



**Perris Elementary School District**

# **Perris Elementary School District**

## **FEE JUSTIFICATION REPORT FOR NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL DEVELOPMENT**

---

May 27, 2022

**Prepared For:**

Perris Elementary School District  
143 East First Street  
Perris, CA 92570  
951.657.3118

Contact: Francine Story, Chief Business Official

**SDFA**

Special District Financing & Administration  
437 West Grand Avenue  
Escondido, CA 92025  
760.233.2630

# Table of Contents

---

Executive Summary .....	iii
Introduction .....	1
Description of the District .....	1
Legislative History .....	1
Reconstruction/Redevelopment .....	2
Methodology .....	3
Data Sources .....	4
Residential Development.....	5
Existing Facilities Capacity and Current Enrollment .....	5
Future Residential Unit Projections.....	6
Student Generation Rates .....	7
Students Generated By New Development .....	7
School Facilities Required to Serve New Development .....	8
Estimated School Facilities Costs .....	8
Ancillary Facilities.....	9
Total Estimated Cost per Student .....	10
School Facilities Impact per Dwelling Unit .....	10
Commercial/Industrial Development.....	12
School Facilities Impacts from New Commercial and Industrial Development.....	12
Estimated Number of Employees per Square Foot .....	12
Estimated Number of Employees Living & Working within the School District.....	13
Estimated Household Rate per Resident Worker .....	15
School Facilities Costs from New Commercial & Industrial Development.....	16
Commercial/Industrial Development Impact .....	19
Senior Citizen Housing.....	19
Conclusions & Statement of Findings .....	21
Appendices .....	23

Appendix A: SCAG – Residential Development Projections

Appendix B: Student Generation Rate Analysis

Appendix C: Elementary School Facilities Costs

Appendix D: Interim Housing Facilities Costs

# Table of Contents

---

## LIST OF TABLES

<b>Table</b>	<b>Description</b>	<b>Page</b>
<i>Table I</i>	<i>Student Enrollment 2021/22 School Year</i>	5
<i>Table II</i>	<i>Existing School Facilities Capacity</i>	5
<i>Table III</i>	<i>Projected New Dwelling Units</i>	6
<i>Table IV</i>	<i>Mitigated New Dwelling Units</i>	6
<i>Table V</i>	<i>Unmitigated New Dwelling Units</i>	7
<i>Table VI</i>	<i>District Wide Student Generation Rate</i>	7
<i>Table VII</i>	<i>Student Generation by Projected Unmitigated New Dwelling Units</i>	7
<i>Table VIII</i>	<i>School Facilities Required for Projected Unmitigated Students</i>	8
<i>Table IX</i>	<i>Estimated Facilities Costs (Excluding Interim Housing &amp; Admin. Facilities)</i>	8
<i>Table X</i>	<i>Costs for Ancillary Facilities</i>	9
<i>Table XI</i>	<i>Total Estimated Facilities Costs</i>	9
<i>Table XII</i>	<i>Total Facilities Costs per Student</i>	10
<i>Table XIII</i>	<i>Total Facilities Costs per New Dwelling Unit</i>	10
<i>Table XIV</i>	<i>Comparison of Facilities Costs To Currently Authorized Statutory (Level I) Fee</i>	11
<i>Table XV</i>	<i>Region-Wide Employment per 1,000 Square Feet by Development Type</i>	13
<i>Table XVI</i>	<i>Estimated Resident Employees within the PESD</i>	14
<i>Table XVII</i>	<i>Resident Employee Generation Factors by Business Type</i>	14
<i>Table XVIII</i>	<i>PESD Household Rate per Resident Employee</i>	15
<i>Table XIX</i>	<i>Household Generation for Commercial/Industrial Land Uses</i>	16
<i>Table XX</i>	<i>Gross School Facilities Impact for Commercial/Industrial Land Uses</i>	17
<i>Table XXI</i>	<i>Unmitigated Net Facilities Cost per Dwelling Unit</i>	18
<i>Table XXII</i>	<i>Unmitigated Net School Facilities Impact for Commercial/Industrial Land Uses</i>	18

---

## EXECUTIVE SUMMARY

---

This Fee Justification Report (“Report”) for new Residential and Commercial/Industrial Development has been prepared by Special District Financing & Administration LLC (“SDFA”) for the purpose of identifying the impact of projected future development on the school facilities of the Perris Elementary School District (“PESD” or “District”) and determining the extent to which a nexus exists between said development and the need for school facilities and the cost of school facilities. This Report also considers the ability of the District’s current facilities to accommodate the impact of demand from projected new development. Finally, this Report seeks to identify the actual costs associated with meeting the increased facilities need that result from new residential and commercial/industrial development.

Specifically, this Report is intended to provide the Governing Board of the District with the required information to make the necessary findings set forth in Government Code section 66001 et seq., and in accordance with Government Code section 65995 et seq., in order to authorize the District’s collection of its fair share of the statutory school fees allowed by the State of California. For unified school districts, the current statutory school fees, authorized by the State Allocation Board in February 2022, that may be imposed on residential construction is \$4.79 per square foot of assessable space of new residential development as defined in Government Code section 65995, subdivision (b)(1) and \$0.78 per square foot of assessable space for chargeable covered and enclosed space of commercial/industrial development pursuant to Government Code section 65995 and Educational Code section 17620.

