



PERRIS UNION HIGH SCHOOL DISTRICT
SCHOOL FACILITIES NEEDS ANALYSIS

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EXECUTIVE SUMMARY

A. INTRODUCTION

With the passage of Senate Bill 50 and Proposition 1A in 1998, upon meeting certain requirements, school districts have the option of adopting alternative school fees (“Alternative Fees”), also known as Level II and Level III fees. These Alternative Fees are beyond the maximum statutory school fees, Level I Fees, which may be collected from new residential housing to finance new school facility construction.

This School Facilities Needs Analysis (“SFNA”) has been prepared for the Perris Union High School District (“School District”) in accordance with Education Code Section 17620 *et seq.* and Government Code Section 65995 *et seq.* and serves as the basis for justifying the collection of Alternative Fees and the level at which they may be levied. More specifically, the SFNA is conducted in order to determine the need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five (5) years. The SFNA is required to be adopted by resolution at a public hearing after it has been made available to the public for a period of not less than thirty days. Prior to the public hearing, the public has the opportunity to review and comment on the SFNA. The Alternative Fees, which may be adopted at the public hearing take effect immediately and are valid for a maximum of one (1) year, unless a revised report is adopted.

B. ELIGIBILITY AND STATUTORY REQUIREMENTS

As a prerequisite for collecting the Alternative Fees, a school district must satisfy the following:

- (i) Make a timely application to the State Allocation Board (“SAB”) for new construction funding for which it is eligible and be determined to meet the eligibility requirements for new construction funding set forth in Sections 17071.10 and 17071.75 of the Education Code. If the SAB fails to notify the school district of its eligibility within 120 days of receipt of application, the school district is deemed eligible by default; and
- (ii) Comply with at least two (2) of the four (4) statutory requirements (“Statutory Requirements”) set forth in Section 65995.5(b)(3) and as summarized below:
 1. School District has substantial enrollment of its students on a multi-track year-round schedule;
 2. School District has placed on the ballot in the previous four (4) years at least one (1) local general obligation bond to finance school facilities and the measure received at least fifty percent (50%) plus one of the votes cast;
 3. School District has issued debt or incurred debt obligations for capital outlay in an amount equivalent to the percentage of the School District’s bonding capacity as further specified in Section 65995.5(b)(3)(C); and/or
 4. At least twenty percent (20%) of the teaching stations within the School District are portable classrooms.

C. ALTERNATIVE FEES

The Level II Fee is calculated pursuant to Government Code Section 65995.5 *et seq.* and is intended to represent fifty percent (50%) of a school district’s facility costs and applies when the State is providing funding for new school facility construction. The Level III Fee is calculated pursuant to Government Code Section 65995.7 *et seq.* and is intended to represent roughly one hundred percent (100%) of a school district’s facility costs and applies if the SAB ceases to provide such funding.

The Level II and Level III Fees are calculated by location because Perris Elementary School District (“PESD”) only serves elementary school students from kindergarten through 6th grade. Menifee Union School District (“MUSD”), Nuvview Union School District (“NUSD”) and Romoland School District (“RSD”) serve both elementary school and middle school students from kindergarten through 8th grade.

The Level II Fee and Level III Fee determined herein are set forth in the table below.

ALTERNATIVE FEE	AMOUNT FOR UNITS WITHIN THE PESD AREA	AMOUNT FOR UNITS OUTSIDE THE PESD AREA
Level II Fee	\$1.82 per square foot	\$0.93 per square foot
Level III Fee	\$3.66 per square foot	\$1.87 per square foot

D. SUMMARY OF KEY FINDINGS

The following serves to highlight and summarize key findings determined herein and provide a comparison to certain finding detailed in the School District’s Amended School Facilities Needs Analysis dated October 28, 2019 (“2019 SFNA”).

- (i) A Student Generation Rate (SGR) analysis determined that on average new single-family detached (SFD) residential units generate 0.2125 grades 7-12 students, new single-family attached (SFA) units generate 0.2455 grades 7-12 students, and new multi-family (MF) units generate 0.1747 grades 7-12 students.
- (ii) Over the next five (5) years, 12,012 unmitigated residential units are expected to be constructed in the School District, including 10,893 SFD units, 651 SFA units and 468 MF units. Of those units, 3,220 are expected to be constructed within the PESD area, including 2,595 SFD units, 250 SFA units and 375 MF units.
- (iii) A total of 1,580 new students generated from projected residential development over the next five years, including 343 students at the middle school level and 1,237 students at the high school level.

- (iv) An analysis of the School District’s existing facilities capacity pursuant to Senate Bill 50 and the School District’s enrollment reported as of October 2018 demonstrates there are inadequate seats to house projected student enrollment from new residential development.
- (v) The cost of new facilities attributable to projected unhoused students from new residential development and calculated in accordance with Government Code Section 65995.5(c)(1) (the “New Construction Grant Amount”) totals \$26,811,502. This amount is based on State grants set forth and adjusted pursuant to Education Code Section 17072.10. The State grants were increased by 5.45% by the State Allocation Board on January 23, 2019.
- (vi) The estimated costs for site acquisition and site development determined herein are \$125,000 per acre and \$288,160 per acre, respectively. In 2017, The School District finalized a Long-Range Facilities Master Plan (the “2017 FMP”), which among other items, identifies both the short-range and long-range facility needs of the School District. The 2017 FMP identifies the need for one (1) additional middle school (Middle School #2) and two (2) additional comprehensive high schools (High School #4 and High School #5). The School District currently owns one (1) site planned for the construction of Middle School #2 and one (1) site currently under construction for Liberty High School (High School #4). The need to acquire a second high school site within the next five (5) years is anticipated based on projected enrollment growth from mitigated residential units and unmitigated residential units, projected enrollment growth from existing housing and the School District’s desire to reduce enrollment at the School District’s existing comprehensive high schools site closer to their design capacities. Therefore, costs for site acquisition are not included at the middle school level, but are included at the high school level in the calculation of the Alternative Fees. Estimated site development costs increased by 2.92% from the estimate reported in the 2018 SFNA. Total allowable site acquisition and site development costs attributable to the projected unhoused students determined herein are calculated at \$5,723,586.
- (vii) The estimated weighted average square footage for new residential development anticipated within the School District over the next five years is 2,370 square feet per unit. Within the PESD area, the estimated weighted average of the projected residential units is 2,081 square feet per unit. The weighted average square footage estimates are higher in comparison to those reported in the 2018 SFNA, primarily due to an increased proportion of the projected unmitigated residential units anticipated for the construction of SFD units, which are generally greater in size in relation to SFA and MF units.

SECTION I. ELIGIBILITY TO LEVY ALTERNATIVE FEES

A. TIMELY APPLICATION

Government Code Section 65995.5(b)(1) requires that the governing board of the School District make a timely application to the SAB and meet the eligibility requirements for new construction funding under the School Facilities Program (“SFP”) as set forth in Education Code Section 17071.10 and Section 17071.75.

The Board of Trustees of the School District adopted a Resolution in 1999 electing to participate in the SFP and also authorized a representative of the School District to request an eligibility determination (“Eligibility Determination”) for new construction funding as required by the SAB and to approve and submit the required SAB Forms 50-01, 50-02 and 50-03. On February 23, 2000 the SAB approved the Eligibility Determination of the School District. A copy of the most recently transmitted SAB Forms 50-01, 50-02 and 50-03 as well as the most current Eligibility Determination is contained within Appendix “A”.

B. STATUTORY REQUIREMENTS

A School District must also satisfy two (2) of the four (4) statutory school threshold tests set forth in Government Code Section 65995.5(b)(3). The School District satisfies three (3) of the Statutory Requirements as shown below:

STATUTORY REQUIREMENTS		SATISFIED
(i)	Substantial enrollment on Multi-track Year-Round Schedule	Not Satisfied
(ii)	At least one (1) local general obligation bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast	Satisfied - The School District placed a bond measure on the ballot on November 6, 2018, which passed, with 55.35% approval (Measure W).
(iii)	The School District has issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage (15% or 30%, as applicable) of its bonding capacity set forth in Section 65995.5(b)(3)(C).	Satisfied - The School District has \$203,639,893 in outstanding long term debt for capital outlay as of June 30, 2019, including 118,924,893 in General Obligation Bonds, \$41,160,000 in Certificates of Participation and \$43,555,000 in Revenues Bonds, which are being repaid through community facilities district special taxes. The bonding capacity of the School District is currently \$232,751,939. Therefore, the School District is currently at 87.49 percent of its bonding capacity (Appendix “B” provides the bonding capacity calculation of the School District).
(iv)	At least twenty percent (20%) of the teaching stations within the School District are portable classrooms	Satisfied -The School District is currently operating in 391 permanent classrooms and 118 portable classrooms, thus portables comprise 23.18 percent of the total teaching stations of the School District.

SECTION II. PROJECTED UNHOUSED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS

A. PROJECTED STUDENT ENROLLMENT

1. Student Generation Rates

As required by and in accordance with Government Code Section 65995.6, this SFNA projects the number of unhoused students attributable to projected enrollment growth (“Projected Student Enrollment”) from the development of new residential units over the next five (5) years (“Projected Units”). The projection of students must be based on the historical student SGRs of new residential units constructed during the previous five (5) years that are of a similar type of unit as the Projected Units. The types of residential units considered include (i) single family detached (“SFD”), (ii) single family attached (“SFA”), and (iii) multi-family units (“MF”). Units classified as SFD are those units with no common walls; SFA are those units sharing a common wall each on a separate and unique assessor’s parcel (e.g. townhouses, condominiums, etc.); and MF are those units which share a single assessor’s parcel and share a common wall (e.g. apartments, duplexes, etc.).

