



# COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

## VAL VERDE UNIFIED SCHOOL DISTRICT

### SCHOOL FACILITIES NEEDS ANALYSIS

FEBRUARY 9, 2017

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## EXHIBITS

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## EXECUTIVE SUMMARY

This School Facilities Needs Analysis ("Analysis") has been prepared in accordance with applicable laws to provide the factual basis for the Val Verde Unified School District ("School District") to consider and, if desired, adopt alternative school facility fees ("Alternative Fees") that may be collected from residential development in the School District consistent with Section 17620 of the Education Code and Sections 65995.5, 65995.6, and 65995.7 of the Government Code (future code section references are to the Government Code unless otherwise specified). The Analysis provides factual information as to the following three (3) elements:

- (i) Determination by the State Allocation Board ("SAB") of eligibility to receive funds from the State of California ("State") for new school facility construction;
- (ii) Designation by the School District of satisfying at least two (2) of the four (4) statutory school requirements ("Statutory Requirements") set forth in Section 65995.5(b)(3); and
- (iii) Calculation of the amount of the permissible Alternative Fees authorized by Section 65995.5 ("Alternative No. 2 Fee") and by Section 65995.7 ("Alternative No. 3 Fee").

### **A. Eligibility for New Construction Funding from the State**

The School District has taken action electing to participate in the School Facilities Program ("SFP") established by Section 17070.10 of the Education Code and authorized a designated representative to (i) approve, certify, and submit the SAB Forms 50-01, 50-02, and 50-03 to the SAB and (ii) request an eligibility determination ("Eligibility Determination") for new construction funding as required by the SFP.

**As shown in Exhibits A, B, C, and D, the School District is eligible to receive new construction funding under the SFP.**

### **B. Compliance with Statutory Requirements**

A review of the records of the School District was accomplished to ascertain if the School District satisfies at least two (2) of the Statutory Requirements. Table ES-1 summarizes the Statutory Requirements and identifies those satisfied by the School District as of the date hereof.

**Table ES-1  
Summary of Statutory Requirements**

Statutory Requirements	Status
Substantial enrollment as defined in Section 65995.5(b)(3)(A) of its students on a multi-track year-round calendar	<b>Not Met</b>
Placed at least one (1) general obligation ("GO") bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast	<b>Not Met</b>
Issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage of its bonding capacity specified in Section 65995.5(b)(3)(C)	<b>Met</b>
At least 20 percent of the teaching stations are relocatable classrooms	<b>Met</b>

**C. Calculation of Alternative No. 2 Fee and Alternative No. 3 Fee**

The facts set forth herein justify on a roughly proportional and a reasonably related basis that the following amounts meet the requirements of Sections 66000 *et seq.*, as well as other applicable legal requirements, including but not limited to Sections 65995.5, 65995.6 and 65995.7. The Alternative No. 2 Fee and Alternative No. 3 Fee for the School District are listed in Table ES-2.

**Table ES-2  
Alternative Fees (2017\$)**

Fee	Amount per Square Foot
Alternative No. 2 Fee	\$4.25
Alternative No. 3 Fee	\$9.72

Attached as Exhibit E is (i) a summary of the school facility planning policies of the School District and (ii) an estimate of the school facilities cost impacts per square foot of residential construction. As can be seen from comparing Exhibit E to the recommended Alternative No. 2 Fee and the Alternative No. 3 Fee in Table ES-2, the Alternative Fees are less than the comparable amounts set forth in Exhibit E and are not sufficient to cover all of the actual school facilities cost impacts caused by new residential development on the School District. Therefore, the Alternative No. 2 Fees and the Alternative No. 3 Fees are reasonably related and roughly proportional to the cost of school facilities for the future development identified in the Analysis in accordance with applicable laws.

**D. Imposition of Alternative No. 2 Fee and Alternative No. 3 Fee**

Prior to the adoption of the Analysis, the public is given a 30-day period to review and comment on the Analysis, and any written comments received by the Governing Board of the School District must be responded to. The Governing Board is also required to hold a public hearing prior to its consideration of the Analysis.

Should the Governing Board of the School District approve the resolution that adopts the Analysis and the accompanying Alternative No. 2 Fee and Alternative No. 3 Fee, those amounts would be effective immediately for a period not to exceed 12 months. By approving the Analysis and the accompanying Alternative Fees, the Governing Board is authorizing the imposition of the Alternative No. 2 Fee for those periods when the State has new construction bond funds available and the Alternative No. 3 Fee for those periods when the SAB is no longer approving apportionments for new construction due to a lack of funds available and the conditions in Section 65995.7 have been met.

## I. GENERAL

Upon adoption of Alternative Fees by a school district, such Alternative Fees may be required in accordance with applicable law. It is anticipated that such adoption will specify that Alternative No. 2 Fees will be required as provided in Section 65995.5(a) if the SAB is approving apportionments for new construction funding, and Alternative No. 3 Fees will be required as provided in Section 65995.7(a), if the SAB is not approving apportionments for new construction funding.

The Analysis is divided into seven (7) main sections.

- Section I is the introductory section that generally describes the methodology used in preparing the Analysis.
- Section II describes the Eligibility Determination that has been obtained from the SAB, as well as documents which of the four (4) Statutory Requirements the School District presently satisfies.
- Section III projects the unhoused students to be generated by residential development anticipated to occur in the School District over the next five (5) years ("Future Units") in accordance with Section 65995.6(a).
- Section IV identifies any surplus school sites or existing surplus local funds that the School District might elect in whole or part to use to reduce the impact of the Future Units on the School District.
- Section V of the Analysis sets forth the recommended amount of the Alternative No. 2 Fee.
- Section VI of the Analysis sets forth the recommended amount of the Alternative No. 3 Fee.
- Finally, Section VII documents facts whereby the School District may make determinations regarding compliance of the Alternative Fees with Sections 66000 *et seq.*

## **Eligibility to Collect Alternative Fees**

### Eligibility to Receive State Funds

A school district must have been determined by the SAB to be eligible for new construction funding under the SFP pursuant to Section 65995.5(b)(1).

### Statutory Requirements

A school district must satisfy at least two (2) of the four (4) Statutory Requirements in order to adopt and impose Alternative Fees. The Statutory Requirements are summarized as follows:

1. A school district has a substantial enrollment, as defined in Section 65995.5(b)(3)(A) ("Substantial Enrollment") of its students on a multi-track year-round calendar;
2. A school district has placed at least one (1) GO bond measure on the ballot in the last four (4) years, and the measure received at least 50 percent plus one (1) of the votes cast;
3. A school district has issued debt or incurred obligations for capital outlay in an amount equivalent to a certain percentage of its bonding capacity; and/or
4. At least 20 percent of the teaching stations within a school district are relocatable classrooms.

## **Projected Unhoused Students from Future Residential Development**

### Total Projected Student Enrollment

In determining the amount of any proposed Alternative Fees, a school district must project in accordance with Section 65995.6 the total number of students to be generated by Future Units ("Projected Student Enrollment"). This projection is performed by applying the student generation rates for residential development over the previous five (5) years of a type similar to that of the Future Units either in the school district or in the city or the county in which the school district is located. The projection may be modified by relevant planning agency information.

### Excess Capacity

A school district must identify and consider the number of excess seats, if any, which are available at each school level (i.e., elementary school, middle school, and high school). If surplus seats exist at one (1) or more school levels, the school district must determine what portion of the excess seats, if any, should be made available to

accommodate the Projected Student Enrollment. The determination may include such considerations as matriculation of existing students, advance funding from mitigated future residential units, long term needs of the school district, as well as other relevant factors. Excess seats shall be determined by comparing capacity as calculated pursuant to Section 17071.25 of the Education Code to student enrollment.

#### Projected Unhoused Students

Lastly, a school district must reduce the Projected Student Enrollment by the excess capacity, if any, that is identified and allocated by the school district to the Future Units to calculate the number of projected unhoused students ("Projected Unhoused Students").

### **Surplus Property and Existing Surplus Local Funds**

#### Surplus Property

A school district must identify and make a reasonable allocation of surplus property, if any, which could be (i) used as a school site and/or (ii) sold to finance additional school facilities needed to accommodate the Projected Unhoused Students.

#### Existing Surplus Local Funds

A school district must identify and make a reasonable allocation of existing surplus local sources, including local funds, which includes commercial/industrial school fees ("Local Funds"), if any, that could be available to finance the construction of school facilities needed to accommodate the Projected Unhoused Students as referred to in Section 65995.5(c)(2) and 65995.6(b)(3).

### **Alternative No. 2 Fee**

#### Student Capacity and Site Size of Future School Facilities

A school district must determine the appropriate number of students to be housed at each school level. Pursuant to Section 65995.5(h), after this determination has been made, the school district must calculate the appropriate site size for each school level based on the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998.



### Site Acquisition and Site Development Costs

A school district must establish a factual basis for the estimated cost of acquiring property(s) for a school site(s) or the appraised value of a proposed school site(s). Additionally, the school district must establish an estimate of the permissible cost of developing such site(s). The site development cost includes utilities, off-site, and service site development costs.

### Total School Facility Costs per Student and Total School Facility Costs

A school district must estimate the total school facility costs per student based on the site acquisition and the site development costs mentioned above, as well as the amounts specified in Section 65995.5, which may or may not be adequate to fund the necessary school facilities. Thereafter, the total school facility costs must be calculated. This calculation involves multiplying the number of Projected Unhoused Students by the school facility costs per student set forth in Section 65995.5 and subtracting any available local sources, including Local Funds, identified by the school district and dedicated to such portion of future development in the school district.

### Residential Square Footage to be Constructed during the Next Five (5) Years

Based on information from the county, the city(s) or one (1) or more independent third party market reports, a school district must estimate the total assessable square footage of the Future Units.

### Alternative No. 2 Fee

A school district must calculate the Alternative No. 2 Fee by dividing the total school facility costs by the total assessable square footage of the Future Units in accordance with Section 65995.5(c).

### **Alternative No. 3 Fee**

#### Alternative No. 3 Fee

The Alternative No. 3 Fee is determined by increasing the Alternative No. 2 Fee by an amount that may not exceed the amount calculated pursuant to Section 65995.5(c), provided that the calculation of such amount excludes reductions for available local sources, including Local Funds, identified and dedicated in accordance with Section 65995.7(a).

## II. ELIGIBILITY TO COLLECT ALTERNATIVE FEES

Section 65995.5 requires that a school district (i) be eligible for new construction funding under the SFP and (ii) satisfy at least two (2) of the Statutory Requirements to be eligible to impose an Alternative No. 2 Fee or an Alternative No. 3 Fee. Section II.A provides an evaluation of the eligibility of the School District for new construction funding under the SFP and Section II.B documents the School District's satisfaction of at least two (2) Statutory Requirements.

### A. Eligibility to Receive State Funds

The School District has taken action electing to participate in the SFP established by Section 17070.10 of the Education Code. Additionally, the School District authorized a designated representative to (i) approve, certify, and submit the SAB Forms 50-01, 50-02, and 50-03 to the SAB and (ii) request an Eligibility Determination for new construction funding as required by the SFP. The School District filed SAB Forms 50-01, 50-02, and 50-03 and requested an Eligibility Determination for new construction funding as required by the SFP on April 7, 1999. On June 23, 1999, the Eligibility Determination of the School District was approved by the SAB. Subsequently, the School District submitted updated SAB Forms 50-01, 50-02, and 50-03 as part of its ongoing facilities planning and financing program. The most current SAB Forms 50-01, 50-02, and 50-03 are incorporated herein as Exhibits A, B, and C, respectively. As shown in the School District's most current Eligibility Determination from the SAB (attached and incorporated as Exhibit D), the School District is eligible for new construction funding under the SFP for 1,046 students in grades kindergarten through 6, zero (0) students in grades 7 and 8, zero (0) students in grades 9 through 12, zero (0) non-severe special day class students, and 184 severe special day class students.

### B. Statutory Requirements

As stated in Section I, a school district must satisfy at least two (2) of the four (4) Statutory Requirements in order to levy Alternative Fees. What follows are facts establishing that the School District satisfies at least two (2) of the Statutory Requirements.

#### 1. Substantial Enrollment on Multi-track Year-Round Schedule

This Statutory Requirement is met if the school district has Substantial Enrollment on a multi-track year-round schedule. Substantial Enrollment is defined differently for different types of school districts, as follows:

- a. *Unified School Districts and Elementary School Districts.* At least 30 percent of the school district's students in grades kindergarten through 6 are on a multi-track year-round schedule in the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction.
- b. *High School Districts.* (i) At least 30 percent of the high school district's students are on a multi-track year-round schedule, or (ii) at least 40 percent of the students in grades kindergarten through 12 within the boundaries of the high school attendance area in which all or some of the new residential units identified in the Analysis are planned for construction are on a multi-track year-round schedule.

**The School District has determined that this Statutory Requirement has not been satisfied.**

**2. General Obligation Bond Measure**

This Statutory Requirement is met if the school district has placed a GO bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast on one (1) such measure.

**The School District has determined that this Statutory Requirement has not been satisfied.**

**3. Debt or Obligations for Capital Outlay**

This Statutory Requirement is met if the school district has issued debt or incurred obligations for capital outlay in an amount equivalent to a specified percent of its local bonding capacity. If the debt does not include debt associated with a Mello-Roos Community Facilities District ("CFD") formed by a landowner election after November 4, 1998, the threshold is 15 percent. If the debt includes debt associated with a Mello-Roos CFD formed by a landowner election after November 4, 1998, the threshold is increased to 30 percent. All debt and obligations to be repaid from property taxes, parcel taxes, special taxes, and the school district's general fund may be included.

**The School District has determined that this Statutory Requirement has been satisfied. The School District currently has \$217,287,488 in outstanding debt. This outstanding debt consists of \$38,501,000 in special tax bonds, \$73,230,000 in certificates of participation ("COPs"), and \$105,556,488 in GO bonds issued. This debt represents 118.84 percent of the School District's bonding capacity (see Exhibit F for a calculation of the School District's bonding capacity).**

4. **Relocatable Classrooms**

This Statutory Requirement is met if at least 20 percent of the school district's teaching stations are relocatable classrooms.

**The School District has determined that this Statutory Requirement has been satisfied. The School District currently has a total of 537 permanent classrooms and 420 relocatable classrooms. This equates to a 43.89 percent relocatable classroom utilization rate.**

C. **Eligibility to Collect Alternative Fees**

As determined above, the School District is eligible to receive new construction funding and currently satisfies at least two (2) of the four (4) Statutory Requirements. As a result, the School District is eligible to adopt and impose Alternative Fees as provided by applicable law.

### **III. PROJECTED UNHOUSED STUDENTS FROM RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS**

Section 65995.6(a) requires that the School District determine the need for new school facilities for the Projected Unhoused Students. The calculation of the Projected Unhoused Students shall be based on historical student generation rates ("SGRs") of new residential units constructed during the previous five (5) years of a type similar to that of the Future Units. Section III.A calculates the Projected Student Enrollment. Section III.B sets forth the relevant facts as to the identification of any excess seats which might be considered by the School District as available at each school level to house the Projected Student Enrollment, as determined in Section III.A. Finally, Section III.C calculates the Projected Unhoused Students.

#### **A. Projected Student Enrollment**

As stated above, Section 65995.6(a) specifies the methodology the School District must use to calculate the Projected Student Enrollment. What follows is a step-by-step description of this calculation.