The findings contained in this Report include the following:

- *The District currently has school capacity to house approximately 5,447 students as calculated and certified by the District at the Elementary school level.*
- *Current enrollment based upon a January 2022 enrollment report as provided by the District, is 5,685 students. There is a capacity deficit of 238 seats.*
- *Approximately 6,714 new dwelling units (“New Dwelling Units”) are anticipated to be constructed within the jurisdictional boundaries of the District by the year 2045. Of these, no dwelling units have mitigated the impact of their development through the participation in a community facilities district, a negotiated fee payment or some other mitigation measure (“Mitigated New Dwelling Units”).*
- *Historical data indicates that on a district-wide basis over two students are generated from every five homes constructed within the District.*
- *As calculated in this Report, approximately 3.77 additional elementary schools will need to be constructed in order to provide adequate facilities to house students to be generated solely from currently Unmitigated New Dwelling Units. The estimated cost*

---

*of these school facilities, excluding interim housing and central administrative support requirements, is over \$199 million dollars.*

- The total cost of facilities cost per student, which includes interim housing, administration and central support facilities, is approximately \$78,607 per elementary school student. Estimated total facilities costs per new dwelling unit are approximately \$33,133.*
- As evidenced on historical certificates of compliance issued by the District, the square footage data on which is received from the local agencies, the average square feet of assessable space of dwelling units constructed within PESD for fiscal year 2020/21 was 1,889 square feet. Based upon the average square footage of assessable space, the District would need to collect approximately \$14.67 per square foot for grades TK through 6 of new residential development to mitigate the school facilities impacts. This amount is well in excess of the portion of the currently authorized statutory school fee as apportioned for PESD as detailed in the Report (i.e., Level I Fee) of \$2.87 per square foot of assessable space. Thus, the District is justified in collecting the statutory school fees for residential development as permitted by state law.*
- Utilizing estimates regarding employee generation and associated residential household generation provided by Sourcepoint, a non-profit entity of the San Diego Association of Governments ("SANDAG") as directed by statute, it was determined that the District would need to collect between \$5.75 and \$47.15 per square foot, except for self-storage, where it is justified in levying \$0.30 per square foot in order to fully mitigate the net school facilities impacts of new commercial and industrial development. This amount is in excess of the currently authorized statutory school fee (i.e., Commercial/Industrial Fees) of \$0.78 per square foot of chargeable covered and enclosed space of which the District's percentage of collection is 60 percent (60%), or \$0.47. Thus, the District is justified in collecting the maximum statutory school fee for commercial/industrial development, except for self-storage, where it is justified in levying \$0.30 per square foot, as permitted by State law.*
- Absent additional state or local funding, the District will not be able to provide adequate school facilities for new residential, commercial or industrial developments within the boundaries of the District which are currently unmitigated.*

Section

**One**

---

## INTRODUCTION

---

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

### Description of the District

The Perris Elementary School District was established in 1893 and currently operates one preschool, seven elementary schools and one charter school. The District encompasses approximately 55 square miles and includes portions of the City of Perris, a small portion of the City of Lake Elsinore and some unincorporated regions in Riverside County. The District's current student enrollment is 5,685.

### Legislative History

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

In 1986 the state legislature attempted to address this funding shortfall through the enactment of Assembly Bill 2926 ("School Fee Legislation") which provided for the imposition of development fees on new residential and commercial/industrial construction. The School Fee Legislation provides that development fees are to be collected prior to the issuance of a building permit. Furthermore, no city or county is authorized to issue a building permit for new residential or commercial/industrial projects unless it first certifies with the appropriate school district(s) that the developer of the project has complied with the development fee requirement.

Shortly thereafter, Assembly Bill 1600 ("Mitigation Fee Act") was enacted by the state legislature, which took effect on January 1, 1989. Government Code section 66001 et seq. sets forth the requirements for establishing, imposing and increasing development fees initially authorized under AB 2926. Specifically, the Mitigation Fee Act requires that a reasonable relationship or "nexus" exist between the type and the amount of a development fee imposed and the cost of the

benefit to be derived from the fee. Specifically, Section 66001 of the Government Code with respect to the imposition of development fees provides, in pertinent part, that any action establishing, increasing, or imposing a fee on new development shall do all the following:

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

In June of 2006, Assembly Bill 2751 was passed which added the criteria that a fee is prohibited from including the cost attributable to existing deficiencies in public facilities. In the case of a school district, this would mean that existing capacity deficits could not be added to the facilities funding required from future development. In the following Report, this is demonstrated in the calculations by not including any deficit which would be shown in Table II, if existent, to the school facilities required to serve Unmitigated New Development (Table VIII) or to the cost of such school facilities (Tables IX, X and XI).

Recent legislation expounded the parameters of attached and detached living areas which are attached or detached from the primary single-family or multifamily dwelling unit. These housing types are generally referred to as Accessory Dwelling Units (or ADUs), and Junior Accessory Dwelling Units (JADUs). Whether these types of dwelling units are called casitas, granny flats, in-law units, accessory units, or converted living space, these constructed areas are intended to provide an area for living and sleeping – whether the facilities and provisions for living, sleeping, eating, cooking, and sanitation are within that living space or within (or adjacent to) the attached single-family or multifamily dwelling unit. The District recognizes that students are generated from these types of living areas and will levy the appropriate residential construction fee rate for these types of construction projects.

