Appendix I:
Public Services Supporting Information

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CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF
Office of the County Fire Marshal
4080 Lemon Street. 10th Floor, Riverside, CA 92501
(951) 955-4777 www.rvcfire.org

PROUDLY SERVING THE UNINCORPORATED AREAS OF RIVERSIDE COUNTY AND THE CITIES OF:

BANNING
BEAUMONT
COACHELLA
DESERT HOT SPRINGS
EASTVALE
INDIAN WELLS
INDIO
JURUPA VALLEY
LAKE ELSINORE
LA QUINTA
MENIFEE
MORENO VALLEY
NORCO
PALM DESERT
PERRIS
RANCHO MIRAGE
RUBIDOUX CSD
SAN JACINTO
TEMECULA
WILDOMAR

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DISTRICT 4

DR. YXSTIAN GUTIERREZ
DISTRICT 5

April 3, 2024

County of Riverside
4080 Lemon Street, 10th floor
Riverside, CA 92501

Alex Ortiz
First Carbon Solutions
250 Commerce Street
Irvine, CA. 92602

Re: TTM38910 – FPDPR2400047

The Fire Planning Division within the Riverside County Fire Department assesses proposed developments across the jurisdiction of the department's service areas. Our evaluation focuses on ensuring compliance with departmental standards, considering factors such as response times, existing fire station locations, equipment availability, and the anticipated impact on service requests resulting from these proposed developments.

Below are the specific comments imposed upon the current review and submittal:

- The Fire Planning Division has reviewed this project for possible fire service impacts. Currently, we do not have any comments. Additional comments or mitigations may be required with future submittals.

If we can be of further assistance, please feel free to contact the Riverside County Fire Department, Office of the Fire Marshal, Fire Planning Division at (951) 955-4777 or rvcplanningsubmittals@fire.ca.gov.

Respectfully,

Steven Gonzalez

Fire Safety Specialist
Fire Planning Division

BOARD OF EDUCATION
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Dr. Noemi Hernandez Alexander, ***Clerk*** | Mr. Brent Lee, ***Member***
Dr. Angelo Farooq, ***Member*** | Ms. Renee Hill, ***Superintendent***

RUSD RIVERSIDE UNIFIED SCHOOL DISTRICT

April 12, 2024

Alex Ortiz
FirstCarbon Solutions
250 Commerce Suite 210
Irvine, CA 92602

Re: Highland Grove II IS/MND School Services
13300 and 13456 El Sobrante Rd. (APN 270-160-002, -003, -018, -020, -021, -022, -023, and -024

Dear Alex Ortiz:

Riverside Unified School Districts (RUSD) reviewed your letter dated March 25, 2024, referencing "Highland Grove II IS/MND School Services" regarding potential impacts on abilities to deliver public services, including school services (Attachment I) for the project site Highland Grove II, located at 13300 and 13456 El Sobrante Road, 0.4 mile east of the intersection of El Sobrante Road and Mc Allister Street.

Based on the location of the proposed project, RUSD is the public-school service provider for the proposed project location. The following exhibits address questions 1-7, per your request.

1. Enrollment & Capacity
2. Proposed Development Student Generation
3. Proposed Development Student Generation Factors
4. Schools affected by the Proposed Project
5. Accommodate Schools Demand
6. Development Fee Schedule
7. Potential Challenges

In summary, the proposed project will be located within the boundaries of Lake Matthews Elementary School, Frank Augustus Miller Middle School, and Arlington High School. In the preparation of this environmental document we ask that it take into consideration student generation that will come from this development and its impact on existing schools, and safe routes to schools.

Should you have further questions or require any additional information, please do not hesitate to contact me at (951) 788-7496 extension #84009.

Sincerely,

Belen Bobadilla
Interim Director of Facilities, Planning & Development

Attachments:

Exhibit 1 – Narrative addressing questions 1-7
Exhibit 2 – Riverside Unified School District Boundary Map
Exhibit 3 – Schools of Residence – Elementary, Middle and High School Maps
Exhibit 4 - Residential Development Research Report provided by PowerSchool is dated, 9/15/2023
Exhibit 5 - Riverside Unified School District 2023/2024 Pupil Transportation Plan
Exhibit 6 - Resolution No. 2021/22-96 Approving an increase in Statutory School Fees

Attachment 1 – Letter dated March 25, 2024

EXHIBIT – 1 Narrative addressing questions 1-7

Q1: Current Enrollment and Capacity of the District

Riverside Unified School District (RUSD) total enrollment for the 2023/2024 school year is **38,906** (thirty-eight thousand nine hundred and six) TK-12 students, see figure 1. (Data is composed of CALPADS mandatory data collection date known as Census Day (the first Wednesday in October.)

RUSD site capacity analysis results are composed of school site facilities audit conducted in the 2023/2024 school year. The districts capacity as a whole for this school year has been concluded at **44,708** (forty-four thousand and eight) total TK-12 student seats. However, capacity does not take into account special programs.

RUSD has attached Exhibit 2 to illustrate school district enrollment boundary.

Riverside Unified School District 2023/2024 Enrollment	Total Enrollment as of 10/05/2023
	Census
TOTAL	**38,906**

Figure 1- 2023/2024 School Year Census Enrollment

Q2: Proposed Development Student Generation Assumption

Highland Grove II		Student Generation Assumption
	Proposed # of Units	
Single Family Detached ("SFD")	128	72

Figure 2 Figure 2 - Student Generation Assumption (proposed # of units to generation rate factors

The proposed project as described in your request consists of 128 single-family dwelling (SFD) units, see Attachment 1. To calculate the projected student enrollment from the new residential development planned within the district, the number of proposed new SFD units was multiplied by the appropriate student generation rate, see figure 2. The Highland Grove II development student generation assumption is forecasted at **72 (seventy-two) total** K-12 students, is subject to change. While we consider these assumptions to be reasonable, they are inherently subject to uncertainties, most of which are difficult to predict and many of which are beyond the District's control.

Q3: Proposed Development Student Generation Factors

Student generation rates are provided by RUSD consultant, PowerSchool Predictive Enrollment Analytic (PowerSchool). The Residential Development Research Report provided by PowerSchool is dated, 9/15/2023, and includes data collected from the local planning department(s) and developer(s) as of September 2023. PowerSchool generates custom student generation rates for RUSD, which have been prepared based on a housing study from the data collected. New dwelling units are categorized into the following three (3) housing types:

- Single Family Detached ("SFD") – Units are stand-alone structures on their own lot with a unique Assessor's parcel number;
- Single Family Attached ("SFA") – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, duplexes);

- Multifamily ("MF") – Units share common walls in a building or structure designed to house several families in separate housing units. All units are on the same lot with one Assessor's parcel number (e.g., apartments).

The total across all grade ranges for the district (K-12), is 0.55 for Single Family Detached units, 0.24 for Single Family Attached units, and 0.24 for Multifamily units, see Figure 3, for details.

Student Generation Rates by Unit Type & School Level			
School Level	SFD Units	SFA Units	MF Units
Elementary School (K-6)	0.23	0.11	0.11
Middle School (7-8)	0.13	0.06	0.06
High School (9-12)	0.19	0.07	0.07
Totals:	0.55	0.24	0.24

Figure 3 - PowerSchool Student Generation Rate by Unit Type & School Level

Q4: Schools Affected by the Proposed Project

Riverside Unified School District has reviewed the proposed Highland II project and its impact on school attendance areas in this District. At this time, based on the address description you provided of *13300 and 130456 El Sobrante Road, 0.4 mile east of the intersection of El Sobrante Road and Mc Allister Street, in unincorporated western Riverside County*, it appears that the schools of attendance for this project are: Lake Matthews Elementary School, Miller Middle School, and Arlington High School (see Exhibit 2.)

Lake Matthews Elementary Schools 2024/2025 school year facilities audit capacity is 844 students; the 2024/2025 Census Day enrollment for the school is 769.

Frank Augustus Miller Middle Schools 2024/2025 school year facilities audit capacity is 1,285 students; the 2024/2025 Census Day enrollment for the school is 842.

School Name	Capacity	Enrollment
Lake Matthews Elementary School	844	769
Frank Augustus Miller Middle School	1,285	842
Arlington High School	2,664	1,971

Figure 4 - 2023/2024 School Year Capacity & Census Day Enrollment

Arlington High Schools 2024/2025 school year facilities audit capacity is 2,664 students; the 2024/2025 Census Day enrollment for the school is 1,971.

Q5: Accommodate Schools Demand of Proposed Project

The District cannot guarantee that the schools of attendance listed can or will accept student enrollment from the subject proposed development due to overcrowding. If overcrowding occurs, the District offers students to attend the next nearest school with student enrollment capacity available. Additionally, per board policy 3540, the Board of Education has established that students living beyond the following walking distances shall be eligible for bus transportation, if such bus transportation is provided. However, the District provides appropriate transportation services, at no cost, for a student with disabilities. The

Riverside Unified School District 2023/2024 Pupil Transportation Plan refers to eligibility requirements for transportation services.

Q6: Development Fee Schedule

Riverside Unified School District is currently authorized to impose Statutory School Level 1 Fees in the amounts of $4.79 per square foot of new residential construction, and $0.78 per square foot for commercial and industrial development, adopted on June 16, 2022 with Resolution No. 2021/22-96.

