking structure, unenclosed walkway, or utility or disposal area; however, this space may include exterior dining areas, dancing areas, and play areas which have the ability to be covered and/or enclosed in a manner to extent the use of the facilities and require an appropriate building permit from the building department of the city or county. 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, TVUSD is justified in levying the maximum fee of \$0.78 per square foot except for self-storage, where it is justified in levying \$0.15 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 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.*

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

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

The District 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 so as to allow students to reside on the property.

Section

**Four**

## CONCLUSIONS & STATEMENT OF FINDINGS

Based upon the data gathered by SDFEA regarding future development within the boundaries of the TVUSD, student generation, school facilities costs and the methodology employed to determine the school facilities impact from new residential and commercial development, TVUSD 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. 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 \$8.03 per square foot of assessable space of new residential development to mitigate the school facilities impacts. This amount is well in excess of the District's portion 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 \$2.78 and \$22.77 per square foot, except for self-storage, where it is justified in levying \$0.15 per square foot in order to fully mitigate the net school facilities impacts of new commercial and industrial development. This amount is well in excess of the currently authorized Statutory Fee (i.e., Commercial/Industrial Fees) of \$0.78 per square foot for all uses except self-storage. Thus, the District is justified in collecting the currently authorized Statutory Fee for commercial/industrial development, except for self-storage, where it is justified in levying \$0.15 per square foot, as permitted by State law.*

Section

**Five**

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## **APPENDICES**

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**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**

**Appendix A**

**Temecula Valley Unified School District  
Southern California Association of Governments  
2020 Connect SoCal Regional Transportation Plan and Sustainable Community Strategy (RTP/SCS) Growth Forecast**

<b>Tier2 (TAZ)</b>	<b>Location</b>	<b>Percent in District*</b>	<b>2020 Households</b>	<b>2030 Households</b>	<b>2035 Households</b>	<b>2045 Households</b>
43348100	Unincorporated Riverside County	16.58%	1	1	1	1
43408300	Unincorporated Riverside County	36.42%	4	7	7	7
43408400	Unincorporated Riverside County	0.42%	0	0	0	0
43408500	Unincorporated Riverside County	0.00%	0	0	0	0
43408600	Unincorporated Riverside County	0.00%	0	0	0	0
43412100	Temecula	6.98%	0	0	0	0
43412200	Temecula	99.68%	13	45	56	61
43415100	Temecula	0.01%	0	0	0	0
43415200	Murrieta	1.30%	0	0	0	0
43415300	Temecula	99.98%	62	218	270	270
43415400	Murrieta	0.22%	0	0	0	0
43415500	Temecula	100.00%	428	1477	1823	3256
43415600	Murrieta	100.00%	91	320	395	504
43417100	Murrieta	2.26%	1	1	1	1
43417200	Murrieta	1.33%	0	0	0	0
43417300	Murrieta	10.47%	13	14	14	14
43418100	Temecula	99.58%	871	1322	1467	2460
43418200	Temecula	100.00%	289	760	915	2408
43419100	Temecula	100.00%	0	0	0	0
43419200	Temecula	100.00%	0	0	0	0
43420100	Murrieta	92.13%	742	753	757	778
43420200	Temecula	100.00%	1020	1037	1043	1075
43420300	Murrieta	96.38%	826	839	843	867
43421100	Unincorporated Riverside County	0.01%	0	0	0	0
43422300	Murrieta	0.18%	0	0	0	0
43422400	Murrieta	0.07%	0	0	0	0
43424100	Temecula	100.00%	0	0	0	0
43424200	Temecula	100.00%	836	836	836	836
43425100	Temecula	100.00%	813	902	931	931
43425200	Temecula	100.00%	788	792	793	793
43426100	Temecula	100.00%	1088	1126	1139	1139
43427100	Temecula	100.00%	1937	2460	2633	2633
43428100	Temecula	100.00%	78	83	85	85
43428200	Temecula	100.00%	23	25	26	26
43428300	Temecula	100.00%	236	256	263	276
43428400	Temecula	100.00%	413	449	461	461
43428500	Temecula	100.00%	373	442	465	465
43428600	Temecula	100.00%	261	261	261	261
43429100	Murrieta	99.90%	2714	3287	3363	3426
43429200	Temecula	100.00%	153	156	157	162
43429300	Temecula	100.00%	1531	2143	2218	2288
43429400	Temecula	100.00%	160	325	378	599
43429500	Unincorporated Riverside County	99.72%	516	720	745	768
43430100	Temecula	100.00%	1724	1772	1788	1892
43431100	Temecula	100.00%	19	23	23	24
43431200	Temecula	100.00%	118	231	245	258
43431300	Temecula	100.00%	0	0	0	0



**Appendix A**

**Temecula Valley Unified School District  
Southern California Association of Governments  
2020 Connect SoCal Regional Transportation Plan and Sustainable Community Strategy (RTP/SCS) Growth Forecast**