The development fees currently authorized under Education Code section 17620 and Government Code 65995 (“Statutory School Fee” or Statutory School Fees”) as of February 23, 2022 for unified school districts are \$4.79 per square foot of assessable space of new residential construction and \$0.78 per square foot of new commercial/industrial construction (“Commercial/Industrial Fees”) both, (“Level I Fees”). These development fees may next be increased by the State Allocation Board in January of 2024, and every two years thereafter.

## **Reconstruction/Redevelopment**

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

In such a situation, the District may levy Statutory School Fees if there is a nexus established between the fee to be levied and the impact of the new construction in excess of the impact previously existing. In other words, the Statutory School Fees must bear a nexus to the burden

caused by the Reconstruction project in terms of a net increase in students generated and the fee to be imposed.

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

The analysis will include a review as to whether the Reconstruction project results in an additional impact to the District. This will be analyzed by comparing the impact from potential new students from future construction after having considered the previously existing potential students from the prior construction. Further, the District may review, evaluate and determine on a case-by-case basis, the additional impacts by comparing the projected square footage, student generation and cost impacts of the proposed Reconstruction project (whether one unit or multiple units) and the pre-existing residential, commercial and/or industrial development. In conducting this review and analysis, the District may take into consideration the type of unit being constructed in comparison with unit type being replaced (e.g., the impact of an existing single family detached home being demolished and replaced with a triple-unit townhome). Such analysis shall utilize the student generation rates identified in this Report.

Statutory School Fees will be assessed only to the extent of the net actual impact of the school facilities as determined above, but in no event will the Statutory School Fees assessed be greater than the applicable authorized Statutory School Fees. The District will complete a detailed analysis utilizing the above-mentioned criteria to determine the applicability of Statutory School Fees to each Reconstruction project presented to the District.

## Methodology

To determine the impact of new construction on PESD facilities, the relationship between the new construction and its impact on the demand for school facilities must be identified. For residential development, this determination includes the following:

- *Projecting the number of future unmitigated residential dwelling units to be constructed within PESD boundaries.*
- *Calculating a student generation rate (i.e., students expected to be generated from each new home) for each school type (i.e., elementary school).*
- *Determining the number of students to be generated from such new development.*
- *Identifying the “per student cost” for new elementary school facilities.*
- *Multiplying the per student costs for elementary school facilities by the student generation rate to determine a cost per dwelling unit.*
- *Dividing the cost per dwelling unit by the average square feet per dwelling unit to determine the impact per square foot of assessable space.*

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

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

## **Data Sources**

The primary information required to establish a nexus between new development and school facilities impacts includes residential housing projections, employment impacts from new commercial/industrial development, student generation rates and facilities cost estimates. The primary information source regarding future residential housing projections is the Southern California Association of Governments (“SCAG”) who gathers data from the local agencies and District records of Certificates of Compliance. The data for determining commercial/industrial impacts was prepared by Sourcepoint, a non-profit entity supported by the San Diego Association of Governments (“SANDAG”) and data derived from the 1990 and 2002 SANDAG Travel Behavior Survey, and data from the US Census Bureau 2020 Connect SoCal Regional Transportation Plan and Sustainable Community Strategy Growth Forecast. Data used to calculate student generation and average dwelling unit size for this Report was sourced from data provided by the local agencies found on Certificates of Compliance. Facilities cost estimates were prepared in conjunction with District staff and consultants.

Section

**Two**

**RESIDENTIAL DEVELOPMENT**

This Section of the Report identifies the school facilities impact from new residential construction.

**Existing Facilities Capacity and Current Enrollment**

Prior to examining the school facilities impacts from new development, the District’s current capacity and enrollment were reviewed to identify existing facilities that may be available to house future students. Student enrollment for the 2021/22 school year at each grade level of the District is as follows:

**Table I**  
**Student Enrollment 2021/22 School Year**

<b>Grades</b>	<b>2021/22 Enrollment Figures <sup>(1)</sup></b>
Kindergarten / TK	882
First	772
Second	833
Third	774
Fourth	842
Fifth	782
Sixth	800
<b>Total 2021/22 Enrollment</b>	<b>5,685</b>

(1) District Enrollment Report, dated January 2022.

The District conducted a capacity analysis. A comparison of current student enrollment to current capacity shows that the District has a deficit. The District does not have any current excess at the elementary school facilities level to accommodate students from new developments.

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

<b>School Type</b>	<b>2021/22 Capacity</b>	<b>2021/22 Enrollment</b>	<b>Existing Seat Surplus/(Deficit)</b>
Elementary School	5,447	5,685	(238)

## Residential Unit Projections

### *Dwelling Unit Projections*

Based upon the most recent population and housing estimates of SCAG and corroborated by planning departments of the agencies within the boundaries of the District and certificates of compliance issued by the District, it is anticipated that the percentage of growth in population and housing experienced within the District during the past decade will continue in the future. As detailed herein, this growth has a direct nexus to enrollment. Appendix A summarizes the most recent housing estimates provide by SCAG for the property within the boundaries of the District for the years 2020, 2030, 2035 and 2045. Appendix A also provides the calculation of estimated dwelling units to exist as of January 1, 2022. Table III provides the calculation of the increase in dwelling units expected to occur within the jurisdiction in which PESD provides school facilities to the year 2045.

