SDFA

Banning Unified School District

FEE JUSTIFICATION REPORT
FOR
NEW RESIDENTIAL AND
COMMERCIAL/INDUSTRIAL DEVELOPMENT

June 15, 2016

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EXECUTIVE SUMMARY

This Fee Justification Report ("Report") for New 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 Banning Unified School District ("BUSD" 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 projected demand from new development. Finally, this Report seeks to identify the 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 Governing Board 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 February 2016 that may be imposed on residential construction is $3.48 per square foot of assessable space for new residential development pursuant to Government Code Section 65995 and Education Code Section 17620 and $0.56 per square foot of chargeable covered and enclosed space of commercial/industrial development pursuant to Government Code Section 65995 and Education Code Section 17620 (referred to as the "Level I Fees"). The findings contained in this Report include the following:

- *The District currently has school capacity to house approximately 4,856 students as calculated by the District pursuant to Section 17071.25 of the Education Code. Elementary school facilities are sufficient to house 1,973 students in Kindergarten through sixth grade, middle school facilities are sufficient to house 1,359 students in seventh through eighth grade, and high school capacity is sufficient for 1,524 students in ninth through twelfth grade.*
- *Current enrollment, based upon a December 2015 Enrollment Report, is 4,556 students with a resulting capacity shortage at the elementary school level.*
- *Approximately 1,978 new dwelling units are anticipated to be constructed within the jurisdictional boundaries of the District by the year 2040. Of these units, no dwelling units have mitigated the impact of their development through a mitigation agreement ("Mitigated Developments").*
- *Historical data indicates that over one elementary/middle/high school student is generated from every three homes constructed.*
- *Approximately 0.42 additional elementary schools, no middle schools and 0.01 high schools will need to be constructed in order to provide adequate facilities to house students to be generated solely from unmitigated projected future developments.*

The estimated cost of these school facilities, excluding interim housing requirements, is over 14 million dollars.

- *Taking into account the cost of interim housing facilities and central administration and support facilities, the total cost of school facilities results in a cost of approximately $35,023 per elementary school student and approximately $6,202 per high school student. Estimated school facilities cost per new dwelling unit is approximately $7,059.*
- *As identified by the historical certificates of compliance issued by the District, the average size of a dwelling unit constructed within the BUSD for the previous year is 1,333 square feet. Based upon the average square footage, the District would need to collect approximately $5.30 per square foot of new residential development to mitigate the school facilities impacts. This amount is well in excess of the currently authorized statutory fee (i.e., Level I Fee for residential new construction) of $3.48 per square foot. Thus, the District is justified in collecting the statutory fees for residential development as permitted by state law.*
- *Utilizing estimates regarding employee generation and associated residential household generation provided by Sourcepoint, a non-profit entity of the San Diego Association of Governments ("SANDAG"), it was determined that the District would need to collect between $0.73 and $5.95 per square foot of commercial/industrial development to mitigate the net school facilities impacts resulting from new commercial and industrial development. This amount is in excess of the currently authorized statutory fee (i.e., Level I Fee for Commercial/Industrial Fees) of $0.56 per square foot. Thus, the District is justified in collecting the statutory fees for commercial/industrial development as permitted by state law.*
- *Absent additional state or local funding, the District will not be able to provide adequate school facilities for new residential, commercial or industrial developments within the boundaries of the District which are currently unmitigated.*

Section

One

INTRODUCTION

This section of the Report sets forth the legislative history as well as the methodology employed and the data sources utilized in the analysis of the District's school facilities impacts. Also included in this section is a brief description of the District.

Description of the District

The Banning Unified School District, originally known as San Gorgonio School District, was established in 1877. The District currently operates four elementary schools, one intermediate school, one middle school, one comprehensive high school, one continuation high school, and one independent study school. The District encompasses approximately 300 square miles in the western part of Riverside County and includes the City of Banning, a portion of the City of Beaumont, the City of Desert Hot Springs, and the City of Palm Springs along with unincorporated regions of Riverside County. The District employs approximately 570 employees. Based upon a December 2015 Enrollment Report, the District's current student enrollment is 4,556.

Synopsis of Growth

For many years the District experienced continual growth. This growth has flattened but as shown by the housing projected by the Southern California Association of Govenments, a regional planning entity in the state, growth will continue. Detail as to the projected growth is shown in Appendix B.

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 for New Development (Unmitigated) (Table VIII) or to the cost of such school facilities (Tables IX, X and XI).

The development fees currently authorized under Education Code Section 17620 as of February 24, 2016, for unified school districts are $3.48 per square foot of new residential construction and $0.56 per square foot of new commercial/industrial construction (Level I Fees). These development fees may again be increased by the SAB in 2018, 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 BUSD 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 BUSD boundaries.*
- *Calculating a student generation rate (i.e., students expected to be generated from each new home) for each school type (i.e., elementary, middle and high school).*
- *Determining the number of students to be generated from new development.*
- *Identifying the costs of new school facilities necessitated as a result of the projected new development.*
- *Identifying the "per student cost" for new elementary, middle and high school facilities.*
- *Multiplying the per student costs for elementary, middle and high school facilities by the student generation rate to determine a cost per dwelling unit.*
- *Dividing the cost per dwelling unit by the average square feet per dwelling unit to determine the impact per square foot.*

The methodology for determining the impact of new commercial/industrial development is similar. However, instead of determining the number of students to be generated per new

dwelling unit, the focus is on the number of households (and corresponding students) generated per employee.