<b>Tier2 (TAZ)</b>	<b>Location</b>	<b>Percent in District*</b>	<b>2020 Households</b>	<b>2030 Households</b>	<b>2035 Households</b>	<b>2045 Households</b>
43431400	Temecula	100.00%	1117	1117	1117	1117
43431500	Temecula	100.00%	350	442	468	471
43432100	Temecula	100.00%	916	917	917	917
43432200	Temecula	100.00%	785	785	785	785
43432300	Temecula	100.00%	614	614	614	614
43432400	Temecula	100.00%	1861	1861	1861	1861
43433100	Unincorporated Riverside County	9.80%	9	14	15	15
43433200	Unincorporated Riverside County	0.02%	0	0	0	0
43433300	Unincorporated Riverside County	0.00%	0	0	0	0
43434100	Temecula	100.00%	151	159	162	162
43434200	Temecula	100.00%	651	651	651	651
43434300	Temecula	100.00%	880	880	880	880
43435100	Unincorporated Riverside County	100.00%	613	939	979	1017
43435200	Unincorporated Riverside County	100.00%	392	572	594	615
43435300	Unincorporated Riverside County	100.00%	539	792	823	852
43435400	Unincorporated Riverside County	98.90%	1241	1392	1409	1427
43435500	Unincorporated Riverside County	87.39%	2391	3194	3293	3385
43435600	Murrieta	99.05%	4	4	4	4
43436100	Temecula	100.00%	1860	2113	2143	2173
43436200	Temecula	100.00%	1690	1705	1710	1710
43436300	Temecula	100.00%	495	753	785	814
43436400	Temecula	100.00%	2216	2354	2400	2400
43436500	Temecula	100.00%	1390	1390	1390	1390
43436600	Temecula	100.00%	1364	1364	1364	1364
43436700	Temecula	100.00%	283	283	283	283
43436800	Temecula	100.00%	443	591	609	626
43437100	Temecula	100.00%	611	842	918	918
43437200	Temecula	100.00%	1403	1403	1403	1403
43437300	Temecula	100.00%	2378	2378	2378	2378
43438100	Unincorporated Riverside County	100.00%	49	49	49	49
43438200	Temecula	100.00%	374	867	1022	1751
43438300	Unincorporated Riverside County	100.00%	22	22	22	22
43438400	Unincorporated Riverside County	100.00%	17	17	17	17
43438500	Unincorporated Riverside County	100.00%	27	27	27	27
43439100	Temecula	99.95%	107	123	124	126
43440100	Unincorporated Riverside County	100.00%	164	164	164	164
43440200	Unincorporated Riverside County	100.00%	48	51	52	52
43440300	Unincorporated Riverside County	100.00%	68	68	68	68
43440400	Unincorporated Riverside County	100.00%	219	219	219	219
43440500	Unincorporated Riverside County	100.00%	35	35	35	35
43440600	Unincorporated Riverside County	100.00%	206	206	206	206
43440700	Unincorporated Riverside County	100.00%	123	152	155	159
43440800	Temecula	100.00%	186	186	186	186
43440900	Temecula	100.00%	1375	1375	1375	1375
43441100	Unincorporated Riverside County	100.00%	24	24	24	24
43441200	Unincorporated Riverside County	84.84%	26	26	26	26
43442100	Unincorporated Riverside County	33.68%	32	33	33	33

**Appendix A**

**Temecula Valley Unified School District  
Southern California Association of Governments  
2020 Connect SoCal Regional Transportation Plan and Sustainable Community Strategy (RTP/SCS) Growth Forecast**

<b>Tier2 (TAZ)</b>	<b>Location</b>	<b>Percent in District*</b>	<b>2020 Households</b>	<b>2030 Households</b>	<b>2035 Households</b>	<b>2045 Households</b>
43442200	Unincorporated Riverside County	100.00%	277	277	277	277
43442300	Unincorporated Riverside County	100.00%	118	118	118	118
43442400	Unincorporated Riverside County	98.04%	29	29	29	29
43442500	Unincorporated Riverside County	100.00%	34	34	34	34
43442600	Unincorporated Riverside County	12.99%	1	1	1	1
43443100	Unincorporated Riverside County	23.70%	40	40	40	40
43443200	Unincorporated Riverside County	99.23%	152	152	152	152
43444100	Unincorporated Riverside County	59.18%	78	78	78	78
<b>Totals</b>			<b>48,616</b>	<b>56,961</b>	<b>58,887</b>	<b>64,523</b>

**Extrapolation of Annual Averages:**

Difference Current Year to Prior Year:	8,345	1,926	5,636
Number of Years within Years Estimated:	10	5	10
Annual Average Dwelling Units per Year Estimated:*	834.50	385.12	563.59

Estimated Number of Dwelling Units to Exist on January 1, 2020:	48,616
Estimated Number of Dwelling Units Constructed Calendar Year 2020:	834.50
Estimated Number of Dwelling Units Constructed Calendar Year 2021:	834.50
<b>Estimated Number of Dwelling Units to Exist on January 1, 2022:</b>	<b>50,285</b>

The data provided by SCAG per TAZ in January of 2022 as the most current available was adopted at a Jurisdictional Level Only in April of 2020 to be used in the 2020 Connect SoCal Regional Transportation Plan and Sustainable Community Strategy.