**Table III  
Projected New Dwelling Units**

<b>January 1, 2022 Residential Units</b>	<b>January 1, 2045 Residential Units</b>	<b>Net Increase in Dwelling Units</b>	<b>Percent Increase in Dwelling Units</b>
13,488	20,202	6,714	49.78%

In recognition of the fact that new development causes impact on school facilities, the District and the development community have entered into various mitigation agreements in order to ensure the timely construction of school facilities to house students from Mitigated Development (“Mitigated Units”). Within these existing Mitigated Developments there are no remaining unpermitted dwelling units. Additional mitigation agreements may be entered into by the District, at which time both the impact on school facilities and the mitigation payments or special taxes received from Mitigated Development would be excluded from the fee calculation in this Report. Table IV clarifies this fact by identifying that currently zero (0) unpermitted Mitigated Units exist within currently Mitigated Developments.

**Table IV  
Mitigated New Dwelling Units**

<b>Mitigation Type</b>	<b>Total Future Dwelling Units</b>
Total CFDs	0
Other Mitigated Developments	0
<b>Total Mitigated Dwelling Units</b>	<b>0</b>

Total projected New Dwelling Units identified in Table III less Mitigated New Dwelling Units results in the total projected Unmitigated New Dwelling Units to be built within the District by 2045. This calculation is shown in the table below:

**Table V**  
**Unmitigated New Dwelling Units**

<b>Dwelling Unit Type</b>	<b>New Dwelling Units</b>
Total Projected New Dwelling Units	6,714
Total Mitigated New Dwelling Units	0
<b>Total Unmitigated New Dwelling Units</b>	<b>6,714</b>

### Student Generation Rates

To establish a nexus between anticipated new residential development and a corresponding need for additional school facilities, the number of future students anticipated to be generated from the new residential development must be determined. This calculation results in a student generation rate, or factor, which represents the number of students, or portion thereof, expected to attend District schools from each new house.

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

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

<b>School Type</b>	<b>Generation Rate per Dwelling Unit <sup>(1)</sup></b>
Elementary School	0.4215

(1) Rounded to the nearest ten thousandths.

### Students Generated By New Development

The number of students estimated to be generated from projected Unmitigated New Dwelling Units is determined by multiplying the projected number of Unmitigated New (Table V) by the student generation rate (Table VI). This computation is reflected in Table VII:

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

<b>Unmitigated Dwelling Units</b>	<b>School Type</b>	<b>Student Generation Rate</b>	<b>Students Generated</b>
6,714	Elementary	0.4215	2,830

## School Facilities Required to Serve New Development

Although the District’s current facilities are not adequate to house all of its currently enrolled elementary school students, this deficit identified in Table II is not included in determining the need for additional facilities which must be added to provide capacity for future students that will be generated from new development. In order to determine the number of schools, or portions thereof, required to serve students to be generated from projected Unmitigated New Dwelling Units, the students generated by future Unmitigated New Dwelling Units shown in Table VII are divided by the school capacity (i.e., design population). Table VIII shows the number of new elementary school facilities required to serve students generated from future Unmitigated New Dwelling Units.

**Table VIII**  
**School Facilities Required for Projected Unmitigated Students**

School Type	Unmitigated Students (Table VII)	Excess Seats Allocated to Unmitigated New Dwelling Units	Unadjusted Unmitigated Students	School Facility Capacity	Required Schools
Elementary	2,830	N/A	2,830	750	3.77

## Estimated School Facilities Costs

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

The estimated costs for elementary school facilities are contained in Appendix C. The aggregate facilities cost impact from Unmitigated New Dwelling Units is determined by multiplying the facilities cost (Appendix C) by the required number of schools reflected in Table VIII. This resulting impact is shown in Table IX:

**Table IX**  
**Estimated Facilities Costs (Excluding Interim Housing & Admin. Facilities)**

School Type	Required Schools	Facilities Cost	Total Cost
Elementary	3.77	\$52,849,987	\$199,244,451

## Interim Housing and Administrative Support

In addition to elementary school facilities, new development imposes additional facilities impacts on school districts. The first of these impacts is because development fees are collected at the time a building permit is issued. Funds to provide school facilities accumulate over a period of time and revenues, particularly when other local or state funds are not available, are not sufficient to build a school when development so warrants. The solution to this problem is most often addressed through “interim housing” in which the District purchases or leases relocatable classrooms that are used to temporarily alleviate overcrowding at existing school sites. As shown in Appendix D, PESD has determined that it costs the District approximately \$7,403 per elementary school student to provide interim housing until new school facilities are available. The estimated total cost of interim housing is shown in Table X below.

The second impact new development imposes, in addition to school facilities, is the need for additional central administrative and support facilities. These are required as new students place incremental demands on school administration. In accordance with the provisions of Chapter 341, SB1612, the SAB adopted a report on January 26, 1994, requiring approximately four (4) square feet of central support facilities for every student. Based on this report and the estimated cost per square foot to construct and furnish these types of facilities, a Central Administrative and Support Facilities cost impact of \$800 per student has been utilized. The total cost of ancillary facilities is calculated in Table X below.

