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## Desert Sands Unified School District

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

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May 17, 2018

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## EXECUTIVE SUMMARY

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This Fee Justification Study (“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 Desert Sands Unified School District (“DSUSD” or “District”) and determine 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., to support the District’s collection of the statutory fees allowed by the State of California. For unified school districts, the current statutory fee, authorized by the State Allocation Board in January 2018, that may be imposed on residential construction is \$3.79 per square foot of assessable space for new residential development and \$0.61 per square foot of chargeable covered and enclosed space of new commercial/industrial development pursuant to Government Code Section 65995 and Educational Code Section 17620.

The findings contained in this Report include the following:

- *The District currently has school capacity to house approximately 28,503 students. Elementary school facilities are sufficient to house 12,582 students in kindergarten through fifth grade, middle school facilities are sufficient to house 6,666 students in sixth through eighth grade, and high school facilities are sufficient to house 9,255 students in ninth through twelfth grade.*
- *Current enrollment, based upon a October 13, 2017 Enrollment Report provided by the District, is 28,756 students. There is currently excess capacity at the elementary school level.*
- *Approximately 24,089 new dwelling units (“New Dwelling Units”) are anticipated to be constructed within the jurisdictional boundaries of the Desert Sands Unified School District by the year 2035. Of the New Dwelling Units, approximately 3.03% have mitigated the impact of their development through a mitigation agreement (“Mitigated Developments”).*
- *Historical data indicates that approximately one and a half elementary/middle/high school students are generated from every four homes constructed.*
- *Approximately 4.49 additional elementary schools, 1.96 middle schools and 1.24 high schools will need to be constructed in order to provide adequate facilities to*

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house students to be generated solely from currently unmitigated developments. The estimated costs of these school facilities, excluding interim housing requirements is over \$450 million dollars.

- *Taking into account the cost of interim housing, the total cost of school facilities results in a cost of approximately \$44,776 per elementary school student, \$56,306 per middle school student and approximately \$66,263 per high school student. Estimated school facilities costs per Unmitigated New Dwelling Unit is approximately \$21,171.*
- *As identified by certificates of compliance issued by the District, the average size of a single-family dwelling unit constructed within the DSUSD for the previous year is 2,813 square feet of assessable space. Based upon the average square footage of assessable space, the District would need to collect approximately \$7.53 per square foot of assessable space of new residential development to mitigate the school facilities impacts. This amount is well in excess of the currently authorized statutory fee (i.e., Level I Fee) of \$3.79 per square foot of assessable space. Thus, the District is justified in collecting the statutory fees for residential development as permitted by state law.*
- *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 \$3.26 and \$26.67 per square foot of commercial/industrial development to mitigate the net 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 \$0.61 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**

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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 District.

### Description of the District

The District's boundary includes the entire City of Indian Wells, a portion of the Cities of Palm Desert, La Quinta, Rancho Mirage, Indio and Coachella as well as a portion of the unincorporated area of the County of Riverside. The District currently operates nineteen elementary schools, one charter elementary school, six middle schools, one charter middle school, four comprehensive high schools, two continuation high schools and one alternative education school. The District's October 2017 student enrollment was 28,756.

### Synopsis of Growth

During the 1997/98 fiscal year, the California Basic Education Data Systems ("CBEDS") enrollment figure for the District was 21,112. For 2017/18, the enrollment figure for the District was 28,756. Enrollment during this time has shown an increase of approximately thirty-six percent (36.21%).

### Legislative History

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

In 1986 the state legislature attempted to address this funding shortfall through the enactment of Assembly Bill 2926 ("School Fee Legislation") which provided for the imposition of development fees on new residential and commercial/industrial construction. The School Fee Legislation provides that development fees are to be collected prior to the issuance of a building permit. Furthermore, no city or county is authorized to issue a building permit for new residential or

commercial/industrial projects unless it first certifies with the appropriate school district that the developer of the project has complied with the development fee requirement.

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

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

In June of 2006, Assembly Bill 2751 was passed which added the criteria that a fee is prohibited from including the cost attributable to existing deficiencies in public facilities. In the case of a school district, this would mean that existing capacity deficits could not be added to the facilities funding required from future development. In the following Report, this is demonstrated in the calculations by not including any deficit which would be shown in Table II, if existent, to the school facilities required to serve Unmitigated New Development (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 24, 2018, for unified school districts, are \$3.79 per square foot of assessable space of new residential construction (“Level I Fees”) and \$0.61 per square foot of new commercial/industrial development (“Commercial/Industrial Fees”) on a K-12 basis. These development fees may next be increased by the SAB in 2020, and every two years thereafter.

## **Reconstruction/Redevelopment**

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

The District currently is unaware of any Reconstruction projects. In such a situation, the District may levy Statutory School Fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. (“Statutory School Fees”) if there is a nexus established between the fee to be levied and the impact of the new construction in excess of the impact previously existing. In other words, the Statutory School Fees must bear a nexus to the burden caused by the Reconstruction project in terms of a net increase in students generated and the fee to be imposed.