In order to calculate SGRs, Koppel & Gruber Public Finance (“K&G Public Finance”) first obtained property characteristic data from the Assessor’s Office of the County of Riverside (“County”) as of June 2019. The database contains all residential parcels within the School District and provides the year that a structure (if any) was built and land use class information (i.e. condominiums, single family dwellings, etc.). Additional research, including collection of building permit data, was used to update the database. Parcels in the database were classified by unit type (SFD, SFA, MF) and residential parcels built within the past five (5) years (Calendar Years 2014 through 2018) were extracted. Based on the County information, a total of 4,878 SFD units, zero (0) SFA units, and 42 MF units were built within the School District in the previous five (5) years. Of those units, 72 SFD units, zero (0) SFA units and 42 MF units were located within the area serving PESD.

K&G Public Finance then obtained a student database from the School District, which contained student identification, grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2018¹. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic database. The number of students matched to units built within the past five (5) years was then queried by school level and residential category. A total of 485 students matched to the 4,878 SFD units and a total of 13 students matched to the 42 MF

¹ Students enrolled in the Independent Study program, Scholar Plus Online Learning program, and grades 5 and 6 students attending the California Military Institute (“CMI”) have been excluded from this analysis.

units. Furthermore, four (4) middle school students matched to the 72 SFD units and four (4) middle school students matched to the 42 MF units located within the PESD area.

It was determined the limited number of SFD units constructed within the PESD area over the previous five years is not a statistically reliable sample size in calculating SGRs representative of residential development anticipated within the PESD area over the next five years; therefore SGRs were used from the Moreno Valley Unified School District (“MVUSD”) 2019 School Facilities Needs Analysis dated May 03, 2019 (the “MVUSD 2019 SFNA”). According to the MVUSD 2019 SFNA, 531 SFD units were constructed within the boundaries of MVUSD over the previous five years, which is deemed a statistically reliable sample size. Furthermore, due to the absence of SFA units built within the School District over the previous five years, SGRs were used from the Beaumont Unified School District (“BUSD”) 2019 School Facilities Needs Analysis dated March 21, 2019 (the “BUSD 2019 SFNA”). According to the BUSD 2019 SFNA, 239 SFA units were constructed within the boundaries of BUSD over the previous five years, which is deemed a statistically reliable sample size. It should be noted the MVUSD 2019 SFNA also uses SGRs documented in the BUSD 2019 SFNA for SFA units. Finally, it was determined the limited number of MF units constructed within the School District over the previous five years (42 units) is not a statistically reliable sample size in calculating SGRs representative of MF units anticipated within the School District over the next five years; therefore SGRs were used from the MVUSD 2019 SFNA; according to the MVUSD 2019 SFNA, 258 MF units were constructed within the MVUSD boundaries over the previous five years.

Government Code Section 65995.6(a) allows a school district to use SGRs of new residential units constructed during the previous five years that are of similar type to those anticipated to be constructed either within the school district or the city or county in which the school district is located. BUSD and MVUSD are both located in Riverside County and are in relatively close proximity to the School District, with MVUSD bordering the School District. Tables 1, 2 and 3 summarize the calculation of the SGRs by residential category.

**Table 1
Single Family Detached (SFD)
Student Generation Rates**

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Middle School (7-8) ^{1,2}	NA	NA	0.1131
High School (9-12)	485	4,878	0.0994
TOTAL	485	NA	0.2125

¹ Includes area within PESD only.

² The SGRs shown above were based on figures used for MVUSD in their 2019 SFNA. MVUSD serves grades 6 through 8 at the middle school level; therefore the SGRs determined in the MVUSD 2019 SFNA for the middle school level have been adjusted to align with the School District’s grades 7 and 8 middle school level configuration.

Table 2
Single Family Attached (SFA)
Student Generation Rates

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Middle School (7-8) ^{1, 2}	NA	NA	0.0781
High School (9-12) ²	NA	NA	0.1674
TOTAL	NA	NA	0.2455

¹ Includes area within PESD only.

² K&G Public Finance could not calculate the SGRs for SFA units since no SFA units were constructed within the School District over the past five (5) years. The SGRs shown above were based on figures used by BUSD in their 2019 SFNA. BUSD serves grades 6 through 8 at the middle school level; therefore the SGRs determined in the BUSD 2019 SFNA for the middle school level have been adjusted by two-thirds to align with the School District’s grades 7 and 8 middle school level configuration.

Table 3
Multi-Family (MF)
Student Generation Rates

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Middle School (7-8) ^{1, 2}	NA	NA	0.0793
High School (9-12) ²	NA	NA	0.0954
TOTAL	NA	NA	0.1747

¹ Includes area within PESD only.

² The SGRs shown above were based on figures used for MVUSD in their 2019 SFNA. MVUSD serves grades 6 through 8 at the middle school level; therefore the SGRs determined in the MVUSD 2019 SFNA for the middle school level have been adjusted to align with the School District’s grades 7 and 8 middle school level configuration.

2. Projected Units

In accordance with Government Code Section 65995.6, a projection was made of the residential units planned to be constructed within the School District over the next five (5) years. To estimate the Projected Units, K&G Public Finance first obtained and compiled information provided by the Planning Departments from the Cities of Perris, Menifee, Lake Elsinore, Murrieta and San Jacinto (“Cities”) and the County of Riverside Planning Department (collectively the “Planning Agencies”), including but not limited to specific plans, tract and land entitlement information, and also reviewed actions taken by the local agency planning commissions. Such information combined with historical development information was used to project residential development for areas within each planning jurisdiction by housing type. Residential development projection letters were sent to the Planning Agencies in October 2019 requesting the Cities and County to review the projected number of residential units and estimated average square footage determined by K & G Public Finance and affirm or modify those projections. A copy of the letters and the responses received by the Planning Agencies, if any, are included as Appendix “E”.

Many of the Projected Units have mitigated their impact to the School District through participation in a Community Facilities District and/or through the execution of a mitigation agreement. Those mitigated Projected Units have been identified and/or estimated, and excluded from the calculation of the Alternative Fees. The estimated total, mitigated and unmitigated Projected Units in the entire School District are summarized by residential category in Table 4. Table 5 summarizes the Projected Units by residential category for those units planned within the area served by PESD.

**Table 4
Total Projected Units**

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	MITIGATED PROJECTED UNITS	UNMITIGATED PROJECTED UNITS
SFD	12,085	1,192	10,893
SFA	847	196	651
MF	705	237	468
TOTAL	13,637	1,625	12,012

**Table 5
Projected Units within PESD**

RESIDENTIAL CATEGORY	PROJECTED UNITS WITHIN PESD	MITIGATED PROJECTED UNITS WITHIN PESD	UNMITIGATED PROJECTED UNITS WITHIN PESD
SFD	2,664	69	2,595
SFA	250	0	250
MF	375	0	375
TOTAL	3,289	69	3,220

3. Projected Student Enrollment

The number of unmitigated Projected Units listed in Table 4 multiplied by the SGRs at the High School level shown in Tables 1, 2 and 3 results in the Projected Student Enrollment at the high school level. The number of unmitigated Projected Units listed in Table 5 multiplied by the SGRs at the middle school level shown in Tables 1, 2 and 3 results in the Projected Student Enrollment at the middle school level. The Projected Student Enrollment determination is summarized in Table 6 by school level and residential category.

**Table 6
Projected Student Enrollment**

MIDDLE SCHOOL			
RESIDENTIAL CATEGORY	PROJECTED UNITS WITHIN PESD AREA¹	SGRs	PROJECTED STUDENT ENROLLMENT
SFD	2,595	0.1131	293
SFA	250	0.0781	20
MF	375	0.0793	30
<i>SUBTOTAL MIDDLE SCHOOL PROJECTION</i>			343
HIGH SCHOOL			
RESIDENTIAL CATEGORY	PROJECTED UNITS DISTRICT-WIDE¹	SGRs	PROJECTED STUDENT ENROLLMENT
SFD	10,893	0.0994	1,083
SFA	651	0.1674	109
MF	468	0.0954	45
<i>SUBTOTAL HIGH SCHOOL PROJECTION</i>			1,237
TOTAL PROJECTED STUDENT ENROLLMENT			1,580

¹ Includes unmitigated Projected Units only.

B. CLASSROOM INVENTORY

Government Code Section 65995.6 requires that the School District identify and consider any excess capacity in existing facilities that may accommodate projected enrollment growth. The School District currently operates one (1) middle school serving grades 7 through 8, three (3) comprehensive high schools and one (1) continuation high school serving grades 10 through 12, one (1) community day school generally serving grades 9 through 12, one (1) military institute charter facility serving grades 5 through 12 and one online charter school serving grades 9 through 12. Pursuant to Education Code Section 17071.10, these facilities have a capacity to accommodate 9,530 students, 8,424 of which are at the high school level and 1,106 seats are at the middle school level. This capacity was reported on SAB Form 50-02 and was updated to reflect new school facility construction projects approved for funding by the State and additional portable classrooms. Pursuant to Education Code Section 17071.30 and SAB Regulation 1859.51, portable classrooms were not included in the calculation to the extent they are (i) leased through the State Relocatable Classroom Program, (ii) leased for a period of less than five (5) years, (iii) leased when needed as interim housing (project basis), or (iv) represent the number of portables that exceed 25% of the School District’s permanent classrooms. Appendix “C” provides a calculation of the updated facility capacity.