**Table X**  
**Interim Housing and Administrative Support Facilities Cost**

School Type	Unhoused Students Generated from Unmitigated New Dwelling Units	Interim Housing per Student Cost	Unadjusted Students Generated from Unmitigated New Dwelling Units	Central Administration and Support per Student Cost	Total Ancillary Facilities Cost
Elementary	2,830	\$7,403	2,830	\$800	\$23,214,490

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

**Table XI**  
**Total Estimated School and Ancillary Facilities Cost**

School Type	School Facilities	Ancillary Facilities	Total Cost
Elementary	\$199,244,451	\$23,214,490	\$222,458,941

## Total Estimated Cost per Student

The estimated facilities cost for an elementary school student is derived by dividing the Total School and Ancillary Facilities Cost (Table XI) by the respective number of elementary school students expected to be generated from Unmitigated New Dwelling Units. The total estimated facilities cost per student is shown below:

**Table XII**  
**Total Facilities Costs per Student**

School Level	Total School and Ancillary Facilities Cost	All Future Students	Total Cost per Student
Elementary	\$222,458,941	2,830	\$78,607.40

## School Facilities Impact per Dwelling Unit

The total estimated facilities cost for each Unmitigated New Dwelling Unit is determined by multiplying the total facilities cost per student (Table XII) by the applicable student generation rate (Tables VI) and is shown below:

**Table XIII**  
**Total Facilities Costs per New Dwelling Unit**

School Level	Total Cost per Student	Student Generation Rate	Facilities Cost per Dwelling Unit
Elementary	\$78,607.40	0.4215	\$33,133.02

As determined through data received from the local agencies, as evidenced on the certificate of compliance provided, the average square feet of assessable space of dwelling units constructed within PESD for fiscal year 2020/21 is 1,889 square feet. Dividing the total facilities cost per dwelling unit by the average size of a dwelling unit yields a school facilities cost of \$17.54 per square foot of assessable space.

This Report demonstrates that the school facilities impact amount per square foot of assessable space equals \$17.54 for all new Unmitigated New Dwelling Units within the boundaries of the District. Thus, there is full justification for collecting the maximum Statutory School Fee allowed on residential development. The District's current maximum Statutory School Fee on residential development is sixty percent (60%) of \$4.79, or \$2.87 per square foot of assessable space.

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

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

<b>Facilities Cost per Dwelling Unit</b>	<b>Facilities Cost per Square Foot of Assessable Space</b>	<b>Statutory Level I Fee per Square Foot of Assessable Space</b>	<b>Unmitigated Facilities Cost per Square Foot of Assessable Space</b>
\$33,133.02	\$17.54	\$2.87	\$14.67

Section

**Three****COMMERCIAL/INDUSTRIAL DEVELOPMENT**

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

**School Facilities Impacts from New Commercial and Industrial Development**

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

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

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

**Estimated Number of Employees per Square Foot**

Because the utilization of commercial and industrial buildings varies significantly, in order to estimate the number of employees and hence, the number of school age children generated by employees, it is important that the relationship between the size of any commercial/industrial development and its associated employee base, be established for various development or land use types. To do this, SDFR relied on survey results published in SANDAG’s report entitled Traffic Generators published in April of 2002. This report reflects data gleaned from a site specific employment inventory of diverse developments throughout San Diego County. Multiple sites for

18 different development types are included in the survey data and the square footage and number of employees has been averaged for each development type yielding the average number of employees per 1,000 square feet as shown in the following table:

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

Development Type	Square Feet of Development Type	Total Employees	Average Employees per 1,000 Square Feet
Banks	9,203	26	2.825
Car Dealers	28,433	57	2.005
Commercial Offices (<100,000 sqft)	27,100	130	4.797
Commercial Offices (>100,000 sqft)	135,433	625	4.615
Commercial Strip Center	27,677	50	1.807
Community Shopping Center	151,525	363	2.396
Corporate Office (Single User)	127,331	342	2.686
Discount Retail Club	128,679	215	1.671
Industrial Parks (No Commercial)	351,266	733	2.087
Industrial Plants (Mult. Shift)	456,000	1,120	2.456
Industrial/Business Parks	260,379	972	3.733
Lodging	165,200	184	1.114
Medical Offices	22,507	96	4.265
Neighborhood Shopping Center	69,509	178	2.561
Regional Shopping Center	1,496,927	2,777	1.855
Restaurants	5,267	48	9.113
Scientific Research & Development	221,184	673	3.043
Self-Storage	34,191	2	0.058

(1) Source: SANDAG Traffic Generators Guide: 1990, 1996 and 2002.

## Estimated Number of Employees Living & Working within the School District

In order to determine the minimum number of students that will be generated as a result of new commercial/industrial development, an estimate of the number of employees (i.e., parents of the children expected to attend schools within the District) that will both work and live within the District must be determined.

The Resident Employment Generation Rate (“REGR”) – that is, the number of people living within the jurisdictional boundaries of the District who are also workers employed by businesses located within the jurisdictional boundaries of the District – was based upon the U.S. Census Bureau 2015-2019 American Community Survey, 5 Year Estimates reflecting only the area within the District boundaries.

According to this data, approximately 33.70% of the employed persons within the District were estimated to live within the District. Multiplying the number of workers within the District, as reported by this same data source, by the REGR results in the estimated number of resident employees within the District.