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

Data Sources

The primary information required to establish a nexus between new development and school facilities impacts includes residential housing projections, employment impacts from new commercial/industrial development, student generation rates and facilities cost estimates. Primary information sources regarding future housing projections included Southern California Association of Governments ("SCAG"), whose data is approved by the local agencies including the City of Banning, the City of San Jacinto 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 2009-2013 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") a December 2015 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 2015/16 school year at each grade level of the District is as follows:

Table I
Fiscal Year 2015/16 Student Enrollment

Schools	Fiscal Year 2015/16 Enrollment Figures (1)
Cabazon Elementary	303
Central Elementary	754
Hemmerling Elementary	564
Hoffer Elementary	640
Banning Independent Study (K-5)	11
Nicolet Middle School	914
Banning Independent Study (6-8)	37
New Horizons High	67
Banning High School	1,110
Banning Independent Study (9-12)	156
Total 2015/16 Enrollment	**4,556**

(1) Source: December 2015 Enrollment Report.

The District conducted a capacity analysis which is contained as Appendix A. The results of the analysis are summarized in Table II below. A comparison of current student enrollment to current capacity demonstrates that the District is impacted at the elementary school level and currently has excess capacity at the middle and high school facilities levels. Such excess will be used to accommodate students from new development as detailed in this Report.

Table II
Existing School Facilities Capacity

School Type	2015/16 Capacity	2015/16 Enrollment	Existing Seat Surplus/(Deficit)
Elementary School (Grades K-6)	1,973	2,272	(299)
Middle School (Grades 7-8)	1,359	951	408
High School (Grades 9-12)	1,524	1,333	191
Total	**4,856**	**4,556**	**300**

Future Residential Unit Projections

New Dwelling Unit Projections

Based upon the most recent released population and housing estimates of SCAG, it is anticipated that the percentage of growth experienced in the District in the past will continue in the future. As summarized in Appendix B, the SCAG Integrated Growth Forecast data forecast, released by Tract Code, reflects projected housing units for the areas within the boundaries of the District within the City of Banning, the City of Beaumont, the City of Desert Hot Springs, the City of Palm Springs and the County of Riverside for the years 2012, 2020, 2035, and 2040. Table III shows the increase in dwelling units expected to occur within the jurisdictions in which the BUSD provides school facilities.

Table III
Projected Future Residential Units

Residential Units as of January 1, 2016	Residential Units as of January 1, 2040	Net Increase in Dwelling Units	Percent Increase in Dwelling Units
12,815	**14,793**	**1,978**	**15%**

Reconstructed Dwelling Unit Projections

Although over 9% of housing stock within Banning Unified School District was built in 1949 or earlier, review of certificate of compliance activity for the prior five year period revealed that no redevelopment of older houses had occurred. Conversations with several permitting agencies revealed that the demolition of a dwelling unit was not tracked with its potential rebuilding. It was determined that a conservative annual average of 10 dwelling units would be demolished and replacement dwelling units constructed. Using this annual estimate, a projection of 240 Reconstructed Dwelling Units (10 times 24) are projected to the year 2040.

Mitigated Dwelling Unit Projections

While the District's current facilities are adequate to house all of its currently enrolled students, additional facilities must be added to provide capacity for students that will be generated from new development. In recognition of this fact, often school districts and the development community will enter into a mitigation agreement in order to ensure the timely construction of school facilities to house students from new Mitigated Development ("Mitigated Units"). Both the impact from these units on school facilities and their mitigation payments would be excluded from the fee calculation in this Report. The District currently does not have any Mitigated Units. This is reiterated as shown below:

Table IV
Unpermitted Mitigated Dwelling Units

Jurisdiction	Total Unpermitted Mitigated Dwelling Units
County of Riverside	0
City of Banning	0
City of Beaumont	0
City of Desert Hot Springs	0
City of Palm Springs	0
Total	**0**

Total Projected New Dwelling Units shown in Table III less the Total Mitigated Unpermitted Dwelling Units within Mitigated Developments shown in Table IV results in the Total Projected Unmitigated New Dwelling Units. To this figure the Total Projected Reconstructed Dwelling Units are added to calculate the Total Unmitigated New and Reconstructed Dwelling Units to be built within the BUSD by 2040. This calculation is shown in the table below:

Table V
Unmitigated Future Residential Dwelling Units

Future Residential Dwelling Units	Total Dwelling Units
Total Projected New Dwelling Units	1,978
Total Mitigated Dwelling Units	0
Total Projected Unmitigated New Dwelling Units	**1,978**
Total Projected Reconstructed Dwelling Units	240
Total Unmitigated New and Reconstructed Dwelling Units	**2,218**