##### **1. Student Generation Rates**

In order to calculate SGRs in accordance with Section 65995.6(a), the School District must identify residential units that (i) were constructed during the previous five (5) years and (ii) are representative of the Future Units. Residential data pertaining to the School District was obtained by Cooperative Strategies, LLC from the Office of the Assessor ("Assessor") of the County of Riverside ("County"). Using data from the Assessor of the County and the School District, Cooperative Strategies compiled a database from such information containing the addresses of the units that met the criteria listed above. Parcels in the database were then classified by housing type (i.e., single family detached, single family attached, and multifamily).

- Residential units classified as single family detached ("SFD") are defined as units with no common walls each assigned a unique Assessor's parcel number.
- The category of single family attached ("SFA") consists of units with common walls each assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, etc.).
- The third type of residential unit, multifamily ("MF"), is defined as a unit with common walls on an Assessor's parcel on which other units are located.

A total of 256 SFD units in the School District were identified as meeting the criteria stated above. Cooperative Strategies then obtained a database of all students within the School District at the beginning of school year 2016/2017. Upon comparison of the two (2) databases, 215 students were matched to the 256 SFD units, resulting in the following SGRs for SFD units shown in Table 1.

**Table 1**  
**Student Generation Rates for Single Family Detached Units**

School Level	Number of Students Matched	Number of SFD Units	Student Generation Rates
Elementary School (Grades K-5)	117	256	0.4570
Middle School (Grades 6-8)	46	256	0.1797
High School (Grades 9-12)	52	256	0.2031
<b>Total</b>	<b>215</b>	<b>N/A</b>	<b>0.8398</b>

As for SFA and MF units, Cooperative Strategies determined that there were an insufficient number of units built over the past five (5) years to calculate SGRs that would be representative of the residential development expected to occur within the School District over the next five (5) years. Since the construction of SFA and MF units is expected to occur within the School District over the next five (5) years, the Analysis has employed the portion of Section 65995.6(a) that permits a school district to use SGRs of new residential units constructed over the previous five (5) years that are a similar type of unit to those anticipated to be constructed in either the city or county in which the school district is located. The Analysis uses the SGRs for SFA units that have been experienced and documented by Beaumont Unified School District ("BUSD") and SGRs for MF units that have been experienced and documented by Moreno Valley Unified School District ("MVUSD"), which are both located in the County. Table 2 shows the SGRs for SFA and MF units by school level.

**Table 2**  
**Student Generation Rates for SFA and MF Units**

School Level	SFA Student Generation Rates <sup>[1]</sup>	MF Student Generation Rates <sup>[2]</sup>
Elementary School	0.2869	0.4361
Middle School	0.1148	0.1454
High School	0.1066	0.1542
<b>Total</b>	<b>0.5083</b>	<b>0.7357</b>
<i>[1] Source: Analysis for BUSD dated March 11, 2016.</i>		
<i>[2] Source: Analysis for MVUSD dated June 16, 2016.</i>		

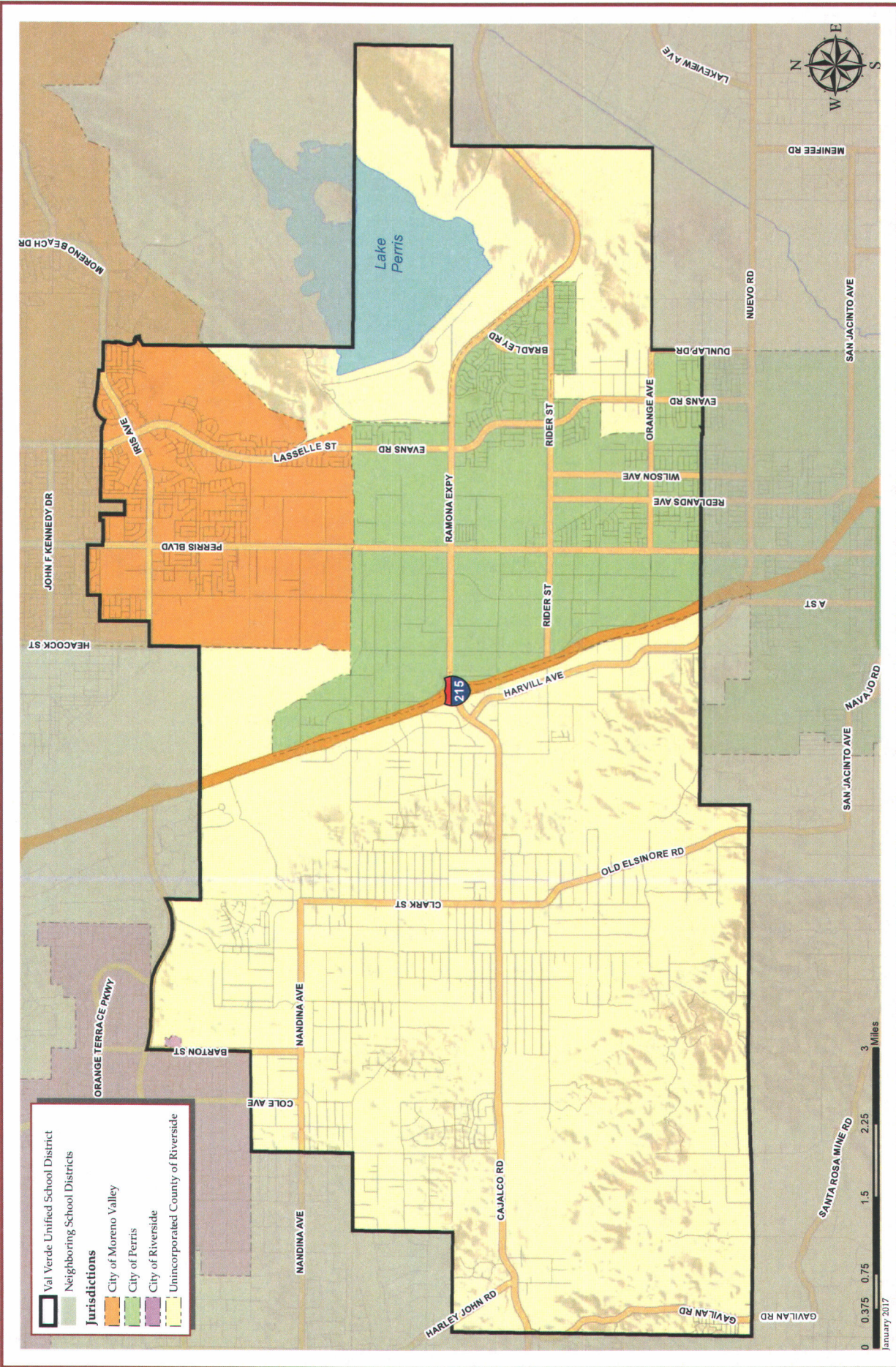
**2. Future Units**

In order to obtain information regarding future residential units, the planning departments of the cities of Moreno Valley, Perris, and Riverside (collectively, "Cities") and the County were contacted (please refer to the map on the following page for a geographic profile of the School District). Based on correspondence from the Cities and County (see Exhibit G), Cooperative Strategies has determined that the School District could experience the construction of 3,841 Future Units over the next five (5) years. Of these 3,841 Future Units, 1,383 units have already mitigated their impact on the School District through participation in one of the 10 CFDs located throughout the School District. Table 3 distinguishes between Future Units by unit type.

**Table 3**  
**Future Units by Unit Type**

Unit Type	Mitigated Future Units	Non-Mitigated Future Units	Total Future Units
Single Family Detached	1,192	1,544	2,736
Single Family Attached	66	449	515
Multifamily	125	465	590
<b>Total Units</b>	<b>1,383</b>	<b>2,458</b>	<b>3,841</b>

# VAL VERDE UNIFIED SCHOOL DISTRICT GEOGRAPHIC PROFILE - SCHOOL YEAR 2016/2017





The projected number of non-mitigated future residential units identified in Table 3 includes units that may result from existing structures that are voluntarily demolished in order to be replaced by new residential development ("Reconstruction"). For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit H.

It should be noted these projections are based on the best available information at this time and are independent of the projected residential development reported to the State in SAB Form 50-01.

**3. Projected Student Enrollment**

To calculate the Projected Student Enrollment, the number of Future SFD units, Future SFA units, and Future MF units listed in Table 3 were multiplied by the SGRs shown in Tables 1 and 2. The results of this operation are shown in Table 4.

**Table 4  
Projected Student Enrollment**

School Level	Students Generated from Mitigated Future Units	Students Generated from Non-Mitigated Future Units	Total Projected Students from Future Units
Elementary School	619	1,038	1,657
Middle School	240	397	637
High School	268	434	702
<b>Total</b>	<b>1,127</b>	<b>1,869</b>	<b>2,996</b>

**B. Current Capacity**

Collectively, the School District's school facilities in school year 2016/2017 have a capacity of 21,979 seats per Section 17071.25 of the Education Code. Of these 21,979 seats, 11,482 are at the elementary school level, 3,094 are at the middle school level, and 7,403 are at the high school level (the School District's school level configuration in this comparison has been altered to be consistent with SAB Form 50-02). These capacities include seats from all new school facility construction projects funded by the State as well as the current available capacity of Orange Vista High School in school year 2016/2017. Based on student enrollment data for school year 2016/2017, the enrollment of the School District is 19,862 students.

As shown in Table 5, student enrollment exceeds facilities capacity at middle school level, while facilities capacity exceeds student enrollment at the elementary school and high school levels in school year 2016/2017.

**Table 5**  
**Existing School Facilities Capacity and Student Enrollment**

School Level <sup>[1]</sup>	2016/2017 Facilities Capacity <sup>[2]</sup>	2016/2017 Student Enrollment <sup>[3]</sup>	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	11,482	10,645	837
Middle School (Grades 7-8)	3,094	3,117	(23)
High School (Grades 9-12)	7,403	6,100	1,303
<b>Total</b>	<b>21,979</b>	<b>19,862</b>	<b>2,117</b>

*[1] The School District operates elementary schools that serve grades K-5 and middle schools that serve grades 6-8. To compare capacity and enrollment consistent with SAB Form 50-02, the School District's school level configuration has been altered in this section.*

*[2] See Exhibit B for SAB Form 50-02, and Exhibit I for the Updated School Facilities Capacity Calculation.*

*[3] Student enrollment from October 2016.*

### C. Projected Unhoused Students

As shown in Table 6, the existing facilities capacity of the School District determined in accordance with Section 65995.6(a) exceeds student enrollment currently being generated from existing residential units by 837 seats at the elementary school level and 1,303 seats at the high school level. These surplus seats exist at facilities which will house (i) students generated from non-mitigated Future Units, (ii) students generated from mitigated Future Units, and (iii) students generated from units developed beyond the five-year period of the Analysis.

The School District will experience growth beyond the next five (5) years. Therefore, the surplus seats identified in Table 5 must be allocated between the Future Units shown in Table 3 and residential units to be constructed beyond the next five (5) years. According to information obtained from the Southern California Association of Governments ("SCAG"), the School District can expect an additional 9,884 residential units calendar year 2035. This number includes Future Units and residential units to be constructed beyond the next five (5) years.

Allocating the surplus seats identified in Table 5 between Future Units and residential units to be constructed beyond the next five (5) years based on the number of students each group of units is expected to generate results in 316 surplus elementary school seats and 493 surplus high school seats to be allocated over the next five (5) years

Additionally, the surplus seats to be allocated over the next five (5) years must be apportioned between students generated from mitigated and non-mitigated Future Units (Table 4). Of the allocated surplus seats identified above, it was determined that 198 surplus elementary school seats and 305 surplus high school seats are available to house students generated from non-mitigated Future Units. Tables 6 and 7 show the Projected Unhoused Students from mitigated and non-mitigated Future Units at each school level, respectively, while Exhibit J provides more information regarding the allocation of surplus seats.

**Table 6  
Projected Unhoused Students from Mitigated Future Units**

School Level	Projected Student Enrollment	Surplus Seat Determination	Projected Unhoused Students
Elementary School	619	118	501
Middle School	240	0	240
High School	268	188	80
<b>Total</b>	<b>1,127</b>	<b>306</b>	<b>821</b>

**Table 7  
Projected Unhoused Students from Non-Mitigated Future Units**

School Level	Projected Student Enrollment	Surplus Seat Determination	Projected Unhoused Students
Elementary School	1,038	198	840
Middle School	397	0	397
High School	434	305	129
<b>Total</b>	<b>1,869</b>	<b>503</b>	<b>1,366</b>

#### IV. SURPLUS SCHOOL SITES AND EXISTING SURPLUS LOCAL FUNDS

Section 65995.6(b) states that the School District must identify and consider (i) surplus property, if any, owned by the School District that can be used as a school site or that is available for sale to finance school facilities, (ii) the extent to which projected enrollment growth can be accommodated at existing school facilities, and (iii) local sources that are available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units. Additionally, Section 65995.5(c)(2) requires the School District to subtract from the school facilities cost impact created by Future Units the amount of Local Funds that the governing board has dedicated to facilities necessitated by new residential units. To comply with Section 65995.6(b), the School District has identified and considered property it owns and has determined that it does possess one (1) site that could be considered surplus (see Exhibit K for information on this site). The Governing Board will review and re-adopt this Analysis annually, including a review of this determination and any need to consider property that may then be surplus to fund school facilities required to accommodate students being generated from existing residential units, or other students.

As for identifying and considering existing excess capacity that could accommodate the Projected Student Enrollment generated from non-mitigated Future Units, Table 7 in Section III.C. of this Analysis illustrates that the School District has considered and determined that 198 excess seats exist at the elementary school level and 305 excess seats exist at the high school level and has reduced the Projected Student Enrollment generated from non-mitigated Future Units accordingly.

Finally, in accordance with Sections 65995.6(b) and 65995.5(c)(2), the School District has determined that \$5,790,265 including Local Funds, are available to finance the construction or reconstruction of school facilities needed to accommodate any Projected Student Enrollment generated from Future Units (see Exhibit L for more detail on local sources, including Local Funds).

**V. ALTERNATIVE NO. 2 FEE**

As discussed in Section I, the objective of this Analysis is (i) to determine whether the School District may adopt Alternative Fees and (ii) to determine the permissible amount of the Alternative No. 2 Fee and the Alternative No. 3 Fee that the School District is permitted to levy on new residential development. Based on the findings, determinations, and projections made in Sections II through IV, Section V contains a step-by-step calculation of the permissible Alternative No. 2 Fee in accordance with Section 65995.5.

**A. Alternative No. 2 Fee School Facility Costs**

As stated in Section 65995.5(c)(1), the initial step in calculating the maximum Alternative No. 2 Fee is to multiply the number of unhoused students generated from non-mitigated Future Units by the appropriate per-pupil grant amounts provided in Section 17072.10(a) of the Education Code. In addition, the sum shall be added to the site acquisition and site development costs determined pursuant to Section 65995.5(h).

**1. Per-Pupil Grant Amounts**

The per-pupil grant amounts identified in Section 17072.10(a) of the Education Code were adjusted by the SAB on January 25, 2017, pursuant to Section 17072.10(b) of the Education Code. The per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction. Further, pursuant to SAB Regulation 1859.71.2 and Section 17074.56 of the Education Code, the per-pupil grants have been increased to account for automatic fire alarm detection systems and fire sprinkler systems. Table 8 shows the base per-pupil grant amounts.