**Table XVI**  
**Estimated Resident Employees within the PESD**

Jurisdiction	Total Estimated Employees <sup>(1)</sup>	Estimated Number of Resident Employees within the PESD <sup>(1)</sup>	Residential Employee Generation Rate
PESD	18,656	6,287	33.70%

(1) Source: U.S. Census Bureau 2015-2019 American Community Survey, 5-Year Estimates.

It should be noted that by considering only those employees that both live and work within the PESD, the District is being conservative in its estimate of the impact of commercial/industrial development on student enrollment because the methodology identified herein does not take into account any students who may attend schools within the District as a result of Education Code section 48204 (i.e., interdistrict transfers). Section 48204 of the Education Code permits employees working within the school district who do not reside within the boundaries of the school district to request that their children be permitted to attend a school within the boundaries of the district in which they work.

Nevertheless, by multiplying the number of employees per thousand square feet as shown in Table XV by the Resident Employee Generation Rate (“REGR”), one can derive a REGR for the various commercial/industrial development types. The following table indicates that for every 1,000 square feet of new commercial or industrial development, expected resident employee generation ranges from a low of 0.020 employees for *Self-Storage* to a high of 3.071 employees for *Restaurants*.

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

Development Type	Average Employees per 1,000 Square Feet	Resident Employee Generation Rate	Resident Employee Per 1,000 Square Feet
Banks	2.825	.3370	0.952
Car Dealers	2.005	.3370	0.676
Commercial Offices (<100,000 sqft)	4.797	.3370	1.617
Commercial Offices (>100,000 sqft)	4.615	.3370	1.555
Commercial Strip Center	1.807	.3370	0.609
Community Shopping Center	2.396	.3370	0.807
Corporate Office (Single User)	2.686	.3370	0.905
Discount Retail Club	1.671	.3370	0.563
Industrial Parks (No Commercial)	2.087	.3370	0.703
Industrial Plants (Mult. Shift)	2.456	.3370	0.828
Industrial/Business Parks	3.733	.3370	1.258
Lodging	1.114	.3370	0.375
Medical Offices	4.265	.3370	1.437
Neighborhood Shopping Center	2.561	.3370	0.863
Regional Shopping Center	1.855	.3370	0.625
Restaurants	9.113	.3370	3.071
Scientific Research & Development	3.043	.3370	1.025
Self-Storage	0.058	.3370	0.020

## Estimated Household Rate per Resident Worker

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

By dividing the estimated number of resident workers within the PESD (Table XVI) by the estimated number of occupied dwelling units within the PESD (U.S. Census Bureau 2015-2019 American Community Survey), one can estimate the number of dwelling units produced per employee (i.e., the Household Rate). The household rate is calculated in the following table.

**Table XVIII**  
**PESD Household Generation Rate**

<b>Resident Workers</b>	<b>Occupied Housing Units</b>	<b>Household Generation Rate <sup>(1)</sup></b>
6,287	11,153	56.37%

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

By applying the household generation rate of 56.37% to the REGRs shown in Table XVII, housing units required per employee for each commercial/industrial land use category can then be determined. Expected household generation per 1,000 square feet of commercial/industrial development is calculated in the following table:

**Table XIX  
Household Generation for Commercial/Industrial Land Uses**

<b>Development Type</b>	<b>Resident Employee Generation Factor per 1,000 Square Feet</b>	<b>Household Rate</b>	<b>District Households per 1,000 Square Feet</b>
Banks	0.952	0.5637	0.537
Car Dealers	0.676	0.5637	0.381
Commercial Offices (<100,000 sqft)	1.617	0.5637	0.912
Commercial Offices (>100,000 sqft)	1.555	0.5637	0.877
Commercial Strip Center	0.609	0.5637	0.343
Community Shopping Center	0.807	0.5637	0.455
Corporate Office (Single User)	0.905	0.5637	0.510
Discount Retail Club	0.563	0.5637	0.317
Industrial Parks (No Commercial)	0.703	0.5637	0.396
Industrial Plants (Mult. Shift)	0.828	0.5637	0.467
Industrial/Business Parks	1.258	0.5637	0.709
Lodging	0.375	0.5637	0.211
Medical Offices	1.437	0.5637	0.810
Neighborhood Shopping Center	0.863	0.5637	0.486
Regional Shopping Center	0.625	0.5637	0.352
Restaurants	3.071	0.5637	1.731
Scientific Research & Development	1.025	0.5637	0.578
Self-Storage	0.020	0.5637	0.011

### **School Facilities Costs from New Commercial & Industrial Development**

The final step involves applying the school facilities costs determined in Section Two to the Household Generation Rate. Since the school facilities cost per new home was already identified in Table XIV, by applying the total cost per dwelling unit to the Household Generation Rate shown in Table XIX, the gross school facilities impact of commercial/industrial development can be determined. The resulting facilities cost per square foot is shown in Table XX and ranges from approximately \$0.36 to \$57.35 per square foot of development.