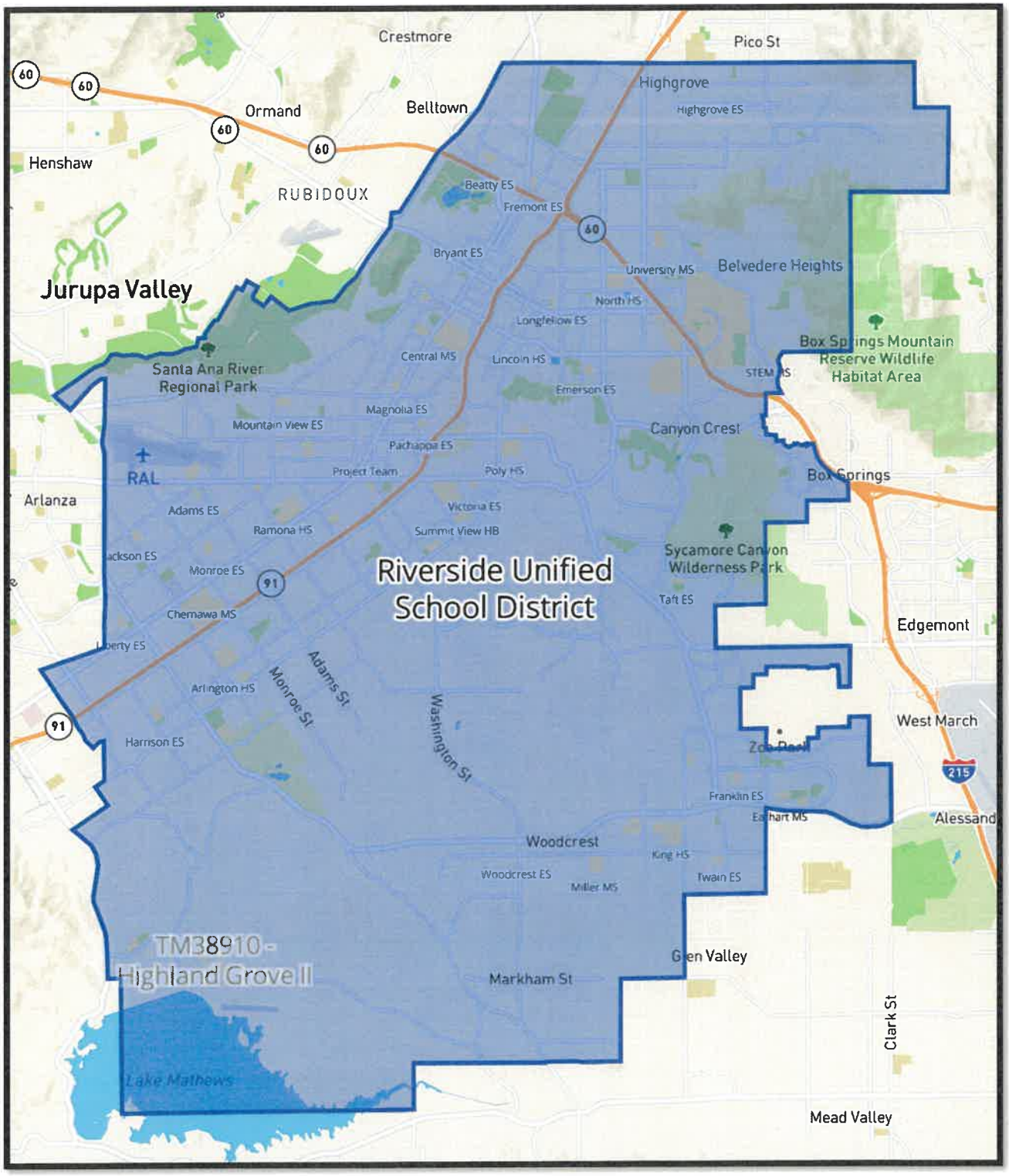
Level 1 Residential	$4.79 per square foot
Level 1 Commercial/Industrial	$0.78 per square foot

Q7: Potential Challenges

RUSD does not foresee any potential challenges from the proposed project. The District requests that with preparation of this environmental document we ask that it take into consideration student generation that will come from this development and its impact on existing schools, and safe routes to schools.

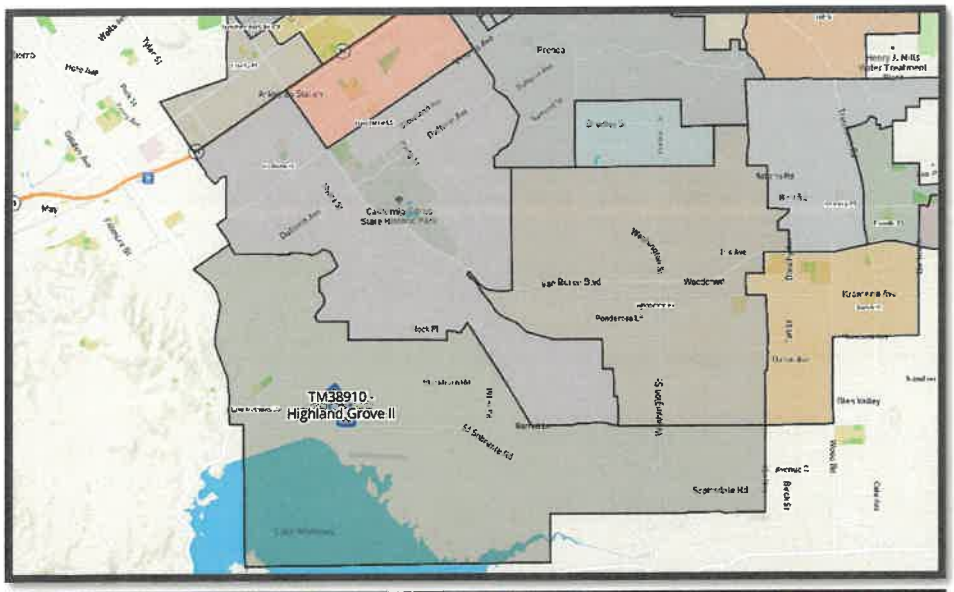
The District cannot guarantee that the above listed schools can or will accept student enrollment from the subject development due to overcrowding. The District typical process is to enroll students to the next nearest school with student enrollment capacity.

EXHIBIT – 2 Riverside Unified School District Boundary Map

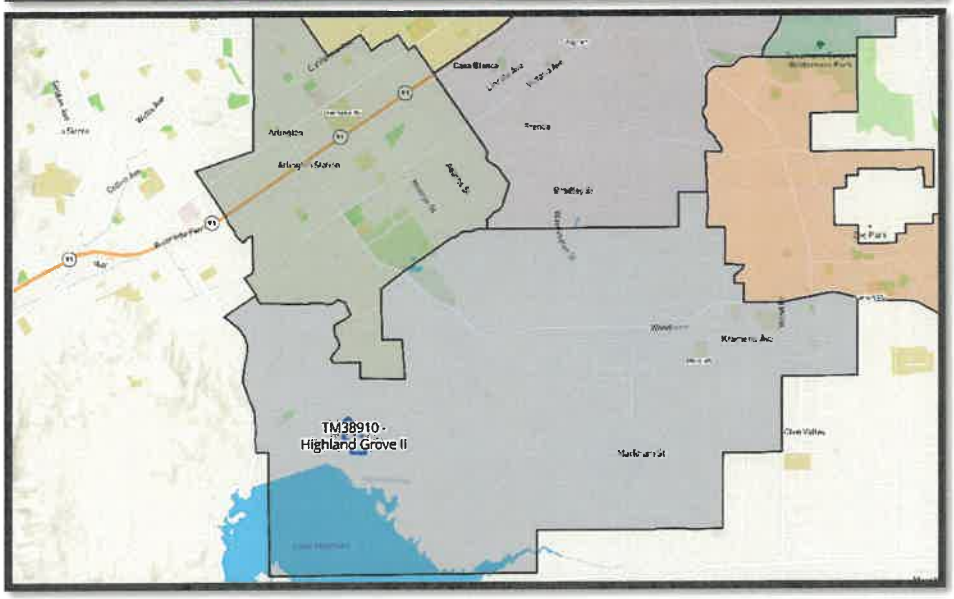


Riverside Unified School District Boundary Map

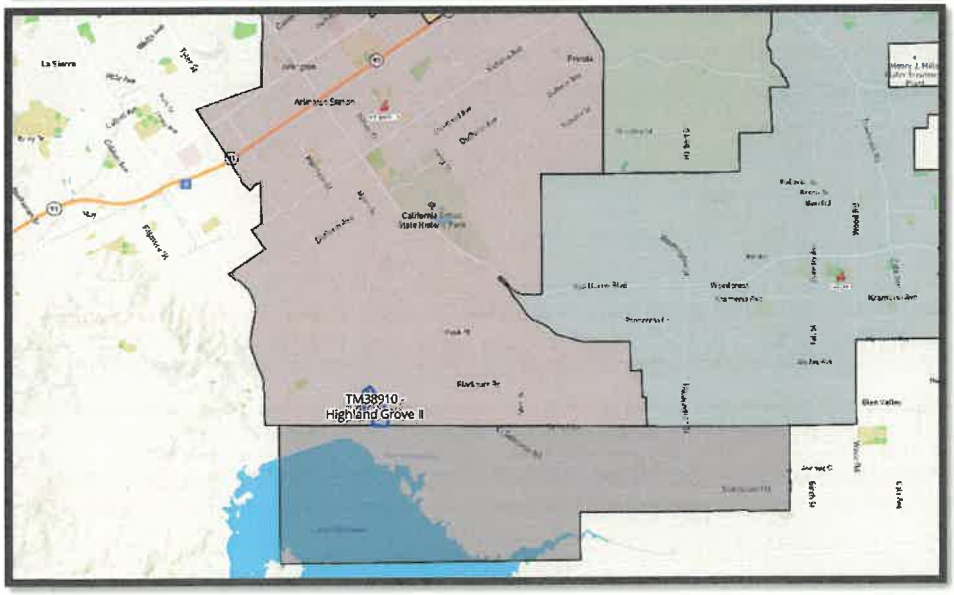
EXHIBIT – 3 Schools of Residence



Elementary School Boundary Map for Tract 38910 - Lake Matthews Elementary School



Middle School Boundary Map for Tract 38910 - Miller Middle School



High School Boundary Map for Tract 38910 – Arlington High School

Exhibit 4 - Residential Development Research Report provided by PowerSchool is dated, 9/15/2023

RESIDENTIAL DEVELOPMENT RESEARCH REPORT

FALL 2024

PREPARED FOR:
RIVERSIDE UNIFIED SCHOOL DISTRICT

PREPARED BY:
PowerSchool

SUBMITTED: SEPTEMBER 15, 2023

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Riverside Unified School District

Executive Summary

New Residential Development – Fall 2024

Predictive Enrollment Analytics is pleased to present this report of findings to the Riverside Unified School District. Based on information collected from the local planning department(s) and developer(s) as of Sep-23, it is anticipated that the district could potentially experience the construction and occupation of 5,628 new dwelling units over the next 10 years. This total unit count includes 3,279 Single Family Detached units, 87 Single Family Attached units, and 2,262 Multifamily units.

Student Generation Rate Assumptions

The student generation rates applied to these projections are your district's custom rates, which have been prepared based on a housing study administered by your district. The total across all grade ranges for the district (K-12), is 0.55 for Single Family Detached units, 0.24 for Single Family Attached units, and 0.24 for Multifamily units.