Student Generation Rates

To establish a nexus between anticipated future residential development and a corresponding need for additional school facilities, the number of future students anticipated to be generated from the new residential development must be determined. This calculation results in a student generation rate, or factor, which represents the number of students, or portion thereof, expected to attend District schools from each new house. In order to accurately determine the cost of school facilities impacts at each grade level, a distinct student generation rate must be ascertained for elementary, middle and high school levels because the facilities cost per student at the elementary, middle and high school levels vary. This difference exists because generally the square footage of educational facilities per student increases as 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 C and is summarized in Table VI below:

Table VI
District Wide Student Generation Rate

School Type	Generation Rate
Elementary School	0.1826
Middle School	0.0764
High School	0.1071
Total	**0.3661**

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). The students generated from Projected

Reconstructed Dwelling Units are calculated separately as it is conservatively assumed that this type of dwelling unit is currently generating the same or a similar amount of students and the reconstruction of such unit would not cause a negative impact on school facilities. These computations are reflected in Table VII:

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

Type of Projected Dwelling Unit	Unmitigated Dwelling Units	School Type	Student Generation Rate	Students Generated
New Dwelling Unit	1,978	Elementary	0.1826	361
New Dwelling Unit	1,978	Middle	0.0764	151
New Dwelling Unit	1,978	High	0.1071	212
Subtotal New Dwelling Unit			**0.3661**	**724**
Reconstructed Dwelling Unit	240	Elementary	0.1826	44
Reconstructed Dwelling Unit	240	Middle	0.0764	18
Reconstructed Dwelling Unit	240	High	0.1071	26
Subtotal Reconstructed Dwelling Unit			**0.3661**	**88**
Total	**2,218**			**812**

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 Excess Capacity shown in Table II. As there are no Mitigated New Dwelling Units within BUSD all excess seats, or 100% of excess seats, are available to lower the needs of future Unmitigated Dwelling Units. Therefore the 408 excess middle school seats and the 191 excess high school seats are available to lower the needs of future Unmitigated New Dwelling Units. The adjusted future students are divided by the school capacity (i.e., design population) for each school type. Table VIII shows the number of new elementary, middle and high school facilities required to serve students generated from future Unmitigated New Dwelling Units.

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

Table VIII
School Facilities Required for New Development (Unmitigated)

School Type	Unmitigated Students (Table VII)	Excess Seats Allocated to Unmitigated New Dwelling Units	Adjusted Unmitigated Students	School Facility Capacity	Required Schools
Elementary	361	0	361	850	0.42
Middle	151	408	0	1,100	0
High	212	191	21	2,400	0.01
Total	**724**	**599**	**382**		

Estimated School Facilities Costs

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

The estimated costs for elementary, middle and high school facilities are shown below. The aggregate facilities cost impact from new, unmitigated development is determined by multiplying the per facility cost by the required number of facilities reflected in Table VIII. This resulting impact is shown in Table IX:

Table IX
Estimated Facilities Costs (Excluding Interim Housing)

School Type	Required Schools	Facilities Cost	Total Cost
Elementary	0.42	$30,886,000	$12,972,120
Middle	0	$53,791,000	$0
High	0.01	$140,287,000	$1,402,870
Total			**$14,374,990**

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 due to the timing of collection of development fees. Because development fees are collected at the time a building permit is issued, funds to provide facilities accumulate over a period of time and revenues, particularly when other local or state funds are not available, are not sufficient to build a school when development so warrants. The solution to this problem is most often addressed through "interim housing" in which the District purchases or leases relocatable classrooms that are used to temporarily alleviate overcrowding at existing school sites. As shown in Appendix D, the BUSD has determined that currently it costs the District approximately $2,558 per elementary school student, $2,689 per middle school student and $2,689 per high school student, respectively, to provide interim housing until new facilities are available.

The second impact new development imposes on school districts is to central administrative and support facilities. 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 added as shown in Table X.

Table X
Ancillary Facilities Costs

School Type	Adjusted Future Students	Interim Housing per Student	Central Administration and Support per Student	Total Ancillary Facilities Cost
Elementary	361	$2,558	$800	$1,212,238
Middle	0	$2,689	$800	$0
High	21	$2,689	$800	$73,269
Total	**382**			**$1,285,507**

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	$12,972,120	$1,212,238	$14,184,358
Middle	$0	$0	$0
High	$1,402,870	$73,269	$1,476,139
Total	**$14,374,990**	**$1,285,507**	**$15,660,497**

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 and Reconstructed Dwelling Units. For this calculation, the students generated from both Unmitigated New and Reconstructed Dwelling Units are included as both types of dwelling units are anticipated to pay the Statutory Level I Fee to the extent that the Alternative Level II Fee is not in place. The total estimated cost per pupil is shown below:

Table XII
Total Facilities Costs per Pupil

School Level	School Facilities & Ancillary Cost	Future Students	Costs per Pupil
Elementary	$14,184,358	405	$35,023
Middle	$0	169	$0
High	$1,476,139	238	$6,202
Total	**$15,660,497**	**812**	

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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

Housing Type	Cost per Pupil	Student Generation Rate	Facilities Cost per Dwelling Unit
Elementary School	$35,023	0.1826	$6,395.20
Middle School	$0	0.0764	$0
High School	$6,202	0.1071	$664.23
Total		**0.3661**	**$7,059.43**

As identified by the historical residential certificate of compliance activity, the average size of a typical dwelling unit constructed within the BUSD for the 2015 calendar year is 1,333 square feet. Dividing the total facilities cost per dwelling unit by the average size of a dwelling unit yields a school facilities cost of $5.30 per square foot.