C. PROJECTED UNHOUSED STUDENTS

Based on enrollment information reports in October 2018 to California Longitudinal Pupil Achievement Data System (“CALPADS”), the total student enrollment of the School District is 10,810 students. Of those students, 20 are enrolled in an independent study program and 68 are enrollment in the Scholar Plus Online Learning program. Those students do not require full-time teaching stations and have been subtracted from the CALPADS figures. Furthermore, a total of 173 grades 5 and 6 students attending the California Military Institute (“CMI”) have been subtracted from the CALPADS figures. Should these students return to traditional enrollment, the students would attend an elementary “feeder” school district and therefore would have no impact on the School District’s facilities. Subtracting the independent study program students and grades 5 and 6 CMI students from the CALPADS figures results in a net enrollment of 10,549 students. A summary of the enrollment data is provided in Appendix “D”. Available capacity of existing School District facilities is calculated by subtracting current student enrollment from the existing capacity of the School District’s current facilities, at each school level. This calculation results in the finding that both the middle school and high school levels already have insufficient space to house existing students. The capacity analysis is shown in Table 7.

Table 7
Available Capacity

SCHOOL LEVEL	2018/2019 EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2018) ¹	AVAILABLE/(DEFICIT) CAPACITY
Middle School (7-8)	1,106	1,194	(88)
High School (9-12)	8,424	9,355	(931)
TOTAL	9,530	10,549	(1,019)

¹ Does not include Independent Study and Scholar Plus Online Learning students; students attending California Military Institute (CMI) have been categorized as High School students (excluding 5th and 6th grade students); CMI serves students throughout the School District.

As shown in Table 7, no seats are available to house students generated by unmitigated Projected Units.

Table 8
Projected Unhoused Students

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEATS ¹	PROJECTED UNHOUSED STUDENTS
Middle School (7-8)	343	0	343
High School (9-12)	1,237	0	1,237
TOTAL	1,580	0	1,580

¹ A deficit capacity equals zero surplus seats.

To comply with Government Code Section 65995.6(b), the School District has identified one (1) school site that could be used to lower the need to house Projected Unhoused Students. The use of this site is evaluated in Appendix “H”. The findings described in Appendix “H” show that this site is available to offset the impact of projected student enrollment generated from Projected Units. However, Appendix “H” also demonstrates there is a Local Funds funding deficit; therefore, there are no additional adjustments to the number of Projected Unhoused Students as determined in Table 8.

SECTION III. LEVEL II FEE

The following section sets forth the calculation of the permissible Level II Fee.

A. MAXIMUM NEW CONSTRUCTION GRANT

1. Per-Pupil Grant

The total new construction grant amount is determined by multiplying the number of Projected Unhoused Students by the total per pupil grant (“PPG”). The PPG amount is calculated as the sum of the base per pupil grant and the Automatic Fire Detection/Alarm and Fire Sprinkler System Grant (“ADG”). The base per pupil grant is identified in Education Code Section 17072.10(a) and was adjusted by the SAB on January 23, 2019 per Education Code Section 17072.10(b). SAB Regulation 1859.71.1 allows for the additional grant for automatic fire alarm detection systems and fire sprinkler systems. The ADG was also adjusted by the SAB as of January 23, 2019. Furthermore, Section 1859.76 of the Regulations provides additional general site development grants on new school construction projects (the “GSDG”). On January 23, 2019 the SAB adopted amendments extending the GSDG until January 23, 2019. Appendix “F” provides a calculation of the allowable GSDG. Table 9 below shows the base per pupil grant, the additional grants as well as the total PPG.

**Table 9
Total Per-Pupil Grant (2019)**

SCHOOL LEVEL	BASE PER PUPIL GRANT AMOUNT	ADG	GSDG	TOTAL PPG
Middle School (7-8)	\$12,901	\$263	\$1,217	\$14,381
High School (9-12)	\$16,415	\$286	\$986	\$17,687

2. New Construction Grant Amount

In accordance with Government Code Section 65995.5(c)(1), the New Construction Grant amount is calculated by multiplying the number of Projected Unhoused Students shown in Table 8 by the total PPG shown in Table 9. The calculation to determine the total New Construction Grant amounts by school level is shown in Table 10.

Table 10
New Construction Grant Amount

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	TOTAL PPG	TOTAL NEW CONSTRUCTION GRANT
Middle School (7-8)	343	\$14,381	\$4,932,683
High School (9-12)	1,237	\$17,687	\$21,878,819
TOTAL	1,580	NA	\$26,811,502

B. SITE ACQUISITION AND SITE DEVELOPMENT COSTS

In order to calculate the permissible Level II Fee, Government Code Section 65995.5 (c)(1) allows for site acquisition and development costs to be added to the New Construction Grant amounts determined in the previous section. Specifically, Government Code Section 65995.5(h) sets forth the methodology for determining the allowable site acquisition and development costs that may be included in the Level II Fee. Section 65995.5(h) states that site acquisition costs may not exceed one-half (50%) of the amount determined by multiplying the applicable land acreage by the estimated cost per acre determined pursuant to Education Code Section 17072.12. Furthermore, Section 65995.5(h) specifies that site development costs shall not exceed the estimated amount that would be funded by the SAB pursuant to its regulation governing grants for site development costs (currently 50% of total site development costs).

In determining the appropriate site acquisition cost per acre, K&G Public Finance used a land appraisal prepared for the School District by Epic Land Solutions, Inc. dated December 28, 2016 (“Land Appraisal”). The subject of the Land Appraisal was a 50.34 acre site located on the northeast corner of Leon Road and Wickerd Road, located in an unincorporated area of Riverside County. Based on the “Price to Perris Union High School District” estimated in the Land Appraisal and the site size, the estimated site acquisition cost per acre was \$125,000. The School District has determined a reasonable estimate for site development costs is \$288,160 per acre at both school levels. The estimated per acre site acquisition cost and site development cost are summarized in Table 11.

Table 11
Estimated Site Acquisition and Site Development Cost Per Acre

SCHOOL LEVEL	ESTIMATED SITE ACQUISITION COST PER ACRE	ESTIMATED SITE DEVELOPMENT COST PER ACRE
Middle School (7-8)	\$125,000	\$288,160
High School (9-12)	\$125,000	\$288,160

As required by Government Code Section 65995.5(h), the land acreage used to calculate the permissible Level II Fee shall be the necessary amount determined under the guidelines of the State Department of Education, as published in the “School Site Analysis and Development Handbook” as of January 1, 1998 (“SDE Handbook”). It should be noted that the land acreages identified in the SDE Handbook guidelines do not represent the required site size requirements for constructing new school campuses, and instead serve as a ‘rule of thumb’. The School District has determined that future school facilities will be designed to accommodate a capacity of 1,000 students at the Middle school level and 2,600 students at the High school level. According to the guidelines specified in the SDE Handbook, the site acreages identified in Table 12 are required to accommodate these capacities.

Table 12
Site Size

SCHOOL LEVEL	STUDENT CAPACITY	SITE ACREAGE
Middle School (7-8)	1,000	21.5
High School (9-12)	2,600	47.1

The total estimated school site acquisition and site development costs at each school level is determined by multiplying the costs per acre identified in Table 11 by the site acreages shown in Table 12. As previously discussed in the Executive Summary, the School District’s 2017 FMP identifies the need for one (1) additional middle school (Middle School #2) and two (2) additional comprehensive high schools (High School #4 and High School #5). The School District currently owns one site available for the construction of Middle School #2 and one site which is currently being constructed as the next comprehensive high school, Liberty High School (High School #4). The School District does not currently own a site for the construction of High School #5. The need to acquire a second high school site within the next five (5) years is anticipated based on projected enrollment growth from mitigated residential units and unmitigated residential units, projected enrollment growth from existing housing and the School District’s desire to reduce enrollment at the School District’s existing comprehensive high schools site closer to their design capacities. Therefore, site acquisition and the allowable related applicable costs would not be required to accommodate Projected Unhoused Students at the middle school level but is anticipated at the high school level. Accordingly, the total estimated site acquisition costs have been reduced to zero dollars (\$0) for the middle school level. Pursuant to Government Code Section 65995.5(h), the total school site acquisition and site development costs are reduced by one half (50%).

Table 13
Total Site Acquisition and Site Development Costs

SCHOOL LEVEL	TOTAL SITE ACQUISITION COST ¹	TOTAL SITE DEVELOPMENT COST	TOTAL SITE COST	50% OF TOTAL SITE COSTS
Middle School (7-8)	\$0	\$6,195,440	\$6,195,440	\$3,097,720
High School (9-12)	\$5,887,500	\$13,572,336	\$19,459,836	\$9,729,918

¹ The School District owns one (1) Middle School and one (1) High School Site. The need to acquire an additional high school site is anticipated in the 2017 FMP.

The site costs shown in Table 13 are per school level. To estimate the reasonable site acquisition and site development costs related to the facilities required to house the Projected Unhoused Students, the number of school facilities required to house the Projected Unhoused Students must first be determined. To compute such figure, the number of Projected Unhoused Students is divided by the school capacity at each school level. Table 14 identifies the number of school facilities required to house the Projected Unhoused Students.

Table 14
Number of School Facilities Required for Projected Unhoused Students

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	SCHOOL FACILITY CAPACITY	NUMBER OF SCHOOL FACILITIES REQUIRED
Middle School (7-8)	343	1,000	0.34
High School (9-12)	1,237	2,600	0.48

The total site acquisition and site development grant is determined by multiplying the total site costs shown in Table 13 by the number of school facilities required to house the Projected Unhoused Students as shown in Table 14. This calculation is shown in Table 15 below.