Anticipated Impact of New Residential Development

Both a Moderate and Conservative Dwelling Unit ("DU") Scenario have been generated for the district. The 10-year projection of K-12 students generated by proposed new residential development for the Moderate and Conservative DU Scenarios are shown in the tables below. The "Annual" row projects the number of students new to the district from these units, in a given year. The "Aggregate" row reflects both new students in a given year plus the matriculation of previous years' students from one grade to the next (this number removes students who will have matriculated out of the district).

Students Generated by Residential Development (Moderate DU Scenario)										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Aggregate		745	1212	1557	1701	1898	2074	2166	2113	2073
Annual	310	446	512	430	271	354	366	297	153	153

Students Generated by Residential Development (Conservative DU Scenario)										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Aggregate		683	1163	1535	1810	2019	2271	2466	2605	2659
Annual	259	431	514	444	385	337	392	343	296	219

More Information

A richer and more comprehensive review is contained in the Residential Development Research Report accompanying this Executive Summary. A wealth of more detailed information and analysis is also quickly and easily accessible online.

Respectfully Prepared and Submitted by:

The **Predictive Enrollment Analytics** Team

September 15, 2023

RIVERSIDE UNIFIED SCHOOL DISTRICT

RESIDENTIAL DEVELOPMENT RESEARCH METHODOLOGY AND DATA

RESEARCH METHODOLOGY

The residential research team works with the school district's local planning department(s) to compile a list of all active residential development projects within the district. When putting together this list of projects, we include only active, non-senior residential projects larger than 10 units. We believe this to be the most efficient way to build a picture of the district's future residential changes, since smaller projects would generally have a negligible impact on the district. These active projects would include developments either currently under construction, those with active entitlements, or any proposed future projects.

We then follow up with developers to gather as much information as possible on the project's unit type(s), planned build-out unit counts, construction schedules, etc. From these data, we create two scenarios. The Moderate DU Scenario is directly based on information provided by the planning departments and developers regarding anticipated construction schedules and unit occupancies. The Conservative DU Scenario is derived from the Moderate's by assuming occupancies will occur over a longer period. Because of this, the unit totals in the Conservative DU Scenario may be less than those of the Moderate DU Scenario if they are pushed out beyond the next 10 years. Similarly, because of these adjustments, in any given year it may also be possible for the annual number totals of the Conservative DU Scenario to exceed those of the Moderate DU Scenario.

DWELLING UNIT TYPES

New dwelling units are categorized into the following three (3) housing types:

- **Single Family Detached ("SFD")** – Units are stand-alone structures on their own lot with a unique Assessor's parcel number.
- **Single Family Attached ("SFA") –** Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, duplexes).
- **Multifamily ("MF")** – Units share common walls in a building or structure designed to house several families in separate housing units. All units are on the same lot with one Assessor's parcel number (e.g., apartments).

Active Residential Development Projects within the District

Based on information collected from the local planning department(s) and developer(s) as of Sep-23, it is anticipated that the district could potentially experience the construction and occupation of 5,628 new dwelling units over the next 10 years. The total unit count included in the Moderate DU Scenario is broken out as shown in the table below.

New Dwelling Units by Unit Type	
Unit Type	# of Units
Single Family Detached	3,279
Single Family Attached	87
Multifamily	2,262
Totals:	5,628

FIGURE 1

The two tables below provide the project name, unit type, and anticipated occupancy data for all active, non-senior residential development projects greater than 10 units planned to be occupied over the next 10 years.

This table shows the Moderate DU Scenario which is directly based on information provided by the planning departments and developers regarding anticipated construction schedules and unit occupancies.

Proposed Dwelling Units within the Riverside Unified School District (Moderate DU Scenario)												
Project Name	Unit Type	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
10431 Magnolia	MF	0	150	150	150	0	0	0	0	0	0	450
1535 W. La Cadena Drive	MF	0	0	57	58	0	0	0	0	0	0	115
1705 7th Street	MF	30	33	0	0	0	0	0	0	0	0	63
19211 Lurin Avenue	SFD	81	0	0	0	0	0	0	0	0	0	81
19331 Lurin Avenue	SFD	69	69	0	0	0	0	0	0	0	0	138
19811 Lurin Avenue	SFD	0	0	40	41	0	0	0	0	0	0	81
2941 Market Street	SFA	0	0	17	0	0	0	0	0	0	0	17
3136 Gibson Street	MF	0	0	70	69	0	0	0	0	0	0	139
3393/3933 Mission Inn Avenue	MF	72	0	0	0	0	0	0	0	0	0	72
3444 Center Street	SFD	50	0	0	0	0	0	0	0	0	0	50
4704 Jurupa Avenue	MF	0	0	13	14	0	0	0	0	0	0	27
7351 Lincoln Avenue	SFD	0	0	105	105	0	0	0	0	0	0	210
9174 Indiana Ave	MF	92	92	0	0	0	0	0	0	0	0	184
Arlington Mixed Use	SFA	0	70	0	0	0	0	0	0	0	0	70
Arlington Mixed Use	MF	0	107	112	99	0	0	0	0	0	0	318
Bradley and Golden Star	SFD	24	0	0	0	0	0	0	0	0	0	24
Bridgewalk 64	SFD	25	0	0	0	0	0	0	0	0	0	25
Madison Flats	MF	0	79	42	0	0	0	0	0	0	0	121
Mission Grove Apartments	MF	0	102	147	98	0	0	0	0	0	0	347
Orange Street and Vista Avenue	MF	120	120	122	0	0	0	0	0	0	0	362
TM 24985	SFD	0	0	0	0	0	28	28	0	0	0	56
TM 29599	SFD	25	25	25	25	25	18	0	0	0	0	143
TM 29740	SFD	50	50	0	0	0	0	0	0	0	0	100
TM 30908	SFD	70	70	70	75	75	77	0	0	0	0	437
TM 30909	SFD	0	0	45	45	41	41	41	0	0	0	213
TM 31842	SFD	0	0	0	0	0	26	26	0	0	0	52
TM 32600	SFD	0	0	0	0	0	0	32	0	0	0	32
TM 33410	SFD	0	0	0	0	0	45	45	48	0	0	138
TM 34097	SFD	0	0	0	0	0	39	0	0	0	0	39
TM 36639	SFD	0	0	0	0	0	0	0	52	0	0	52
TM 36730	SFD	0	0	0	0	68	68	68	68	0	0	272
TM 36813	SFD	0	0	0	0	0	0	38	0	0	0	38
TM 37217	SFD	0	0	0	100	100	100	100	113	0	0	513
TM 37665	SFD	36	0	0	0	0	0	0	0	0	0	36
TM 37743	SFD	0	0	0	0	0	0	58	0	0	0	58
TM 38074	SFD	0	0	53	0	0	0	0	0	0	0	53
TM 38510	SFD	0	102	89	39	0	0	0	0	0	0	230
TM 38520	SFD	0	45	0	0	0	0	0	0	0	0	45
TM 38605	SFD	0	89	74	0	0	0	0	0	0	0	163
Wood & Lurin	MF	0	0	64	0	0	0	0	0	0	0	64
	Totals:	744	1203	1295	918	309	442	436	281	0	0	5628

FIGURE 2

This table shows the Conservative DU Scenario which is derived from the Moderate's by assuming occupancies will occur over a longer period.

Proposed Dwelling Units within the Riverside Unified School District (Conservative DU Scenario)												
Project Name	Unit Type	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
10431 Magnolia	MF	0	120	120	120	90	0	0	0	0	0	450
1535 W. La Cadena Drive	MF	0	0	46	46	23	0	0	0	0	0	115
1705 7th Street	MF	24	26	13	0	0	0	0	0	0	0	63
19211 Lurin Avenue	SFD	65	16	0	0	0	0	0	0	0	0	81
19331 Lurin Avenue	SFD	55	55	28	0	0	0	0	0	0	0	138
19811 Lurin Avenue	SFD	0	0	32	33	16	0	0	0	0	0	81
2941 Market Street	SFA	0	0	14	3	0	0	0	0	0	0	17
3136 Gibson Street	MF	0	0	56	56	27	0	0	0	0	0	139
3393/3933 Mission Inn Avenue	MF	58	14	0	0	0	0	0	0	0	0	72
3444 Center Street	SFD	45	5	0	0	0	0	0	0	0	0	50
4704 Jurupa Avenue	MF	0	0	10	11	6	0	0	0	0	0	27
7351 Lincoln Avenue	SFD	0	0	84	84	42	0	0	0	0	0	210
9174 Indiana Ave	MF	74	74	36	0	0	0	0	0	0	0	184
Arlington Mixed Use	SFA	0	60	10	0	0	0	0	0	0	0	70
Arlington Mixed Use	MF	0	87	82	89	60	0	0	0	0	0	318
Bradley and Golden Star	SFD	19	5	0	0	0	0	0	0	0	0	24
Bridgewalk 64	SFD	20	5	0	0	0	0	0	0	0	0	25
Madison Flats	MF	0	69	32	20	0	0	0	0	0	0	121
Mission Grove Apartments	MF	0	82	127	88	50	0	0	0	0	0	347
Orange Street and Vista Avenue	MF	96	96	98	72	0	0	0	0	0	0	362
TM 24985	SFD	0	0	0	0	0	22	22	12	0	0	56
TM 29599	SFD	20	20	20	20	20	20	20	3	0	0	143
TM 29740	SFD	40	40	20	0	0	0	0	0	0	0	100
TM 30908	SFD	60	60	60	65	65	67	60	0	0	0	437
TM 30909	SFD	0	0	36	36	36	36	36	33	0	0	213
TM 31842	SFD	0	0	0	0	0	21	21	10	0	0	52
TM 32600	SFD	0	0	0	0	0	0	26	6	0	0	32
TM 33410	SFD	0	0	0	0	0	36	36	38	28	0	138
TM 34097	SFD	0	0	0	0	0	31	8	0	0	0	39
TM 36639	SFD	0	0	0	0	0	0	0	42	10	0	52
TM 36730	SFD	0	0	0	0	54	54	54	54	56	0	272
TM 36813	SFD	0	0	0	0	0	0	30	8	0	0	38
TM 37217	SFD	0	0	0	80	80	80	80	90	90	13	513
TM 37665	SFD	29	7	0	0	0	0	0	0	0	0	36
TM 37743	SFD	0	0	0	0	0	0	46	12	0	0	58
TM 38074	SFD	0	0	43	10	0	0	0	0	0	0	53
TM 38510	SFD	0	82	79	28	41	0	0	0	0	0	230
TM 38520	SFD	0	40	5	0	0	0	0	0	0	0	45
TM 38605	SFD	0	79	64	20	0	0	0	0	0	0	163
Wood & Lurin	MF	0	0	54	10	0	0	0	0	0	0	64
	Totals:	605	1042	1169	891	610	367	439	308	184	13	5628

FIGURE 3

The graph below shows the anticipated occupancy data accumulated by year for all active, non-senior residential development projects greater than 10 units planned to be occupied over the next 10 years.