**Table 8  
Base Per-Pupil Grant Amounts (2017\$)**

School Level	Per-Pupil Grant Amount	Additional Grants for Auto Alarm and Fire Sprinkler System	Base Per-Pupil Grant Amount
Elementary School	\$11,104	\$202	\$11,306
Middle School	\$11,744	\$239	\$11,983
High School	\$14,944	\$260	\$15,204

In addition to the base per-pupil grant amounts shown in Table 8, SAB Regulation 1859.76 provides additional grants for general site development on new school construction projects. Currently, these additional grants are calculated as (i) 6 percent of the base per-pupil grants for elementary and middle school projects, (ii) 3.75 percent of the base per-pupil grants for high school projects and (iii) a grant of \$18,073 per new useable acre acquired for new school construction. To determine the general site development grant for each school level, Cooperative Strategies first applied the percentages mentioned above to the base per-pupil grant amounts shown in Table 8.

Second, Cooperative Strategies applied the grant per new useable acre mentioned above to the student capacity of future school facilities and corresponding site size requirements for the School District listed in Table 11 to derive a grant amount per student (see Exhibit M for more information on the calculation of the additional grants for general site development). Please note that the additional grants for general site development have been excluded at the high school level due to the plans of the School District to expand its existing facilities to accommodate student enrollment growth at the high school level in the future. Table 9 shows these additional grants as well as the total per-pupil grant amount.

**Table 9**  
**Total Per-Pupil Grant Amount (2017\$)**

School Level	Base Per-Pupil Grant Amount	Additional Grants for General Site Development	Total Per-Pupil Grant Amount
Elementary School	\$11,306	\$933	\$12,239
Middle School	\$11,983	\$1,185	\$13,168
High School	\$15,204	N/A	\$15,204

Applicable law specifies the per-pupil grant amounts specified in Section 17072.10 are adjusted annually by the SAB to reflect construction cost changes as set forth in the statewide cost index for class B construction as provided in Section 17072.10(b) of the Education Code.

**2. Total New School Construction Grants**

To determine the total new school construction grants under Section 65995.5, the number of Projected Unhoused Students to be generated from non-mitigated Future Units, as shown in Table 7, is multiplied by the total per-pupil grant amounts set forth in Section 17072.10(a) and (b) of the Education Code, as shown in Table 9. Table 10 shows the total new school construction grants of the School District pursuant to Section 65995.5(c)(1).

**Table 10**  
**Total New School Construction Grants for Projected**  
**Unhoused Students from Non-Mitigated Future Units (2017\$)**  
**(In Accordance with Section 65995.5(c)(1) of the Government Code)**

School Level	Projected Unhoused Students	Total Per-Pupil Grant Amount	Total New Construction Grants
Elementary School	840	\$12,239	\$10,280,760
Middle School	397	\$13,168	\$5,227,696
High School	129	\$15,204	\$1,961,316
<b>Total</b>	<b>1,366</b>	<b>N/A</b>	<b>\$17,469,772</b>

**3. Total School Site Acquisition and Site Development Costs**

In addition to the total new school construction grants specified by Section 17072.10 of the Education Code, Section 65995.5(c)(1) permits the Alternative No. 2 Fee to include site acquisition and site development costs determined pursuant to Section 65995.5(h) and the applicable statutory provisions referred to therein. What follows is the calculation for determining the appropriate site acquisition and site development costs in accordance with Section 65995.5(h).

**a. Site Size Requirement**

To calculate the amount of site acquisition and site development costs that may be included in the Alternative No. 2 Fee, a school district must determine the student capacity of future school facilities that will be needed to accommodate the Projected Unhoused Students, as well as students to be generated from residential development anticipated to occur over the next 20 years.

Based on the educational programs of the School District, the School District has determined that future elementary school facilities will be designed to accommodate 750 students and future middle school facilities will be designed to accommodate 900 students. The plans of the School District call for the expansion of existing facilities to accommodate student enrollment at the high school level in the future. Based on these capacities, the guidelines included in the "School Site Analysis and Development Handbook" published by the State Department of Education as that handbook read as of January 1, 1998, identify the following site sizes for the School District.

**Table 11**  
**Student Capacities and Site Sizes of Future School Facilities**

School Level	Student Capacity	Site Size (Acres)
Elementary School	750	10.60
Middle School	900	23.20
High School	N/A	N/A

It should be emphasized that the site sizes shown in Table 11 are based on site sizes recommended by the State Department of Education as of January 1, 1998. Since that time, the State Department of Education has prepared a revised Handbook that contains site size recommendations more consistent with School District policy. Please refer to Exhibit E for the site sizes more consistent with the revised Handbook.

**b. Site Acquisition and Site Development Costs per Acre**

Based on information regarding property sales within the County, the School District believes that \$306,363 per acre for site acquisition at all school levels is a reasonable estimate. As for site development, the School District estimates the cost to be \$497,200 per acre at the elementary school level and \$438,125 per acre at the middle school level (the site development costs were taken from the School Facilities Needs Analysis prepared in 2016 and adjusted by the annual change in the construction cost index as published by Marshall & Swift). Table 12 lists the total estimated site acquisition costs and site development costs of the School District in accordance with Section 65995.5(h).



**Table 12**  
**Site Acquisition and Site Development Costs of Future School Facilities (2017\$)**

School Level	Site Acquisition Cost <sup>[1]</sup>	Site Development Cost <sup>[1]</sup>	Total Site Cost
Elementary School	\$3,247,448	\$5,270,320	\$8,517,768
Middle School	\$7,107,622	\$10,164,500	\$17,272,122
High School	N/A	N/A	N/A

*[1] The site acquisition and site development costs are equal to the per acre costs listed above multiplied by the number of acres, as listed in Table 11.*

**c. School Facilities Needed**

To ensure that non-mitigated Future Units are being charged an Alternative No. 2 Fee that is reasonably related to the school facilities that are required to house the Projected Unhoused Students to be generated from non-mitigated Future Units, the School District must identify the number of future school facilities that will be needed to house the Projected Unhoused Students to be generated from non-mitigated Future Units, as well as students to be generated from mitigated Future Units and residential development anticipated to occur over the next 20 years. To calculate the number of school facilities that the School District will need to adequately house the Projected Unhoused Students, the number of Projected Unhoused Students for each school level, as listed in Tables 6 and 7, were divided by the applicable student capacity, as listed in Table 11. The number of school sites expected to be needed to house the Projected Unhoused Students generated from Future Units is shown in Table 13.

**Table 13**  
**School Facilities Needed**

School Level	Total Facilities Needed	Facilities Needed for Students Generated from Mitigated Future Units	Facilities Needed for Students Generated from Non-Mitigated Future Units
Elementary School	1.788	0.668	1.120
Middle School	0.708	0.267	0.441
High School	N/A	N/A	N/A

It is important to realize that while the number of Projected Unhoused Students from non-mitigated Future Units equates only to approximately one (1) elementary school, 12 percent of another elementary school, and 44.1 percent of a middle school, the School District will need to construct at least two (2) elementary schools and one (1) middle school in the future to accommodate (i) existing unhoused students, (ii) students generated from mitigated Future Units, (iii) students generated from non-mitigated Future Units, and (iv) students generated from future residential units beyond the next five (5) years.

**d. Alternative No. 2 Fee Site Costs in Accordance with Section 65995.5(h) of the Government Code**

The calculation of the total school site acquisition and site development cost impacts under Section 65995.5(h) is a two-step process. The first step involves calculating the total school site acquisition and site development costs related to the Projected Unhoused Students generated from non-mitigated Future Units. The calculation of this first step is shown in Table 14.

**Table 14  
Total School Site Acquisition and Site Development  
Costs for Students from Non-Mitigated Future Units (2017\$)**

School Level	Facilities Needed for Students Generated from Non-Mitigated Future Units	Site Cost	Total Site Costs <sup>[1]</sup>
Elementary School	1.120	\$8,517,768	\$9,539,900
Middle School	0.441	\$17,272,122	\$7,617,006
High School	N/A	N/A	N/A

*[1] Numbers may not sum due to rounding.*

Only a portion of the total site costs may be included in the calculation of the Alternative No. 2 Fee. Accordingly, the total school site acquisition and site development costs under Section 65995.5(h) must be reduced by half to arrive at the Alternative Fee No. 2 Site Costs. The calculation of this step is shown in Table 15.

**Table 15**  
**Alternative No. 2 Fee Site Costs (2017\$)**  
(In Accordance with Section 65995.5(h) of the Government Code)

School Level	Total Site Costs	Multiplier	Alternative No. 2 Fee Site Cost
Elementary School	\$9,539,900	50.00%	\$4,769,950
Middle School	\$7,617,006	50.00%	\$3,808,503
High School	N/A	50.00%	N/A

**4. Alternative No. 2 Fee School Facility Costs**

As stated previously, the initial step in calculating the maximum Alternative No. 2 Fee is to identify (i) the total new school construction grant, and (ii) the site acquisition and development costs pursuant to Section 65995.5(h). The sum of these amounts, which is the Alternative No. 2 Fee School Facility Costs, is the maximum amount of school facility costs that may be included in the Alternative No. 2 Fee before any local fund credits are applied. For the School District, the total new school construction grant is \$17,469,772 and the total site acquisition and site development cost pursuant to Section 65995.5(h) is \$8,578,453. These costs and the Alternative No. 2 Fee School Facility Costs are shown by school level in Table 16.

**Table 16**  
**Alternative No.2 Fee School Facility Costs (2017\$)**  
(In Accordance with Section 65995.5(c)(1) of the Government Code)

School Level	Total New Construction Grants	Alternative No. 2 Fee Site Costs	Alternative No. 2 Fee School Facility Costs
Elementary School	\$10,280,760	\$4,769,950	\$15,050,710
Middle School	\$5,227,696	\$3,808,503	\$9,036,199
High School	\$1,961,316	N/A	\$1,961,316
<b>Total</b>	<b>\$17,469,772</b>	<b>\$8,578,453</b>	<b>\$26,048,225</b>

**B. Credit for Local Funds**

The second step in calculating the maximum Alternative No. 2 Fee is to subtract the amount of local sources, including Local Funds, if any, the School District has decided to dedicate to school facilities necessitated by the construction of non-mitigated Future Units from the Alternative No. 2 Fee School Facility Costs in order to calculate the Net Alternative No. 2 Fee School Facility Costs. As stated in Section IV of the Analysis, the School District has determined that \$5,790,265 is available to accommodate Projected Unhoused Students generated from Future Units (see Exhibit L for more detail on local sources, including Local Funds).

**Table 17**  
**Net Alternative No.2 Fee School Facility Costs (2017\$)**  
**(In Accordance with Section 65995.5(c)(2) of the Government Code)**

<b>Item</b>	<b>Amounts</b>
Alternative No. 2 Fee School Facility Costs	\$26,048,225
Credit for Existing Surplus Local Funds	\$5,790,265
<b>Net Alternative No. 2 Fee School Facility Costs</b>	<b>\$20,257,960</b>

**C. Alternative No. 2 Fee Calculation**

The final step in calculating the maximum Alternative No. 2 Fee is to divide the Net Alternative No. 2 Fee School Facility Costs by the total square footage of assessable space for non-mitigated Future Units.

**1. Average Square Footage per Unit**

In order to project the total square footage of assessable space of the non-mitigated Future Units, the Analysis must estimate the average square footage of Future SFD Units, Future SFA Units, and Future MF Units to be constructed in the School District. To estimate the average square footage of Future Units to be constructed in the School District, Cooperative Strategies analyzed square footage information for residential units constructed within the School District over the last five (5) years, and confirmed those estimates with the Planning Departments of the Cities and County. Based on this information, the average Future SFD Unit to be constructed within the School District is estimated to contain 2,375 square feet, the average Future SFA Unit is estimated to contain 1,495 square feet, and the average Future MF Unit estimated to contain 915 square feet (see Exhibit G).

**2. Total Square Footage of Assessable Space**

To calculate the total square footage of assessable space for non-mitigated Future Units, the average square footage of Future SFD Units, Future SFA Units, and Future MF Units listed above was multiplied by the number of non-mitigated Future Units listed in Table 3. The results of this operation are shown in Table 18.

**Table 18  
Estimated Total Residential Square Footage**

Land Use	Non-Mitigated Future Units	Average Square Footage	Total Square Footage
Single Family Detached	1,544	2,375	3,667,000
Single Family Attached	449	1,495	671,255
Multifamily	465	915	425,475
<b>Total</b>	<b>2,458</b>	<b>N/A</b>	<b>4,763,730</b>

The projected total square footage of non-mitigated future residential units identified in Table 18 includes units that may result from Reconstruction. For additional information regarding the imposition of the Alternative No. 2 Fee and Alternative No. 3 Fee on Reconstruction please refer to Exhibit H.

**3. Calculation of Alternative No. 2 Fee**

To calculate the Alternative No. 2 Fee, the Net Alternative No. 2 Fee School Facility Costs, as listed in Table 17, were divided by the total square footage of assessable space of the non-mitigated Future Units, as listed in Table 18. Table 19 provides the Alternative No. 2 Fee that can be adopted by the School District.

**Table 19  
Alternative No. 2 Fee (2017\$)**

Item	Amount/ Square Footage
Net Alternative No. 2 Fee School Facility Costs	\$20,257,960
Total Residential Square Footage	4,763,730
<b>Alternative No. 2 Fee</b>	<b>\$4.25</b>

## VI. ALTERNATIVE NO. 3 FEE

The Alternative No. 2 Fee, which is the maximum Alternative Fee that may be imposed during periods when State funds for new construction are available, was calculated in Section V in accordance with Section 65995.5. During periods when the SAB is no longer approving apportionments for new construction due to a lack of funds available, the Alternative No. 3 Fee may be imposed by a school district. Additionally, in accordance with Section 1859.81 of the SAB regulations, a school district requesting financial hardship assistance funding is required to impose the maximum developer fee justified by law (the Alternative No. 2 Fee, or the Alternative No. 3 Fee when the State declares that such fees can be imposed), or an alternative source greater than or equal to the amount of such fees. Similar to the methodology of the calculations performed in Section V, this Section VI provides a calculation of the Alternative No. 3 Fee in accordance with Section 65995.7.

### A. Alternative No. 3 Fee School Facility Costs

Pursuant to Section 65995.7, the Alternative No. 3 Fee School Facility Cost, which is the maximum amount of school facility costs that may be included in the Alternative No. 3 Fee, is calculated by increasing the Net Alternative No. 2 Fee School Facility Costs by an amount not to exceed the Alternative No. 2 Fee School Facility Costs. As required by Section 65995.7, this amount has been reduced by the amount of local funds (\$5,790,265 in the case of the School District) identified pursuant to Section 65995.5(c)(2). Accordingly, Table 20 shows the Net Alternative No. 2 Fee School Facility Costs previously shown in Table 17, and adds to that amount the Alternative No. 2 Fee School Facility Costs previously shown in Table 16. The result, shown in Table 20, is the Alternative No. 3 Fee School Facility Costs.

**Table 20**  
**Alternative No. 3 Fee School Facility Costs (2017\$)**  
**(In Accordance with Section 65995.7 of the Government Code)**

Item	Amounts
Net Alternative No. 2 Fee School Facility Costs	\$20,257,960
Alternative No. 2 Fee School Facility Costs	\$26,048,225
<b>Alternative No. 3 Fee School Facility Costs</b>	<b>\$46,306,185</b>

**B. Alternative No. 3 Fee Calculation**

To calculate the Alternative No. 3 Fee, the Alternative No. 3 Fee School Facility Costs were divided by the total square footage of assessable space of the non-mitigated Future Units listed in Table 18. This calculation is required by Section 65995.5(c)(3) and outlined in Section V.C. of the Analysis. Table 21 provides the Alternative No. 3 Fee that can be levied by the School District on new residential development where permitted by applicable law.