Table 15
Site Acquisition and Site Development Grant

SCHOOL LEVEL	TOTAL SITE COSTS (50%)	NUMBER OF SCHOOL FACILITIES REQUIRED	TOTAL SITE ACQUISITION AND SITE DEVELOPMENT GRANT
Middle School (7-8)	\$3,097,720	0.34	\$1,053,225
High School (9-12)	\$9,729,918	0.48	\$4,670,361
TOTAL			\$5,723,586

C. MAXIMUM LEVEL II FEE COST AND NET LEVEL II FEE COST

The Maximum Level II Fee Cost is calculated as the sum of the (i) Total New Construction Grant amounts identified in Table 10 and the (ii) Total Site Acquisition and Site Development Grant amounts identified in Table 15. The Maximum Level II Costs represent the maximum school facility costs that may be included in the calculation of the Level II Fee and are shown in Table 16 by school level.

**Table 16
Maximum Level II Fee Cost**

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Total New Construction Grant	\$4,932,683	\$21,878,819
Total Site Acquisition and Development Grant	\$1,053,225	\$4,670,361
MAXIMUM LEVEL II FEE COST	\$5,985,908	\$26,549,180

Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by Unmitigated Projected Units from the Maximum Level II Fee Costs to determine the Net Level II Fee Cost. Appendix “H” identifies and considers local revenues sources (“Local Funds”) available to offset the impact of Projected Units. Since the School District has determined that no Local Funds are available for the required school facilities necessary to house the Projected Unhoused Students, the Net Level II Fee Costs are equal to the Maximum Level II Fee Costs for each school level. This amount is calculated in Table 17.

**Table 17
Net Level II Fee Cost**

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Maximum Level II Fee Cost	\$5,985,908	\$26,549,180
Credit for Local Funds	\$0	\$0
NET LEVEL II FEE COST	\$5,985,908	\$26,549,180

D. LEVEL II FEE CALCULATION

In accordance with Government Code Section 65995.5(c)(3), the maximum Level II Fee is calculated by dividing the Net Level II Fee Cost by the total square footage of assessable space of the Unmitigated Projected Units. To project the total square footage of assessable space of the Unmitigated Projected Units, the average square footage of SFD, SFA and MF Unmitigated Projected Units must first be determined. K&G Public Finance used square footage information obtained from the Assessor’s Office of the County for SFD, SFA and MF units constructed within the School District over the previous five-year period to estimate

a average square footage of the Projected Units. Those average square footage estimates were included in the residential projection letters submitted to the Planning Agencies for review. A copy of the letters and responses by the Planning Agencies, if any, are included as Appendix “E”. Since in certain cases the average square footage estimates vary by Planning Agency jurisdiction, an overall weighted average of the square footage estimates was calculated for all areas based on the Projected Units and respective square footage estimate within each Planning Agency area. Table 18 shows the projected weighted average square footage as well as the total square footage of assessable space of unmitigated Projected Units within the PESD area of the School District. The sum of the total square footages shown in Table 18 is applicable to the calculation of the Level II Fee at the middle school level.

Table 18
Total Square Footage of Unmitigated Projected Units
Middle School Level (Within PESD)

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	WEIGHTED AVERAGE SQUARE FOOTAGE	TOTAL PROJECTED SQUARE FEET
SFD	2,595	2,332	6,051,540
SFA	250	1,100	275,000
MF	375	1,000	375,000
TOTAL	3,220	NA	6,701,540

Table 19 shows the projected weighted average square footages as well as the total square footage of assessable space of unmitigated Projected Units within the entire area of the School District. The sum of the total square footages shown in Table 19 is applicable to the calculation of the Level II Fee at the high school level.

Table 19
Total Square Footage of Unmitigated Projected Units
High School Level (Outside PESD)

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	WEIGHTED AVERAGE SQUARE FOOTAGE	TOTAL PROJECTED SQUARE FEET
SFD	10,893	2,489	27,112,677
SFA	651	1,374	894,474
MF	468	986	461,448
TOTAL	12,012	NA	28,468,599

The Net Level II Fee Costs are divided by the applicable total projected square feet of the unmitigated Projected Units to arrive at the Level II Fee applicable to the middle school level and high school level. The result of this operation is shown in Table 20. The Level II Fee represents the amount that can be adopted by the Board of Trustees of the School District.

Once adopted, the Level II Fee can be levied on future residential units in accordance with applicable law.

Table 20
Level II Fee

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Net Level II Fee Cost	\$5,985,908	\$26,549,180
Total Square Footage of Unmitigated Projected Units	6,701,540	28,468,599
LEVEL II FEE	\$0.89	\$0.93

The area of the School District within PESD serves students both at the middle school level and the high school level. Accordingly, the applicable Level II fee on future residential units located within PESD is the sum of the Level II Fee at the middle school level and the Level II Fee at high school level. Table 21 shows Level II Fee applicable to units located within the PESD area of the School District and the Level II Fee applicable to units located outside the PESD area of the School District.

Table 21
Level II Fee by Area

DESCRIPTION	FEE FOR UNITS WITHIN THE PESD AREA	FEE FOR UNITS OUTSIDE THE PESD AREA
Middle School (7-8)	\$0.89	N/A
High School (9-12)	\$0.93	\$0.93
LEVEL II FEE	\$1.82	\$0.93

SECTION IV. LEVEL III FEE

The following section sets forth the calculation of the permissible Level III Fee. The Level III Fee is determined in accordance with Government Code Section 65995.7 and may be imposed if (i) the School District has complied with Government Code Section 65995.5 and (ii) State funds for new school facility construction are not available. State funds are not available if the SAB is no longer approving apportionments for new construction pursuant to Education Code Section 17072.20 due to lack of funds available for new construction.

A. LEVEL III FEE CALCULATION

The Level III Fee is calculated by increasing the Net Level II Fee Cost by an amount not to exceed the Maximum Level II Fee Cost, except that for the purpose of calculating this additional amount, the Local Funds identified pursuant to Government Section 65995.5(c)(2) and Section 65995.6(b) are not subtracted. This calculation is shown in Table 22 and the result represents the maximum amount of school facility costs that can be included in the calculation of the Level III Fee.

Table 22
Level III Cost

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Maximum Level II Fee Cost	\$5,985,908	\$26,549,180
Maximum Level II Fee Cost	\$5,985,908	\$26,549,180
LEVEL III FEE COST	\$11,971,816	\$53,098,360

The Level III Fee Costs are divided by the total projected square feet of the unmitigated Projected Units for each applicable school level as shown in Tables 18 and 19 to arrive at the Level III Fee. The result of this operation is shown in Table 23.

Table 23
Level III Fee

DESCRIPTION	MIDDLE SCHOOL LEVEL	HIGH SCHOOL LEVEL
Level III Fee Cost	\$11,971,816	\$53,098,360
Total Square Footage of Projected Units	6,701,540	28,468,599
LEVEL III FEE	\$1.79	\$1.87

Table 24 shows the Level III Fee applicable to units located in the PESD area of the School District and units the Level III Fee applicable to units located outside the PESD area of the School District.

**Table 24
Level III Fee by Area**

DESCRIPTION	FEE FOR UNITS WITHIN THE PESD AREA	FEE FOR UNITS OUTSIDE THE PESD AREA
Middle School (7-8)	\$1.79	N/A
High School (9-12)	\$1.87	\$1.87
LEVEL III FEE	\$3.66	\$1.87

B. REIMBURSEMENT PROVISION

Government Code Section 65995.7(b) provides that a governing board may offer a reimbursement election to the person(s) subject to the Level III Fee with the right to monetary reimbursement of the difference, in whole or in part, between the Level II and Level III Fee to the extent that the School District receive funds from the State for construction of the school facilities for which that amount was required (less any amount expended for interim housing). The reimbursement election may be made on a tract or lot basis at the option of the person(s) subject to the Level III Fee. The reimbursement of available funds shall be made within 30 days as they are received by the School District.

SECTION V. GOVERNMENT CODE SECTION 66000

Government Code Sections 66000 *et seq.* were enacted by State Legislature in 1987. In any action establishing, increasing, or imposing a fee as a condition of approval of a development project, such as the Alternative Fees described herein, these Sections require the public agency to satisfy the following requirements:

1. Determine the purpose of the fee;
2. Identify the use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;
5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and
6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

This SFNA has been prepared in accordance with applicable law to provide the factual basis for determining the Alternative Fees that may be collected from new residential development in the School District. The information set forth herein, including the information contained in the Appendices attached hereto, provide factual evidence establishing a nexus between the type of development projected to be built within the School District and the amount of Alternative Fees levied upon such development based on the need for such Alternative Fees. The determinations made in this SFNA meet the requirements of Government Code Section 66000. The findings are summarized as follows:

- (i). Government Code Section 65995.5(f) requires that Alternative Fees be expended on school facilities as being attributable to projected enrollment growth from the construction of new residential units. The Alternative Fees will be used to fund the construction and reconstruction of school facilities required to accommodate Projected Unhoused Students generated by unmitigated Projected Units to the extent described in this SFNA, inclusive of those facilities identified in the 2017 FMP, and permitted by applicable law, including interim facilities.
- (ii). For residential development, the relationship between existing homes and student enrollment is demonstrated by the students living in those homes. The Student Generation Rates calculated in Section II of this SFNA confirm that relationship.
- (iii). As shown in this SFNA, additional residential development will generate additional students. Existing facilities are not adequate to accommodate projected student

- enrollment as demonstrated in Table 7, therefore the School District will be required to provide additional school facilities as a result of new residential development.
- (iv). The Alternative Fees determined herein were calculated by and in accordance with applicable law and represent the costs that are permissible to include. For residential construction, the total cost impact to the School District is estimated at \$5.63 per square foot for units located within the PESD area of the School District and \$2.96 per square foot for units located outside the PESD area of the School District (see Appendix “G” for further detail). Since the Alternative Fees are less than the estimated total cost impact to the School District, it is reasonable that the Alternative Fees determined herein are relatively proportional to the actual impact caused by new residential development on the School District.
 - (v). The cost of new school facilities required to house students generated from new residential development is greater than the amount that may be funded solely by the collection of Alternative Fees.
 - (vi). The School District maintains a separate capital facilities account for the deposit and accounting of developer fees, including the Alternative Fees.