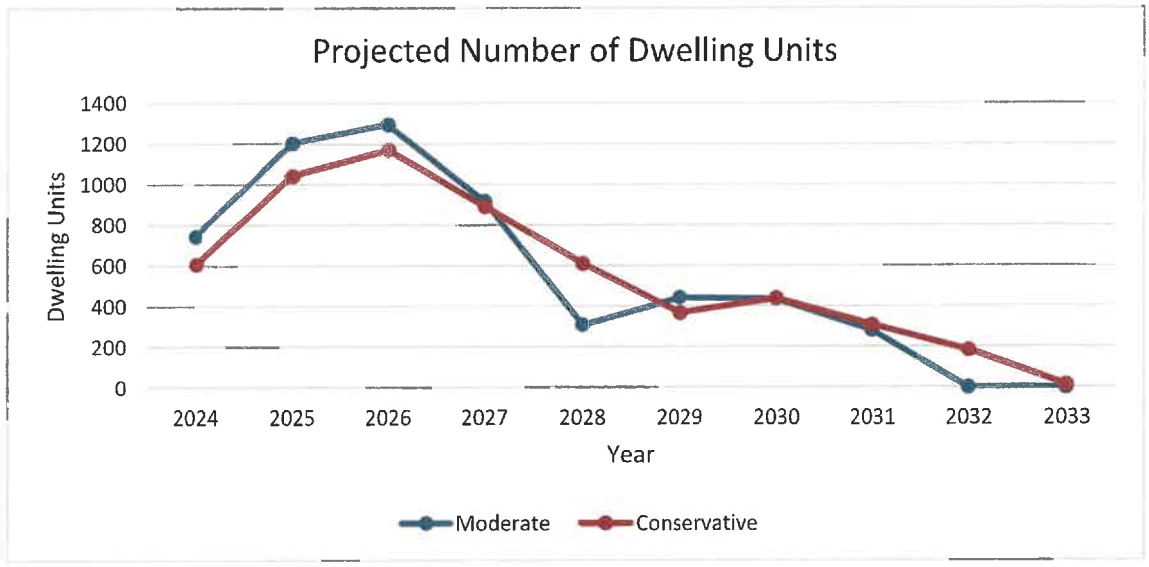


FIGURE 4

The locations of each of these future residential development projects is shown in the map below. Please note that the exact location of these new development projects may be refined as additional information is made available.

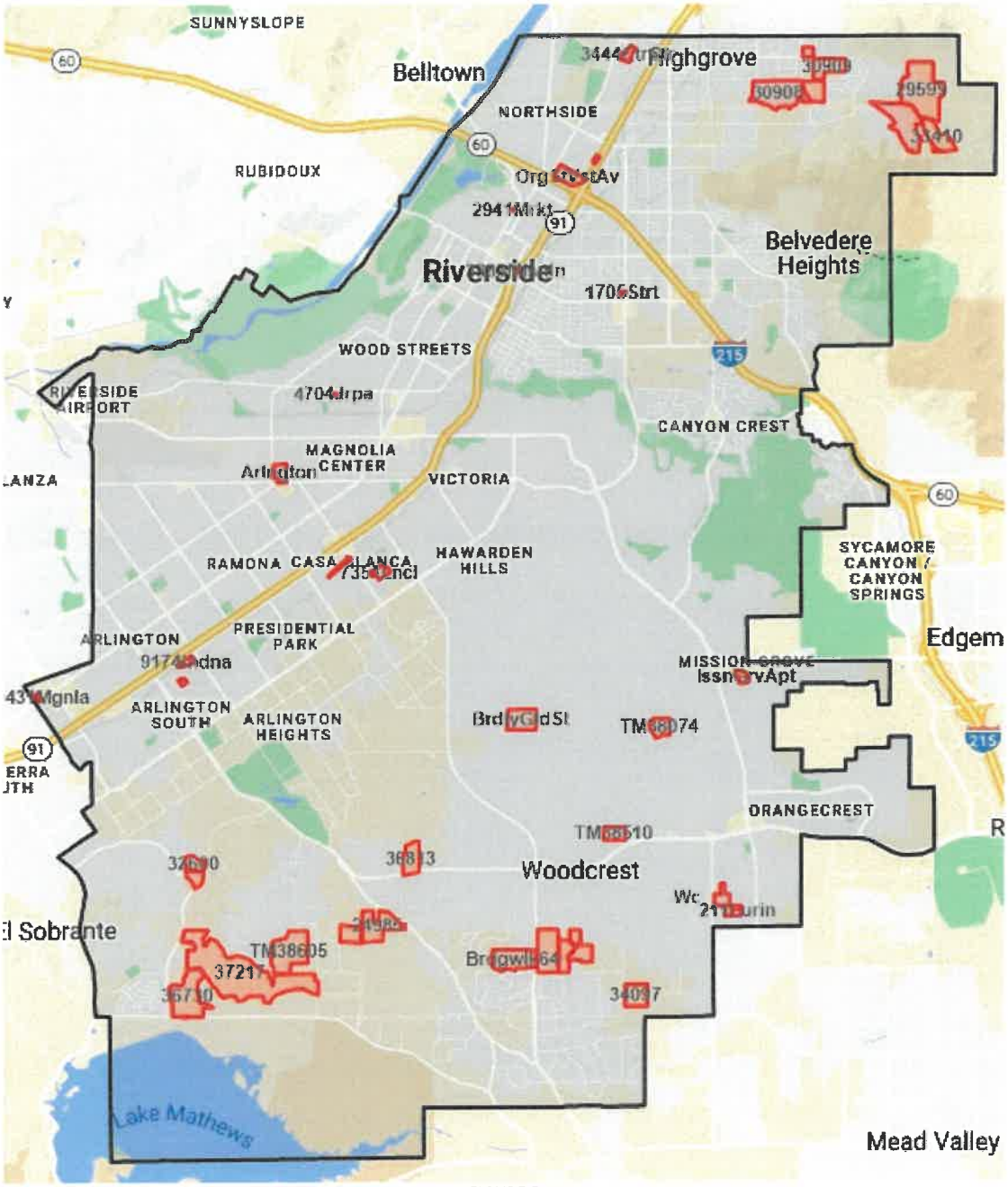


FIGURE 5

Student Generation Rate Assumptions

Student generation rates are determined for each dwelling unit type for each school level (elementary, middle, and high where applicable). The student generation rates applied to these projections are your district's custom rates, which have been prepared based on a housing study administered by your district. The table below shows the student generation rate assumptions by unit type. Although these student generation rates are broken out by a K-6, 7-8, 9-12 grade configuration, the calculated student impact from new development within the enrollment projection studies will be aligned with each school's defined grade configurations.

Student Generation Rates by Unit Type & School Level			
School Level	SFD Units	SFA Units	MF Units
Elementary School (K-6)	0.23	0.11	0.11
Middle School (7-8)	0.13	0.06	0.06
High School (9-12)	0.19	0.07	0.07
Totals:	0.55	0.24	0.24

FIGURE 6

Typically, the Conservative rates are calculated as a slight adjustment down from the Moderate rates to anticipate a diminution in family size over an extended period. A full list of the student generation rates applied over the next 10 years within the Moderate and Conservative DU Scenarios is shown in Appendix A.

Projected Students from New Residential Development

To calculate the projected student enrollment from the new residential development planned within the district, the number of each unit type was multiplied by the appropriate student generation rates for each of the next 10 years. The geographical location of each project is utilized to calculate the student impact by studyblock, which ultimately determines which schools we would anticipate being impacted. For each school level, students generated by new residential development are distributed across grade levels. These percentages are based on historical patterns where they exist; otherwise, default percentages are used. Furthermore, student matriculation is considered to accurately model the student impact over the enrollment projections studies' 10-year timeframe. The results of these operations for the Moderate and Conservative DU Scenarios are shown in the tables below.

Projected Students from New Residential Development (Moderate DU Scenario)										
Grade	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
K	20	48	79	102	113	128	143	153	153	153
1	23	52	83	106	114	130	145	154	153	153
2	22	53	85	108	117	131	146	156	154	153
3	20	50	84	108	119	132	146	156	156	154
4	19	47	79	105	118	133	146	155	156	156
5	16	41	71	97	114	130	145	154	155	156
6	15	37	64	88	105	125	141	152	154	155
7	40	70	98	110	110	136	156	161	152	154
8	33	86	120	135	128	136	162	173	161	152
9	30	74	130	154	152	153	160	177	173	161
10	30	71	118	164	171	177	177	176	177	173
11	30	71	115	152	182	196	201	193	176	177
12	10	44	86	127	158	190	204	207	193	176
Elementary:	134	329	546	715	800	910	1013	1080	1081	1080
Middle:	74	157	218	245	238	272	318	334	313	306
High:	102	260	449	597	663	716	743	753	719	687
Total:	310	745	1212	1557	1701	1898	2074	2166	2113	2073

FIGURE 7

Projected Students from New Residential Development (Conservative DU Scenario)										
Grade	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
K	23	58	98	127	150	168	189	204	213	213
1	26	63	103	131	153	170	192	206	214	213
2	25	64	105	135	156	172	193	207	215	214
3	23	60	103	135	157	173	193	207	216	216
4	22	56	97	131	156	174	193	207	216	217
5	19	50	88	120	149	170	191	205	214	216
6	17	44	79	109	137	162	186	202	211	214
7	17	46	77	103	126	147	174	194	207	212
8	14	40	72	97	117	134	157	181	198	207
9	22	50	81	103	119	132	153	169	188	199
10	22	58	90	112	126	135	151	165	176	189
11	22	58	99	122	135	141	153	163	172	177
12	7	34	72	109	129	140	147	157	165	172
Elementary:	154	396	672	889	1059	1189	1336	1438	1499	1504
Middle:	30	86	149	200	243	282	331	375	405	419
High:	75	201	342	446	508	548	604	654	702	736
Total:	259	683	1163	1535	1810	2019	2271	2466	2605	2659

FIGURE 8

The graph below shows the projected student enrollment from the new residential development within the Moderate and Conservative DU Scenarios. More detailed information on the projected numbers of students generated by project and by studyblock can be accessed online.