**Table 21**  
**Alternative No. 3 Fee (2017\$)**

<b>Item</b>	<b>Amount/Square Footage</b>
Alternative No. 3 Fee School Facility Costs	\$46,306,185
Total Residential Square Footage	4,763,730
<b>Alternative No. 3 Fee</b>	<b>\$9.72</b>

## VII. SECTION 66000 OF THE GOVERNMENT CODE

Sections 66000 *et seq.* were enacted by the State in 1987. These provisions are assumed to be applicable to the Alternative Fees. Sections 66000 *et seq.* require that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee, such as the herein described Alternative Fees, as a condition of approval for a development project.

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be put.
3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.
4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.
5. Provide an annual accounting of any portion of the fee remaining unexpended or uncommitted in the School District's accounts.

New residential development in the School District, as shown in the Analysis, will generate additional students who will require the School District to provide additional school facilities. The amount to be included in the Alternative Fees is specified by statute. The Alternative No. 2 Fee of \$4.25 per square foot and the Alternative No. 3 Fee of \$9.72 per square foot are justified in the Analysis. The estimated average school facilities cost impacts on the School District per square foot of residential development as estimated in Exhibit E is \$15.36. As the actual school facilities cost impacts per square foot of residential construction is greater than the Alternative Fees, it is reasonable for the School District to determine that the Alternative No. 2 Fee of \$4.25 per square foot and the Alternative No. 3 Fee of \$9.72 per square foot are roughly proportional and reasonably related to the actual impacts caused by residential development on the School District.



This Analysis and the information included in Exhibit E therefore establish that the Alternative Fees meet the requirements of Sections 66000 *et seq.* and such a determination by the School District as part of adopting the Alternative Fees is justified and appropriate. The School District, therefore, is justified in levying Alternative Fees on all new development.

By way of summary, the Analysis shows that non-mitigated Future Units will produce additional elementary school, middle school, and high school students and that the School District does not have the capacity or funds to accommodate all of those additional students. Alternative Fees, therefore, will be used to fund (i) new elementary school, middle school, and high school facilities, (ii) expansion of existing elementary school, middle school, and high school facilities, and (iii) other upgrades to existing school facilities, but only to the extent that such items are needed to accommodate the Projected Unhoused Students generated from Future Units and to the extent that the use of the Alternative Fees on such items is permitted by applicable law.

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SCHOOL DISTRICT Val Verde Unified	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75242
COUNTY Riverside	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Check one:  Fifth-Year Enrollment Projection  Tenth-Year Enrollment Projection  
 HSAA Districts Only - Check one:  Attendance  Residency  
 Residency - COS Districts Only - (Fifth Year Projection Only)

<input type="checkbox"/> Modified Weighting (Fifth-Year Projection Only)	3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current
<input type="checkbox"/> Alternate Weighting - (Fill in boxes to the right):			

Part G. Number of New Dwelling Units  
 (Fifth-Year Projection Only) 6102

Part H. District Student Yield Factor  
 (Fifth-Year Projection Only) .9566

**Part A. K-12 Pupil Data**

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	/	/	/	/	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013
K					1438	1514	1490	1535
1					1481	1441	1570	1591
2					1515	1466	1434	1538
3					1447	1507	1457	1377
4					1505	1434	1532	1460
5					1477	1527	1477	1530
6					1427	1458	1466	1442
7					1433	1434	1435	1548
8					1471	1429	1472	1466
9					1503	1448	1402	1412
10					1506	1500	1456	1455
11					1242	1283	1272	1319
12					1180	1126	1202	1227
<b>TOTAL</b>					<b>18625</b>	<b>18567</b>	<b>18665</b>	<b>18900</b>

Part I. Projected Enrollment  
 1. Fifth-Year Projection  
 Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
13912	3535	7627	<b>25074</b>

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	186	215	<b>401</b>
Severe	68	66	<b>134</b>
<b>TOTAL</b>	<b>254</b>	<b>281</b>	

2. Tenth-Year Projection  
 Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
<b>TOTAL</b>			

**Part B. Pupils Attending Schools Chartered By Another District**

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
				0	0	0	0

**Part C. Continuation High School Pupils - (Districts Only)**

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9					0	0	0	0
10					6	7	4	0
11					189	199	172	151
12					228	293	289	257
<b>TOTAL</b>					<b>423</b>	<b>499</b>	<b>465</b>	<b>408</b>

**Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)**

	Elementary	Secondary	TOTAL
Non-Severe	172	212	<b>384</b>
Severe	63	65	<b>128</b>
<b>TOTAL</b>	<b>235</b>	<b>277</b>	

**Part E. Special Day Class Pupils - (County Superintendent of Schools Only)**

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
/	/	/	/	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013

**Part F. Birth Data - (Fifth-Year Projection Only)**

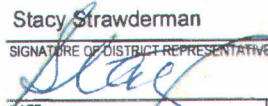
County Birth Data  Birth Data by District ZIP Codes  Estimate  Estimate  Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- I am designated as an authorized district representative by the governing board of the district.
- If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)  
 Stacy Strawderman

SIGNATURE OF DISTRICT REPRESENTATIVE  


DATE  
 4-23-13

TELEPHONE NUMBER  
 951.940.6136

E-MAIL ADDRESS  
 sstrawderman@valverde.edu

STATE OF CALIFORNIA  
**EXISTING SCHOOL BUILDING CAPACITY**

SAB 50-C2 (Rev. 07/00) Excl. (Rev. 08/15/2000)

STATE ALLOCATION BOARD  
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION  
 Page 4 of 4

SCHOOL DISTRICT  
**VAL VERDE UNIFIED**  
 COUNTY  
**RIVERSIDE**

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)  
**75242**  
 HIGH SCHOOL ATTENDANCE AREA (if applicable)

**PART I - Classroom Inventory**     NEW     ADJUSTED

Line 1. Leased State Relocatable Classrooms	28	1	5		32
Line 2. Portable Classrooms leased less than 5 years	47	7	10		64
Line 3. Interim Housing Portables leased less than 5 years					
Line 4. Interim Housing Portables leased at least 5 years					
Line 5. Portable Classrooms leased at least 5 years					
Line 6. Portable Classrooms owned by district	21				21
Line 7. Permanent Classrooms	198	28	57	19	242
Line 8. Total (Lines 1 through 7)	232	36	72	19	359

**PART II - Available Classrooms**

a. Part I, line 4					
b. Part I, line 5					
c. Part I, line 6	21				21
d. Part I, line 7	198	28	57	19	242
e. Total (a, b, c, & d)	159	28	57	19	283

a. Part I, line 8	232	36	72	19	359
b. Part I, lines 1,2,5 and 6 (total only)					117
c. 25 percent of Part I, line 7 (total only)					61
d. Subtract c from b (enter 0 if negative)	45	4	7		56
e. Total (a minus d)	187	32	65	19	303

**PART III - Determination of Existing School Building Capacity**

Line 1. Classroom capacity	3,975	758	1,539	247	
Line 2. SER adjustment		248			
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3		248			
Line 5. Total of lines 1 and 4	3,975	1,004	1,539	247	

I certify, as the District Representative, that the information reported on this form is true and correct and that:  
 I am designated as an authorized district representative by the governing board of the district; and,  
 This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).  
 In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

*Dancee Hackell*

DATE

2/6/01

**ELIGIBILITY DETERMINATION**

SAB 50-09 (Rev. 07/00) Excal (Rev. 08/28/2000)

SCHOOL DISTRICT  
**VAL VERDE UNIFIED**

BUSINESS ADDRESS  
 975 West Morgan Street

CITY  
 Perris CA 92571

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)  
 75242

HIGH SCHOOL ATTENDANCE AREA (if applicable)

COUNTY  
 RIVERSIDE

**Part I - The following individual(s) have been designated as district representative(s) by school board minutes:**

DISTRICT REPRESENTATIVE Sande Hackett	TELEPHONE NUMBER 909-940-6100	E-MAIL ADDRESS
DISTRICT REPRESENTATIVE Michael Boyd	TELEPHONE NUMBER 909-940-6100	E-MAIL ADDRESS

**Part II - New Construction Eligibility**  NEW  ADJUSTED

1. Projected Enrollment (Part G, Form SAB 50-01)	6,265	1,734	3,005	343
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	3,975	1,004	1,539	247
3. New Construction Baseline Eligibility (line 1 minus line 2)	2,290	730	1,466	96
4. Adjustment to the baseline eligibility.	(778)	(32)	454	(29)
5. Adjusted Baseline Eligibility (line 3 plus or minus line 4)	1,512	698	1,920	67

**Part III - Modernization Eligibility**  NEW  ADJUSTED

1. SCHOOL NAME:

**Option A**

2. Permanent classrooms at least 25 years old				
3. Portable classrooms at least 20 years old				
4. Total (lines 2 and 3)				
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe				
6. CBEDS enrollment at school				
7. Modernization eligibility (lesser of the totals of line 5 or 6)				

**Option B**

2. Permanent space at least 25 years old (report by classroom or square footage)	
3. Portable space at least 20 years old (report by classroom or square footage)	
4. Total (lines 2 and 3)	
5. Remaining permanent and portable space (report by classroom or square footage)	
6. Total (lines 4 and 5)	
7. Percentage (divide line 4 by line 6)	0%
8. CBEDS enrollment at school site	
9. Modernization eligibility (multiply line 7 by each grade group on line 8)	

I certify, as the District Representative, that the information reported on this form is true and correct and that:

I am designated as an authorized district representative by the governing board of the district; and:

A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1 commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board

on April 11, 2000

; and, This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE: Sande Hackett DATE: 2/6/01

CDC ADJ

**EXHIBIT D**

**Eligibility Determination from the SAB**



California Department of  
**General Services**

PROJECT TRACKING    PTN GENERATOR    REPORTS    PTN HELP

## Project Main Page

### Return to Search Results

DSA eTracker: 04-102163  
 Application: 50/75242-00-001  
 County: Riverside  
 District: Val Verde Unified  
 Site: RANCHO VERDE HIGH  
 District Rep: Ms. Stacy Strawderman

[Details](#)    [Fund Releases](#)    [Budget Summary](#)    [Transaction Detail](#)    [Modernization Eligibility](#)    [New Construction Eligibility](#)

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval		
75242	0	6/23/1999	5/22/2013		
SAB 50-03 New Construction Eligibility Information <b>New Construction Baseline Eligibility</b>					
Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	2331	540	1458	0	0
SAB Approvals/Adjustments:	-1285	-710	-1458	-81	184
Remaining Eligibility:	1046	-170	0	-81	184
<b>SAB 50-03 Eligibility Document Status/Dates</b>					
Status:	PM Complete				
Date Signed:	4/7/1999				
Date Received:	4/12/1999				
SAB Approval Date:	6/23/1999				

**EXHIBIT E**

**Summary of School Facility Planning Policies and Estimates of Actual  
School Facility Costs**

**Val Verde Unified School District**

**School Facility Cost Impacts per Residential Square Foot**

February 2017

**School Facility Costs**

School Level	Site Acquisition Cost	Facility Construction	Total Cost
Elementary School	\$3,676,356	\$24,382,262	\$28,058,618
Middle School	\$7,107,622	\$40,828,523	\$47,936,145
High School	N/A	\$821,016	\$821,016

**Costs per Student**

School Level	Total Cost	Students Housed	Cost per Student
Elementary School	\$28,058,618	750	\$37,411
Middle School	\$47,936,145	900	\$53,262
High School	\$821,016	27	\$30,408

**School Facility Cost Impacts per Residential Unit**

School Level	Cost per Student	Weighted Average SGR	Cost per Unit
Elementary School	\$37,411	0.4223	\$15,798
Middle School	\$53,262	0.1615	\$8,603
High School	\$30,408	0.1766	\$5,369
<b>Total School Facility Cost Impact</b>			<b>\$29,770</b>
Average Square Footage <sup>[1]</sup>			1,938
<b>School Facility Cost Impact per Square Foot</b>			<b>\$15.36</b>

[1] See Table 18 of the Analysis.



**Val Verde Unified School District**  
**Summary of Estimated Costs**  
**Elementary School**  
**February 2017**

<b>A. Site</b>				<b>\$3,746,356</b>
	Purchase Price of Property		\$3,676,356	
	Acres <sup>[1]</sup> :	12		
	Cost/Acre:	\$306,363		
	EIR		\$35,000	
	Appraisals		\$15,000	
	Surveys		\$10,000	
	Escrow/Title		\$10,000	
	[1] Assumes Net Usable Acres.			
<b>B. Plans</b>				<b>\$1,358,719</b>
	Architect's Fee		\$1,214,063	
	Preliminary Tests		\$20,000	
	DSA/SDE Plan Check		\$104,656	
	Energy Fee Analysis		\$15,000	
	Other		\$5,000	
<b>C. Construction</b>				<b>\$20,531,250</b>
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student	75		
	Cost / Square Feet	\$365		
<b>D. Tests</b>				<b>\$50,000</b>
<b>E. Inspection</b>				<b>\$144,000</b>
	(\$12,000 per month for 12 months)			
<b>F. Furniture and Equipment</b>				<b>\$466,875</b>
	(\$5 per Square Foot, includes Cost Index Adjustment of 66%)			
<b>G. Contingency</b>				<b>\$396,458</b>
	(\$2,000 + 1.5% of items A-F)			
<b>H. Items Not Funded by the State</b>				<b>\$1,364,960</b>
	Technology (5% of Construction)		\$1,026,563	
	Library Books (8 books/student @ \$15)		\$90,000	
	Landscaping (\$0.44/sq. ft x 12 acres)		\$229,997	
	Landscape Architect Fees (8% of Landscaping)		\$18,400	
<b>I. Total Estimated Cost</b>				<b>\$28,058,618</b>

Summary	
School Facilities Capacity - Traditional Calendar	750
School Facilities Cost per Student - Traditional Calendar	\$37,411

**Val Verde Unified School District**  
**Summary of Estimated Costs**  
**Middle School**  
**February 2017**

<b>A. Site</b>			<b>\$7,177,622</b>
	Purchase Price of Property		\$7,107,622
	Acres <sup>[1]</sup> :	23.2	
	Cost/Acre:	\$306,363	
	EIR		\$35,000
	Appraisals		\$15,000
	Surveys		\$10,000
	Escrow/Title		\$10,000
	[1] Assumes Net Usable Acres.		
<b>B. Plans</b>			<b>\$2,148,000</b>
	Architect's Fee		\$1,897,500
	Preliminary Tests		\$45,000
	DSA/SDE Plan Check		\$173,000
	Energy Fee Analysis		\$25,000
	Other		\$7,500
<b>C. Construction</b>			<b>\$34,200,000</b>
	(Includes Construction, Site Development, General Site Development, and Technology)		
	Square Feet / Student	100	
	Cost / Square Feet	\$380	
<b>D. Tests</b>			<b>\$180,000</b>
<b>E. Inspection</b>			<b>\$324,000</b>
	(\$12,000 per month for 18 months x 1.5 inspectors)		
<b>F. Furniture and Equipment</b>			<b>\$896,400</b>
	(\$6 per Square Foot, includes Cost Index Adjustment of 66%)		
<b>G. Contingency</b>			<b>\$675,890</b>
	(\$2,000 + 1.5% of items A-F)		
<b>H. Items Not Funded by the State</b>			<b>\$2,334,233</b>
	Technology (5% of Construction)		\$1,710,000
	Library Books (8 books/student @ \$20)		\$144,000
	Landscaping (\$0.44/sq. ft. x 23.2 acres)		\$444,660
	Landscape Architect Fees (8% of Landscaping)		\$35,573
<b>I. Total Estimated Cost</b>			<b>\$47,936,145</b>

Summary	
School Facilities Capacity - Traditional Calendar	900
School Facilities Cost per Student - Traditional Calendar	\$53,262

**EXHIBIT F**

**Bonding Capacity Calculation**

**Val Verde Unified School District**  
**Bonding Capacity Calculation**  
**Fiscal Year 2016/2017**

	Description	Value
(1)	Gross assessed value of the unitary and operating nonunitary property within the District for 1987/1988	\$27,318,590
(2)	Gross assessed value of all unitary and operating nonunitary property within the county for 1987/1988	\$2,004,306,570
(3)	<b>Item 1 divided by item 2</b>	<b>1.363%</b>
(4)	Gross assessed value of all unitary and operating nonunitary property within the County on the last equalized roll	\$5,350,099,797
(5)	<b>Item 4 multiplied by item 3</b>	<b>\$72,921,570</b>
(6)	Taxable property of the District excluding unitary and operating nonunitary property described above in Fiscal Year 2016/2017	\$7,240,666,806
(7)	<b>Item 6 plus item 5</b>	<b>\$7,313,588,376</b>
(8)	Enter applicable percentage bond debt limit Section 15102 (School District) 1.25% Section 15108 (Unified School District) 2.5%	2.50%
(9)	<b>Bonding capacity</b>	<b>\$182,839,709</b>
(10)	Senate Bill 50 local bonding capacity threshold 15% of District's local bonding capacity	\$27,425,956
(11)	Senate Bill 50 local bonding capacity threshold 30% of District's local bonding capacity	\$54,851,913

Source: Riverside County Office of the Auditor-Controller.