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

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

Statutory School Fees will be assessed only to the extent of the net 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

In order to determine the impact of new construction on DSUSD 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 and the number of Reconstructed Dwelling Units to be constructed within DSUSD 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 of assessable space.*

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

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



## **Data Sources**

The primary information required to establish a nexus between new development and school facilities impacts includes residential housing projections, employment impacts from new commercial/industrial development, student generation rates and facilities cost estimates. Primary information sources regarding future housing projections included Southern California Association of Governments (“SCAG”) and the Building Departments of the Cities of Indian Wells, Palm Desert, La Quinta, Rancho Mirage, Indio, Coachella, and the County of Riverside. Some of the data for determining commercial/industrial impacts was prepared by the San Diego Association of Governments (“SANDAG”) and the 2012-2016 American Community Survey as provided by the U.S. Census Bureau. Data used to calculate student generation rates for this Report were provided by the Southern California Association of Governments (“SCAG”) and the October 13, 2017 Enrollment Report as provided by the District. Facilities cost estimates were prepared using cost information obtained from the District’s Facilities 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 2017/18 school year at each grade level of the District is as follows:

**Table I**  
**Fiscal Year 2017/18 Student Enrollment**

Grades	2017/18 Enrollment Figures <sup>(1)</sup>
Kindergarten	2,260
First	1,985
Second	1,874
Third	1,827
Fourth	1,988
Fifth	2,126
Ungraded	408
Sixth	2,139
Seventh	2,207
Eighth	2,186
Ungraded	302
Ninth	2,265
Tenth	2,169
Eleventh	2,276
Twelfth	2,064
Ungraded	680
<b>Total Enrollment</b>	<b>28,756</b>

(1) October 13, 2017 Enrollment Report.

The District has determined that its existing school building capacity is as summarized in Table II below. A comparison of current student enrollment to current capacity shows that the District currently has an excess capacity at the elementary school level. Such excess lowers the facilities needs of future students and is described in the text above and in Table VIII.

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

School Type	2017/18 Capacity	2017/18 Enrollment	Existing Capacity Surplus/(Deficit)
Elementary School (Grades K-5)	12,582	12,468	114
Middle School (Grades 6-8)	6,666	6,834	(168)
High School (Grades 9-12)	9,255	9,454	(199)
<b>Total</b>	<b>28,503</b>	<b>28,756</b>	<b>(253)</b>

### Future Residential Dwelling Unit Projections

Based upon the most recent population and housing estimates of SCAG, 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”, this forecast reflects projected housing units for the areas within the boundaries of the District for the years 2012, 2020, 2035 and 2040. Included in these estimates is a projection of existing housing units as of January 1, 2018. Table III shows the increase in dwelling units expected to occur within the jurisdictions in which the DSUSD provides school facilities.

**Table III**  
**Projected New Dwelling Units within Various Jurisdictions**

Year 2018 Residential Units	Year 2035 Residential Units	Net Increase In Dwelling Units	Percent Increase in Dwelling Units
74,126	98,215	24,089	32.50%

As the District current facilities are inadequate to house 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 timely construction of school facilities to house students from new Mitigated Development (“Mitigated Units”). The District has two mitigation agreements which contain unpermitted dwelling units. Both the impact from these units on school facilities and their mitigated payments are excluded from the fee calculation in this Report. A summary of these Mitigated Units is shown below:

**Table IV  
Mitigated Developments**

<b>Project Name</b>	<b>Total Mitigated Unpermitted Dwelling Units</b>
CFD 2013-1	429
CFD 2018-1*	300
<b>Total</b>	<b>729</b>

\* Pending Board Approval. Board Meeting date is anticipated in June 2018.

Total Projected New Dwelling Units shown in Table III less the Total Mitigated Unpermitted Dwelling Units shown in Table IV results in the Total Projected Unmitigated New Dwelling Units to be built in the District by 2035. This calculation is show in the table below:

**Table V  
Unmitigated New Dwelling Units**

<b>Future Residential Dwelling Units</b>	<b>Total Dwelling Units</b>
Total Projected New Dwelling Units	24,089
Total Mitigated Unpermitted Dwelling Units	729
<b>Total Unmitigated New Dwelling Units</b>	<b>23,360</b>

## Student Generation Rates

To establish a nexus between the Unmitigated New Dwelling Units 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. The nexus is 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 a student progresses to a higher grade.

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

**Table VI**  
**District Wide Student Generation Rate**

School Type	Generation Rate
Elementary School	0.1682
Middle School	0.0922
High School	0.1275
<b>Total*</b>	<b>0.3879</b>

\* Total may not sum due to rounding.