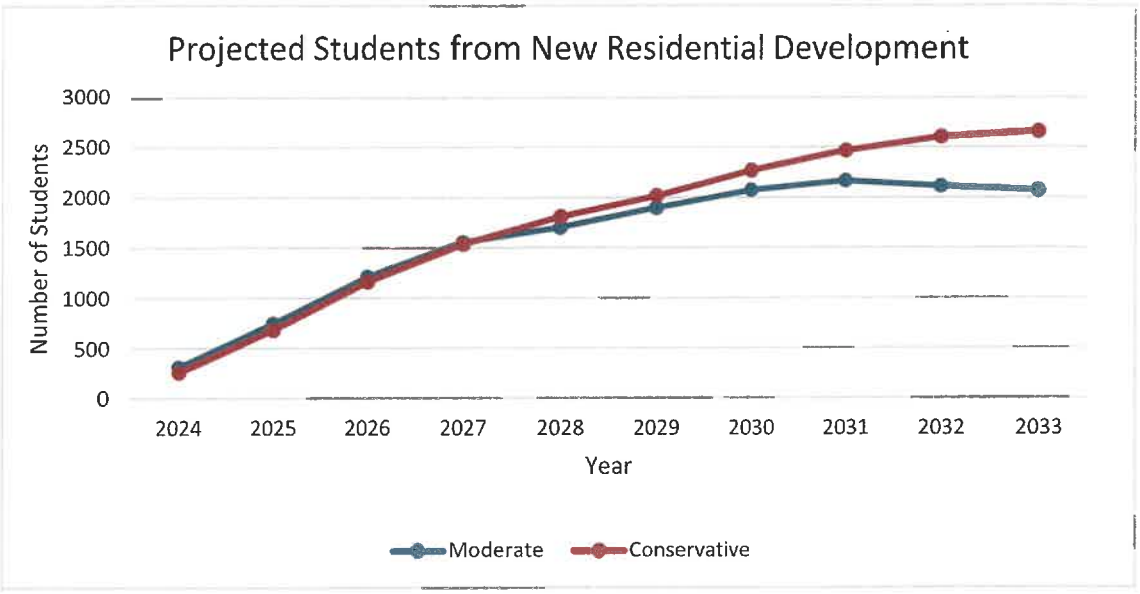


FIGURE 9

Analyzing/Studying/Reviewing the Residential Development Research Report

The projections of district and school enrollment are based on a complex mix of historical data, recent trends, and specific assumptions regarding the future, including new residential development as outlined in this report. At Predictive Enrollment Analytics, we strongly encourage our clients to actively engage with the data with the aim of better understanding, further refining, and using the results to inform decisions about to be made. We believe increased effectiveness for both the district and Predictive Enrollment Analytics comes with increased and welcome dialogue.

Graphs or tables may be copied from the PDF version of this document using the Snapshot Tool inside PDF Reader.

Please do not hesitate to contact Predictive Enrollment Analytics regarding any questions or suggestions that may arise regarding this report.

Respectfully Prepared and Submitted by:

The **Predictive Enrollment Analytics** Team

September 15, 2023

Appendix A

Student Generation Rate Assumptions

Student Generation Rates (Moderate DU Scenario)											
Unit Type	School Level	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
SFD	Elementary	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23
SFD	Middle	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
SFD	High	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19
SFA	Elementary	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
SFA	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
SFA	High	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
MF	Elementary	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
MF	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
MF	High	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07

Student Generation Rates (Conservative DU Scenario)											
Unit Type	School Level	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
SFD	Elementary	0.23	0.23	0.23	0.23	0.23	0.22	0.22	0.22	0.22	0.22
SFD	Middle	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.12	0.12	0.12
SFD	High	0.19	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18
SFA	Elementary	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
SFA	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.05	0.05	0.05
SFA	High	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.06
MF	Elementary	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
MF	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.05	0.05	0.05
MF	High	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.06

Exhibit 5 - Riverside Unified School District 2023/2024 Pupil Transportation Plan

RUSD

RIVERSIDE UNIFIED SCHOOL DISTRICT

Board Adopted on: 3/16/2023

2023/2024 PUPIL TRANSPORTATION PLAN





Plan Adopted by Board of Education 03/16/2023

Board of Education was presented with the 2023/2024 Transportation Plan, and took action by adopting the report.

The District's 2023/2024 Transportation Plan was presented at the February 1, 2023, Operations and Facilities Planning Board Subcommittee meeting. The Transportation Plan was made available for Public Review from February 1 to March 1, 2023.

Board of Education Public Comments Instructions for March 16,2023:
Public Comments may be submitted in person, by filling out a "Request to Address the Board of Education" card located in the Board Room at the Riverside Adult School. Those who have submitted a card will have three timed minutes to directly voice their comments to the Board of Education.

For items listed on the agenda, members of the public will have an opportunity to have their public input facilitated prior to the Board's consideration of such an item. "Request to Address the Board of Education" cards will be accepted up until the specific agenda item is considered. Members of the public will have three timed minutes to speak prior to the Board's consideration of the item, unless, in consideration of the number of persons wishing to be heard, the Board President, with Board consent, decreases the time allocated to individual speakers and/or increases the total time allowed for public input, consistent with Board Bylaw 9323.

Members of the public will also have their public input facilitated on any item of interest to the public that is *not on the agenda* as an item of business to be transacted or discussed by the Board, but is within the subject matter jurisdiction of the Board, during the "Public Input" portion of the meeting's agenda. "Request to address the Board of Education" cards will be accepted up until the Board President begins the "Public Input" section of the meeting. Members of the public will have three timed minutes to speak, unless, in consideration of the number of persons wishing to be heard, the Board President, with Board consent, decreases the time allotted to individual speakers and/or increases the total time allowed for public input, consistent with Board Bylaw 9323.

Remote Communications to the Board
In addition to public comment during the Board meetings, members of the public may submit electronic communication regarding items on the Board agenda or items not on the Board agenda that are within the subject matter jurisdiction of the Board. These comments may be submitted electronically by clicking the e-communication link provided. Electronic Communication Link Such communication will be provided to the Board members, but will not be read aloud during the Board Meeting.

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OUR DISTRICT

With schools dating back to the 1870s, the Riverside Unified School District (RUSD) is the 16th largest school district in California. Riverside Unified School District educates approximately 42,000 students across 50 schools in the City and County of Riverside. RUSD is led by its 12th Superintendent, Ms. Renee Hill, and is governed by a Board of Education comprised of publicly elected officials.

Riverside Unified School District is a unified school district encompassing an area of approximately 92 square miles located in the northwestern portion of Riverside County, about 47 miles east of the Los Angeles civic center. The District serves a large part of Riverside and the unincorporated areas of Highgrove and Woodcrest.

The District was established in 1963 through the unification of the Riverside City School District and the Riverside City High School District. The District operates 29 elementary schools, seven (7) middle schools, five (5) high schools, and nine (9) specialty schools consisting of one adult school, one alternative school of choice, two continuation high schools, one STEM academy, one virtual school, one opportunity school, one special education school, and one early childhood center for preschool students.

OUR MISSION

Riverside Unified School District (RUSD) provides engaging, innovative, and equitable learning experiences for all students.

OUR VALUES

Community: We work diligently to build bridges between our schools and community in order to create rich learning experiences and opportunities for all. Strategic connections with our partners are core to the success of the District.

Engagement: RUSD is committed to creating an engaging learning environment that promotes curriculum, programs, physical spaces, and the development of relationships that enable students to feel welcome, connected and inspired.

Equity: We are committed to implementing inclusive practices and policies that honor the rich diversity of our district and the greater region. With a focus on positive outcomes for all, we will work diligently to ensure all students have their needs met, strengths fostered, and graduate prepared for success.

Excellence: We value lifelong learning, personal integrity, achievement and accomplishment. We seek to inspire and empower students to reach their highest potential.

Innovation: RUSD is future-oriented in the design of its schools and educational programs. Personalization, creativity, and technology are central to the District's approach to preparing students for an increasingly fast-paced world.

Well-being: We cultivate graduates who succeed academically, are physically and mentally healthy, and are active and engaged citizens. The District strives to create safe and multidimensional educational environments that support students' development as they become well-rounded individuals.

BOARD OF EDUCATION

- Dr. Angelo Farooq
- Dr. Noemi Hernandez Alexander
- Mr. Tom Hunt
- Mr. Dale Kinnear
- Mr. Brent Lee

TRANSPORTATION PLAN

In accordance with Education Code 39800.1, the District shall develop a plan describing the transportation services it will offer to its pupils and how it will prioritize planned transportation services for pupils in transitional kindergarten, kindergarten, and any of grades 1 to 6, inclusive, and pupils who are low income. The plan shall be adopted by the local educational agency's governing board on or before April 1, 2023, and updated by April 1 each year thereafter.

The District's Pupil Transportation Plan is designed to provide safe and consistent transportation services for our families specifically emphasizing our primary and special needs students. Specifics of the Transportation Plan are codified in the Riverside Unified School District's Board Policies and Administrative Regulations. The District does not operate its own bus service. Transportation is provided through a contracted service provider.

https://www.riversideunified.org/board_of_education

FIRST STUDENT - TRANSPORTATION SERVICE PROVIDER

With more than a century of experience in providing safe and reliable transportation to students across the U.S. and Canada, First Student understands the priorities of today's K-12 community. First Student helps school districts build transportation solutions tailored to their community's needs. Their 50,500 dedicated employees complete 5 million student journeys per day. They are committed to our values and always keep safety in front of mind.

First Student is located in the City of Riverside with a team of over two hundred employees operating a fleet of 229 vehicles. A large portion of the fleet is clean air Compressed Natural Gas and Propane school buses with a compressive plan for partial electrification of the unleaded fleet beginning in the 2023/2024 school year.

Although First Student is a contracted transportation provider, they operate as an extension of the RUSD Transportation Department. Collaboratively

we provide transportation services for 5,500 home-to-school students. This includes special arrangements for our homeless and foster students as well as designated routes in support of various after-school and intervention programs. In addition to daily home-to-school services, the Transportation Department provides transportation for 5,000+ field trips annually.