**EXHIBIT G**

**Correspondence with the Cities and County**



January 3, 2017

Ms. Diane Sbardellati  
Associate Planner  
City of Perris  
101 N. D Street  
Perris, CA 92886

**Re: Residential Development Projections within Val Verde Unified School District Boundaries**

Dear Ms. Sbardellati,

Cooperative Strategies, LLC is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Val Verde Unified School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Perris ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information previously obtained from the City and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **January 30, 2017.**

Ms. Sbardellati, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Kalvin Tran  
Associate Director

In its efforts to assist Cooperative Strategies, LLC in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Val Verde Unified School District, the City of Perris ("City"):

\_\_\_ The City concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>	860	2,350
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>	124	1,600
Multifamily <i>(i.e. apartments, duplexes, triplexes, etc.)</i>	465	900

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

\_\_\_ The residential development projected by the City is listed below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>		
Multifamily <i>(i.e. apartments, duplexes, triplexes, etc.)</i>		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, \_\_\_\_\_, of the City of Perris on \_\_\_\_\_.

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



January 3, 2017

Mr. Mark Gross, AICP  
Senior Planner  
City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA 92553

**Re: Residential Development Projections within Val Verde Unified School District Boundaries**

Dear Mr. Gross,

Cooperative Strategies, LLC is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Val Verde Unified School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Moreno Valley ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information previously obtained from the City and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **January 30, 2017.**

Mr. Gross, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Kalvin Tran  
Associate Director



In its efforts to assist Cooperative Strategies, LLC in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Val Verde Unified School District, the City of Moreno Valley ("City"):

The City concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached (i.e. single family home)	465	1,823
Single Family Attached (e.g. condos, townhomes, etc.)	66	1,614
Multifamily (i.e. apartments, duplexes, triplexes, etc.)	125	973

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

The residential development projected by the City is listed below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached (i.e. single family home)	465	2,043
Single Family Attached (e.g. condos, townhomes, etc.)	191	1,316
Multifamily (i.e. apartments, duplexes, triplexes, etc.)	125	973

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, Mark Gross, of the City of Moreno Valley on 1/31/17.

Printed Name: MARK GROSS

Title: Senior Planner



January 3, 2017

Mr. Rafael Guzman, FAICP, CMSM  
Community Development Director  
City of Riverside  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**Re: Residential Development Projections within Val Verde Unified School District Boundaries**

Dear Mr. Guzman,

Cooperative Strategies, LLC is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Val Verde Unified School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the City of Riverside ("City") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the City served by the School District are shown on the following page. Based on information previously obtained from the City and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the City with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **January 30, 2017.**

Mr. Guzman, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Kalvin Tran  
Associate Director

In its efforts to assist Cooperative Strategies, LLC in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Val Verde Unified School District, the City of Riverside ("City"):

\_\_\_ The City concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>	0	N/A
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>	0	N/A
Multifamily <i>(i.e. apartments, duplexes, triplexes, etc.)</i>	0	N/A

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

\_\_\_ The residential development projected by the City is listed below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>		
Multifamily <i>(i.e. apartments, duplexes, triplexes, etc.)</i>		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, \_\_\_\_\_, of the City of Riverside on \_\_\_\_\_.

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



January 3, 2017

Mr. Steve Weiss  
AICP, Planning Director  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Residential Development Projections within Val Verde Unified School District Boundaries**

Dear Mr. Weiss,

Cooperative Strategies, LLC is in the process of preparing a School Facilities Needs Analysis ("SFNA" or "Analysis") for the Val Verde Unified School District ("School District"). Pursuant to Section 65995.5(c)(3) of the Government Code, one component of the Analysis is an estimate of the number, type, and square footage of expected future residential units ("Future Units") to be constructed in the area of the County of Riverside ("County") served by the School District **over the next five (5) years.**

Projections regarding the Future Units to be constructed within the area of the County served by the School District are shown on the following page. Based on information previously obtained from the County and the School District, Cooperative Strategies has prepared Future Unit estimates and Future Unit square footage estimates for the School District. Cooperative Strategies would like to provide the County with the opportunity to review, and if necessary, modify these projections. Please complete the attached page ("Certificate") and return to Cooperative Strategies by **January 30, 2017.**

Mr. Weiss, should you have any questions regarding the projections please contact me at 949.250.8300. We sincerely appreciate your assistance in providing this information and look forward to hearing from you soon.

Sincerely,

Kalvin Tran  
Associate Director

In its efforts to assist Cooperative Strategies, LLC in preparing the Analysis in accordance with the guidelines of Section 65995.5(c)(3) of the Government Code for the Val Verde Unified School District, the County of Riverside ("County"):

\_\_\_The County concurs with the residential development projections as provided below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>	1,411	2,500
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>	200	1,600
Multifamily <i>(i.e. apartments, duplexes, triplexes, etc.)</i>	0	N/A

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

\_\_\_The residential development projected by the County is listed below:

Unit Type	Projected Number of Units <sup>[1]</sup>	Estimated Average Square Footage per Unit
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>		
Multifamily <i>(i.e. apartments, duplexes, triplexes, etc.)</i>		

[1] Excludes units designated as age restricted (i.e. requiring residents to be at least 55 years of age).

Signed, \_\_\_\_\_, of the County of Riverside on \_\_\_\_\_.

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Reconstruction is the act of replacing existing structures with new construction, which may have an alternative land use (i.e. commercial/industrial versus residential) or may consist of different residential unit types (e.g., single family detached versus multifamily, etc.).

**A. Residential Reconstruction**

Residential Reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable Alternative No. 2 Fee or Alternative No. 3 Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide school facilities for new student enrollment.

As of the date of this Analysis, the large-scale Reconstruction of residential development within the School District has not occurred to the point where statistically significant data can be utilized to determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of fees on Replacement Square Footage, the School District may undertake an analysis on any future proposed project(s) and may amend/update this Analysis. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the Analysis for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the School District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the Alternative No. 2 Fee or Alternative No. 3 Fee that is in effect at such time.

**B. Reconstruction of Commercial/Industrial Construction into Residential Construction**

The voluntary demolition of existing commercial/industrial buildings and replacement of them with new residential development is a different category of Reconstruction. Cooperative Strategies is aware that such types of Reconstruction may occur within the School District over the next five (5) years, however, Cooperative Strategies was unable to find information (i) about the amount planned within the School District over the next five (5) years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the School District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, or hotel/motel). The actual impacts of the planned residential project (taken from Exhibit E) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the School District). Any reduction to the Alternative No. 2 Fee would only occur if the reduced amount falls below the Alternative No. 2 Fee. In such a case, the School District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

**EXHIBIT I**

**Updated School Facilities Capacity Calculation**



**Val Verde Unified School District**  
**School Facilities Capacity Calculation**

Application	Item	Elementary School	Middle School	High School
N/A	SAB Form 50-02	3,975	1,004	1,539
N/A	Non-Severe/Severe Capacity	133	38	76
50/75242-00-001	Rancho Verde High			1,100
50/75242-00-002	Real (Manuel) Elementary	825		
50/75242-00-003	Val Verde High			486
50/75242-00-004	Mead Valley Elementary	400		
50/75242-00-005	Val Verde Elementary	400		
50/75242-00-006	Sierra Vista Elementary	588		
50/75242-00-007	Lakeside Middle		795	
50/75242-00-008	Columbia Elementary	675		
50/75242-00-009	Citrus High			2,592
50/75242-00-010	Red Maple Elementary	675		
50/75242-00-011	Lakeside Middle		207	
50/75242-00-013	Preissman Elementary	87		
50/75242-00-014	Citrus High Addition			432
50/75242-00-016	Lasselle Elementary	825		
50/75242-00-021	Triple Crown Elementary	825		
50/75242-00-022	Rainbow Ridge Elementary	525		
50/75242-00-023	Avalon Elementary	624		
50/75242-00-024	March Middle	100	745	
50/75242-00-025	May Ranch Elementary	825		
50/75242-00-028	March Middle		305	
	Orange Vista High School <sup>[1]</sup>			1,178
<b>Total Capacity</b>	<b>N/A</b>	<b>11,482</b>	<b>3,094</b>	<b>7,403</b>

[1] Includes only that capacity which is available to students in school year 2016/2017.

**EXHIBIT J**

**Allocation of Surplus Seats**

**Val Verde Unified School District**

Allocation of Surplus Seats

**Actual and Projected Surplus School Seats from Existing Units**

Item	School Year 2016/2017
Actual Elementary School Students	10,645
Existing Elementary School Facilities Capacity	11,482
<b>Excess Elementary School Seats</b>	<b>837</b>
Actual Middle School Students	3,117
Existing Middle School Facilities Capacity	3,094
<b>Excess Middle School Seats</b>	<b>(23)</b>
Actual High School Students	6,067
Existing High School Facilities Capacity	7,403
<b>Excess High School Seats</b>	<b>1,336</b>

**Units to be Constructed over the Next Five (5) Years ("Future Units") and Total Units  
to be Constructed (i.e. Next Five (5) Years + Beyond the Next Five (5) Years) ("Total Units")**

Item	Number of Future Units	Number of Total Units <sup>[1]</sup>
Number of SFD Units	2,736	8,401
Number of SFA Units	515	692
Number of MF Units	590	791

[1] Source: SCAG 2035 Forecasts

**Percent of Students Generated from Future Units**

Item	Students Generated from Future Units	Students Generated from Total Units
Elementary School Students from SFD Units	1,250	3,839
Elementary School Students from SFA Units	148	198
Elementary School Students from MF Units	257	345
<b>Total Elementary School Students Generated</b>	<b>1,655</b>	<b>4,382</b>
High School Students from SFD Units	556	1,706
High School Students from SFA Units	55	74
High School Students from MF Units	91	122
<b>Total High School Students Generated</b>	<b>702</b>	<b>1,902</b>
<b>Percent of Elementary School Students Generated from Future Units</b>		<b>37.77%</b>
<b>Percent of High School Students Generated from Future Units</b>		<b>36.91%</b>

**Allocation of Excess School Seats to Students Generated from Future Units**

School Level	Excess Seats	% of Students Generated from Future Units
Elementary School	837	37.77%
High School	1,336	36.91%
<b>Excess Elementary School Seats Allocated Students Generated from Future Units</b>		<b>316</b>
<b>Excess High School Seats Allocated Students Generated from Future Units</b>		<b>493</b>

**Number of Non-Mitigated Future Units and Number of Total Future Units**

Item	Non-Mitigated Future Units	Total Future Units
Number of SFD Units	1,544	2,736
Number of SFA Units	449	515
Number of MF Units	465	590

**Percentage of Students Generated from Non-Mitigated Future Units**

Item	Students Generated from Non-Mitigated Future Units	Students Generated from Total Future Units
Elementary School Students from SFD Units	706	1,250
Elementary School Students from SFA Units	129	148
Elementary School Students from MF Units	203	257
<b>Total Elementary School Students Generated</b>	<b>1,038</b>	<b>1,655</b>
High School Students from SFD Units	314	556
High School Students from SFA Units	48	55
High School Students from MF Units	72	91
<b>Total High School Students Generated</b>	<b>434</b>	<b>702</b>
<b>Percent of Elementary School Students Generated from Non-Mitigated Future Units</b>		<b>62.72%</b>
<b>Percent of High School Students Generated from Non-Mitigated Future Units</b>		<b>61.82%</b>

**Allocation of Excess Seats to Students Generated from Non-Mitigated Future Units**

School Level	Excess Seats	% of Students Generated from Non-Mitigated Future Units
Elementary School	316	62.72%
High School	493	61.82%
<b>Excess Seats Allocated to Elementary School Students</b>		<b>198</b>
<b>Excess Seats Allocated to High School Students</b>		<b>305</b>

**EXHIBIT K**

**Surplus Site Determination**

Section 65995.6(b)(1) requires the School District to identify and consider any surplus property owned by the School District that may be used as a school site or that is available for sale to finance school facilities. The School District has identified one (1) site that may fall into this category.

1. **Boulder Springs Elementary Site**

The Boulder Springs Elementary Site is a 12 acre site intended for use as an elementary school. Based on the per-acre site acquisition costs utilized in the Analysis, the value of this site is estimated to be \$3,676,351. This potential funding will be discussed further in Exhibit L.

**EXHIBIT L**

**Identification and Consideration of Local Funding Sources per Section  
65995.5(c)(2) and Section 65995.6(b)(3)**

Section 65995.6(b)(3) requires the School District to identify and consider any local sources other than fees, charges, dedications, or other requirements that can be used to offset the cost impacts of Future Units. Additionally, Section 65995.5(c)(2) requires the School District to subtract the amount of Local Funds, which includes commercial/industrial school fees, that the governing board has dedicated to facilities necessitated by Future Units. What follows is a summary of potential local sources, including Local Funds that were evaluated for reducing such impact.

1. **Lease Financings**

Lease financings are a means of financing facilities through a pledge of lease payments, as opposed to a new revenue source, i.e., Certificates of Participation ("COPs"), Lease Revenue Bonds ("LRBs"), etc. All lease payments associated with lease financings must be paid by the issuing school district through its existing sources of revenue. The lease payments are secured by the issuing school district's general fund.

The School District has not issued any recent lease financings to offset the impact of Future residential development.