SECTION VI. REDEVELOPMENT

Government Code Section 66001, subdivision (a)(3) and (4) requires that a school district, in imposing school-impact fees, establish a reasonable relationship between the fee's use, the need for the public facility and the type of development project on which the fee is imposed. This section addresses and sets forth general policy when considering the levy of school fees on new residential units resulting from residential redevelopment projects within the School District.

Residential redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new residential dwelling units (“Residential Redevelopment”). The School District is aware of Residential Redevelopment projects completed within the School District boundaries within the previous five (5) years, and anticipates similar Residential Redevelopment projects may be completed in the next five (5) years. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 *et seq.* (“School Fees”) shall be levied by the School District on new residential units resulting from Residential Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new residential units on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new residential development by comparing the projected square footage, student generation and cost impacts of the proposed new residential units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Tables 1, 2 and 3 of this report, as applicable.

The School District may levy School Fees, authorized under applicable law, on new residential units resulting from Residential Redevelopment projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraph, but not exceeding the applicable Alternative Fees.

APPENDIX A
SAB FORMS 50-01, 50-02, 50-03
AND ELIGIBILITY DETERMINATION

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION
 SAB 60-01 (New 8/99) Excel (Rev. 10/26/99)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 PAGE 3 OF 8

SCHOOL DISTRICT
PERRIS UNION HIGH
 COUNTY
RIVERSIDE

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
87207
 HIGH SCHOOL ATTENDANCE AREA (if applicable)

Part A. Enrollment Data - Districts or County
 Superintendent of Schools

Grade	3rd Previous 1996/96	2nd Previous 1996/97	Previous 1997/98	Current 1998/99
K	1,350	1,280	1,355	1,289
1	1,483	1,450	1,424	1,507
2	1,379	1,443	1,516	1,395
3	1,309	1,384	1,455	1,517
4	1,283	1,321	1,374	1,467
5	1,241	1,264	1,320	1,383
6	1,225	1,286	1,286	1,289
7	541	597	696	740
8	533	538	582	702
9	1,173	1,118	1,228	1,201
10	946	1,192	1,234	1,241
11	787	909	1,065	1,070
12	710	791	826	878
TOTAL	13,900	14,487	15,350	15,753

Part B. Continuation High School - Districts only

Grade	3rd Previous	2nd Previous	Previous	Current
8		1	9	
10	36	25	61	11
11	58	103	78	57
12	145	182	108	132
TOTAL	239	311	284	200

Part C. Special Day Class Pupils - (Districts or County)

Superintendent of Schools

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	14	19
HH			HH		
DEAF			DEAF	1	
HI			HI	2	
SLI			SLI	8	
VI			VI	1	
SED			SED		11
OI			OI	1	
OHI			OHI	4	
SLD			SLD	316	
DB			DB		
MH			MH	1	
AUT			AUT		
TBI			TBI		
TOTAL			TOTAL	348	30

Part D. Special Day Class Enrollment - County
 Superintendent of Schools only

3rd Previous	2nd Previous	Previous	Current

Part E. Number of New Dwelling Units

N/A

Part F. District Student Yield Factor

N/A

Part G. Five Year Projected Enrollment - School Facilities Program
 Projections - Except Special Day Class Pupils

K-6	7-8	9-12	TOTAL
	1,450	5,702	7,152

Projection - Special Day Class Pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	17	23
HH			HH		
DEAF			DEAF	1	
HI			HI	2	
SLI			SLI	10	
VI			VI	1	
SED			SED		13
OI			OI	1	
OHI			OHI	5	
SLD			SLD	385	
DB			DB		
MH			MH	1	
AUT			AUT		
TBI			TBI		
TOTAL			TOTAL	423	36

Part H.

One Year Projected Enrollment - State Relocatable Program
 Projections - Except Special Day Class Pupils

K-6	7-8	9-12	TOTAL
	1,102	4,871	5,973

Projections - Special Day Class Pupils only
 (Includes Severe & Non-Severe)

Elementary	Secondary	Elementary	Secondary
MR	34	OI	1
HH		OHI	4
DEAF	1	SLD	327
HI	2	DB	
SLI	8	MH	1
VI	1	AUT	
SED	11	TBI	
TOTAL		TOTAL	390

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. If the district is requesting an augmentation in the enrollment projection pursuant to regulation Section 1669.42 (b), the Local Planning Commission or approved 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 constructed. 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

(Handwritten Signature)

DATE

4-25-01

STATE OF CALIFORNIA
EXISTING SCHOOL BUILDING CAPACITY

SAB 80-02 (Rev. 9/89) Excel (Rev. 3/22/8000)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 PAGE 1 OF 1

SCHOOL DISTRICT
PERRIS UNION HIGH
 COUNTY
RIVERSIDE

FIVE DIGIT DISTRICT CODE NUMBER (See California Public School Directory)
67207
 HIGH SCHOOL ATTENDANCE AREA (if applicable)

PART I- Classroom Inventory New Amended

Line 1. Leased State Relocatable Classrooms				
Line 2. Portable Classrooms Leased Less Than 5 Years				
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 The District		18	51	69
Line 7. Permanent Classrooms		18	80	98
Line 8. Total		36	131	167

PART II- Available Classrooms

a. Part 1, Line 4				
b. Part 1, Line 5				
c. Part 1, Line 6		18	51	69
d. Part 1, Line 7		18	80	98
e. Total a b c & d		36	131	167

4. Part 1, Line 8		36	131	167
b. Part 1 Lines 1, 2, 5 & 6 (Total only)				69
c. 25% of Part 1, Line 7				25
d. Subtract c from b (enter 0 if negative)			44	44
e. Total, a minus d		36	87	128

PART III- Determination of Existing School Building Capacity

Line 1. Classroom capacity		972	2,349
Line 2. SEA adjustment			
Line 3. Operational Grants			
Line 4. Greater of line 2 or 3			
Line 5. Total, lines 1 & 4		972	2,349

I certify, as the District Representative, that the information provided on this Form is true and correct and that I am designated as an authorized district representative by the governing board of the district.
 I certify that 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

Robert Clark

DATE

4-25-01

STATE OF CALIFORNIA

ELIGIBILITY DETERMINATION

SAB 50-03 (Rev. 9/99) Excel (Rev. 9/2/2000)

STATE ALLOCATION BOARD
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
PAGE 9 OF 9

SCHOOL DISTRICT

PERRIS UNION HIGH

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

67207

BUSINESS ADDRESS

155 E Fourth Street

HIGH SCHOOL ATTENDANCE AREA (if applicable)

CITY

Perris CA 92570

COUNTY

RIVERSIDE

Part I - The following individual(s) have been designated as district representative(s) by the School Board

DISTRICT REPRESENTATIVE

Robert Crank

TELEPHONE NUMBER

909-943-8369

E-MAIL ADDRESS

DISTRICT REPRESENTATIVE

TELEPHONE NUMBER

E-MAIL ADDRESS

Part II - New Construction Eligibility New Amended

1. Projected Enrollment (Part G, Form SAB 50-01)

1,450

6,161

2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)

972

2,349

3. New Construction Baseline Eligibility (line 1 minus line 2)

478

3,812

5. Adjusted Baseline eligibility (line 3 plus or minus line 4)

Part III Modernization Eligibility

1. School Name:

9-12

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 and 27 for 7-8 and 9-12

6. CBEDS enrollment at school

7. Modernization Eligibility (lesser of 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 or portable space (report by classroom or sq. footage)

6. Total (lines 4 and 5)

7. Percentage (Divide line 4 by line 6)

0%

8. CBEDS enrollment at this school

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. 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 Districts Governing Board on May 17, 1999; 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

Robert Crank

DATE

4-25-01



Project Main Page

[Return to Search Results](#)

DSA eTracker: [04-103330](#)
 Application: 50/67207-00-003
 County: Riverside
 District: Perris Union High
 Site: PERRIS HIGH
 District Rep: Mr. Hector Gonzalez

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

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval		
67207	0	2/23/2000	10/24/2012		
SAB 50-03 New Construction Eligibility Information New Construction Baseline Eligibility					
Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	0	529	6387	0	0
SAB Approvals/Adjustments:	0	1041	-4676	388	58
Remaining Eligibility:	0	1570	1711	388	58
SAB 50-03 Eligibility Document Status/Dates					
Status:	PM Complete				
Date Signed:	5/24/1999				
Date Received:	7/30/1999				
SAB Approval Date:	2/23/2000				

APPENDIX B
BONDING CAPACITY CALCULATION

**PERRIS UNION HIGH SCHOOL DISTRICT
BONDING CAPACITY CALCULATION
FISCAL YEAR 2019/2020
APPENDIX B**

1.	Total Assessed Valuation (Fiscal Year 2019/2020)[1]	\$18,620,155,084
2.	Applicable Percentage Bond Limit (Education Code Section 15102 or 15106)	<u>1.25%</u>
3.	Bonding Capacity (Item 1 times Item 2)	\$232,751,938.55

[1] County of Riverside, Office of the Auditor-Controller

APPENDIX C
FACILITY CAPACITY UPDATE

**PERRIS UNION HIGH SCHOOL DISTRICT
FACILITIES CAPACITY UPDATE
APPENDIX C**

Item	School	Middle School	High School
SAB Form 50-02 (as of 2001)	NA	972	2,349
Non-Severe/Severe	NA	0	0
*002	Paloma Valley High	0	1,796
*003	Perris High	0	40
*004	Pinacate Middle	53	0
*005	Perris Valley Academy	0	297
*006	Perris High	0	702
*007	Heritage High	0	2,673
*008	Paloma Valley High	0	567
*009	Pinacate Middle	81	0
*010[1]	High School #4	0	0
Total		1,106	8,424

*Based on information provided on SAB 50-04 Applications for New Construction Funding
[1] High School #4 has yet to be constructed, therefore additional seats have not been added.