STUDENT ELIGIBILITY - HOME-TO-SCHOOL

Busing Limits:
The Riverside Unified School District Board of Education policy provides that students residing beyond certain prescribed distances from their school of residence shall be eligible for home-to-school and school-to-home bus transportation services.

These distances are:

- Beyond one and a quarter (1.25) miles for Transitional Kindergarten through Third Grade (TK-3).
- Beyond two and a quarter (2.25) miles for Fourth grade through Sixth grade (4-6).
- Beyond ten (10) miles for Seventh through Twelfth Grade (7-12).

The distance is the shortest walking distance computed by measuring the mileage from the student's residence to the nearest entrance to the school site as determined by a school district designee.

The District may authorize transportation service within the minimum distance when special circumstances, problems, or hazards exist. Transportation fees may apply when transportation service is made available due to special circumstances.

STUDENT ELIGIBILITY - STUDENTS WITH DISABILITIES

The District desires to meet the transportation needs of students with disabilities to enable them to benefit from special education and related services. Therefore, the District shall provide appropriate transportation services, at no cost, for a student with disabilities when the district is the student's district of residence and the transportation services are required

by his/her individualized education program (IEP) or Section 504 accommodation plan.

TRANSPORTATION FEES

If the District determines that special circumstances warrant the provision of transportation services inside the established boundary, the District may provide Parent Pay Busing for those students who qualify. Information on Parent Pay Busing, including prices, will be provided before the opening of each school year. Fees will not apply for any unduplicated student pursuant to California Education Code Section 42238.02

BUS PASSES

Secondary students, grades 7-12, must have a bus pass to ride the bus. Bus passes are issued to qualified students by the Transportation Department at the beginning of the school year. The replacement of a lost bus pass will require a fee in accordance with District policy. Students who do not have a bus pass will not be allowed to ride the bus.

2023/2024 ANNUAL BUS PASS PRICES

- Annual Round Trip $480.00
- One Way Trip $240.00
- 2-Payments Round Trip $240.00
- 2-Payments One Way Trip $120.00
- Replacement Pass $ 20.00

Any applicable fees will be waived for any unduplicated student pursuant to California Education Code Section 42238.02

TRANSITIONAL KINDERGARTEN AND KINDERGARTEN STUDENTS

Pre-Kindergarten and Kindergarten students are required to have a designated person at the bus stop to receive them. However, parents of Pre-Kindergarten and Kindergarten students may sign a waiver that allows the student to walk home unattended or to be picked up by someone else. This form may be obtained from your bus driver. All students in grades 1 through 12 do not need a designated person to receive them at the bus stop and will be dropped off without an adult there to meet them.

Pre-Kindergarten and Kindergarten students will be returned to their school of attendance if there is no one to receive the student at the bus stop.The parent will then be responsible for picking up the student(s) from the school site. Future transportation privileges may be suspended if a student is returned to school.

SCHEDULED PICK-UP TIMES

All students should arrive at their bus stop no earlier than ten (10) minutes before the scheduled stop time. Students should be at their bus stop no later than five (5) minutes before their scheduled pick-up time. Since most buses are scheduled for more than one school, on-time departures are essential. Once the bus is in sight, students should line up and be ready to board.

FIELD TRIPS

The District may provide transportation for students, employees, and other individuals for field trips and other school-related trips approved according to Board Policies and Administrative Regulations.

School-related organizations requesting transportation shall be fully responsible for the costs of their trips.

2023/2024 FIELD TRIP RATES

- C1 Rate - Dedicated Field Trip Bus Outside District
  - First 5 Hours - $402.00
  - Each Additional Hour - $38.00
  - Toll Road Charge - $15.00
- C2 Rate - Trips Within the District
  - Flat Rate $190.00
- C4 Rate - Charter Bus
  - Start at $1,800 for First 5 Hours

Fees apply for late cancellations.

According to Board Policies and Administrative Regulations, the District Superintendent or designee may authorize transportation trips by private

vehicles. (AR 3541.1)

AUTHORITY OF THE DRIVER

CCR Title 5 Section 14103 states: Pupils transported in a school bus or a school pupil activity bus shall be under the authority of, and responsible directly to the driver of the bus, and the driver shall be held responsible for the orderly conduct of the pupils while they are on the bus or being escorted across a street, highway, or road. Continued disorderly conduct or persistent refusal to submit to the driver's authority shall be sufficient reason for a pupil to be denied transportation. A bus driver shall not require any pupil to leave the bus en route between home, school, or other destinations.

BUS RIDER RULES

Rules are in place to ensure the safe operation of a school bus. Parents/guardians of all students who ride a bus shall receive written safety information, including rider rules.

Violation of the bus rider rules may result in the revocation of bus riding privileges.

BUS CONDUCT

Riders must wear seat belts at all times. Because school bus passengers' behavior can directly affect their safety and the safety of others, the following regulations apply at all times when students are riding a school bus, including school activity trips. Riders shall follow the instructions and directions of the bus driver at all times.

Riders should arrive at the bus stop five (5) minutes before the scheduled pick-up time and stand in a safe place to wait quietly for the bus.

Riders shall enter the bus in an orderly manner and go directly to their seats.

Riders shall remain seated while the bus is in motion and shall not obstruct the aisle with their legs, feet, or other objects. When reaching their

destination, riders shall remain seated until the bus stops, and only then enter the aisle and go directly to the exit.

Riders should be courteous to the driver and fellow passengers.

Orderly behavior is required while aboard the bus. Abusive body contact (fighting, slapping, hitting, poking, shoving, etc.) is not permitted. Students are to talk quietly. Shouting, yelling, boisterous behavior, horseplay, profane language, obscene gestures, or any unnecessary noise may distract the driver's attention and therefore is prohibited for the safety of all passengers.

No part of the body, hands, arms, or head should be put out of the window.

Nothing shall be thrown from the bus.

Riders shall help keep the bus and the area around the bus stop clean.

Riders shall not damage or deface the bus or tamper with bus equipment.

Animals, reptiles, or insects shall not be allowed on the bus.

Glass containers or inflated balloons shall not be allowed on the bus.

Riders should be alert for traffic when leaving the bus.

No weapons, imitation firearms, or dangerous instruments shall be allowed on the bus.

No drugs shall be used or carried on the bus.

No use or possession of tobacco or any tobacco or nicotine product shall be allowed on the bus.

Riders who fail to comply with the above rules shall be reported to District staff, who shall determine the severity of the misconduct and take action accordingly. In the case of a severe violation or repeated offenses, the rider may be denied transportation for a period of time determined by the District staff, in accordance with District Policy, up to the remainder of the school year.

USE OF VIDEO CAMERAS

Video cameras will be used on school buses to assist in the management of student behavior in accordance with District policies, rules, and regulations.

MINOR OFFENSES:

Typically, for minor offenses, the elementary student will be given a verbal warning for the first offense. If a student fails to respond to a verbal warning, a written Notice of Unsatisfactory Conduct will be issued as a written warning, and the parents will be notified by mail or phone. For students who continue to misbehave after receiving a warning, a Notice of Unsatisfactory Conduct will be issued, and the following penalties will apply: copies of these notices are sent to the student's school.

1. First offense after a warning: Three (3) days' suspension of bus riding privileges.
2. Second offense after a warning: Five (5) days' suspension of bus riding privileges.
3. Third offense after a warning: Ten (10) days' suspension of bus riding privileges.
4. Fourth offense after a warning: Thirty (30) days' suspension of bus riding privileges.
5. Fifth offense after a warning: Complete revocation of bus riding privileges.

MAJOR OFFENSES:

For major offenses, indefinite suspension or complete loss of bus privileges may result from the first offense. Infractions of the following rules are major offenses:

- Failure to wear a seat belt.
- Open defiance or directing obscenities, profanities, or racial slurs at the bus driver.

- Fighting. (Fighting is automatic suspension for all participants regardless of fault).
- Failure to provide your name to the driver or giving a false name when asked.
- Engaging in any act that seriously jeopardizes the safety of anyone on the bus.
- Smoking – Vaping – anything - igniting any kind of flammable material or substance (lighters – matches, etc.)
- Bringing weapons - knives, guns, razors, laser pointers, nunchucks, (or look-alikes), etc. on the bus.
- Opening any emergency exit (except in an emergency) or exiting by any emergency exit or window.
- Bringing controlled substances - narcotics or other drugs, explosives, fireworks, or alcoholic beverages on the bus.
- Engaging in inappropriate sexual behavior or indecent exposure.

The revocation of bus riding privileges may be appealed in accordance with Riverside Unified School District Administrative Regulations 3545.1.

PERSONAL ELECTRONIC EQUIPMENT

Students may bring electronic devices onto the bus **ONLY** if those items are permitted at school. Students may use cellular phones or similar devices only if they do not disrupt the safe operation of the school bus.

The District and School Bus Contractor is not responsible for lost or damaged personal electronic equipment left on the bus.

BUS STOP BEHAVIOR

Students at the bus stop are subject to the same rules as when riding the bus. Students identified as causing vandalism at the bus stop or disrupting the bus may lose their bus-riding privilege.