2. **General Obligation Bonds**

General Obligation ("GO") bonds are secured by the full faith, credit and taxing power of the issuing school district. A GO bond constitutes debts of the issuer and generally requires 2/3 approval by election prior to issuance; however, a Proposition 39 GO bond is approved by 55 percent of the votes. In return for a lower voter approval threshold under Proposition 39, the issuing school district (i) must identify a specific list of school facility projects, (ii) has limitations on the rate of maximum tax levy, and (iii) upon approval, the expenditures are monitored and audited by a citizens' oversight committee annually. Voter approval grants the school district the right to levy additional *ad valorem* taxes on all taxable property within its jurisdiction in order to pay debt service on the GO bonds.



On June 5, 2012, the voters of the School District approved Measure L, which authorized the issuance of \$178,000,000 in GO bonds. Of this amount, \$57,111,513 was earmarked for the construction of Orange Vista High School. Due to the fact that this school facility has been completed as is open for the 2016/2017 school year, no GO bond proceeds remain available to offset the impact of generated from non-mitigated Future Units.

3. **Redevelopment Pass-Throughs**

California redevelopment law allows school districts to share in tax increment income via pass-through agreements with local redevelopment agencies. The passage of AB X1 26 eliminated redevelopment agencies as of February 1, 2012, and replaced them with successor agencies. Though redevelopment agencies have been eliminated, local educational agency's pass-through entitlements remain.

The School District does not currently have any pass-through agreements with any redevelopment agencies.

4. **Community Facilities Districts**

The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities with useful lives of five (5) years or more. The Community Facilities District ("CFD") is a financing entity through which a local government is authorized to levy special taxes to pay debt service on issued bonds or to pay for the direct construction of facilities. A two-thirds vote of the qualified voters is required to form the CFD.

The School District has formed 10 CFDs. These CFDs were formed on specific residential development projects as an alternative to paying mitigation payments. Accordingly, none of the special tax or bond proceeds from these CFDs will be available to offset the cost impacts of any residential units constructed outside the boundaries of the CFDs. Similarly, the School District will not be permitted to collect additional statutory school fees, mitigation payments or Alternative Fees from the units located within the CFDs, nor were the units from the CFDs considered in calculating the Alternative No. 2 and Alternative No. 3 Fees.

5. **School Fees**

Sections 17620 *et seq.* of the Education Code gives school districts the authority to collect statutory school fees ("School Fees") from commercial and industrial development if a justification study is prepared and certain nexus findings are made. Section 65995.5(c)(2) requires the School District to identify and consider Local Funds, which includes commercial/industrial School Fees, and to subtract such funds from the total impact created by Future Units, if such Local Funds are available.

The School District currently collects such fees in the amount of \$0.56 per square foot. In the previous five (5) years, the School District collected approximately \$7,735,371 in School Fees from commercial/industrial development. A similar amount of commercial/industrial School Fees can be expected to be received over the following five (5) years. This potential funding will be discussed further below.

6. **Identification of Existing Surplus Local Funds**

As stated in Section III.B, the School District currently has 23 unhoused students from existing residential units. Based on per-student costs calculated in Exhibit E, these existing unhoused students have a cost impact to the School District of \$1,225,026.

Over the next five (5) years, the School District will need to construct school facilities to house students to be generated from Future Units. Using per-student costs calculated in Exhibit E, providing adequate school facilities to the 1,366 Projected Unhoused Students identified in Section III.C will have a cost of \$56,492,886. Table L-1 shows a summary of the school facilities needs of the School District.

**Table L-1  
Identification of School Facilities Needs (2017\$)**

<b>Item</b>	<b>Amount</b>
Current Unhoused Student Impact	\$1,225,026
Future Unhoused Student Impact	\$56,492,886
<b>Total</b>	<b>\$57,717,912</b>

As stated above, the School District has identified the following local funds: (i) potential commercial/industrial school fees in the amount of \$7,735,371, and (ii) a potential value of surplus sites in the amount of \$3,676,356. In addition, the School District also plans to pursue State funding for the construction of school facilities to adequately house students generated from existing residential development and Future Units. Based on the current per-pupil grant amounts established by the State and the School District's site costs, the 1,366 Projected Unhoused Students would generate \$26,048,225 in State funding. Additionally, based on Table 16 of the Analysis, the School District can expect to receive \$26,048,225 from Alternative No. 2 Fees on new residential development. Table L-2 summarizes potential funding sources to fund the school facilities needs identified in Table L-1.

**Table L-2  
Identification of Local Funds (2017\$)**

Item	Amount
Projected Commercial/Industrial School Fees	\$7,735,371
Potential Value of Surplus School Sites	\$3,676,356
State Funding for Projected Unhoused Students	\$26,048,225
Projected Alternative No. 2 Fees	\$26,048,225
<b>Total</b>	<b>\$63,508,177</b>

As shown in Table L-3, when considering the current and future school needs of the School District, there is currently a \$5,790,265 funding credit. Therefore, the School District does have surplus funds available to offset the cost impact of Future Units.

**Table L-3  
Identification of Funding Shortfall (2017\$)**

Item	Amount
School Facilities Needs	\$57,717,912
Local Funding Sources	(\$63,508,177)
<b>Remaining Funding Shortfall</b>	<b>(\$5,790,265)</b>

**EXHIBIT M**

**Calculation of Additional Grants for General Site Development**

**Val Verde Unified School District**

**General Site Development Grant per Student Calculation**

**1. Calculation of Additional Grant Amount as a percentage of Base Per-Pupil Grant at Each School Level**

School Level	Base Per-Pupil Grant <sup>[1]</sup>	Percent	Additional Grant
Elementary School	\$11,306	6.00%	\$678
Middle School	\$11,983	6.00%	\$719
High School	\$15,204	N/A	N/A

*[1] Includes Automatic Fire Detection/Sprinkler Grant.*

**2a. Calculation of Total Grant Amount for a New School Facility at Each School Level**

School Level	Grant per New Usable Acre	Site Size	Grant per School Facility
Elementary School	\$18,073	10.6	\$191,574
Middle School	\$18,073	23.2	\$419,294
High School	N/A	N/A	N/A

**2b. Calculation of Grant Amount per Student at Each School Level**

School Level	Grant per School Facility	Facility Capacity	Grant per Student
Elementary School	\$191,574	750	\$255
Middle School	\$419,294	900	\$466
High School	N/A	N/A	N/A

**3. Determination of Total Grant per Student for General Site Development at Each School Level**

School Level	Additional Grant as a percentage of Base Per-Pupil Grant	Grant per Student	Total Grant for General Site Development
Elementary School	\$678	\$255	\$933
Middle School	\$719	\$466	\$1,185
High School	N/A	N/A	N/A

## Maxwell, Sue

---

**From:** Maxwell, Sue  
**Sent:** Friday, May 19, 2017 3:54 PM  
**To:** 'Varela, Nancy(PSH)@DSH'  
**Subject:** RE: GPA 1196 - Public Comment in Opposition

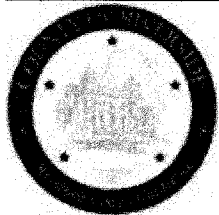
Good afternoon Ms. Varela,

The Clerk of the Board of Supervisors received your email in opposition to General Plan Amendment 1196 and has forwarded it to the appropriate areas so it can be reviewed and included with the Board of Supervisors' Meeting on 5-23-2017 Re: Agenda Item 16.1.

Thank you kindly, and have a nice weekend,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>



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---

**From:** Varela, Nancy(PSH)@DSH [mailto:NANCY.VARELA@dsh.ca.gov]  
**Sent:** Friday, May 19, 2017 2:04 PM  
**To:** COB <COB@RIVCO.ORG>  
**Subject:** GPA 1196

Dear Clerk of the Board,

Please submit these two documents for review by the 5 Supervisors for the May 23, 2017 Board of Supervisors Meeting, in reference to Issue GPA 1196.

Thank you,

Nancy Varela  
909-647-3155  
[Nvarela29@yahoo.com](mailto:Nvarela29@yahoo.com)

3713  
5/23/17 16.1  
2017-5-135837

**Maxwell, Sue**

---

**From:** Maxwell, Sue  
**Sent:** Friday, May 19, 2017 4:37 PM  
**To:** Perez, Juan; Hildebrand, John; Leach, Charissa; Young, Alisa; COB-Agenda; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District  
**Subject:** May 23, 2017 Agenda Item 16.1 - Public Comment in Opposition to GPA 1196 (MT 3713)  
**Attachments:** ValVerdeUSD\_2017SFNA\_Fn.pdf; Response Ltr School Demogs 5-4-17.pdf

**Importance:** High

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>
	Perez, Juan	
	Hildebrand, John	
	Leach, Charissa	Read: 5/19/2017 4:42 PM
	Young, Alisa	
	COB-Agenda	
	District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG)	Read: 5/19/2017 4:40 PM
	District2	
	District3	
	District5	
	Supervisor Jeffries - 1st District	

Good afternoon,

This email was received by COB, a Public Comment in Opposition to General Plan Amendment 1196 (Re: Mead Valley Re-zoning).

The attachments are from the Val Verde Unified School District, and have been printed and added to Agenda Item 16.1 as Back-up.

With thanks and warm regard,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1st Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
smaxwell@rivco.org  
http://rivcocob.org/



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2017-5-185837

responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

**From:** Varela, Nancy(PSH)@DSH [<mailto:NANCY.VARELA@dsh.ca.gov>]

**Sent:** Friday, May 19, 2017 2:04 PM

**To:** COB <[COB@RIVCO.ORG](mailto:COB@RIVCO.ORG)>

**Subject:** GPA 1196

Dear Clerk of the Board,

Please submit these two documents for review by the 5 Supervisors for the May 23, 2017 Board of Supervisors Meeting, in reference to Issue GPA 1196.

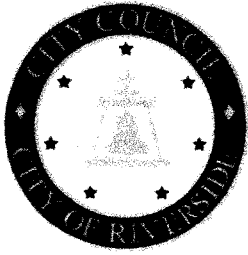
Thank you,

Nancy Varela

909-647-3155

[Nvarela29@yahoo.com](mailto:Nvarela29@yahoo.com)





May 22, 2017

Riverside County Board of Supervisors  
4080 Lemon, 5<sup>th</sup> Floor  
Riverside, CA 92501

**From the Office of Councilman Paul Davis**

**RE: Impending County Zone Change Negatively Impacts Ward 4**

Honorable Riverside County Board of Supervisors,

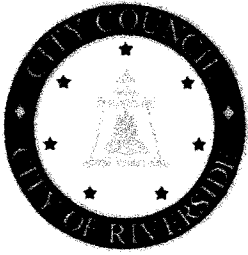
The issue of a new housing tract behind and around Citrus High School in the County area has been brought to my attention. After hearing both sides of the issue by the proponents and opponents and studying the impacts to the area of Ward 4 from Wood to Van Buren and surrounding areas, I have determined that the zone change being proposed would cause significant issues with both traffic, pollution, and overall significant decrease in the quality of life. The zone change, which will facilitate what was to be a low-density area, will create a very high density area would not serve neither the county, nor the city of Riverside well. No mitigations have been offered to lessen or eliminate the impacts in any way, so I urge all residents on both sides of the invisible line to join with me and Supervisor Kevin Jefferies and oppose this impending change by contacting all the remaining Supervisors and tell them to just say "NO". Keep the area as it was designed, low density rural.

If I may answer in any questions please do not hesitate to contact me anytime at: 951-453-1625 or [PDavis@riversideca.gov](mailto:PDavis@riversideca.gov).

Sincerely,

Councilman Paul Davis  
City of Riverside – Ward 4

PD:nt



May 22, 2017

Riverside County Board of Supervisors  
4080 Lemon, 5<sup>th</sup> Floor  
Riverside, CA 92501

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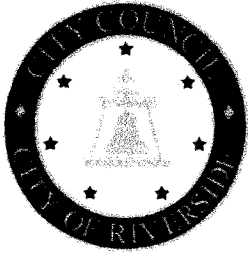
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Sincerely,

Councilman Paul Davis  
City of Riverside – Ward 4

PD:nt

3713  
5/23/17 161  
2017-5-185900



May 22, 2017

Riverside County Board of Supervisors  
4080 Lemon, 5<sup>th</sup> Floor  
Riverside, CA 92501

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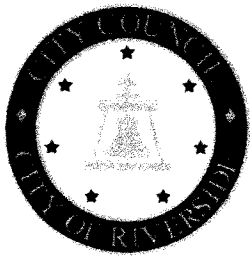
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City of Riverside – Ward 4

PD:nt

37/3  
5/23/17 16'  
2017-5-135900



May 22, 2017

Riverside County Board of Supervisors  
4080 Lemon, 5<sup>th</sup> Floor  
Riverside, CA 92501

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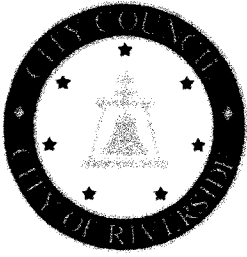
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Sincerely,

Councilman Paul Davis  
City of Riverside – Ward 4

PD:nt

3715  
5/23/17 161  
2017-5-135900



May 22, 2017

Riverside County Board of Supervisors  
4080 Lemon, 5<sup>th</sup> Floor  
Riverside, CA 92501

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May 22, 2017

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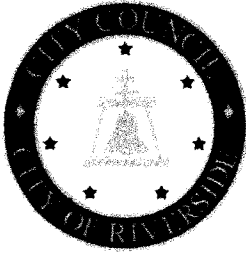
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City of Riverside – Ward 4

PD:nt

37/3  
5/23/17 161  
2017-5-135900



May 22, 2017

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Riverside, CA 92501

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**RE: Impending County Zone Change Negatively Impacts Ward 4**

Honorable Riverside County Board of Supervisors,

The issue of a new housing tract behind and around Citrus High School in the County area has been brought to my attention. After hearing both sides of the issue by the proponents and opponents and studying the impacts to the area of Ward 4 from Wood to Van Buren and surrounding areas, I have determined that the zone change being proposed would cause significant issues with both traffic, pollution, and overall significant decrease in the quality of life. The zone change, which will facilitate what was to be a low-density area, will create a very high density area would not serve neither the county, nor the city of Riverside well. No mitigations have been offered to lessen or eliminate the impacts in any way, so I urge all residents on both sides of the invisible line to join with me and Supervisor Kevin Jefferies and oppose this impending change by contacting all the remaining Supervisors and tell them to just say "NO". Keep the area as it was designed, low density rural.

If I may answer in any questions please do not hesitate to contact me anytime at: 951-453-1625 or [PDavis@riversideca.gov](mailto:PDavis@riversideca.gov).

Sincerely,

Councilman Paul Davis  
City of Riverside – Ward 4

PD:nt

**Johnson, Smith & Foy**

ATTORNEYS at LAW  
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Abby@SoCalCEQA.com  
Kim@SoCalCEQA.com  
Telephone: (951) 506-9925  
Fax: (951) 506-9975

May 22, 2017

**VIA Email Only**

Board of Supervisors  
c/o Kecia Harper-Ihem  
Clerk of the Board  
County of Riverside  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, CA 92501  
[cob@rivco.org](mailto:cob@rivco.org)  
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John Hildebrand III  
P.O. Box 1409  
Riverside, CA 92502-1409  
[jhildebr@rctlma.org](mailto:jhildebr@rctlma.org)

**RE: ITEM 16.1- OPPOSITION TO INITIATION OF GENERAL PLAN AMENDMENT NO. 1196- PROPOSED FOUNDATION CHANGE FROM RURAL COMMUNITY (RC) TO COMMUNITY DEVELOPMENT (CD)**

Greetings:

On behalf of concerned area residents and No2Rezoning.org, please consider these comments in opposition to the proposed initiation of General Plan Amendment ("GPA") No. 1196. GPA 1196 proposes to amend the General Plan Foundation Component a 238.5 gross acre site in the Cajalco Wood policy area from Rural Community (RC) to Community Development and to amend the site's land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR).