### Students Generated By 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). These computations are reflected in Table VII:

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

Unmitigated New Dwelling Units	School Type	Student Generation Rate	Students Generated
23,360	Elementary	0.1682	3,929
23,360	Middle	0.0922	2,154
23,360	High	0.1275	2,978
<b>Total</b>			<b>9,061</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 96.97%. Of the 114 excess elementary school seats, 3 seats are allocated to Mitigated Developments and the remainder, or 111 seats, are available to lower the needs of future Unmitigated New Dwelling Units. The adjusted future students are divided by the school capacity (i.e., design population) for each school type. Table VIII shows the number of new elementary, middle and high school facilities required to serve students generated from Projected Unmitigated New Dwelling Units.

**Table VIII**  
**School Facilities Required for Projected Students from Unmitigated New Dwelling Units**

School Type	Unmitigated Students (Table VII)	Excess Seats Allocated to Unmitigated New Dwelling Units	Adjusted Unmitigated Students	School Facility Capacity	Required Schools
Elementary	3,929	111	3,818	850	4.49
Middle	2,154	0	2,154	1,100	1.96
High	2,978	0	2,978	2,400	1.24

### 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 as provided by the District. These numbers reflect the District's estimate of land acquisition and construction costs, furniture, equipment costs and technology. The aggregate facilities cost impact from Projected Unmitigated New Dwelling Units is determined by multiplying the cost per facility by the required number of sites 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	4.49	\$35,730,220	\$160,428,688
Middle	1.96	\$57,502,697	\$112,705,286
High	1.24	\$149,575,658	\$185,473,816
<b>Total</b>			<b>\$458,607,790</b>

### 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 "C", the DSUSD has determined that currently it costs the District approximately \$4,059 per elementary school student, \$3,982 per middle school student and \$3,982 per high school student, respectively, to provide interim housing until new facilities are available.

**Table X**  
**Costs for Interim Housing Facilities**

School Type	Adjusted Future Students	Interim Housing per Student	Total Cost
Elementary	3,818	\$4,059	\$15,497,262
Middle	2,154	\$3,982	\$8,577,228
High	2,978	\$3,982	\$11,858,396
<b>Total</b>			<b>\$35,932,886</b>

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

**Table XI**  
**Total Estimated Facilities Costs**

School Type	School Facilities	Ancillary Facilities	Total Cost
Elementary	\$160,428,688	\$15,497,262	\$175,925,950
Middle	\$112,705,286	\$8,577,228	\$121,282,514
High	\$185,473,816	\$11,858,396	\$197,332,212
<b>Total</b>	<b>\$458,607,790</b>	<b>\$35,932,886</b>	<b>\$494,540,676</b>

### Total Estimated Cost per Student

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

**Table XII**  
**Total Facilities Costs per Pupil**

School Level	School Facilities & Ancillary Cost	Future Students	Cost per Pupil
Elementary	\$175,925,950	3,929	\$44,776.00
Middle	\$121,282,514	2,154	\$56,306.00
High	\$197,332,212	2,978	\$66,263.00
<b>Total</b>	<b>\$494,540,676</b>	<b>9,061</b>	

## School Facilities Impact per Dwelling Unit

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

**Table XIII  
Total Facilities Costs per Residential Unit**

School Level	Cost per Pupil	Student Generation Rate	Facilities Cost per Dwelling Unit
Elementary	\$44,776.00	0.1682	\$7,531.32
Middle	\$56,306.00	0.0922	\$5,191.41
High	\$66,263.00	0.1275	\$8,448.53
<b>Total</b>		<b>0.3879</b>	<b>\$21,171.26</b>

As identified by certificates of compliance issued by the District the average size of a single family detached dwelling unit constructed within the DSUSD for the previous calendar year is 2,813 square feet of assessable space. Dividing the total facilities cost per dwelling unit by the average size of a dwelling unit yields a school facilities cost of \$7.53 square foot of assessable space.

This Report demonstrates that the school facilities impact amount per square foot of assessable space equals \$7.53 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 \$3.79 per square foot of assessable space for a unified school district (K-12).

Since the District’s school facilities impact per square foot of assessable space is greater than the allowable statutory 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 of Assessable Space	Statutory Level I Fee per Square Foot of Assessable Space	Statutory Fee (Deficit) per Square Foot of Assessable Space
\$21,171.26	\$7.53	\$3.79	(\$3.74)



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 who 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 of 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**  
**Region-Wide Employment per 1,000 Square Feet by Development Type<sup>(1)</sup>**

Development Type	Square Feet of Development Type	Total Employees	Employees per 1,000 Square Feet <sup>(2)</sup>
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 April 2002, Traffic Generators, except as noted by\*. Asterisked development types were sourced from a previous Sourcepoint 1990 Study.

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

## 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) who will both work and live within the District must be determined.

As a significant population center in the County of Riverside with a significant employment base and located relatively far from other major employment centers, one would expect that the Resident Employment Generation Rate (REGR) for the District - that is the number of people living within the jurisdictional boundaries of the District who are also workers employed by businesses located within the District - to be above the average REGR of other areas within the County. Information regarding resident employees (i.e., employees who both work and live in the same city or community "Resident Employees") for the District was derived from the 2012-2016 American Community Survey provided by the U.S. Census Bureau. Approximately

52.30% of the resident employees (i.e., an REGR of 0.5230) reported working within their city or community of residence. This is in sharp contrast to bedroom communities within the County such as the Temecula Valley and the City of Corona where historically only 30-40% of the employment base actually works within the areas in which they reside.