Based on the District's student generation rates, actual costs to provide school facilities and the average square footage for new dwelling units, the District, as outlined above, would need to levy approximately $5.30 per square foot to actually provide the school facilities necessitated by new residential development. This Report demonstrates that the school facilities impact amount per square foot equals $5.30 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 $3.48 per square foot of new residential construction for a unified school district (K-12).

Since the District's school facilities impact per square foot is greater than the allowable statutory fees, the District actually suffers unmitigated impacts from new residential development, which not only supports the collection of the statutory fee for residential developments, but also those fees for new commercial/industrial development as provided for in Section Three of this Report. Table XIV summarizes the true costs of new development and compares that cost to the mount the District is currently authorized to collect.

Table XIV
Comparison of Facilities Cost to Currently Authorized Statutory (Level I) Fee

Facilities Cost per Dwelling Unit	Facilities Cost per Square Foot	Statutory Level I Fee per Square Foot	Statutory Fee (Deficit) per Square Foot
$7,059.43	$5.30	$3.48	($1.82)

Section

Three

COMMERCIAL/INDUSTRIAL DEVELOPMENT

This section of the Report identifies the school facilities impact from new commercial and industrial development.

School Facilities Impacts from New Commercial and Industrial Development

Just as the District is required to identify the impact of new residential development on student enrollment and a corresponding need for additional school facilities, a similar nexus must be established between new commercial/industrial development and the corresponding need for additional school facilities. A four-step methodology was used to quantify the impact of new commercial and industrial development on the need for school facilities. This methodology incorporates "employment densities" for various commercial and industrial types which have been generated by SANDAG. The methodology includes the following actions:

1. *Determine the number of employees required per square foot for specific types of commercial and industrial development (i.e., new jobs created within the school district).*
2. *Determine the number of new employees that would both live and work within the District.*
3. *Determine the number of occupied housing units that would be associated with new employees.*
4. *Determine the school facilities impact generated from these employees utilizing the "per dwelling unit" facilities costs computed in Section Two.*

The following discussion incorporates the four-step methodology and identifies the school facilities impact for various commercial and industrial developments.

Estimated Number of Employees per Square Foot

Because the utilization of commercial and industrial buildings varies significantly, in order to estimate the number of employees and hence, the number of school age children generated by employees, it is important that the relationship between the size of any commercial/industrial development and its associated employee base, be established for various development or land use types. To do this, SDFA relied on survey results published in SANDAG's report entitled Traffic Generators 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[1]

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

(1) Source: SANDAG Publication 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. Information regarding resident employees (i.e., employees who both work and live in the same city or community "Resident Employees") for the area within the District boundaries was derived from the 2009-2013 American Community Survey provided by the U.S. Census Bureau. Approximately 56.75% of the resident employees (i.e., an REGR of .5675) reported working in their city or community of residence.

Table XVI
Estimated Resident Employees within the Banning Unified School District[1]

Jurisdiction	Total Estimated Employees [2]	Estimated Number of Resident Employees	Residential Employee Generation Rate
Banning Unified School District	10,422	5,914	0.5675

(1) Resident Employees are employees that both reside and work within the applicable jurisdiction.
(2) Source: Census Bureau, 2009-2013 American Community Survey.

It should be noted that by considering only those employees that both live and work within the BUSD, 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 boundaries 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 Residential Employee Generation Rate ("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 0.632 employees for *Lodging* to a high of 5.171 employees for *Restaurants*.

Table XVII
Resident Employee Generation Factors by Business Type

Development Type	Employees per 1,000 Square Feet	Resident Employee Generation Rate	Resident Employee Generation Factors
Banks	2.825	0.5675	1.603
Car Dealers	2.005	0.5675	1.138
Commercial Offices (<100,000 sqft)	4.797	0.5675	2.722
Commercial Offices (>100,000 sqft)	4.615	0.5675	2.619
Commercial Strip Center	1.807	0.5675	1.025
Community Shopping Center	2.396	0.5675	1.359
Corporate Office (Single User)	2.686	0.5675	1.524
Discount Retail Club	1.671	0.5675	0.948
Industrial Parks (No Commercial)	2.087	0.5675	1.184
Industrial Plants (Mult. Shift)	2.456	0.5675	1.394
Industrial/Business Parks	3.733	0.5675	2.118
Lodging	1.114	0.5675	0.632
Medical Offices	4.265	0.5675	2.420
Neighborhood Shopping Center	2.561	0.5675	1.453
Regional Shopping Center	1.855	0.5675	1.053
Restaurants	9.113	0.5675	5.171
Scientific Research & Development	3.043	0.5675	1.727

Estimated Household Rate per Resident Worker

In order to quantify the impact of these residential workers on the District, two additional relationships must be established. The first of these is the number of households per resident worker.