The County must decline to initiate GPA 1196. Foremost, GPA 1196 can no longer be initiated under the Regular Foundation Component Amendment provisions of the Riverside County Zoning Ordinance as the eight- year cycle for such amendment has closed. While a project need not be approved during the eight-year cycle, the vote to initiate the amendment must be made during that calendar year- here 2016. (Ord. 348.4840 Section 2.5 B, C, F.) It was not.

No evidence supports an Extraordinary Foundation Component Amendment for this proposed project. The burden is on the applicant to affirmatively establish such substantial evidence exists as necessary to support the required facts and findings. The proposal before you lacks compelling merit and fails to show any significant changes in circumstances or other extraordinary circumstances justify review.

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5/23/17 16.1  
2017-5-135899



Furthermore, the County should decline to initiate GPA 1196 as the proposed land use density is not in keeping with the surrounding rural, agricultural community. Various adverse impacts would also result from the proposed piecemeal urbanization, including traffic impacts from limited vehicle capacity on surrounding roadways; noise and safety impacts from increased vehicle trip generation and conflicting land uses; impacts to biological resources from increased site usage including in sensitive areas; etc. For each of these reasons, and as detailed herein, we strongly implore the Board to decline to initiate GPA 1196.

**I. FINDINGS FOR AN EXTRAORDINARY FOUNDATION COMPONENT GENERAL PLAN AMENDMENT CANNOT BE MADE**

To ensure constancy in the General Plan, the Zoning Ordinance (Ord. No. 348.4840) Section 2.5 provides that no Foundation Component Amendment shall be heard or approved except as initiated during an Eight- Year General Plan Review Cycle. The Board can adopt an order initiating amendment proceedings at any time during the calendar year of the eight- year cycle, but cannot thereafter initiate proceedings. For an amendment initiated during the eight-year cycle can be processed, heard, and decided anytime.

The close of 2016 saw the close of any opportunity to initiate Regular Foundation Component Amendments. The time to initiation this proposed Foundation Component Amendment under the Regular amendment proceedings, and with regular findings, has thus expired.

To prevent a regulatory taking and address limited other extraordinary circumstances, however, the Zoning Ordinance does provide the rare opportunity for a few specifically delineated Extraordinary Foundation Component Amendments. Specifically, to approve an Extraordinary Foundation Component Amendment, the County must first find *both* of the following:

1. The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.
2. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, General Planning Principles set forth in General Plan Appendix B, or Foundation Component.

In addition to finding substantial evidence supports these two mandatory findings, the County must *also*, second find at least one of the following exceptional circumstances exists:

3. An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component only to the extent necessary to avoid the potential taking.

4. A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety or welfare.
5. A Foundation Component Amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.
6. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
7. A Foundation Component Amendment is required to significantly expand basic structural employment (such as industrial, agricultural processing, and research and development), excluding retail, service commercial, warehousing, and residential uses not ancillary to the primary employment use.
8. A Foundation Component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the adopted MSHCP or Community Environmental Transportation Acceptability Program (CETAP) programs that could not be accomplished by a lesser change in the General Plan. (Zoning Ordinance § 2.6)

Private applications to initiate amendment proceedings under these provisions must be made to the Planning Director and comments of the Planning Commission requested. (Zoning Ordinance § 2.6 (D).)

After the conclusion of the 2016 eight-year cycle, the applicant for this GPA should have been required to resubmit an application to initiate this extraordinary amendment proceeding, and obtain the input of the Planning Director and Planning Commission. It is not clear this has been done.

Moreover, none of the limited extraordinary circumstances exists here to justify modifying the General Plan to allow a greater density of housing in this rural area. Mere profit seeking is not justification for an extraordinary Foundation Component Amendment.

#### **A. No New Conditions or Circumstances Exist to Justify the Proposed Modification**

The justification for GPA 1196 states, regarding new conditions or circumstances, that the Boulder Springs Specific Plan and Citrus Hills High School have been developed and are denser than the current designation of the site. Neither of these developments constitutes a “new” condition or circumstance. The Boulder Springs Specific Plan was amended in 1988 and again in 2007, clearly not a “new” circumstance now 10 years later.

The Citrus Hills High School opened in 2005, again not a “new” circumstance. In fact, subsequent to the High School opening, proposed regular foundation component amendments have twice been sought for the site. The first round of proposed amendments were previously abandoned upon receiving staff comments they were “not appropriate” when they sought changes to CD: LDR, a lesser density than the currently proposed CD: LDR and CD: MDR. And

then, again, the GPA was re-applied for in 2016 at this proposed density but failed to obtain a vote in favor of initiation in the initiating year.

None of the surrounding developments constitute “new conditions or circumstances” which justify modifying the General Plan where they have existed since the prior General Plan and/or through several regular eight- year foundation component cycles.

Moreover, to the extent the applicant argues the Citrus Hills High School for some reason “needs more clustered development” around the school, the argument is illogical and absurd. The school was developed in 2005 to accommodate the community—the community should not, over 10 years later, be modified to allegedly “accommodate” the school. This circular logic used to rationalize urban sprawl must not be endorsed.

Furthermore, the project as proposed is not “clustered” development. Clustering locates development in only limited areas, at a greater density than otherwise allowed, in order to preserve the remainder of a site in open space or natural habitat. Simply seeking to develop denser than permitted on a portion of the site, *without* preserving the remainder of the site, *is not clustering* development. Clustering thus does not justify modifying the General Plan, but particularly where no new conditions or new circumstances exist.

#### **B. The Modifications Conflict with the Overall Riverside County Vision**

The proposed GPA 1196 conflicts with the overall Riverside County Vision. The Riverside County Vision, as summarized, is, “Riverside County is a family of special communities in a remarkable environmental setting.” (General Plan p. V-3) To accomplish this overall vision, the RCIP vision seeks to:

- reflect new growth patterns that no longer reflect a pattern of random sprawl (General Plan p. V-12);
- focus growth near transit stations (p. V-13);
- accommodate rural living in areas committed to that lifestyle (p. V-13);
- sustain rural communities through open space and urban development commitments elsewhere (V-13);
- develop only where adequate public facilities and services are available (V-14);
- develop housing in accordance with the RCIP (V-14);
- strategize housing with improvements to the transportation system (V-15);
- reduce vehicle trips through a land use/ transportation connection compared to earlier patterns of development (V-15);
- communities “focused around existing urban areas with transit opportunities” (V-16);
- develop hubs of complete, compact and transit oriented communities (V-16);
- preserve open spaces, watercourses, and natural streams (V-17 to -18)
- reduce air pollutants through land use strategies reducing commute times and related motor vehicle pollutants (V-18)

The proposed GPA 1196 is inconsistent with the overall vision and these guiding principles. GPA 1196 instead encourages urban sprawl into a rural area not focused around transit facilities; and fails to preserve this unique community committed to a rural lifestyle.

The Rural Community Foundation Component designation applicable to this site was adopted to preserve a rural lifestyle in this area. As stated in the General Plan:

“The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Rural Community areas will serve as transition areas between Community Development and Rural Foundation Components. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside urban boundaries are needed to serve these rural communities. Small- scale incidental commercial uses are allowed. Agriculture is permitted in these areas.” (General Plan p. LU-49)

Development within areas designated RC should not adversely impact the open space and rural character of the surrounding area. (General Plan p. LU-51)

The RC: VLDR designation applicable to the site:

“provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal- keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres.”

The RC foundation component also allows low density residential; which likewise encourages animal keeping and permits development but has a higher allowable density, ranging from 2 dwelling units per acre to 1 dwelling unit per acre. (General Plan p. LU-50)

GPA 1196 flouts these goals of retaining this area in rural development, and instead proposes to extend the CD component into this area. This extension is inappropriate. CD is intended to depict “areas where urban and suburban development is appropriate” in a pattern “adaptive to transit” that “reduces sprawl.” (General Plan p. LU-55) Yet the site is RC-VLDR land located amidst RC-VLDR, Rural Residential (RR), and RC-LDR land; not amid or adjacent to any land designated for, or developed as, CD, urban, or suburban development. It is impossible to perceive the proposed project doing anything but increasing sprawl into a rural area.

Yet the applicant claims the project will complement surrounding uses and existing communities. This proposed finding is unsupported where surrounding designations are *not* CD, and where the CD designations conflict with the RC rural uses on- and off-site, including

expecting and encouraging animal keeping, agriculture (include the existing Woodcrest 5 Agricultural Preserve onsite), and small scale commercial uses. The mandatory finding that the proposed GPA 1196 is consistent with the Riverside County Vision cannot be made based on these facts before the Board.

**C. No Condition Exists or Event Has Occurred that is Unusually Compelling and can Only Be Rectified by Making Changes in the Current Foundation Component**

As discussed above, no new conditions or events *at all* have occurred with respect to the area or the site, let alone one that is “unusually compelling” or “can only be rectified by making changes in the current foundation component.” A mere preference to develop the site at a greater density that currently planned and permitted is insufficient justification for an Extraordinary Foundation Component Amendment.

Notably, the applicant could seek a GPA to develop denser than currently permitted without a Foundation Component Amendment. The applicant could seek an amendment from RC: VLDR to RC: LDR, i.e., still comply with the RC Foundation Component; and be able to develop up to double to the current designation while encouraging equestrian and other animal-keeping uses consistent with the rural nature of the community. A change to the Foundation Component is unnecessary and certainly not predicated by a new “unusually compelling” condition or event.

**D. None of the Other Required Extraordinary Circumstances has Occurred Requiring a Foundation Component Amendment**

As discussed above, to obtain an extraordinary Foundation Component amendment, one of the following must apply:

3. An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component only to the extent necessary to avoid the potential taking.
4. A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety or welfare.
5. A Foundation Component Amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.
6. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
7. A Foundation Component Amendment is required to significantly expand basic structural employment (such as industrial, agricultural processing, and research and development), excluding retail, service commercial, warehousing, and residential uses not ancillary to the primary employment use.
8. A Foundation Component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the adopted MSHCP or Community Environmental Transportation Acceptability Program (CETAP)

programs that could not be accomplished by a lesser change in the General Plan.  
(Zoning Ordinance § 2.6)

None of these unique situations has been shown to have occurred here. Consequently, GPA 1196 cannot be initiated. Mere preference or profitability is insufficient justification for a Foundation Component Amendment.

**II. GPA 1196 SHOULD NOT BE INITIATED BECAUSE IT WILL RESULT IN SIGNIFICANT ADVERSE ENVIRONMENTAL AND COMMUNITY IMPACTS.**

In addition to failing to meet the requirements of the Zoning Ordinance for a Foundation Component Amendment; the County should decline to initiate GPA 1196 as it would result in significant adverse effects to the environment and community.

**A. Aesthetics**

Developing at a higher density than currently allowed at the site will introduce a new source of substantial light and glare from residences and vehicles. This could impact nighttime views as well as adversely affect biological resources in the area.

**B. Agricultural Resources**

The site contains farmland designated: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and land included in the Woodcrest 5 agricultural preserve (Project APNs 321-090-007, -026, and -052). GPA 1196 proposes to convert this significant agricultural land to a non-agricultural use via the change in designation to CR. Significant adverse impacts to agricultural resources are likely to result from this direct farmland conversion.

Moreover, by proposing suburban development in this rural area, secondary conflicts with existing agricultural uses are likely to result. For instance, hazard impacts may result from introducing additional residents and vehicles amidst farm equipment. Increased development pressure on rural and agricultural uses is also likely from the proposed suburbanization of the site. The Board can avoid these adverse effects by declining to initiate this proposed GPA.

**C. Air Quality**

GPA 1196, by proposing to develop contrary to the General Plan provisions adopted to reduce air pollutant emissions by developing nearby transit and amenities, would significantly increase vehicle pollutant emissions and GHGs. In other words, the proposal would increase vehicle miles travelled, adding to transportation emissions and GHGs. GPA 1196 also proposes to substantially increase traffic in this area, again adding to mobile source air pollutant emissions that would not occur with smart development in existing urban and suburban areas.

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#### **D. Biological Resources**

The site is located nearby to an 180-acre area which warrants conservation under the MSHCP. The site also contains an arroyo and potential other biological resources, such as burrowing owls, that would be adversely impacted by the density proposed in this development. Furthermore, since converting from active agricultural use, much of the site has reverted to a more natural state containing additional biological resources since environmental assessments were previously prepared.

GPA 1196 would cause adverse impacts to biological resources directly through grading and developing more land to accommodate denser uses; introducing additional residents and their pets moving to the site; introducing additional lighting to the site; etc. Increased noise, traffic, and other operational characteristics of suburban residential development could also adversely affect biological resources onsite and in the area.

#### **E. Cultural Resources**

Cultural resources are known to occur on the site, and are likely to occur on site and in the project vicinity. Introducing a larger/ denser development footprint and additional persons in proximity to important cultural resources would create a new or more severe adverse impact compared to the current land use designations.

The area is also one of paleontological sensitivity. Denser housing, and the services and amenities needed to service that housing (i.e. water, sewer, etc.) would have a potentially significant impact, and greater impact, on paleontological resources compared to current land use designations. This additional impact can be avoided by declining to initiate this GPA.

#### **F. Land Use/ Planning**

As discussed above, GPA 1196 will have adverse impacts to land use and planning where the land use proposed utterly fails to comply with the General Plan and Zoning Ordinance. The proposal would result in an incompatible pattern of piecemeal development averse to true community planning. Moreover, the proposed development misses the mark in claiming to "cluster" development in conformity with the General Plan where it, in fact, just seeks to permit higher density development across the site.

#### **G. Noise**

The introduction of substantially greater numbers of residents into this rural area would generate noise levels far in excess of existing levels. In addition to construction noise effects, air conditioner noise and traffic noise is likely to be well above ambient levels currently enjoyed in this rural community. In fact, the General Plan recognizes that mobile noise sources may be the

most annoying noise producers in the community. (See, General Plan Noise Element) Loud suburban noise from people and vehicles in proximity to equestrian uses may also result in adverse impacts to public safety.

#### **H. Recreation**

Recreation and trails may be adversely effected by the conversion to suburban uses, particularly in the middle of this rural, equestrian area. Community trails and dedications would be essential to ensuring the rural community recreational facilities, both formal and informal, not decline. Indirect impacts to recreation as well, such as conflicting uses by motorized vehicles and equestrians, could result from this incompatible proposed GPA 1196.

#### **I. Transportation/ Traffic**

Transportation and traffic impacts would be new and more severe in this area where the proposed GPA 1196 would significantly increase trip generation in this area and, due to its rural location, necessitate trips outside of the community for work, shopping, etc. GPA 1196's failure to comply with the vision and policies of the General Plan to reduce impacts by focusing development on already urbanized areas adjacent to transit will likely result in traffic impacts.

Furthermore, the project will likely increase hazards through incompatible uses by installing higher density development and comparatively high volumes of traffic within the existing rural, equestrian and agriculturally focused residential community.

#### **J. Utilities**

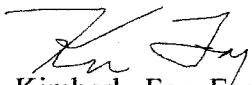
New and/or expanded utilities are likely needed to serve the proposed density of the project. On- and off-site effects of such expansion, and growth inducing effects, justify a vote to decline to initiate this GPA.