**Table XVI**  
**Estimated Resident Employees within Desert Sands Unified School District<sup>(1)</sup>**

Jurisdiction	Total Estimated Employees <sup>(2)</sup>	Residential Employee Generation Rate	Estimated Number of Resident Employees within DSUSD
Desert Sands Unified School District	73,219	52.30%	38,294

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

(2) Source: U.S. Census Bureau 2012 - 2016 American Community Survey.

It should be noted that by considering only those employees who both live and work within the DSUSD, 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 0.583 employees for *Lodging* to a high of 4.766 employees for *Restaurants*.

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

Development Type	Employees per 1,000 Square Feet (Table 1.0)	Resident Employee Generation Rate	Resident Employee Generation Factors
Banks	2.825	.5230	1.478
Car Dealers	2.005	.5230	1.048
Commercial Offices (<100,000 sqft)	4.797	.5230	2.509
Commercial Offices (>100,000 sqft)	4.615	.5230	2.414
Commercial Strip Center	1.807	.5230	0.945
Community Shopping Center	2.396	.5230	1.253
Corporate Office (Single User)	2.686	.5230	1.405
Discount Retail Club	1.671	.5230	0.874
Industrial Parks (No Commercial)	2.087	.5230	1.091
Industrial Plants (Mult. Shift)	2.456	.5230	1.285
Industrial/Business Parks	3.733	.5230	1.952
Lodging	1.114	.5230	0.583
Medical Offices	4.265	.5230	2.231
Neighborhood Shopping Center	2.561	.5230	1.339
Regional Shopping Center	1.855	.5230	0.970
Restaurants	9.113	.5230	4.766
Scientific Research & Development	3.043	.5230	1.591

**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 resident employees within the cities that are covered the boundaries of the District (Table XVI) by the estimated number of occupied dwelling units within the cities that are covered by the boundaries of the District, 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 per occupied dwelling unit within the District as it is assumed the overall ratio of each of the cities pertains to the areas of the cities within the District.

**Table XVIII**  
**Desert Sands Unified School District Household Rate per Resident Employee**

Resident Workers	Occupied Housing Units <sup>(1)</sup>	Household Rate
38,294	71,919	53.25%

(1)Source: U.S. Census Bureau 2012-2016 American Community Survey.

By applying the household generation rate of 53.25% to the Resident Employee Generation Factors shown in Table XVII, housing units required per employee for each commercial/industrial land use category can be determined. Expected household generation per 1,000 square feet of commercial/industrial development 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	1.478	0.5325	0.787
Car Dealers	1.048	0.5325	0.558
Commercial Offices (<100,000 sqft)	2.509	0.5325	1.336
Commercial Offices (>100,000 sqft)	2.414	0.5325	1.285
Commercial Strip Center	0.945	0.5325	0.503
Community Shopping Center	1.253	0.5325	0.667
Corporate Office (Single User)	1.405	0.5325	0.748
Discount Retail Club	0.874	0.5325	0.465
Industrial Parks (No Commercial)	1.091	0.5325	0.581
Industrial Plants (Mult. Shift)	1.285	0.5325	0.684
Industrial/Business Parks	1.952	0.5325	1.040
Lodging	0.583	0.5325	0.310
Medical Offices	2.231	0.5325	1.188
Neighborhood Shopping Center	1.339	0.5325	0.713
Regional Shopping Center	0.970	0.5325	0.517
Restaurants	4.766	0.5325	2.538
Scientific Research & Development	1.591	0.5325	0.847

### **School Facilities Costs 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 \$6.57 to \$53.73 per square foot of development.

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

<b>Development Type</b>	<b>District Households per 1,000 Square Feet of Non-Residential Development</b>	<b>School Facilities Cost per Dwelling Unit</b>	<b>Gross Facilities Cost per Square Feet of Commercial/Industrial Development</b>
Banks	0.787	\$21,171.26	\$16.66
Car Dealers	0.558	\$21,171.26	\$11.82
Commercial Offices (<100,000 square feet)	1.336	\$21,171.26	\$28.28
Commercial Offices (>100,000 square feet)	1.285	\$21,171.26	\$27.21
Commercial Strip Center	0.503	\$21,171.26	\$10.65
Community Shopping Center	0.667	\$21,171.26	\$14.12
Corporate Office (Single User)	0.748	\$21,171.26	\$15.84
Discount Retail Club	0.465	\$21,171.26	\$9.85
Industrial Parks (No Commercial)	0.581	\$21,171.26	\$12.30
Industrial Plants (Mult. Shift)	0.684	\$21,171.26	\$14.48
Industrial/Business Parks	1.040	\$21,171.26	\$22.01
Lodging	0.310	\$21,171.26	\$6.57
Medical Offices	1.188	\$21,171.26	\$25.15
Neighborhood Shopping Center	0.713	\$21,171.26	\$15.10
Regional Shopping Center	0.517	\$21,171.26	\$10.94
Restaurants	2.538	\$21,171.26	\$53.73
Scientific Research & Development	0.847	\$21,171.26	\$17.94

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 DSUSD 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 the DSUSD, 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 assuming the Statutory Level I Fee is collected.