APPENDIX D
ENROLLMENT SUMMARY

**PERRIS UNION HIGH SCHOOL DISTRICT
2018/2019 ENROLLMENT
APPENDIX D**

School	Total		Total
	Middle	High	
California Military Institute (CMI)[1]	0	876	876
Heritage High School	0	2,875	2,875
Independent Study	0	20	20
Paloma Valley High School	0	3,146	3,146
Perris High School	0	2,245	2,245
Perris Lake High School (Continuation)	0	213	213
Pinacate Middle School	1,194	0	1,194
Scholar Plus Online Learning	0	68	68
Total	1,194	9,443	10,637
Eligible[2]	1,194	9,355	10,549

[1] Does not include grades 5 and 6 students attending CMI. CMI students assigned to High School level since this school serves students throughout the District.

[2] Does not include Independent Study students and Scholar Plus Online Learning Program students;

APPENDIX E
CORRESPONDENCE WITH CITIES/COUNTY



October 14, 2019

Mr. Richard Fairhurst
Senior Transportation Planner
County of Riverside-TLMA
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Via Email: RFAIRHUR@RIVCO.ORG

RE: Perris Union High School District –Projected Residential Development

Dear Mr. Fairhurst:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2019 School Facilities Needs Analysis (“SFNA”) for adoption by the Perris Union High School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Education Code Section 17620 and Government Code Sections 65995.5, 65995.6 and 65995.7.

Government Code Section 65352.2 recommends that the School District provide cities/and or county planning departments having jurisdiction within the School District boundaries with notice of the preparation of the 2019 SFNA and an opportunity to meet with the School District, if they desire, prior to the completion of the 2019 SFNA. The School District hereby provides notice that the 2019 SFNA is tentatively scheduled to be considered by the Board of Trustees of the School District on Wednesday, December 11, 2019. The 2019 SFNA has not been finalized; however, a copy will be provided for your review once it is completed. Also, in accordance with Government Code Section 65352.2, the School District is available to meet at the School District’s offices the week of Monday, October 21, 2019 to discuss such matters relating to the coordination of future facilities within the School District. If a meeting is desired, please provide notification of your request for such meeting to my attention.

Furthermore, in order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the County of Riverside having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the County review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by October 24, 2019.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at doug@kgpf.net.

Sincerely,

A handwritten signature in blue ink that reads "Douglas A. Floyd". The signature is written in a cursive style with a large, stylized 'D' and 'F'.

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities, Perris Union High School District
Sarah D. Polito, Fagen Friedman & Fulfrost LLP

**PERRIS UNION HIGH SCHOOL DISTRICT
2019 SCHOOL FACILITIES NEEDS ANALYSIS
PROJECTED RESIDENTIAL DEVELOPMENT**

FORM FOR LOCAL PLANNING AGENCY REVIEW


Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the County of Riverside having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	2,044	2,300
Single Family Attached (condominiums, town homes)	245	970
Multi-family (apartments, duplexes, triplexes)	0	0

 The County of Riverside agrees with and deems reasonable all residential development projections shown in the table above.

 X The County of Riverside does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	1,934	2,200
Single Family Attached (condominiums, town homes)	0	0
Multi-family (apartments, duplexes, triplexes)	0	0

Signature: 
Date: 10/22/19

Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than October 24, 2019.

**Koppel & Gruber Public Finance
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078**



October 14, 2019

Mr. Richard MacHott
Planning Manager
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Via Email: rmachott@Lake-Elsinore.org

RE: Perris Union High School District –Projected Residential Development

Dear Mr. MacHott:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2019 School Facilities Needs Analysis (“SFNA”) for adoption by the Perris Union High School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Education Code Section 17620 and Government Code Sections 65995.5, 65995.6 and 65995.7.

Government Code Section 65352.2 recommends that the School District provide cities/and or county planning departments having jurisdiction within the School District boundaries with notice of the preparation of the 2019 SFNA and an opportunity to meet with the School District, if they desire, prior to the completion of the 2019 SFNA. The School District hereby provides notice that the 2019 SFNA is tentatively scheduled to be considered by the Board of Trustees of the School District on Wednesday, December 11, 2019. The 2019 SFNA has not been finalized; however, a copy will be provided for your review once it is completed. Also, in accordance with Government Code Section 65352.2, the School District is available to meet at the School District’s offices the week of Monday, October 21, 2019 to discuss such matters relating to the coordination of future facilities within the School District. If a meeting is desired, please provide notification of your request for such meeting to my attention.

Furthermore, in order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Lake Elsinore (“City”) having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by October 24, 2019.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at doug@kgpf.net.

Sincerely,

A handwritten signature in blue ink that reads "Douglas A. Floyd". The signature is written in a cursive style with a large, stylized 'D' and 'F'.

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities, Perris Union High School District
Sarah D. Polito, Fagen Friedman & Fulfrost LLP

**PERRIS UNION HIGH SCHOOL DISTRICT
2019 SCHOOL FACILITIES NEEDS ANALYSIS
PROJECTED RESIDENTIAL DEVELOPMENT**

FORM FOR LOCAL PLANNING AGENCY REVIEW


Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Lake Elsinore having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	0	NA
Single Family Attached (condominiums, town homes)	0	NA
Multi-family (apartments, duplexes, triplexes)	0	NA

X The City of Lake Elsinore agrees with and deems reasonable all residential development projections shown in the table above.

_____ The City of Lake Elsinore does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)		
Single Family Attached (condominiums, town homes)		
Multi-family (apartments, duplexes, triplexes)		

Signature: 
Date: 10/24/2019

Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than October 24, 2019.

**Koppel & Gruber Public Finance
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078**



October 14, 2019

Ms. Lisa Gordon
Planning Manager
City of Menifee
29714 Haun Rd.
Menifee, CA 92586

Via Email: lgordon@cityofmenifee.us

RE: Perris Union High School District –Projected Residential Development

Dear Ms. Gordon:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2019 School Facilities Needs Analysis (“SFNA”) for adoption by the Perris Union High School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Education Code Section 17620 and Government Code Sections 65995.5, 65995.6 and 65995.7.

Government Code Section 65352.2 recommends that the School District provide cities/and or county planning departments having jurisdiction within the School District boundaries with notice of the preparation of the 2019 SFNA and an opportunity to meet with the School District, if they desire, prior to the completion of the 2019 SFNA. The School District hereby provides notice that the 2019 SFNA is tentatively scheduled to be considered by the Board of Trustees of the School District on Wednesday, December 11, 2019. The 2019 SFNA has not been finalized; however, a copy will be provided for your review once it is completed. Also, in accordance with Government Code Section 65352.2, the School District is available to meet at the School District’s offices the week of Monday, October 21, 2019 to discuss such matters relating to the coordination of future facilities within the School District. If a meeting is desired, please provide notification of your request for such meeting to my attention.

Furthermore, in order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Menifee (“City”) having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by October 24, 2019.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Page 2 of 2
10/14/2019

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at doug@kgpf.net.

Sincerely,

A handwritten signature in blue ink that reads "Douglas A. Floyd". The signature is written in a cursive style with a large, stylized 'D' and 'F'.

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities, Perris Union High School District
Sarah D. Polito, Fagen Friedman & Fulfrost LLP

**PERRIS UNION HIGH SCHOOL DISTRICT
2019 SCHOOL FACILITIES NEEDS ANALYSIS
PROJECTED RESIDENTIAL DEVELOPMENT**

FORM FOR LOCAL PLANNING AGENCY REVIEW

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Menifee having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	7,759	2,580
Single Family Attached (condominiums, town homes)	514	1,500
Multi-family (apartments, duplexes, triplexes)	567	971

 The City of Menifee agrees with and deems reasonable all residential development projections shown in the table above.

The City of Menifee does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	7,500	
Single Family Attached (condominiums, town homes)	514	
Multi-family (apartments, duplexes, triplexes)	330	

Signature: 
Date: 10/21/19

Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than October 24, 2019.

**Koppel & Gruber Public Finance
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078**



October 14, 2019

Ms. Farrah Bulacan
Assistant Planner
City of Murrieta
24601 Jefferson Avenue
Murrieta, CA 92562

Via Email: FBulacan@MurrietaCA.gov

RE: Perris Union High School District –Projected Residential Development

Dear Ms. Bulacan:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2019 School Facilities Needs Analysis (“SFNA”) for adoption by the Perris Union High School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Education Code Section 17620 and Government Code Sections 65995.5, 65995.6 and 65995.7.