### **III. CONCLUSION**

For each of the reasons outlined herein, I respectfully ask the Board of Supervisors decline to initiate GPA 1196 and preserve the character and values of this unique rural community.

Thank you for your consideration of these comments.

Sincerely,



Kimberly Foy, Esq.

JOHNSON, SMITH & FOY





# PETITION AGAINST GENERAL PLAN AMENDMENT NO. 1196

Owners of 238.5 acres of vacant land (and their agents) adjacent to Citrus Hill High School in unincorporated Riverside County just south of Riverside City seek amendment of the existing General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR).

We, the undersigned signers of this petition, are nearby residents affected by this proposal, totally oppose this proposal and demand that it be denied, refused and rejected in toto.

This proposal if passed and implemented will result in a substantial deterioration of our rural and quiet community; increase crime and the need for many government services, decrease the value of our properties, increase area traffic and population substantially, negatively affect endangered species (including the kangaroo rat) now inhabiting the subject area, increase light during darkness, and increase pressure on already overcrowded local schools.

NAME	ADDRESS	PHONE/EMAIL
HOUSTON THOMAS	17330 IDALEDNA RD.	951 780 6037
Linda Haddon	20950 Villa Knoll Dr.	951 789-4049

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NAME	ADDRESS	PHONE/EMAIL
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Bethany Plumb	17241 Ranchers Rd. 92504	714-381-1281
Rose Acosta	17780 parsons Rd. 92508	951-403-2120
Janice McDaniel	17480 Sage St. 92504	951-789-1948
Zanny Sanders	20809 Castello Ave 92570	951-796-4728
DEBRA JORDAN	19740 GLENWOOD Ave 92508	951-259-4730
Joy Robinson	16105 PANSY ST 92570	951-657-7930
Sarah Hackbarth	19202 Painted Rock 92570	951774 1627
Karen Cazares	16939 Rocky Glen Rd. 92570	(626) 384-1086
Lisa Schaffer	18195 Newman Avenue 92508	(714) 271-6721
Cynthia Huerta	3733 ANTONITA Pl	(951) 335-1269
Mary Moore	18715 KROSS Road	(714) 231-2068
Marty Miller	16471 James Ct	951 780 2731
Allison DuHaime	18361 Hibiscus Ave.	951-541-7025
Quentin Thwaites	18361 Hibiscus Ave.	909-272-2323

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NAME	ADDRESS	PHONE/EMAIL
<i>Randy Ryan</i>	15115 Garden St	951-780-0419
<i>Bob Collins</i>	15687 Picos	92508 909-908-7593
<i>Chris Pausten</i>	8014 Golden Star Ave	909 240-4981
<i>Kathleen Sanchez</i>	17579 Calle del Corral	92504
<i>Melinda Huber-Lavallee</i>	18477 Dallas Ave	92508
<i>Deborah Johnson</i>	10066 Hedrick Ave	92503 951-880-6773
<i>Alison Merritt</i>	16785 Cool Tree Rd.	Rd. 92504
<i>Alicia Dederichs</i>	8908 Yarrow Ln	92508 951-236-3002
<i>Kiona Martins</i>	11637 Tully Ln.	92504 951-756-0878
<i>Kate Peikert</i>	18899 Idaleona Rd	901 549-0555
<i>Monica Sjerva</i>	15864 Glass Mtn., Riverside	951-662-4189
<i>Candace Paris</i>	16295 VanBuren Blvd.	714404-7770
<i>Natalia Martinez</i>	22261 Markham St. Perris Ca	714-293-2587
<i>Carlos Sanchez</i>	22261 Markham St. Perris Ca	909-782-0317

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NAME	ADDRESS	PHONE/EMAIL
Walton	19809 Athenon	818 384 5481
Skylar Quigley	16080 Rancho Verde Circle Riv. 92506	(951) 443-7948
Aimee Quigley	16080 Rancho Verde Cir.	(909) 841-1413
Kym Snow	15110 Golden Star	951 776 4601
Louie Maness	15181 Van Buren Blvd 91 92504	951-326-7662
ROBERT LOPEZ	10373 COMANCHE AVE	951-850-4300
Carolyn Lopez	10373 Comanche Ave	951-785-1325
Jenni Wilkin-Winters	17769 SRM Rd	forrianna.563@gmail
DONALD HART	16510 HOFFA LANE	951-295-3193
Christine Hart	16510 Hoffa Lane 92504	909-994-3701
Anne Bergin	17022 Rolling Creek Way Riv	(714) 396 6846
Kendra Hartzell	4750 Elmwood CT, Rive 92506	951-236-2781
Ryan Highstreet	19800 Kirkpatrick Rd	rstreet14@msn.com
Judy Quattkebaum	19700 Gustin Rd.	951-536-2463

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NAME	ADDRESS	PHONE/EMAIL
Molly Kay Bell	<del>18035</del> 18035 Golden Leaf Lane Riverside	951 544 7130 ggmmkb@gmail.com 92504
B. MARTENS	16637 TAVA LN RIVERSIDE	951 756 0878
Sheri Klein	17689 Edminister Rd.	951-357-7077
Yael Munson	19088 Cole Avenue, Perris CA	92570 951 500 7180
Martin Chan	19088 Cole Avenue, Perris CA	92570 951 500 4270
Satori Munson	19088 Cole Ave, Perris CA	92570 951 500 7180
Linda Chan	19088 Cole Ave, Perris CA	92570 951 500 7180
Jacqueline Maw	16187 Porter Ave Riverside CA	92504 951 776-8323
Shannon Ojen	28760 Green Valley Rd	951-203-3087
Stephanie McGregor	20161 Greely Rd Perris	92570 951-850-2912
Jim Harper	18192 Fort Lauderdale Ln Perris	92570
S. Nelson Thompson	18831 Newman Ave Riverside	92508
Julius Conte	18200 Dallas	92508
Judith Karper	15115 Golden Star	92506

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NAME	ADDRESS	PHONE/EMAIL
Robert Inoué	17561 IRIS AVE Riv.	951-333-7041
Kristi Branch	19252 Mountain Shadow Perris	909-240-9139
Caleb Branch	19252 Mountain Shadow Ln. Perris	909-240-9139
Eric Chill	23500 Place Hills Ct.	Ericmchill11@gmail.com 4876
Jean Hanny	18775 Chickory Dr	951 313 5001
Inez Fimbarr	3278 TOWNA PL - Riv. 92501.	951 787 8566.
Denise Livingston	19315 Dallas Ave Riv 92508	951 255 4035
Kevin Bailey	19044 NARDINA AVE Riv 92508	951 236-5849 Kevin.Bailey@att.net 780-9903
Robin Livingston	18200 Hibiscus Ave Riv 92508	desertair@spaglob.net
Lorie Myer	21507 Ridgedale Dr Perris 92570	Kbcook0591@aol.com
Karen B. Cook	31070 CONTOUR AVE. NUEVO	92567
Ellen DeFuria	16291 VALLE VISTA, RIVERSIDE, CA	92506 talkisntse@earthlink.net
Ed M. Donald	16245 CAPELLA ST Riv, CA	92504
H. Butterworth	18606 Chickory Dr. Riverside, CA	92504

# PETITION AGAINST GENERAL PLAN AMENDMENT NO. 1196

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Eileen Herrick 15250 Golden Star Ave 92506 Eileenher19@ATT.net

Walter W LANE 15360 VAN BUREN BLVD 92504

~~Blane~~ 16350 PICK PL 92504

Theresa Sango 17575 WICKER WY 92504

Jacob Kaufman 17575 WICKER WY 92504

Sharon A Jarney 33315 INYORD<sup>Hemeland</sup> 92548 951 926-2639

Rich Benavides 17005 SINGING BIRD LN 92504

Alan Thaxcala 17645 IRIS AVE 92504

Cindy Laurensen 16435 TAMRA LN 92504 951 955-1172

Jodi Yager 17779 TIMBERWOOD 92504 657-7798

Chad Yager 17779 TIMBERWOOD 92504 657-7798

Debi Kozeski 16650 MARIPOSA AVE 92504 662-0522

Ryan Allen 17205 FLANAGAN LN 92504 951 255-0416

Tamara Trowbridge 17561 IRIS AVE  
Riverside, CA 92504



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NAME	ADDRESS	PHONE/EMAIL
Chase Casey	15903 Rose Marie Lane	(951) 901 9415
Jill Johnson	18185 Eluidopereis	951-534-7457
Evangelina Lopez-Gonzales	20160 Mesquite Cyn. Rd. Riv. CA	92508
Monica Sierra	18562 Glass Mtn., Riverside	92504
STEVE ALBIZI	18255 HIGH PINE RD. PERRIS	92570
David Chert	19964 Sutter Rd Perris	92570
Nancy Smith	22080 Juniper Rd Perris Ca	92570
Jill Manuel	17391 Mockingbird Cyn Rd Riv	92504 951-847-2884
Francis Johnson	1907 St. Lawrence Riv	92504
Fred North	13100 Washington Riv	92506
Karen Remus	17320 High Country Circle	92570 951-657-9002
LYNDA BOWIE	18425 FALLING WATER WAY	92504
JIM NOCENO	18425 FALLING WATER WAY	92504
STEVE RAY	19465 MARIPOSA AVE	Riverside 92508

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NAME	ADDRESS	PHONE/EMAIL
Meresa Bruce	2056 St Lawrence St	951-688-3167
Julie A Robin	17834 Gusten Ln	951-776-9021
Roberta Chott	19964 Smite Rd	8626-483-6722
Anne Marie Miller	16960 Washington St	951-675-7183
Miguel Valdivia	17324 Ranchero Rd	833-578-3866
Ronnie Christian	18781 Mariposa Ave	951-961-7168
Alan Starnatt	18395 Bell Rd	951-442-6430
Susan Zeitz	26386 Cranwood	951-318-2622
David Zeitz	26386 Cranwood	951-318-2622
Hillary Kelikos	16810 Krameria Ave	(714) 325-5218
Joey Carrillo	16810 Krameria Ave	(714) 251-5878
Maureen Metley	17163 Gokson Ave	951-965-1224
Brian Motley	17163 Gokson Ave	951-776-9672
Kellie Jo Kinnane	17599 KRAMERIA AVE	951-901-9863

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NAME	ADDRESS	PHONE/EMAIL
BERT & Darlene Cape	20795 Santa Rosa Mine Rd	951-943-2517 w.p.kozl@att.net
Stacy Fringer	17610 Holden Dr	951-440-8552 sfringer27@gmail
Brianne Tenwall	15700 Washington	949-422-9069
Heather Carlson	18935 Bert. Rd.	951-743-6322
Jaima Sanders	17240 Via Los Caballeros	(951) 377-0819
Cora Steffy	17240 Via Los Caballeros	(951) 515-9421
James Sanders	811 TRORR	(951) 712-0182
MARY CURTIS	22350 Juniper Rd	(951) 780-1086
Philip CURTIS	22350 Juniper Rd	(951) 780-1086
Keleigh Angelo	18288 Summer Ct	(909) 731-8944
Carrie MacWhorter	14770 Mariposa Ave	(951) 212-2665
Kim Rey	15448 Corsica Ave Riv	951-776-0153
PAUL HARRIS	16990 ALITA DRIVE	(951) 500-3862
Clarice Sykes	16990 Alita Drive	951-291-3264

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NAME	ADDRESS	PHONE/EMAIL
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Tim Blum	16620 Fox Glen Rd. Riverside	Julie Harold 2012@gmail.com 951-789-6413
Janice A. Kish	18899 GENTIAN AVE Riverside	92568 dgedney@pacbell.net
Kathryn McCormick	18240 Grant Ave. Riverside	92508 (951) 776-7441
Dana Stark	17855 Kenny Rd. Riverside CA	92508 951-965-6837
Karen Amara	2018 Middle Creek Rd	email - kgamara@gmail.com
Angela Angle	17615 Sandy Terr. Riv.	92504 951-237-8954
MELANIE CORTES	16305 WHITE GOLD CT RIVERSIDE	92504 (951) 751-9548
Jordan Palms	19303 Cowan Rd	(951) 743-0912
Christy Greene	18050 Chris Ave Riverside	92508 951 8093313
Elizabeth Uras	20553 Clark St Ferris CA	92570 951-227-3778
Danecoby Moore	19111 Bergamont Riverside	92508
Karen Krueger	16534 Arabian Ave	harsereiki@gmail.com
C. Phillip Boone	16450 Mockingbird Canyon Rd Riverside, CA	92504 (714) 788-4726 cphillipboone@yahoo.com




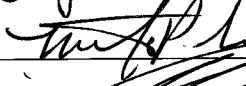
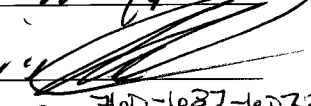
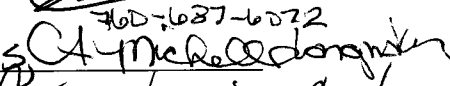



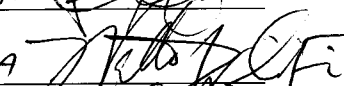
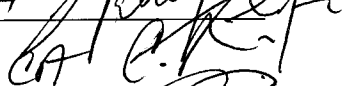
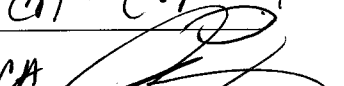
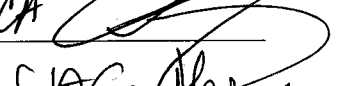
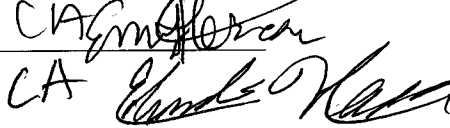
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 MICHAEL PARHAM 19461 NUTATCH ST 909-227-5369   
 Kevin Longaker 19429 Nuthatch St Perris   
 Michelle Longaker 19429 Nuthatch St Perris CA 909-687-6072   
 Veronica Craghead 19165 Nuthatch St Perris Veronica Craghead  
 Kyle Craghead 19165 Nuthatch St Perris Kyle Craghead  
 Jose Rodriguez 19357 Nuthatch St Perris   
 Michele Vallejo 18686 Hawkhill Ave Perris M. Vallejo  
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 SAVANNA KILIFI 18662 HAWKHILL AVE PERRIS. CA   
 WALTER KILIFI 18662 HAWKHILL AVE. PERRIS. CA   
 Choj Vaaj 18689 Hawkhill Ave Perris CA   
 Ana Vaaj 18689 Hawkhill Ave Perris CA   
 Emily Herrera 18638 Hawkhill Ave Perris CA   
 Eduardo Herrera 18638 Hawkhill Ave Perris CA 

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Gina Warner 19265 Red Rock St Perris 92570 *gj.warner@yahoo.com*

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NAME	ADDRESS	PHONE/EMAIL
Marie Baetz	18931 Dallas ave	951-283-3776
SHARON KASSEL	16832 SUTTLES	951-780-5670
W. McHowan	9120 Ewing Cir., Riv	951-789-0765
Pamela Calder	23628 Gold Strike Cir, Perris	951-940-7986
DONALD BURKUND	16240 LITTLE CT	951-780-6628
TAMARA BURKUND	16240 LITTLE CT	951-780-6628
JANICE PERRY	19326 WYLER RD.	951-780-3781
Lourdes Ascencio	17593 Bri Hollow Dr	951-233-9037
Elizabeth Sappelen	18702 Malkoha St Perris	9095208803