**Table XXI  
Unmitigated Net Facilities Cost per Dwelling Unit**

Cost/Unit Item	Statutory Level I Fee
Residential Fee per Square Foot	\$3.79
Average Square Feet of Dwelling Unit	2,813
Facilities Cost per Dwelling Unit	\$21,171.26
Less Fee per D/U from New Res. Construction	\$10,661.27
Net Deficit per D/U after Residential Fee	\$10,509.99

By multiplying the net unmitigated 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 in Table XXII:

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

Development Type	District Households Per 1,000 Square Foot of Non-Residential Development	Required Commercial/Industrial Fee per Square Foot Assuming the Collection of the Statutory Level I Fee
Banks	0.787	\$8.27
Car Dealers	0.558	\$5.87
Commercial Offices (<100,000 sqft)	1.336	\$14.04
Commercial Offices (>100,000 sqft)	1.285	\$13.51
Commercial Strip Center	0.503	\$5.29
Community Shopping Center	0.667	\$7.01
Corporate Office (Single User)	0.748	\$7.86
Discount Retail Club	0.465	\$4.89
Industrial Parks (No Commercial)	0.581	\$6.11
Industrial Plants (Mult. Shift)	0.684	\$7.19
Industrial/Business Parks	1.040	\$10.93
Lodging	0.310	\$3.26
Medical Offices	1.188	\$12.48
Neighborhood Shopping Center	0.713	\$7.50
Regional Shopping Center	0.517	\$5.43
Restaurants	2.538	\$26.67
Scientific Research & Development	0.847	\$8.91

The net cost to provide school facilities required to serve new students resulting from the construction of new commercial/industrial development, assuming that a portion of the impact has already been mitigated by new residential construction, is still justified at the Level I Fee of \$0.61.

## Commercial/Industrial Development Impact

The school facilities impact shown above represents the net cost to provide school facilities required to serve new students resulting from the construction of new commercial/industrial development assuming that a portion of the impact has already been mitigated by new residential construction. As previously noted, this amount does not reflect the gross impact of new commercial/industrial development where some portion of the new employees will be housed in existing housing (from which no additional residential impact fee may be collected) or from interdistrict transfers due to employment. However, as can be seen in Table XXII, assuming that the District received corresponding residential Statutory Level I Fees for all new commercial and industrial development, it would still be justified in collecting between \$3.26 and \$26.67 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 \$0.61 per square foot of new commercial/industrial development. Therefore, for all commercial/industrial development types shown in Table XXII, DSUSD is justified in levying the maximum fee of \$0.61 per square foot.

## Senior Citizen Housing

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

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

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

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

The District acknowledges that students will not reside in senior citizen housing units. However, the development of such housing usually 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 from of the development of new senior citizen housing. The District acknowledges Section 65995.1 and will levy developer fees on any senior citizen housing projects at the current commercial/industrial rate of \$0.61 per square foot. The District will require proof that such senior units are indeed restricted to seniors i.e. a copy of 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 DSUSD, student generation, school facilities costs and the methodology employed to determine the school facilities impact from new residential and commercial development, DSUSD 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 \$7.53 per square foot of assessable space of new residential development to mitigate the school facilities impacts. This amount is well in excess of the currently authorized statutory fee (i.e., Level I Fee) of \$3.79 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 \$3.26 and \$26.67 per square foot of commercial/industrial development to mitigate the net 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 \$0.61 per square foot. Thus, the District is justified in collecting the statutory fees for commercial/industrial development 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: Interim Housing Facilities Costs**