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

<b>Development Type</b>	<b>District Households per 1,000 Square Foot of Non-Residential Development</b>	<b>School Facilities Cost per Dwelling Unit</b>	<b>Gross Facilities Cost per Square Foot of Commercial/Industrial Development</b>
Banks	0.537	\$33,133.02	\$17.79
Car Dealers	0.381	\$33,133.02	\$12.62
Commercial Offices (<100,000 sqft)	0.912	\$33,133.02	\$30.22
Commercial Offices (>100,000 sqft)	0.877	\$33,133.02	\$29.06
Commercial Strip Center	0.343	\$33,133.02	\$11.36
Community Shopping Center	0.455	\$33,133.02	\$15.08
Corporate Office (Single User)	0.510	\$33,133.02	\$16.90
Discount Retail Club	0.317	\$33,133.02	\$10.50
Industrial Parks (No Commercial)	0.396	\$33,133.02	\$13.12
Industrial Plants (Mult. Shift)	0.467	\$33,133.02	\$15.47
Industrial/Business Parks	0.709	\$33,133.02	\$23.49
Lodging	0.211	\$33,133.02	\$6.99
Medical Offices	0.810	\$33,133.02	\$26.84
Neighborhood Shopping Center	0.486	\$33,133.02	\$16.10
Regional Shopping Center	0.352	\$33,133.02	\$11.66
Restaurants	1.731	\$33,133.02	\$57.35
Scientific Research & Development	0.578	\$33,133.02	\$19.15
Self-Storage	0.011	\$33,133.02	\$0.36

The amounts shown in Table XX represent the gross school facilities costs resulting from each square foot of new commercial and industrial construction. These amounts would need to be collected to fully mitigate the impact of new commercial and industrial developments where the employees are commuting from areas outside of the PESD or are residing in existing housing within the boundaries of the District and for which no mitigation was received at the time that the dwelling units were constructed. However, a significant number of Resident Employees may reside in new dwelling units for which Level I Fees or Alternative (Level II) Fees will be paid. For those commercial and industrial developments that employ individuals who will reside in new Unmitigated Dwelling Units located within the boundaries of the PESD, the unmitigated or net facilities cost per square foot of assessable space of commercial and industrial development should be computed.

To identify the unmitigated or net facilities cost per square foot of commercial and industrial development, the facilities fee per square foot of assessable space of new, residential development is subtracted from the gross facilities cost shown in Table XX. The following table shows the unmitigated net facilities cost per dwelling unit under the two possible fee scenarios: Statutory Level I Fee or Alternative Level II Fee (most recently authorized as \$3.12 per square foot valid through June 10, 2022).

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

<b>Cost/Unit Item</b>	<b>Statutory Level I Fee</b>	<b>Alternative Level II Fee <sup>(1)</sup></b>
Residential Fee per Square Foot of Assessable Space	\$2.87	\$3.12
Average Square Feet of Dwelling Unit	1,889	1,889
Facilities Cost per Dwelling Unit	\$33,133.02	\$33,133.02
Less Fee per Dwelling Unit from New Residential Construction	\$5,421.43	\$5,893.68
<b>Net Deficit per Dwelling Unit after Residential Fee</b>	<b>\$27,711.59</b>	<b>\$27,239.34</b>

(1) For specific information regarding the Alternative Fees, reference is made to the School Facilities Needs Analysis, adopted June 10, 2021. This Level II Fee is in effect through June 10, 2022.

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

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

<b>Development Type</b>	<b>District Households per 1,000 Square Foot of Non-Residential Development</b>	<b>Required Commercial/Industrial Fee (per Square Foot)</b>	
		<b>Statutory Level I Fee</b>	<b>Alternative Level II Fee</b>
Banks	\$17.79	\$14.88	\$14.63
Car Dealers	\$12.62	\$10.56	\$10.38
Commercial Offices (<100,000 sqft)	\$30.22	\$25.27	\$24.84
Commercial Offices (>100,000 sqft)	\$29.06	\$24.30	\$23.89
Commercial Strip Center	\$11.36	\$9.51	\$9.34
Community Shopping Center	\$15.08	\$12.61	\$12.39
Corporate Office (Single User)	\$16.90	\$14.13	\$13.89
Discount Retail Club	\$10.50	\$8.78	\$8.63
Industrial Parks (No Commercial)	\$13.12	\$10.97	\$10.79
Industrial Plants (Mult. Shift)	\$15.47	\$12.94	\$12.72
Industrial/Business Parks	\$23.49	\$19.65	\$19.31
Lodging	\$6.99	\$5.85	\$5.75
Medical Offices	\$26.84	\$22.45	\$22.06
Neighborhood Shopping Center	\$16.10	\$13.47	\$13.24
Regional Shopping Center	\$11.66	\$9.75	\$9.59
Restaurants	\$57.35	\$47.97	\$47.15
Scientific Research & Development	\$19.15	\$16.02	\$15.74
Self-Storage	\$0.36	\$0.30	\$0.30

## Commercial/Industrial Development Impact

The school facilities impact shown above represents the net cost to provide school facilities required to serve new students resulting from the construction of new commercial/industrial development assuming that a portion of the impact has already been mitigated by new residential construction. As previously noted, this amount does not reflect the gross impact of new commercial/industrial development where some portion of the new employees will be housed in existing housing (from which no additional residential impact fee may be collected) or from interdistrict transfers due to employment. However, as can be seen in Table XXII, assuming that the District received corresponding residential Alternative Level II Fees for all new commercial and industrial development, it would still be justified in collecting between \$5.75 and \$47.15 per square foot, except for self-storage, where it is justified in levying \$0.30 per square foot in order to fully mitigate the impact of new commercial and industrial development. Pursuant to Government Code section 65995(b)(2), a unified school district is only authorized to collect \$0.78 per square foot of new commercial/industrial development of which the District's percentage of collection is 60 percent (60%), or \$0.47. Therefore, for all commercial/industrial development types shown in Table XXII, the District is justified in levying its share of the current maximum Statutory School Fee per square foot of assessable space of new commercial/industrial development in the amount of \$0.47 per square foot of assessable space, except for Self-Storage which justifies the collection of \$0.30 per square foot of assessable space.