By dividing the estimated number of residential workers within the District (Table XVI) by the estimated number of dwelling units within the District (U.S. Census Bureau, 2009-2013 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 City. The actual number of resident employees within the District will be lower than that shown.

Table XVIII
Banning Unified School District Household Rate per Resident Employee

Resident Workers	Occupied Housing Units	Household Rate (1)
5,914	12,443	47.53%

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

By applying the household generation rate of 47.53% to the Resident Employee Generation Factors shown in Table XVIII, 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

Development Type	Resident Employee Generation Factor	Household Rate	District Households per 1,000 Square Feet
Banks	1.603	0.4753	0.762
Car Dealers	1.138	0.4753	0.541
Commercial Offices (<100,000 sqft)	2.722	0.4753	1.294
Commercial Offices (>100,000 sqft)	2.619	0.4753	1.245
Commercial Strip Center	1.025	0.4753	0.487
Community Shopping Center	1.359	0.4753	0.646
Corporate Office (Single User)	1.524	0.4753	0.724
Discount Retail Club	0.948	0.4753	0.451
Industrial Parks (No Commercial)	1.184	0.4753	0.563
Industrial Plants (Mult. Shift)	1.394	0.4753	0.662
Industrial/Business Parks	2.118	0.4753	1.007
Lodging	0.632	0.4753	0.300
Medical Offices	2.420	0.4753	1.150
Neighborhood Shopping Center	1.453	0.4753	0.691
Regional Shopping Center	1.053	0.4753	0.500
Restaurants	5.171	0.4753	2.458
Scientific Research & Development	1.727	0.4753	0.821

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 approximately $2.12 to $17.35 per square foot of development.

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

Development Type	District Households per 1,000 Square Feet of Non-Residential Development	School Facilities Cost per Dwelling Unit	Gross Facilities Cost per Square Foot of Commercial/industrial Development
Banks	0.762	$7,059.43	$5.38
Car Dealers	0.541	$7,059.43	$3.82
Commercial Offices (<100,000 sqft)	1.294	$7,059.43	$9.13
Commercial Offices (>100,000 sqft)	1.245	$7,059.43	$8.79
Commercial Strip Center	0.487	$7,059.43	$3.44
Community Shopping Center	0.646	$7,059.43	$4.56
Corporate Office (Single User)	0.724	$7,059.43	$5.11
Discount Retail Club	0.451	$7,059.43	$3.18
Industrial Parks (No Commercial)	0.563	$7,059.43	$3.97
Industrial Plants (Mult. Shift)	0.662	$7,059.43	$4.68
Industrial/Business Parks	1.007	$7,059.43	$7.11
Lodging	0.300	$7,059.43	$2.12
Medical Offices	1.150	$7,059.43	$8.12
Neighborhood Shopping Center	0.691	$7,059.43	$4.88
Regional Shopping Center	0.500	$7,059.43	$3.53
Restaurants	2.458	$7,059.43	$17.35
Scientific Research & Development	0.821	$7,059.43	$5.79

The amounts shown in Table XX represent the gross school facilities costs 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 BUSD or are residing in existing housing within the boundaries of the District and for which no mitigation was received at the time that the dwelling units were constructed. However, a number of Resident Employees will reside in new dwelling units for which mitigation payments in the form of Level I Fees will be paid. For those commercial and industrial developments that employ individuals who will reside in new unmitigated dwelling units located within the boundaries of the BUSD, the unmitigated or net facilities cost per square foot of commercial and industrial development should be computed.

To identify the unmitigated or net facilities cost per square foot of commercial and industrial development, the facilities fee per square foot of new, residential development is subtracted from the gross facilities cost shown in Table XX. The following tables show the unmitigated net facilities cost per dwelling unit considering the payment of the statutory Level I Fee.

Table XXI
Unmitigated Net Facilities Cost per Dwelling Unit

Cost/Unit Item	Statutory Level I Fee
Residential Fee per Square Foot	$3.48
Average Square Feet of Dwelling Unit	1,333
Facilities Cost per Dwelling Unit	$7,059.43
Less Fee per D/U from New Residential Construction	$4,638.84
Net Deficit per D/U after Residential Fee	$2,420.59

By multiplying the net deficit per dwelling unit after the collection of Statutory or Alternative School Fees, as shown in Table XXI, by the number of households produced per square foot of new commercial and industrial development, the new net commercial and industrial school facilities impact can be determined for the various types of new commercial and industrial development under three possible scenarios. This computation is shown for each of the residential fee scenarios in Table XXII:

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

Development Type	District Households per 1,000 Square Feet of Non-Residential Development	Required Commercial/Industrial Fee (per Square Feet) Statutory Level I Fee
Banks	0.762	$1.84
Car Dealers	0.541	$1.31
Commercial Offices (<100,000 sqft)	1.294	$3.13
Commercial Offices (>100,000 sqft)	1.245	$3.01
Commercial Strip Center	0.487	$1.18
Community Shopping Center	0.646	$1.56
Corporate Office (Single User)	0.724	$1.75
Discount Retail Club	0.451	$1.09
Industrial Parks (No Commercial)	0.563	$1.36
Industrial Plants (Mult. Shift)	0.662	$1.60
Industrial/Business Parks	1.007	$2.44
Lodging	0.300	$0.73
Medical Offices	1.150	$2.78
Neighborhood Shopping Center	0.691	$1.67
Regional Shopping Center	0.500	$1.21
Restaurants	2.458	$5.95
Scientific Research & Development	0.821	$1.99

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 residential development, it would still be justified in collecting between $0.73 and $5.95 per square foot per commercial/industrial development 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 $0.56 per square foot of new commercial/industrial development. Therefore, for all commercial/industrial development types shown in Table XXII, BUSD is justified in levying the maximum fee of $0.56 per square foot of commercial or industrial development.

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[1], 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[2] 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 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 by 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 $0.56 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 BUSD, student generation, school facilities costs and the methodology employed to determine the school facilities impact from new residential and commercial development, BUSD 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 $5.30 per square foot of new residential development to mitigate the school facilities impacts. This amount is well in excess of the currently authorized statutory fee (i.e., Level I Fee) of $3.48 per square foot. Thus, the District is justified in collecting the statutory fees for residential development as permitted by state law.*

- *As identified in Section Three, the District would need to collect between $0.73 and $5.95 per square foot of commercial/industrial development after collecting the Level II Fee to mitigate the net school facilities impacts resulting from new commercial and industrial development. This amount is in excess of the currently authorized statutory fee (i.e., Level I Fee on commercial or industrial development) of $0.56 per square foot. Thus, the District is justified in collecting the maximum statutory fees for commercial/industrial development as permitted by state law.*

Section

Five

APPENDICES

Appendix A: Capacity Analysis

Appendix B: SCAG – Residential Development Projections

Appendix C: Student Generation Rate Analysis

Appendix D: Interim Housing Facilities Costs

Appendix A: Capacity Analysis

Banning Unified School District
Update to Existing School Building Capacity

The District conducted a capacity analysis pursuant to Section 17071.25 of the Education Code, which analysis was recalculated for this Report in accordance with Government Code Section 65995.6 as amended by Assembly Bill 695 of the 1999 Legislative Session ("AB 695").

Part I. Classroom Inventory

		K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1	Leased State Relocatable Classrooms						0
Line 2	Portable Classrooms leased less than 5 years						0
Line 3	Interim Housing Portables leased less than 5 years						0
Line 4	Interim Housing Portables leased at least 5 years						0
Line 5	Portable Classrooms leased at least 5 years						0
Line 6	Portable Classrooms owned by the District	50	20	4	1	2	77
Line 7	Permanent Classrooms	43	39	62	5	6	155
Line 8	Total of Above:	93	59	66	6	8	232

Part II. Available Classrooms

Option A		K-6	7-8	9-12	Non-Severe	Severe	Total
a.	Part I, Line 4	0	0	0	0	0	0
b.	Part I, Line 5	0	0	0	0	0	0
c.	Part I, Line 6	50	20	4	1	2	77
d.	Part I, Line 7	43	39	62	5	6	155
e.	Total of Above:	93	59	66	6	8	232

Option B		K-6	7-8	9-12	Non-Severe	Severe	Total
a.	Part I, Line 8	93	59	66	6	8	232
b.	Part I, Lines 1, 2, 5 and 6 (total only)						77
c.	25 percent of Part I, Line 7 (total only)						39
d.	Subtract c from b (enter 0 if negative)	16	10	12	0	0	38
e.	Total (a minus d)	77	49	54	6	8	194

Part III. Determination of Existing School Building Capacity

		K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1	Classroom Capacity	1,920	1,315	1,471	78	72	4,856
Line 2	SER Adjustment						0
Line 3	Operational Grants						0
Line 4	Greater of Lines 2 or 3						0
Line 5	Total of Lines 1 and 4	1,920	1,315	1,471	78	72	4,856

Allocation to School Levels

	Capacity	1,920	1,315	1,471		4,706
	Allocated SDC classrooms - Severe	3	2	3		
	Allocated SDC classrooms - Non-Severe	2	2	2		
	Allocated Capacity for Severe	27	18	27		72
	Allocated Capacity for Non-Severe	26	26	26		78
	Allocated Total Capacity	1,973	1,359	1,524		4,856

Appendix B: SCAG – Residential Development Projections

Banning Unified School District
Source: Southern California Association of Governments
SCAG's 2016 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) Growth Forecast adopted April 2016
Data Date: April 2016