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

**Desert Sands Unified School District**

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

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

Data Date: April 2016

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
43571500	Coachella	24.21%	0	0	0	0
43572100	Coachella	97.88%	13	134	787	1250
43572200	Coachella	11.75%	1	2	8	12
43572400	Coachella	0.20%	0	0	0	0
43572500	Coachella	0.09%	1	1	1	1
43576200	Coachella	64.34%	2	45	280	450
43576300	Coachella	0.22%	0	0	2	3
43576400	Coachella	99.39%	8	75	432	684
43576500	Coachella	0.39%	0	0	0	0
43584100	Coachella	4.13%	0	158	194	245
43585100	Coachella	0.34%	1	4	26	32
43518100	Indian Wells	0.95%	6	7	9	9
43526100	Indian Wells	0.06%	0	0	1	1
43528200	Indian Wells	17.67%	181	209	269	278
43531200	Indian Wells	23.97%	196	226	295	306
43533100	Indian Wells	0.94%	1	1	1	1
43533200	Indian Wells	0.33%	0	1	1	1
43533300	Indian Wells	99.55%	624	692	917	963
43533400	Indian Wells	11.43%	73	83	95	96
43535100	Indian Wells	68.34%	96	113	176	191
43538100	Indian Wells	0.40%	4	5	5	6
43540100	Indian Wells	100.00%	485	543	732	768
43540200	Indian Wells	97.23%	796	899	1231	1296
43540300	Indian Wells	100.00%	45	46	46	46
43540400	Indian Wells	99.32%	277	314	432	455
43540500	Indian Wells	6.03%	21	23	26	26
43541100	Indian Wells	99.17%	72	86	133	144
43547100	Indian Wells	0.12%	1	2	2	2
43547200	Indian Wells	0.15%	3	3	3	3
43545200	Indio	1.96%	35	42	52	54
43546100	Indio	34.39%	394	394	394	394
43546200	Indio	1.04%	13	13	13	13
43546300	Indio	3.86%	70	70	70	70
43547100	Indio	18.32%	224	273	358	368
43548100	Indio	5.16%	79	82	88	89
43549100	Indio	79.35%	1151	1302	1601	1674
43550100	Indio	71.25%	612	721	970	1029
43550200	Indio	100.00%	103	187	430	493
43550300	Indio	99.71%	138	179	292	319
43551100	Indio	99.92%	548	641	855	905
43551200	Indio	93.90%	1547	1859	2545	2581
43551300	Indio	99.90%	496	587	804	856
43553200	Indio	0.09%	1	1	1	1
43553300	Indio	99.72%	814	1054	1610	1741
43555100	Indio	14.77%	35	44	85	97
43556100	Indio	100.00%	863	1044	1487	1593
43556200	Indio	100.00%	492	575	763	808
43556300	Indio	100.00%	721	837	947	947
43556400	Indio	100.00%	409	471	531	531
43556500	Indio	100.00%	0	0	0	0

**Desert Sands Unified School District**

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

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

Data Date: April 2016

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
43557100	Indio	99.91%	820	1006	1430	1529
43557200	Indio	100.00%	589	689	841	841
43558100	Indio	100.00%	607	704	747	747
43558200	Indio	100.00%	0	0	0	0
43558300	Indio	100.00%	965	1131	1455	1455
43559100	Indio	100.00%	458	534	609	609
43559200	Indio	100.00%	631	769	1085	1159
43560100	Indio	100.00%	1033	1109	1109	1109
43561100	Indio	100.00%	830	963	1085	1085
43561200	Indio	100.00%	491	584	765	765
43562100	Indio	100.00%	1635	1889	2356	2356
43562200	Indio	100.00%	785	917	1219	1289
43563100	Indio	100.00%	2	2	2	2
43563200	Indio	100.00%	495	570	626	626
43563300	Indio	100.00%	140	160	174	174
43563400	Indio	100.00%	0	0	0	0
43563500	Indio	100.00%	69	80	103	103
43564100	Indio	99.48%	1356	1591	2130	2256
43568100	Indio	82.89%	617	782	1190	1306
43568200	Indio	99.94%	80	81	81	81
43568300	Indio	99.82%	481	556	680	680
43568400	Indio	100.00%	807	944	1180	1180
43568500	Indio	100.00%	141	171	239	240
43571200	Indio	0.06%	1	1	1	1
43571500	Indio	39.80%	1	1	1	1
43572100	Indio	0.31%	0	0	2	4
43572200	Indio	34.04%	3	6	22	35
43572300	Indio	99.60%	21	56	163	191
43572400	Indio	2.53%	0	0	0	0
43572500	Indio	99.91%	599	713	982	1046
43533200	La Quinta	95.56%	134	149	170	172
43533300	La Quinta	0.06%	0	0	1	1
43533400	La Quinta	88.57%	570	639	736	741
43540200	La Quinta	2.77%	23	26	35	37
43542100	La Quinta	100.00%	1738	1858	2040	2054
43543100	La Quinta	100.00%	1404	1498	1651	1668
43544100	La Quinta	100.00%	907	972	1072	1084
43544200	La Quinta	100.00%	783	848	940	948
43545100	La Quinta	100.00%	790	858	947	954
43545200	La Quinta	97.83%	1750	2109	2619	2674
43547100	La Quinta	81.57%	996	1214	1592	1639
43547200	La Quinta	99.52%	1728	1842	2018	2025
43548100	La Quinta	33.00%	505	526	560	566
43548200	La Quinta	8.95%	72	76	80	81
43551100	La Quinta	0.08%	0	1	1	1
43551200	La Quinta	6.10%	101	121	165	168
43551300	La Quinta	0.10%	0	1	1	1
43552200	La Quinta	90.10%	273	295	327	331
43552300	La Quinta	0.06%	0	0	1	1
43553300	La Quinta	0.13%	1	1	2	2