Government Code Section 65352.2 recommends that the School District provide cities/and or county planning departments having jurisdiction within the School District boundaries with notice of the preparation of the 2019 SFNA and an opportunity to meet with the School District, if they desire, prior to the completion of the 2019 SFNA. The School District hereby provides notice that the 2019 SFNA is tentatively scheduled to be considered by the Board of Trustees of the School District on Wednesday, December 11, 2019. The 2019 SFNA has not been finalized; however, a copy will be provided for your review once it is completed. Also, in accordance with Government Code Section 65352.2, the School District is available to meet at the School District’s offices the week of Monday, October 21, 2019 to discuss such matters relating to the coordination of future facilities within the School District. If a meeting is desired, please provide notification of your request for such meeting to my attention.

Furthermore, in order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Murrieta (“City”) having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

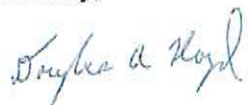
K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by October 24, 2019.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

760.510.0290 FAX 760.510.0288

Page 2 of 2
10/14/2019

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at doug@kgpf.net.

Sincerely,

A handwritten signature in cursive script that reads "Douglas Floyd".

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities; Perris Union High School District
Sarah D. Polito, Fagen Friedman & Fulfrost LLP

**PERRIS UNION HIGH SCHOOL DISTRICT
2019 SCHOOL FACILITIES NEEDS ANALYSIS
PROJECTED RESIDENTIAL DEVELOPMENT**

FORM FOR LOCAL PLANNING AGENCY REVIEW

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Murrieta having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	116	2,798
Single Family Attached (condominiums, town homes)	83	1,114
Multi-family (apartments, duplexes, triplexes)	0	0

 The City of Murrieta agrees with and deems reasonable all residential development projections shown in the table above.

X The City of Murrieta does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	116	2,664
Single Family Attached (condominiums, town homes)	83	1,417
Multi-family (apartments, duplexes, triplexes)		

Signature: 
Date: 10/23/19

Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than October 24, 2019.

**Koppel & Gruber Public Finance
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078**

10-6-19



October 16, 2019

Mr. Nathan Perez
Senior Planner
City of Perris
101 North "D" Street
Perris, CA 92570

Via Email: nperez@cityofperris.org

RE: Perris Union High School District –Projected Residential Development

Dear Mr. Perez:

Koppel & Gruber Public Finance ("K&G Public Finance") is in the process of preparing the 2019 School Facilities Needs Analysis ("SFNA") for adoption by the Perris Union High School District ("School District"). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Education Code Section 17620 and Government Code Sections 65995.5, 65995.6 and 65995.7.

Government Code Section 65352.2 recommends that the School District provide cities/and or county planning departments having jurisdiction within the School District boundaries with notice of the preparation of the 2019 SFNA and an opportunity to meet with the School District, if they desire, prior to the completion of the 2019 SFNA. The School District hereby provides notice that the 2019 SFNA is tentatively scheduled to be considered by the Board of Trustees of the School District on Wednesday, December 11, 2019. The 2019 SFNA has not been finalized; however, a copy will be provided for your review once it is completed. Also, in accordance with Government Code Section 65352.2, the School District is available to meet at the School District's offices the week of Monday, October 21, 2019 to discuss such matters relating to the coordination of future facilities within the School District. If a meeting is desired, please provide notification of your request for such meeting to my attention.

Furthermore, in order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Perris ("City") having common jurisdiction with the School District over the next five (5) years ("Projected Units").

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by October 24, 2019.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Page 2 of 2
10/16/2019

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at doug@kgpf.net.

Sincerely,

A handwritten signature in blue ink that reads "Douglas A. Floyd". The signature is written in a cursive style.

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities, Perris Union High School District
Sarah D. Polito, Fagen Friedman & Fulfrost LLP

**PERRIS UNION HIGH SCHOOL DISTRICT
2019 SCHOOL FACILITIES NEEDS ANALYSIS
PROJECTED RESIDENTIAL DEVELOPMENT**

FORM FOR LOCAL PLANNING AGENCY REVIEW


Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Perris having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	2,535	2,432
Single Family Attached (condominiums, town homes)	250	1,100
Multi-family (apartments, duplexes, triplexes)	375	1,000

The City of Perris agrees with and deems reasonable all residential development projections shown in the table above.

The City of Perris does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)		
Single Family Attached (condominiums, town homes)		
Multi-family (apartments, duplexes, triplexes)		

Signature: 
Date: Oct 16, 2019

Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than October 24, 2019.

**Koppel & Gruber Public Finance
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078**



October 14, 2019

Mr. Travis Randel
Community Development and Planning Director
City of San Jacinto
595 South San Jacinto Ave., Bldg. A
San Jacinto, CA 92583

Via Email: trandel@sanjacintoca.gov

RE: Perris Union High School District –Projected Residential Development

Dear Mr. Randel:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2019 School Facilities Needs Analysis (“SFNA”) for adoption by the Perris Union High School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Education Code Section 17620 and Government Code Sections 65995.5, 65995.6 and 65995.7.

Government Code Section 65352.2 recommends that the School District provide cities/and or county planning departments having jurisdiction within the School District boundaries with notice of the preparation of the 2019 SFNA and an opportunity to meet with the School District, if they desire, prior to the completion of the 2019 SFNA. The School District hereby provides notice that the 2019 SFNA is tentatively scheduled to be considered by the Board of Trustees of the School District on Wednesday, December 11, 2019. The 2019 SFNA has not been finalized; however, a copy will be provided for your review once it is completed. Also, in accordance with Government Code Section 65352.2, the School District is available to meet at the School District’s offices the week of Monday, October 21, 2019 to discuss such matters relating to the coordination of future facilities within the School District. If a meeting is desired, please provide notification of your request for such meeting to my attention.

Furthermore, in order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of San Jacinto (“City”) having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. **Please complete, sign and return the form enclosed to K&G Public Finance by October 24, 2019.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request, please do not hesitate to contact me at (760) 510-0290 or at doug@kgpf.net.

Sincerely,

A handwritten signature in blue ink that reads "Douglas A. Floyd". The signature is written in a cursive style with a large initial 'D'.

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hector Gonzalez; Director of Facilities, Perris Union High School District
Sarah D. Polito, Fagen Friedman & Fulfrost LLP

**PERRIS UNION HIGH SCHOOL DISTRICT
2019 SCHOOL FACILITIES NEEDS ANALYSIS
PROJECTED RESIDENTIAL DEVELOPMENT**

FORM FOR LOCAL PLANNING AGENCY REVIEW

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of San Jacinto having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	0	NA
Single Family Attached (condominiums, town homes)	0	NA
Multi-family (apartments, duplexes, triplexes)	0	NA

X The City of San Jacinto agrees with and deems reasonable all residential development projections shown in the table above.

_____ The City of San Jacinto does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)		
Single Family Attached (condominiums, town homes)		
Multi-family (apartments, duplexes, triplexes)		

Signature: 
Date: 10/15/2019

Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than October 24, 2019.

**Koppel & Gruber Public Finance
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078**

APPENDIX F
GENERAL SITE DEVELOPMENT GRANT DETERMINATION

**PERRIS UNION HIGH SCHOOL DISTRICT
GENERAL SITE COMPLIANCE GRANT CALCULATION
APPENDIX F**

Additional Grant as Percentage of Per Pupil Grant

School Level	Base per Pupil Grant	Percent	Allowable Additional Grant
Middle School	\$13,164	6.00%	\$790
High School	\$16,701	3.75%	\$626

Allowable Grant per School Facility

School Level	Grant Per New Useable Acre	Site Acreage	School Facility Grant
Middle School	\$19,853	21.5	\$426,840
High School	\$19,853	47.1	\$935,076

Grant Amount per Pupil

School Level	School Facility Grant	Facility Capacity	Grant per Pupil
Middle School	\$426,840	1,000	\$427
High School	\$935,076	2,600	\$360

Total per Pupil Grant for Site Development

School Level	Allowable Additional Grant	Grant per Pupil	Total Grant for Site Development
Middle School	\$790	\$427	\$1,217
High School	\$626	\$360	\$986

APPENDIX G
ESTIMATE OF ACTUAL AVERAGE
SCHOOL FACILITY COST PER SQUARE FOOT

**PERRIS UNION HIGH SCHOOL DISTRICT
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION
APPENDIX G**

True Cost Per Student

School Level	Total Estimated Cost*	Estimated Design Capacity	True Cost per Student
Middle School	\$50,597,918	1,000	\$50,598
High School	\$177,000,000	2,600	\$68,077

True Cost Per Single Family Detached Dwelling Unit

School Level	Cost per Student	Blended Student Generation Rate	True Cost per Dwelling Unit
Middle School	\$50,598	0.1099	\$5,561
High School	\$68,077	0.1029	\$7,005
Total	NA	0.2128	\$12,566

True Cost per Square Foot

School Level	True Cost per Dwelling Unit	Weighted Average Square Footage	True Cost Per Square Foot
Middle School	\$5,561	2,081	\$2.67
High School	\$7,005	2,370	\$2.96

True Cost per Square Foot per Area of the District

Area	True Cost Per Square Foot
Within PESD	\$5.63
Outside PESD	\$2.96

* Total Estimated Cost derived from 2017 Facilities Master Plan.

APPENDIX H
SURPLUS PROPERTY AND LOCAL REVENUE SOURCES (LOCAL FUNDS)

Surplus Property and Local Funds (Government Code Section 65995.6(b))

Government Code Section 65995.6(b) requires that when determining the funds necessary to meet its facility needs, this SFNA identifies and considers the following:

- (i) Any surplus property 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 may be accommodated by excess capacity in existing facilities; and,
- (iii) Local resources, other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of Projected Units (“Local Funds”).