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
43455100	Banning	50.76%	0	3	10	11
43455200	Banning	0.28%	0	0	0	0
43456100	Banning	99.59%	846	903	953	956
43456200	Banning	71.16%	470	507	565	580
43456300	Banning	1.03%	2	4	11	14
43456400	Banning	0.84%	4	4	4	4
43457200	Banning	0.33%	0	0	0	0
43458100	Banning	0.83%	0	0	0	0
43458200	Banning	98.48%	0	4	11	14
43458300	Banning	96.28%	2,653	2,836	2,965	2,968
43458400	Banning	83.77%	378	402	415	415
43459100	Banning	1.49%	0	0	1	1
43459200	Banning	82.50%	14	24	45	54
43459300	Banning	99.17%	698	768	870	901
43459400	Banning	3.44%	4	4	5	5
43459500	Banning	78.09%	0	1	6	9
43459600	Banning	7.01%	0	0	0	0
43460100	Banning	100.00%	211	228	254	262
43460200	Banning	100.00%	668	713	743	743
43461100	Banning	100.00%	313	339	378	387
43461200	Banning	100.00%	181	195	218	225
43461300	Banning	100.00%	433	459	477	477
43462100	Banning	99.50%	93	110	138	148
43463100	Banning	99.96%	229	247	278	288
43463200	Banning	100.00%	808	859	885	886
43463300	Banning	63.94%	121	128	130	130
43464100	Banning	100.00%	450	485	539	555
43464200	Banning	99.62%	441	468	501	505
43464300	Banning	95.63%	199	220	245	252
43464400	Banning	100.00%	534	574	607	607
43465100	Banning	0.21%	0	0	0	0
43465300	Banning	43.71%	0	0	0	0
43465400	Banning	0.13%	0	0	0	0
43465800	Banning	99.46%	0	0	0	0
43465900	Banning	95.55%	1	11	32	40
43466200	Banning	0.94%	0	0	1	1
43466400	Banning	99.20%	0	0	0	0
43466500	Banning	80.33%	18	21	24	24
43457100	Beaumont	0.26%	0	0	0	0
43457200	Beaumont	2.79%	0	0	0	0
43457300	Beaumont	5.82%	9	21	91	92
43472300	Desert Hot Springs	24.25%	31	81	159	202
43468600	Palm Springs	0.10%	0	0	0	0
43471100	Palm Springs	94.14%	0	0	0	0
43471400	Palm Springs	0.87%	0	0	0	0
43473200	Palm Springs	80.51%	22	23	29	31
43473300	Palm Springs	0.08%	0	0	0	0
43473400	Palm Springs	0.20%	1	1	1	1
43476100	Palm Springs	1.33%	0	0	0	0
43378100	Unincorporated Riverside County	3.64%	2	2	3	3
43455100	Unincorporated Riverside County	0.06%	0	0	0	0
43455500	Unincorporated Riverside County	0.11%	0	0	0	0
43456200	Unincorporated Riverside County	28.84%	191	206	229	235
43457100	Unincorporated Riverside County	86.59%	100	100	117	126
43457200	Unincorporated Riverside County	75.95%	11	11	12	12
43457300	Unincorporated Riverside County	0.92%	1	3	14	15
43458100	Unincorporated Riverside County	99.17%	28	28	28	28
43458200	Unincorporated Riverside County	1.51%	0	0	0	0
43458300	Unincorporated Riverside County	0.68%	19	20	21	21
43459100	Unincorporated Riverside County	98.12%	32	32	33	33
43459200	Unincorporated Riverside County	17.45%	3	5	10	12
43459300	Unincorporated Riverside County	0.83%	6	6	7	8
43459400	Unincorporated Riverside County	96.33%	114	115	135	139
43459500	Unincorporated Riverside County	4.14%	0	0	0	0
43459600	Unincorporated Riverside County	92.99%	0	0	0	0
43462100	Unincorporated Riverside County	0.50%	0	1	1	1
43463300	Unincorporated Riverside County	36.06%	69	72	73	73
43464200	Unincorporated Riverside County	0.38%	2	2	2	2
43464300	Unincorporated Riverside County	4.37%	9	10	11	12
43465100	Unincorporated Riverside County	99.79%	71	71	71	71
43465200	Unincorporated Riverside County	100.00%	0	1	1	1
43465300	Unincorporated Riverside County	56.29%	1	1	1	1
43465400	Unincorporated Riverside County	99.87%	256	267	307	307

Banning Unified School District
Source: Southern California Association of Governments
SCAG's 2016 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) Growth Forecast adopted April 2016
Data Date: April 2016