BUS STOP SAFETY

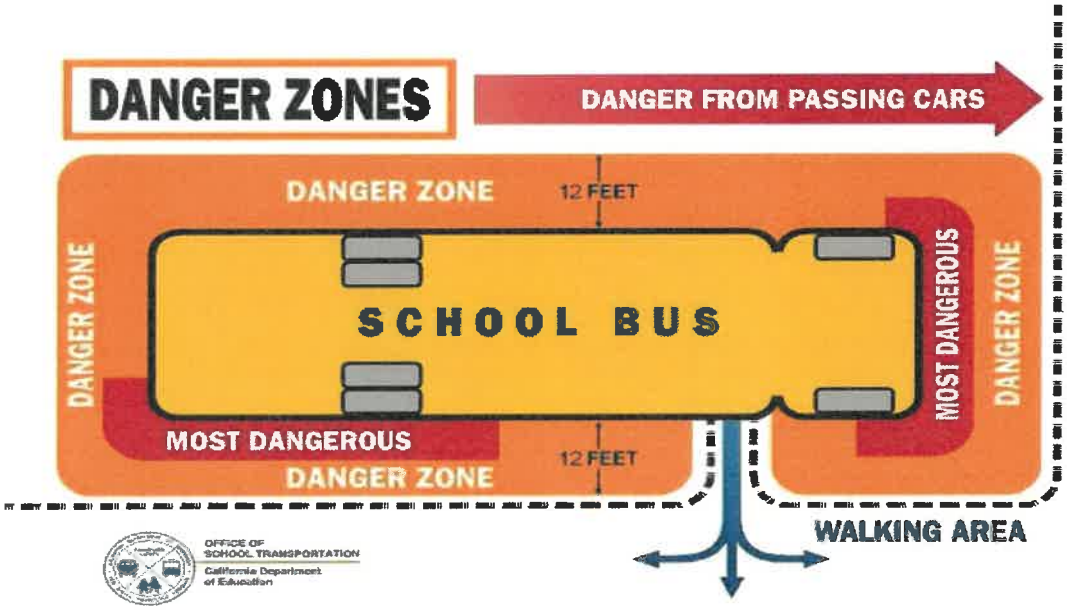
School bus drivers will activate red flashing lights and stop signal arms at all bus stops where pupils are loading or unloading from a school bus with the following exceptions:

- school bus loading zones on or adjacent to school grounds
- during activity trips

- where the school bus is disabled
- where pupils require assistance to board or leave the school bus
- where the roadway surface is covered by snow and ice and requiring traffic to stop would create a hazard
- on a state highway with a posted speed of 55 mph or higher
- where the school bus is completely off the highway
- or any location determined by the District, with the approval of the California Highway Patrol, to present a traffic or safety hazard.

DANGER ZONES AROUND BUSES

Students are cautioned against entering the Danger Zone, which is the area twelve feet around the school bus. Students exiting the bus should remain in the clear view of the bus driver. Students are expected to travel directly home from the bus stop.



SAFE BUS OPERATIONS

A bus driver is prohibited from driving a school bus while using a wireless telephone or other devices.

A school bus shall not be operated whenever the number of passengers exceeds the bus seating capacity.

No unauthorized person may enter a school bus.

The District maintains a comprehensive transportation safety plan. Written safety information shall be provided to parents/guardians of all students who ride the bus.

Emergency bus evacuation drills shall be conducted annually.

Exhibit 6 - Resolution No. 2021/22-96 Approving an increase in Statutory School Fees

RESOLUTION NO. 2021/22-96

RESOLUTION OF THE BOARD OF EDUCATION OF THE RIVERSIDE UNIFIED SCHOOL DISTRICT APPROVING AN INCREASE IN STATUTORY SCHOOL FEES IMPOSED ON NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL CONSTRUCTION PURSUANT TO EDUCATION CODE SECTION 17620 AND GOVERNMENT CODE SECTION 65995

WHEREAS, the Board of Education ("Board") of the Riverside Unified School District ("District") provides for the educational needs for Grade TK-12 students within the Cities of Riverside and Jurupa Valley ("Cities") and the County of Riverside ("County"); and

WHEREAS, on February 23, 2022, the State Allocation Board ("SAB") authorized an adjustment in the statutory school fee amounts for unified school districts pursuant to Government Code Section 65995(b)(3) to $4.79 per square foot for assessable space of new residential construction ("Residential Statutory School Fees") and $0.78 per square foot of chargeable covered and enclosed space for the categories of new commercial/industrial construction ("Commercial/Industrial Fees" and collectively "Statutory School Fees"), as long as such increases are properly justified by the District pursuant to law; and

WHEREAS, new residential and commercial/industrial construction continues to generate additional students for the District's schools and the District is required to provide school facilities ("School Facilities") to accommodate those students; and

WHEREAS, overcrowded schools within the District have an impact on the District's ability to provide an adequate quality education and negatively impact the educational opportunities for the District's students; and

WHEREAS, the District does not have sufficient funds available for the construction or reconstruction of the School Facilities, including acquisition of sites, construction of permanent School Facilities, and acquisition of interim School Facilities, to accommodate students from new residential and commercial/industrial construction; and

WHEREAS, the Board has received and considered the report entitled, "School Fee Justification Study," ("Study"), which includes information, documentation, and analysis of the School Facilities needs of the District, including: (a) the purpose of the Statutory School Fees; (b) the use to which the Statutory School Fees are to be put; (c) the nexus (roughly proportional and reasonable relationship) between the residential and commercial/industrial construction and (1) the use for Statutory School Fees, (2) the need for School Facilities, (3) the cost of School Facilities and the amount of Statutory School Fees from new residential and commercial/industrial construction; (d) a determination of the impact of the increased number of employees anticipated to result from the commercial/industrial construction (by category) upon the cost of providing School Facilities within the District; (e) an evaluation and projection of the number of students

that will be generated by new residential construction; (f) the new School Facilities that will be required to serve such students; and (g) the cost of such School Facilities; and

WHEREAS, the Study pertaining to the Statutory School Fees and to the capital facilities needs of the District have been available to the public for at least ten (10) days before the Board considered, at a regularly scheduled public meeting, the increase in the Statutory School Fees; and

WHEREAS, all notices of the proposed increase in the Statutory School Fees have been given in accordance with applicable law; and

WHEREAS, a public hearing was duly held at a regularly scheduled meeting of the Board relating to the proposed increase in the Statutory School Fees on June 16, 2022; and

WHEREAS, as to the Statutory School Fees, Education Code Section 17621 provides that the adoption, increase or imposition of any fee, charge, dedication, or other requirement, pursuant to Education Code Section 17620 shall not be subject to the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF THE RIVERSIDE UNIFIED SCHOOL DISTRICT AS FOLLOWS:

Section 1. That the Board accepts and adopts the Study.

Section 2. That the Board finds that the purpose of the Statutory School Fees imposed upon new residential construction is to fund the additional School Facilities required to serve the students generated by the new residential construction upon which the Statutory School Fees are imposed.

Section 3. That the Board finds that the Statutory School Fees imposed on new residential construction will be used only to finance those School Facilities described in the Study and related documents, and that these School Facilities are required to serve the students generated by the new residential construction within the District; and that the use of the Statutory School Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms, and technology, and acquiring and installing additional portable classrooms and related School Facilities, as well as any required central administrative and support facilities, within the District.

Section 4. That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory School Fees and the new residential construction within the District because the Statutory School Fees imposed on new residential construction by this Resolution will be used to fund School Facilities which will be used to serve the students generated by such new residential construction.

Section 5. That the Board finds that there is a roughly proportional, reasonable relationship between the new residential construction upon which the Statutory School Fees are imposed, and the need for additional School Facilities in the District because new students will be

generated from new residential construction within the District, which results in projected unhoused students.

Section 6. That the Board finds that the amount of the Statutory School Fees imposed on new residential construction as set forth in this Resolution is roughly proportional and reasonably related to, and does not exceed the cost of, providing the School Facilities required to serve the students generated by such new residential construction within the District.

Section 7. That the Board finds that the purpose of the Statutory School Fees imposed on new commercial/industrial construction is to fund the additional School Facilities required to serve the students generated by the new commercial/industrial construction upon which the Commercial/Industrial Fees are imposed.

Section 8. That the Board finds that the Statutory School Fees imposed on new commercial/industrial construction (by category) will be used to finance those School Facilities as authorized and that these School Facilities are required to serve the students generated by such new commercial/industrial construction; and that the use of the Statutory School Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms and technology, and acquiring and installing additional portable classrooms and related facilities, as well as any required central administrative and support facilities within the District.

Section 9. That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory School Fees and new commercial/industrial construction by category within the District because the Statutory School Fees imposed on commercial/industrial construction by this Resolution will be used to fund School Facilities which will be used to serve the students generated by such new commercial/industrial construction.

Section 10. That the Board finds that there is a roughly proportional, reasonable relationship between the new commercial/industrial construction by category, upon which the Statutory School Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new commercial/industrial construction within the District, which results in projected unhoused students.

Section 11. That the Board finds that the amount of the Statutory School Fees imposed on new commercial/industrial construction by category as set forth in this Resolution is roughly proportional and reasonably related to and does not exceed the cost of providing the School Facilities required to serve the students generated by such new commercial/industrial construction within the District.

Section 12. That the Board finds that a separate fund ("Fund") and/or sub-funds ("Sub-Funds") have been created or are authorized to be established for all monies received by the District for the deposit of Statutory School Fees imposed on construction within the District and that said Fund and Sub-Funds at all times have been separately maintained, except for temporary investments, with other funds of the District as authorized by law.

Section 13. That the Board finds that the monies of the separate Fund or the separate Sub-Funds described in Section 12, consisting of the proceeds of Statutory School Fees have been imposed for the purposes of constructing and reconstructing those School Facilities necessitated by new residential and/or commercial/industrial construction, and thus, these monies may be expended for all those purposes permitted by applicable law. The Statutory School Fees may also be expended by the District for the costs of performing any study or otherwise making the findings and determinations required under subdivisions (a), (b), and (d) of Section 66001 of the Government Code. In addition, the District may also retain, as appropriate, an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory School Fees.

Section 14. That the Board hereby increases the Statutory School Fees as a condition of approval of new residential development projects and imposes the Statutory School Fees on such development projects in the following amounts:

a. $4.79 per square foot of assessable space for new residential construction or reconstruction, including new residential projects, manufactured homes and mobile homes as authorized under Education Code Section 17625, and including residential construction or reconstruction resulting from an increase of assessable space, as defined in Government Code Section 65995, in excess of five hundred (500) square feet.

b. $0.78 per square foot of assessable space, for new residential construction used exclusively for the housing of senior citizens, as described in Section 51.3 of the Civil Code or as described in subdivision (o) or (p) of Section 1569.2 of the Health and Safety Code or a multi-level facility as described in paragraph 9 of subdivision (d) of Government Code Section 15432, or any mobile home or manufactured home that is located within a mobile home park, subdivision, cooperative or condominium for mobile homes limited to older persons as defined by the Federal Fair Housing Amendments of 1988 as described in Government Code Section 65995.2.

Section 15. That this Board hereby increases the Statutory School Fees as a condition of approval of new commercial/industrial construction projects and levies the Statutory School Fees on such development projects in the following amounts per square foot of chargeable covered and enclosed space for all categories of commercial/industrial construction, except for the category of rental self-storage, to: $0.78 per square foot. For the commercial/industrial construction category of rental self-storage, the Board may levy Statutory School Fees in the amount of $0.05 per square foot of chargeable covered and enclosed space.