\*Percent in District was provided by SCAG by GIS review.

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

## Appendix B

### Temecula Valley Unified School District Student Generation Rate Analysis

Grade Level	Number of Students <sup>(1)</sup>	Number of Dwelling Units <sup>(2)</sup>	District-Wide Student Generation Rate
K-5	11,714	50,285	0.2330
6-8	6,112	50,285	0.1215
9-12	9,560	50,285	0.1901
Total	27,386		0.5446

(1) Source: Student Data File Verification Report, dated October 4, 2021, including TK (age 4) required service.

(2) Source: Southern California Association of Governments - 2020 Connect SoCal Regional Transportation Plan and Sustainable Community Strategy (RTP/SCS) Growth Forecast adopted at the jurisdictional level in April 2020 (Data Date: January 2022. Most current data available).

## **Appendix C: Elementary, Middle & High School Facilities Costs**

## Appendix C

### Temecula Valley Unified School District Summary of Estimated Costs

#### ELEMENTARY SCHOOL

(Capacity 698)

A.	SITE	\$4,234,000
B.	PLANS	2,509,000
C.	CONSTRUCTION	32,408,000
	OFF-SITE CONSTRUCTION	4,109,000
D.	TESTS	648,000
E.	INSPECTION	972,000
F.	FURNITURE AND EQUIPMENT	1,620,000
G.	CONTINGENCY	3,241,000

**TOTAL ESTIMATED COST** \$49,741,000

#### MIDDLE SCHOOL

(Capacity 1,200)

A.	SITE	\$8,572,000
B.	PLANS	4,899,000
C.	CONSTRUCTION	61,280,000
	OFF-SITE CONSTRUCTION	5,285,000
D.	TESTS	1,226,000
E.	INSPECTION	1,838,000
F.	FURNITURE AND EQUIPMENT	3,064,000
G.	CONTINGENCY	6,128,000

**TOTAL ESTIMATED COST** \$92,292,000

#### HIGH SCHOOL

(Capacity 3,200)

A.	SITE	\$23,753,000
B.	PLANS	11,301,000
C.	CONSTRUCTION	167,996,000
	OFF-SITE CONSTRUCTION	11,745,000
D.	TESTS	3,360,000
E.	INSPECTION	5,040,000
F.	FURNITURE AND EQUIPMENT	8,400,000
G.	CONTINGENCY	16,800,000

**TOTAL ESTIMATED COST** \$248,395,000

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

**Appendix D**

**Temecula Valley Unified School District  
Interim Housing Facilities Costs 2022- Savannah School Piggyback**

Per Student Cost of Interim Facilities	Elementary	Middle	High
<b><i>Per Classroom Costs:</i></b>			
One-time Site/Setup Cost	\$78,104	\$78,104	\$78,104
Delivery	4,900	4,900	4,900
Removal	3,900	3,900	3,900
Incidentals	13,300	13,300	13,300
Rent per Year	44,000	29,800	29,800
<b>Total First Year Classroom Cost</b>	<b>\$144,204</b>	<b>\$130,004</b>	<b>\$130,004</b>
Classroom Rental Fees Per Year:	\$44,000	\$29,800	\$29,800
Classroom Loading:	25	27	27
Months Required:	30	60	120
<b>Total Classroom Cost</b>	<b>\$210,204</b>	<b>\$249,204</b>	<b>\$398,204</b>
<b>Classroom Cost per Student</b>	<b>\$8,408</b>	<b>\$9,230</b>	<b>\$14,748</b>
<b><i>Per Restroom Costs:</i></b>			
One-time Site/Setup Cost	\$93,725	\$93,725	\$93,725
Delivery	6,200	6,200	6,200
Removal	8,400	8,400	8,400
Incidentals	19,950	19,950	19,950
Rent per Year	34,000	28,000	28,000
<b>Total First Year Restroom Cost</b>	<b>\$162,275</b>	<b>\$156,275</b>	<b>\$156,275</b>
Restroom Rental Fees Per Year:	\$34,000	\$28,000	\$28,000
Restroom Loading:	200	240	240
Months Required:	30	60	120
<b>Total Restroom Cost</b>	<b>\$213,275</b>	<b>\$268,275</b>	<b>\$408,275</b>
<b>Restroom Cost per Student</b>	<b>\$1,066</b>	<b>\$1,118</b>	<b>\$1,701</b>
<b>Total Interim Facilities Cost per Student</b>	<b>\$9,475</b>	<b>\$10,348</b>	<b>\$16,449</b>