In addition, Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by Projected Units from the Total New Construction Grant amount determined in this SFNA. The following is a summary of the findings related to these requirements:

SURPLUS PROPERTY

The School District has identified a school site that may be considered surplus property. This site is described as follows:

Middle School #2 School Site—this site is located on the east side of Wilson Avenue, south of Metz Road, and west of Murrieta Road in the city of Perris. The site consists of approximately 24.0 acres. This site is planned for the construction of a future middle school. Based on the site size the School District has estimated the site can accommodate approximately 1,000 students.

Based on the per acre site acquisition costs identified in Table 11 of this SFNA, the potential value of land at this site is estimated at \$3,000,000. This amount may be dedicated to offset the impact of Projected Units.

EXCESS CAPACITY IN EXISTING FACILITIES

There is no excess capacity in existing facilities of the School District to accommodate projected enrollment growth from Projected Units.

LOCAL FUNDS

The following identifies and considers Local Funds available to the School District:

- (i) **General Obligation (“GO”) Bonds**— On November 6, 2012 the registered voters of the School District authorized the issuance and sale of not to exceed \$153,420,000 in general obligation bond indebtedness (Measure T). Since the election date, the School District issued the Election of 2012 Series A Bonds on August 8, 2013 in the amount of \$35,000,000 and the Election of 2012 Series B Bonds on November 5, 2015 in the amount of \$40,413,024 (collectively the “Measure T Bonds”). On November 6, 2018, the School District received authorization to issue \$148,000,000 aggregate principal amount of general obligation bonds (Measure W). On July 25, 2019, the School District issued the Election of 2018, Series A Bonds in the amount of \$148,000,000 (“Measure W Bonds”). The proceeds from the sale of the Measure T Bonds and Measure W Bonds are authorized to finance the repair, upgrading, modernization, renovation, construction and equipping of certain School District property and facilities. As of the date of this SFNA, the School District has determined \$73,499,000 to be available for the construction of Liberty High School; therefore this amount is available to offset the impact of Projected Units.
- (ii) **Certificates of Participation**— In 2003, the School District issued \$23,500,000 in Certificates of Participation. In December 2007, the School District issued the 2007 Certificates of Participation (School Refinancing Project) in the total amount of \$9,100,000 (2017 COPS). In May 22, 2019, the School District issued the 2019 Certificates of Participation (School financing Project) in the total amount of \$41,160,000 (2019 COPS). The 2019 COPS refunded the 2007 COPS and provided \$39,906,926 in proceeds for facility projects. The proceeds from the 2019 COPs and are available to offset the impact of Projected Units.
- (iii) **School Fees**—The School District currently collects Level I statutory school fees in an amount up to \$1.06 per square foot on residential construction, as applicable within the boundaries of MUSD, RSD and NUSD and up to \$1.52 per square foot on residential construction within PESD. Furthermore, the School District collects statutory fees in the amount of \$0.17 per square foot for commercial/industrial construction within the boundaries of MUSD, RSD, and NUSD, and \$0.24 per square foot for commercial/industrial construction within PESD. In addition, the School District collects Level II School fees in the amount of \$2.04 per square

foot within the boundaries of PESD (the applicable Level II Fees and statutory fees are collected referred to as “School Fees” hereinafter). As of June 30, 2019, the balance of School Fees on hand was \$5,947,761. The full amount is available to offset the impact of Projected Units.

In addition, based on the findings determined in this Study, an estimated \$32,535,088 is projected to be collected in Level II Fees from new residential construction over the next five (5) years.

The amount of developer fees on hand and projected over the next five (5) years are applied to the local funds listed in Table H-1.

- (iv) **Community Facilities Districts**—Under the Mello-Roos Community Facilities District Act of 1982, as amended, a School District may form a Community Facilities District (“CFD”), which is authorized to levy a special tax to pay for the construction of school facilities with a useful live of five (5) years or more. The School District has formed two (2) CFDs as of the date this SFNA was prepared: CFD No. 91-1 and CFD No. 92-1. The Perris Union High School District Financing Authority issued the 2015 Revenue Bonds (“Bonds”) in the total amount of \$46,150,000, which are being repaid through the levy of the CFD No. 91-1 and CFD No. 92-1 special taxes. These CFDs were formed as an alternative to paying developer fees; therefore the special taxes collected and proceeds from the Bonds being repaid from the levy of special taxes on properties within the CFDs are not available to offset the impact of future residential development.
- (v) **State Funding**— The School District has applied for and received State Funding under the Leroy F. Greene School Facilities Act of 1998 for new school facility construction and modernization projects. The School District maintains the County School Facilities Fund to account for state apportionments provided for new school facility construction and modernization of school facilities under Senate Bill 50. As of June 30, 2019, the balance of this fund was \$7,403,369. The full amount is potentially available to offset the impact of Projected Units.

In addition, the School District has submitted a School Facilities Program new construction funding application for High School #4. The application was received by the Office of Public School Construction on January 19, 2017, which is anticipated to be funded from the sale of bond authorized under the California Public School Facility Bonds Initiative, also known as Proposition 51. Proposition 51 was approved by the voters on November 8, 2016 and authorized the issuance of \$9 billion in bonds, of which \$3 billion was designated for the construction of new school facilities. At this time the State has issued bonds under the Proposition 51 authorization, however proceeds from the sale of the bonds are insufficient and the School District has not received apportionments for new school facilities

projects. Furthermore, there are no guarantees to the School District of future funding or the actual amount to be apportioned by the State for new school facilities projects. Therefore, until such time the School District receives or it is deemed reasonable the School District is likely to receive in the near term funding from the State, no potential State Funding amounts are available to offset the impact of Projected Units.

CALCULATION OF SURPLUS PROPERTY AND LOCAL FUNDS CREDIT

Surplus Property and Local Funds Available

The Surplus Property and Local Funds available to offset the impact of Projected Units discussed above are summarized in Table H-1 below:

**Table H-1
Surplus Property and Local Funds**

DESCRIPTION	AMOUNT
<i>Surplus Property</i>	
Estimated Value of Surplus Sites ^[1]	\$3,000,000
<i>Local Funds</i>	
General Obligations Bonds	73,499,000
Certificates of Participation	39,906,927
Community Facilities Districts	0
Developer Fees On-Hand	5,947,461
Developer Fees Projected Over Next 5 Years	32,535,088
State Funds (County School Facilities Fund)	7,403,369
Potential State Funds	0
TOTAL SURPLUS PROPERTY AND LOCAL FUNDS	\$162,291,845

[1] K & G Public Finance used a land appraisal prepared for the School District by Epic Land Solutions, Inc. and dated December 28, 2016 which estimated the site acquisition cost per acre at \$125,000.

Current Unhoused Student Impact

An analysis of the current capacity and enrollment of the School District found a capacity deficiency of 88 students at the middle school level and 931 students at the high school level. The capacity analysis is described in more detail in Section II.C of this SFNA. Table H-2 identifies the existing needs to house currently unhoused students through expansion of school sites, replacement of portables with permanent facilities and/or new school facility construction. The cost impact of current unhoused students is determined by multiplying the unhoused students shown in Table 7 of this SFNA by the cost per student calculated in Appendix “G” for each school level.

Table H-2
Cost Impact of Currently Unhoused Students

SCHOOL LEVEL	CURRENT UNHOUSED STUDENTS	COST PER STUDENT	CURRENT UNHOUSED STUDENT IMPACT
Middle School	88	\$50,598	\$4,452,624
High School	931	\$68,077	\$63,379,687
TOTAL	1,019	NA	\$67,832,311

Projected Unhoused Student Impact

As determined in Section II.C of this SFNA, a total of 1,580 Projected Unhoused Students are anticipated from unmitigated Projected Units over the next five (5) years. The estimated cost impact of housing the Projected Unhoused Students is determined by multiplying the number of Projected Unhoused students by school level as shown in Table 8 of this SFNA by the cost per student calculated in Appendix “G” for each school level. This computation is shown in Table H-3.

Table H-3
Cost Impact of Projected Unhoused Students

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	COST PER STUDENT	PROJECTED UNHOUSED STUDENT IMPACT
Middle School	343	\$50,598	\$17,355,114
High School	1,237	\$68,077	\$84,211,249
TOTAL	1,580	NA	\$101,566,363

Total School Facilities Cost Impact

The total School Facilities Cost Impact is the sum of the Current Unhoused Student Impact and Projected Unhoused Student Impact and is summarized in Table H-4.

Table H-4
Total School Facilities Cost Impact

DESCRIPTION	AMOUNT
Current Unhoused Student Impact	\$67,832,311
Projected Unhoused Student Impact	\$101,566,363
TOTAL SCHOOL FACILITIES COST IMPACT	\$169,398,674

Local Funds Credit

Considering the cost impact of Current Unhoused Students and Projected Unhoused Students described above in Tables H-2 and H-3 and subtracting those figures from the Surplus Property and Local Funds identified in the Table H-1, results in a funding deficit of \$7,106,829. This calculation is shown in Table H-5 below. Since the cost impacts are greater than the local funds available, there are no surplus funds available to offset the impact of Projected Units.

Table H-5
Funding Determination

DESCRIPTION	AMOUNT
Local Funds Available	\$162,291,895
School Facilities Cost Impact	(\$169,398,674)
SURPLUS(DEFICIT) OF LOCAL FUNDS	(\$7,106,829)