**Desert Sands Unified School District**

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

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

Data Date: April 2016

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
43554100	La Quinta	0.47%	1	1	2	2
43554300	La Quinta	0.23%	1	1	1	1
43566300	La Quinta	13.93%	31	37	47	48
43518100	Palm Desert	96.28%	644	720	890	915
43518200	Palm Desert	13.79%	17	18	20	20
43518300	Palm Desert	0.27%	0	0	0	0
43521100	Palm Desert	15.88%	45	51	78	82
43524100	Palm Desert	100.00%	84	98	127	131
43524200	Palm Desert	42.58%	342	380	478	493
43526100	Palm Desert	99.94%	706	762	879	896
43526200	Palm Desert	100.00%	1290	1395	1615	1648
43528100	Palm Desert	100.00%	893	1019	1281	1320
43528200	Palm Desert	82.33%	841	971	1251	1295
43528300	Palm Desert	100.00%	740	824	998	1024
43529100	Palm Desert	99.54%	99	108	127	130
43529200	Palm Desert	99.39%	1772	1907	2183	2224
43530100	Palm Desert	99.73%	2001	2164	2503	2553
43530200	Palm Desert	100.00%	336	371	446	457
43530300	Palm Desert	100.00%	1175	1267	1456	1484
43531100	Palm Desert	100.00%	1396	1602	2023	2085
43531200	Palm Desert	76.03%	622	717	934	970
43532100	Palm Desert	99.94%	664	717	826	842
43532200	Palm Desert	100.00%	675	723	819	833
43533100	Palm Desert	2.20%	2	2	2	2
43533300	Palm Desert	0.39%	2	3	4	4
43534100	Palm Desert	0.35%	0	1	1	1
43535100	Palm Desert	31.66%	44	52	82	89
43538100	Palm Desert	99.60%	1058	1155	1362	1392
43538200	Palm Desert	100.00%	1122	1217	1416	1446
43538300	Palm Desert	100.00%	1292	1411	1660	1697
43539100	Palm Desert	96.10%	782	958	1419	2019
43539200	Palm Desert	99.93%	584	645	778	798
43540400	Palm Desert	0.68%	2	2	3	3
43540500	Palm Desert	93.97%	330	354	403	411
43541100	Palm Desert	0.83%	1	1	1	1
43541200	Palm Desert	100.00%	1202	1294	1482	1509
43541300	Palm Desert	100.00%	914	984	1128	1149
43546200	Palm Desert	0.06%	1	1	1	1
43548100	Palm Desert	0.14%	2	2	2	2
43548200	Palm Desert	0.53%	4	4	5	5
43549100	Palm Desert	0.38%	6	6	8	8
43549300	Palm Desert	0.61%	5	5	5	5
43517100	Rancho Mirage	99.25%	386	410	524	539
43518200	Rancho Mirage	0.24%	0	0	0	0
43518300	Rancho Mirage	0.26%	0	0	0	0
43520100	Rancho Mirage	99.44%	498	528	669	687
43520200	Rancho Mirage	29.09%	205	224	314	326
43521100	Rancho Mirage	82.96%	236	268	410	428
43524200	Rancho Mirage	57.42%	462	513	645	664
43529200	Rancho Mirage	0.48%	9	9	11	11

**Desert Sands Unified School District**

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

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

Data Date: April 2016

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
43530100	Rancho Mirage	0.27%	5	6	7	7
43532100	Rancho Mirage	0.06%	0	0	0	0
43518100	Unincorporated Riverside County	2.70%	18	20	25	26
43518200	Unincorporated Riverside County	48.76%	59	62	70	72
43533100	Unincorporated Riverside County	52.92%	38	42	51	53
43533200	Unincorporated Riverside County	4.10%	6	6	7	7
43536100	Unincorporated Riverside County	0.05%	0	0	0	1
43536200	Unincorporated Riverside County	99.97%	68	68	68	68
43537100	Unincorporated Riverside County	14.15%	18	19	22	23
43539100	Unincorporated Riverside County	3.56%	29	36	53	75
43546100	Unincorporated Riverside County	65.44%	750	750	750	750
43546200	Unincorporated Riverside County	98.90%	1211	1211	1211	1211
43546300	Unincorporated Riverside County	95.20%	1736	1736	1737	1737
43547200	Unincorporated Riverside County	0.32%	6	6	7	7
43548100	Unincorporated Riverside County	61.70%	944	983	1048	1059
43548200	Unincorporated Riverside County	90.52%	732	766	809	820
43549100	Unincorporated Riverside County	20.26%	294	333	409	427
43549200	Unincorporated Riverside County	99.99%	534	553	633	654
43549300	Unincorporated Riverside County	99.39%	775	790	827	840
43550100	Unincorporated Riverside County	28.75%	247	291	391	415
43550300	Unincorporated Riverside County	0.29%	0	1	1	1
43555100	Unincorporated Riverside County	77.92%	183	233	447	513
43566300	Unincorporated Riverside County	0.28%	1	1	1	1
43568100	Unincorporated Riverside County	16.93%	126	160	243	267
43568200	Unincorporated Riverside County	0.06%	0	0	0	0
43571500	Unincorporated Riverside County	35.60%	1	1	1	1
43572100	Unincorporated Riverside County	1.81%	0	2	15	23
43572200	Unincorporated Riverside County	54.21%	5	10	36	56
43572300	Unincorporated Riverside County	0.40%	0	0	1	1
43572400	Unincorporated Riverside County	97.27%	0	0	0	0
43576400	Unincorporated Riverside County	0.60%	0	0	3	4
43585100	Unincorporated Riverside County	34.77%	73	364	2667	3260
43597100	Unincorporated Riverside County	0.05%	0	0	0	0
43597200	Unincorporated Riverside County	55.59%	39	53	121	139
			68,506	77,496	98,215	103,018