Tier2 (TAZ)	Location	Percent in District**	2012 Households	2020 Households	2035 Households	2040 Households
43465500	Unincorporated Riverside County	100.00%	54	54	54	54
43465600	Unincorporated Riverside County	100.00%	0	0	0	0
43465700	Unincorporated Riverside County	100.00%	0	0	0	0
43465800	Unincorporated Riverside County	0.54%	0	0	0	0
43465900	Unincorporated Riverside County	4.45%	0	1	1	2
43466100	Unincorporated Riverside County	100.00%	372	382	401	411
43466200	Unincorporated Riverside County	99.06%	50	50	58	64
43466300	Unincorporated Riverside County	100.00%	391	396	410	416
43466400	Unincorporated Riverside County	0.80%	0	0	0	0
43466500	Unincorporated Riverside County	19.67%	4	5	6	6
43468100	Unincorporated Riverside County	18.76%	332	333	341	342
43468200	Unincorporated Riverside County	31.22%	3	3	3	3
43468300	Unincorporated Riverside County	99.88%	33	36	42	57
43468500	Unincorporated Riverside County	0.95%	0	0	0	0
43468600	Unincorporated Riverside County	97.90%	0	0	1	1
43468700	Unincorporated Riverside County	100.00%	2	2	2	2
43471100	Unincorporated Riverside County	5.86%	0	0	0	0
43471200	Unincorporated Riverside County	100.00%	331	334	370	375
43471300	Unincorporated Riverside County	100.00%	0	0	1	2
43471400	Unincorporated Riverside County	38.14%	11	11	11	11
43472100	Unincorporated Riverside County	99.96%	0	0	1	1
43472200	Unincorporated Riverside County	38.38%	4	10	17	22
43472300	Unincorporated Riverside County	15.27%	19	51	100	127
43473200	Unincorporated Riverside County	19.49%	5	6	7	7
43473400	Unincorporated Riverside County	0.46%	1	1	2	2
43476100	Unincorporated Riverside County	3.26%	0	0	0	0
			12,359	13,271	14,495	14,793

Extrapolation of Five Year Projections based on Annual Averages:

Difference Current Year to Prior Year:	912	1,224	298
Number of Years within Years Estimated:	8	15	5
Annual Average Dwelling Units per Year Estimated:*	114.00	81.60	59.60

Estimated Number of Dwelling Units January 1, 2016	City of Banning	City of Beaumont	City of Palm Springs	City of Desert Hot Springs	County of Riverside	Total
Existing Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units
As of January 1, 2012	9,769.00	9.00	23.00	31.00	2,527.00	12,359.00
Additional Dwelling Units Constructed 1/1/2012 to 1/1/2013	93.50	1.50	0.13	6.25	12.63	114.00
Additional Dwelling Units Constructed 1/1/2013 to 1/1/2014	93.50	1.50	0.13	6.25	12.63	114.00
Additional Dwelling Units Constructed 1/1/2014 to 1/1/2015	93.50	1.50	0.13	6.25	12.63	114.00
Additional Dwelling Units Constructed 1/1/2015 to 1/1/2016	93.50	1.50	0.13	6.25	12.63	114.00
Estimated Dwelling Units to Exist on January 1, 2016:* **	**10,143.00**	**15.00**	**23.50**	**56.00**	**2,577.50**	**12,815.00**

*The data provided by SCAG per TAZ was adopted at a Jurisdictional Level Only in April of 2016 to be used in the 2016 Regional Transportation Plan and Sustainable Communities Strategy.

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

***Totals may not sum due to rounding.

Appendix C: Student Generation Rate Analysis

Appendix C

Banning Unified School District
District-Wide Student Generation Rate

School Level	Number of Students	Number of Dwelling Units	District-Wide Student Generation Rate
Elementary	2,272	12,443	0.1826
Middle	951	12,443	0.0764
High	1,333	12,443	0.1071
Total	4,556	12,443	0.3661

Note:
(1) Source: District CALPADS Enrollment, Dated, December 15, 2015.
(2) Source: Census Bureau, 2009-2013 American Community Survey, as extracted by Coachella Valley Economic Partnership .

Appendix D: Interim Housing Facilities Costs

Appendix D
BANNING UNIFIED SCHOOL DISTRICT
Interim Facilities Cost Estimates

Per Student Interim Facilities Cost Estimates			

1.0 Per Classroom Costs	Elementary	Middle	High
One Time Site/Set-up Cost	15,000	15,000	15,000
Delivery	4,800	4,800	4,800
Removal	3,600	3,600	3,600
Incidentals	15,000	15,000	15,000
Rent Per Year (Approximately $600 per month)	7,225	7,225	7,225
Total First Year Costs	45,625	45,625	45,625
Cost per each Additional Year	*7,225*	*7,225*	*7,225*
1.01 Totals			
Months Required	24	36	36
Classroom Cost	**52,850**	**60,075**	**60,075**
1.02 Per Student Costs			
Classroom Loading	25	27	27
Cost per Student	**2,114**	**2,225**	**2,225**

2.0 Per Restroom Costs	Elementary	Middle	High
One Time Site/Set-up Cost	55,000	55,000	55,000
Delivery	4,350	4,350	4,350
Removal	4,350	4,350	4,350
Incidentals	2,000	2,000	2,000
Rent Per Year (Approximately $960 per month)	11,520	11,520	11,520
Total First Year Costs	**77,220**	**77,220**	**77,220**
Cost per each Additional Year(s)	11,520	11,520	11,520
2.01 Totals			
Months Required	24	36	36
Classroom Cost	**88,740**	**100,260**	**100,260**
2.02 Per Student Costs			
Loading	200	216	216
Cost per Student	**444**	**464**	**464**

Total Per Student Interim Facilities Costs (per Grade Level)	**2,558**	**2,689**	**2,689**