Section 16. That the proceeds of the Statutory School Fees increased and established pursuant to this Resolution shall continue to be deposited into those Funds and Sub-Funds identified in Section 12 of this Resolution, the proceeds of which shall be used exclusively for the purpose for which the Statutory School Fees are to be collected, including, as to Statutory School Fees, accomplishing any study, findings or determinations required by subdivisions (a), (b) and

(d) of Section 66001 of the Government Code, or retaining an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory School Fees or in financing the described Study or in defending the imposition of Statutory School Fees.

Section 17. That the District's Superintendent, or designee, is directed to cause a copy of this Resolution to be delivered to the building officials of the County and the Office of Statewide Health Planning and Development ("OSHPD"), along with a copy of all the supporting documentation referenced herein and a map of the District clearly indicating the boundaries thereof, advising the County and the OSHPD that new residential and commercial/industrial construction is subject to the Statutory School Fees increased pursuant to this Resolution and requesting that no building permit or approval for occupancy be issued by any of these entities for any new residential development project, mobile home or manufactured home subject to the Statutory School Fees absent a certification of compliance ("Certificate of Compliance") from the District demonstrating compliance of such project with the requirements of the applicable Statutory School Fees, nor that any building permit be issued for any nonresidential construction absent a Certificate of Compliance from the District demonstrating compliance of such project with the requirements of the applicable Statutory School Fees.

Section 18. That the Board hereby adopts and establishes the procedures that permit the party against whom the Commercial/Industrial Fees are imposed the opportunity for a hearing to appeal that imposition of Commercial/Industrial Fees for commercial/industrial construction as stated in Education Code Section 17621 and Government Code Section 66020 and 66021. These procedures are posted on the District's website.

Section 19. That the Superintendent, or designee, is authorized to cause a Certificate of Compliance to be issued for each residential or commercial/industrial project, mobile home and manufactured home for which there is compliance with the requirement for payment of the Statutory School Fees in the amounts specified by this Resolution. In the event a Certificate of Compliance is issued for the payment of Statutory School Fees for a development project, mobile home or manufactured home and it is later determined that the statement or other representation made by an authorized party concerning the development project as to square footage is untrue or in the event the zoning is declared invalid, then such Certificate of Compliance shall automatically terminate, and the appropriate County or OSHPD shall be so notified.

Section 20. That no statement or provision set forth in this Resolution, or referred to herein, shall be construed to repeal any mitigation amount set forth in a mitigation agreement.

Section 21. That if any portion or provision hereof is held invalid, the remainder hereof is intended to be and shall remain valid.

Section 22. That the increase in the District's Statutory School Fees will become effective sixty (60) days from the date of this Resolution unless a separate resolution increasing the fees immediately on an urgency basis is adopted by the Board.

ADOPTED, SIGNED AND APPROVED this 16th of June, 2022.

BOARD OF EDUCATION OF THE RIVERSIDE UNIFIED SCHOOL DISTRICT

By: _____

Brent Lee, President, Board of Education of the Riverside Unified School District

By: _____

Dale Kinnear, Clerk, Board of Education of the Riverside Unified School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Dale Kinnear, Clerk, Board of Education of the Riverside Unified School District, do hereby certify that the foregoing Resolution was duly adopted by the Board of Education of said District at a regular meeting of said Board held on the 16th of June, 2022, at which a quorum of such Board was present and acting throughout and for which notice and an agenda was prepared and posted as required by law and at which meeting all of the members of such Board had due notice and that at such meeting the attached resolution was adopted by the following vote:

AYES: 5

NOES: 0

ABSTAIN: 0

ABSENT: 0

Clerk, Board of Education of the Riverside Unified School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Dale Kinnear, Clerk of the Board of Education of the Riverside Unified School District, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 2021/22-96 of said Board, and that the same has not been rescinded, amended or repealed.

Dated this 16th of June, 2022.

Clerk, Board of Education of the Riverside Unified School District

Attachment 1 – Letter dated March 25, 2024

March 25, 2024

Susanne Anderson, Executive Assistant to the Superintendent
Riverside Unified School District
7477 Mission Boulevard Jurupa Valley, CA 92509

Subject:Highland Grove II IS/MND School Services

Dear Susanne Anderson:

FirstCarbon Solutions is preparing an Initial Study/ Mitigated Negative Declaration (IS/MND), for the proposed Highland Grove II project on behalf of the County of Riverside. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including school services.

The project is located at 13300 and 13456 El Sobrante Road, 0.4 mile east of the intersection of El Sobrante Road and McAllister Street, in unincorporated western Riverside County (see site plan). The project site is identified by Assessor's Parcel Numbers (APNs) 270-160-002, -003, -018, -020, -021, -022, -023, and -024.

The project site comprises approximately 61.32 acres. The site is bordered by existing and new residential properties to the west, vacant agricultural land to the north, and vacant land to the east, and vacant land and El Sobrante Road to the south. The project site has a split County of Riverside General Plan Land Use Designation for APN 260-160-002 of Community Development: Medium Density Residential (CD:MDR) and Rural Community – Low Density Residential (RC:LDR). APN 270-160-002 would be changed as a part of project entitlements to ensure continuity across the site. The project site is within the El Sobrante Policy Area of the Lake Mathews/Woodcrest Area Plan. Additionally, the project site has two different zone classifications, Light Agricultural 10 Acre Minimum and Light Agriculture with Poultry. The project proposes A zone change to R-1-10,000 would be required to allow for single-family residential development.

The proposed project consists of the development of 128 single-family dwelling units. The project site contains open space in the form of a 1.8-acre park. Additionally, the project proposes access points from El Sobrante Road.

To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Monday, April 8, 2024:

1. Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.
2. Based on the residential/commercial development potential of the proposed project, please provide an estimated number of students generated by the proposed project?
3. Please also provide the current standard student generation factors used by the District.
4. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.
5. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.
6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the District.
7. Please define any potential challenges that the proposed project may present to the department. Please describe any measures that you would recommend to reduce potential concerns/challenges.

Thank you in advance for taking the time to respond,

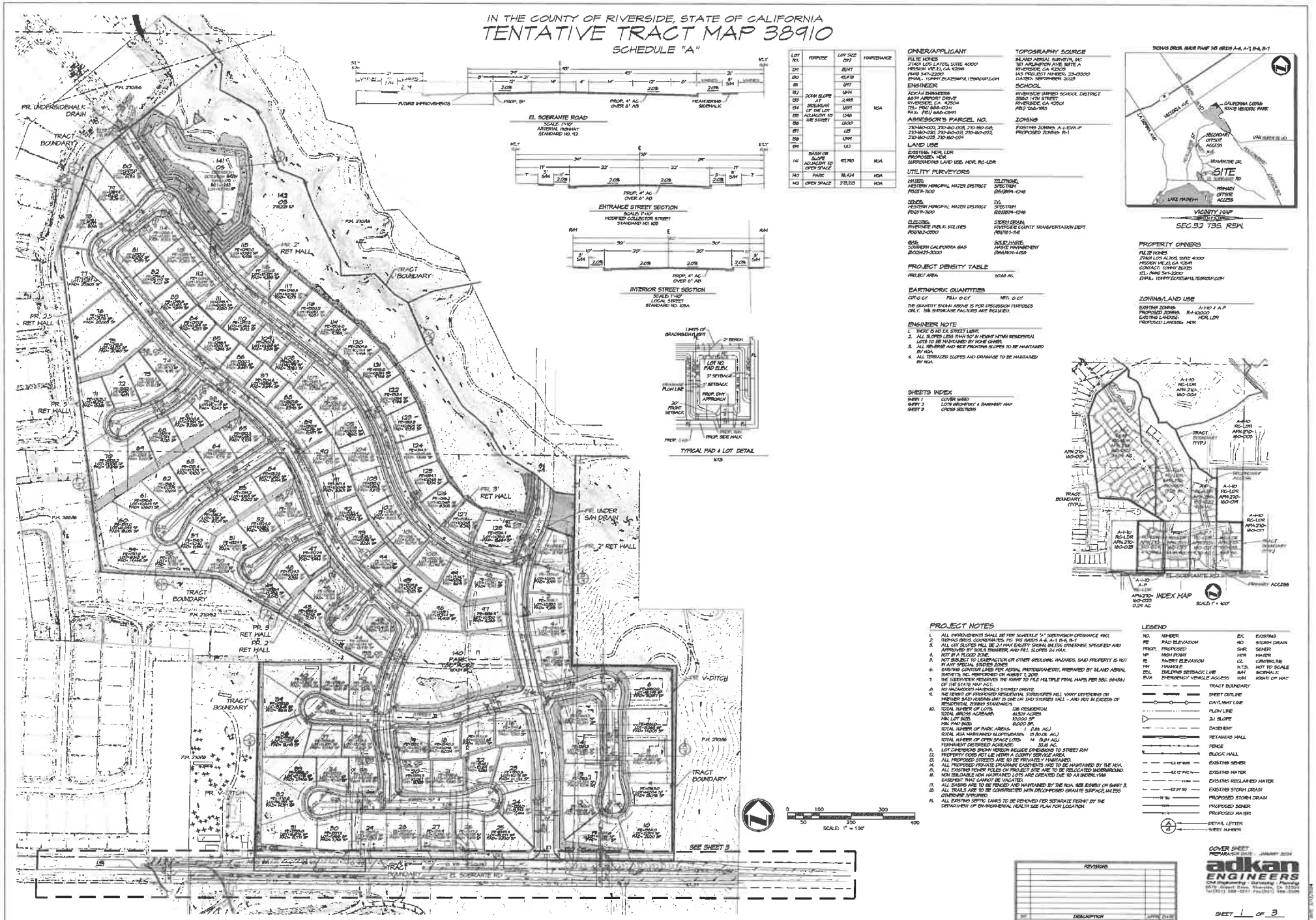
Alex Ortiz
Environmental Services Analyst

FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602
E-mail: aortiz@fcs-intl.com
Attached: Highland Grove II, Site Plan

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP 38910

SCHEDULE "A"


PR. UNDERSIDEWALK DRAIN
TRACT BOUNDARY
P.M. 370/86
PR. 2.5' RET WALL
PR. 5' RET WALL
PR. 2' RET WALL
PR. 3' RET WALL
PR. 3' RET WALL
PR. 2' RET WALL
PR. V-DITCH
P.M. 370/87
P.M. 370/85
P.M. 370/62
P.M. 370/86
P.M. 370/86
P.M. 370/86