**Desert Sands Unified School District**

Source: Southern California Association of Governments

Integrated Growth Forecast Data to 2035 by Traffic Analysis Zone

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

Data Date: April 2016

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
<b>Extrapolation of Five Year Projection based on Annual Averages:</b>						
Difference in Data Years:				8,990	20,719	4,803
Number of Years Estimate:				8	15	5
Annual Average Dwelling Units per Year Estimated:				1,124	1,381	961

Estimated Number of Dwelling Units January 1, 2018:	Dwelling Permitted Date	Dwelling Units
Dwelling Units Existing on January 1, 2012		68,506
Additional Dwelling Units 2013		1,124
Additional Dwelling Units 2014		1,124
Additional Dwelling Units 2015		1,124
Additional Dwelling Units 2016		1,124
Additional Dwelling Units 2017		1,124
<b>Estimated Dwelling Units to Exist on January 1, 2018:</b>		<b>74,126</b>

\* The data provided by SCAG per TAZ was approved by each of the agencies in April of 2016 to be used in the 2016 Regional Transportation Plan and Sustainable Communities Strategy.

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

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

**Desert Sands Unified School District**  
 District-Wide Student Generation Rates  
 May 2018

<b>School Level</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>	<b>Total*</b>
Students <sup>(1)</sup>	12,468	6,834	9,454	28,756
Dwelling Units <sup>(2)</sup>	74,126	74,126	74,126	74,126
Student Generation Rate	0.1682	0.0922	0.1275	0.3879

\* Total may not sum across due to rounding.

**Note:**

(1) Source: October 13, 2017 District Enrollment Report.

(2) Source: Southern California Association of Governments - 2016 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) adopted in April 2016. The number of dwelling units was determined using a base year of 2012 and adding an annual fraction of the projected dwelling units to be constructed through 2020, as detailed on the final pages of Appendix A. The resulting figure of 74,126 dwelling units to exist as of January 1, 2018, was compared to the US Census Bureau 2012-2016 American Community Survey which reports a total of 71,919 occupied dwelling units. This difference, 2,207 dwelling unit, or 3%, appears as a reasonable figure of unoccupied units.

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

APPENDIX C  
DESERT SANDS UNIFIED SCHOOL DISTRICT  
Interim Facilities Cost Estimates

**Per Student Interim Facilities Cost Estimates**

<b>1.0 Per Classroom Costs</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
One time Site/Set-up Cost	16,200	16,200	16,200
Delivery	6,360	6,360	6,360
Removal	20,125	20,125	20,125
Incidentals	18,000	28,000	28,000
Rent per Year (\$950 per mo ES and \$580 per mo MS & HS)	11,400	6,960	6,960
<b>Total First Year Costs</b>	<b>72,085</b>	<b>77,645</b>	<b>77,645</b>
<i>Cost per each Additional Year</i>	11,400	6,960	6,960
<b>1.01 Totals</b>			
Months Required	24	36	36
Classroom Cost	<b>83,485</b>	<b>91,565</b>	<b>91,565</b>
<b>1.02 Per Student Costs</b>			
Classroom Loading	24	27	27
Cost per Student	<b>3,479</b>	<b>3,391</b>	<b>3,391</b>

<b>2.0 Per Restroom Costs</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
One time Site/Set-up Cost	59,400	59,400	59,400
Delivery	5,130	5,130	5,130
Removal	3,825	3,825	3,825
Incidentals	18,000	18,000	18,000
Rent per Year (approx. \$1520 per month)	18,240	18,240	18,240
<b>Total First Year Costs</b>	<b>104,595</b>	<b>104,595</b>	<b>104,595</b>
<i>Cost per each Additional Year(s)</i>	11,520	11,520	11,520
<b>2.01 Totals</b>			
Months Required	24	36	36
Classroom Cost	<b>116,115</b>	<b>127,635</b>	<b>127,635</b>
<b>2.02 Per Student Costs</b>			
Loading	200	216	216
Cost per Student	<b>581</b>	<b>591</b>	<b>591</b>

<b>Total Per Student Interim Facilities Costs (per grade/school Level)</b>	<b>4,059</b>	<b>3,982</b>	<b>3,982</b>
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