## Senior Citizen Housing

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

*Notwithstanding any other provision of law, as to any development project for the construction of senior citizen housing, as described in Section 51.3 of the Civil Code, a residential care facility for the elderly as described in subdivision (k) of Section 1569.2 of the Health and Safety Code, or a multilevel facility for the elderly as described in paragraph (9) of subdivision (d) of Section 15432, any fee charge, dedication or other requirement that is levied under Education Code section 17620 may be applied only to new construction and is subject to the limits and conditions applicable to under subdivision (b) of Section 65995 in the case of commercial or industrial development.*

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

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

The District must exercise discretion in determining whether a particular project qualifies as "senior citizen housing" for the purpose of imposing developer fees. (See *California Ranch Homes Development Co. v. San Jacinto Unified School Dist.* (1993) 17 Cal.App.4th 573, 580–581.) The District also acknowledges that students typically do not reside in senior citizen housing units unless the CC&Rs permit such living arrangements. However, the development of such housing generally generates jobs for facilities maintenance and administration, and in the case of assisted care living situations, health professionals. These jobs may be filled by persons living either within the boundaries of the District or outside the boundaries of the District. In either case, the employees may enroll their students in the District. As a result, some students may be generated as a result of the development of new senior citizen housing.

The District acknowledges Section 65995.1 and will levy its share of developer fees on any senior citizen housing projects at the current commercial/industrial rate of \$0.47 per square foot. The District will require proof that such senior units are indeed restricted to seniors (i.e., a copy of the recorded CC&Rs or deed(s)) and reserves the right to revoke a Certificate of Compliance and/or require payment of the difference of the amount per square foot paid to the then current amount of developer fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students to reside in such housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond initial approval, the District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial rate. Such cooperation could take the form of an agreement by the developer to record a condition upon the property that then current residential fees would be due to be paid should the residency requirements change so as to allow students to reside on the property.

Section

**Four**

---

**CONCLUSIONS & STATEMENT OF FINDINGS**

---

Based upon the data gathered by SDFA regarding future development within the boundaries of the PESD, student generation, school facilities costs and the methodology employed to determine the school facilities impact from new residential and commercial development, PESD makes the following findings pursuant to Section 66001 of the California Government Code:

- *The purpose of the fee is to pay for the construction and/or acquisition of new public school facilities necessary to serve students expected to be generated from new residential and commercial/industrial development.*
- *The fees will be collected and may be used to repay debt service for financing issued for the purpose of providing new school facilities or to pay directly for the acquisition and/or construction of such facilities. The fees may also be used to pay for the leasing or acquisition of portable classrooms to meet the needs of students generated from new development. The fees may also be used to pay for the installation of interim facilities and to pay for the costs of replacing interim facilities with permanent facilities.*
- *There is a reasonable relationship between the expected use of the fee (i.e., new school facilities) and the development on which the fee is imposed (i.e., new residential, commercial and industrial development) because additional students will be generated by new residential and commercial/industrial development.*
- *There is a reasonable relationship between the number of new residential units constructed and the number of elementary and middle school students expected to be generated from the construction of such units. There is also a reasonable relationship between the construction of new commercial/industrial development and the number of students expected to be generated from the construction of such commercial/industrial development, as students and the parents of students will be employed by new businesses occupying the new commercial or industrial development and a portion of the students and/or the students' parents will also choose to live within the boundaries of the District. Therefore, there is a reasonable relationship between the need for the public-school facilities and the type of development on which the fee is imposed.*

- *There is a reasonable relationship between the amount of the fee identified in this Report and the cost of the school facilities to be constructed and deemed necessary to serve new residential and commercial/industrial developments.*
  
- *As identified in Section Two, the District would need to collect approximately \$17.54 per square foot of assessable space of new Unmitigated Residential Development to mitigate the school facilities impacts. This amount is in excess of the currently authorized Statutory School Fee for new residential development. The proportionate share of this fee authorized to be collected by the District is sixty percent (60%) of \$4.79, or \$2.87 per square foot of assessable space. Thus, the District is justified in collecting the maximum Statutory School Fees for residential development as permitted by State law.*
  
- *As identified in Section Three, the District would need to collect between \$5.75 and \$47.15 per square foot, except for self-storage, where it is justified in levying \$0.30 per square foot of commercial/industrial development to mitigate the net school facilities impacts resulting from new commercial and industrial development after consideration of the collection of the Statutory School Fee on new Unmitigated Residential Development. This amount is well in excess of the currently authorized Statutory School Fee (i.e., Commercial/Industrial Fees) for all development types except Self-Storage. The proportionate share of this fee authorized to be collected by the District is sixty percent (60%) of \$0.78, or \$0.47 per square foot. Thus, the District is justified in collecting the maximum Statutory School Fees for commercial/industrial development as permitted by State law, except for self-storage, where it is justified in levying \$0.30 per square foot of commercial/industrial development.*

Section

**Five**

---

## **APPENDICES**

---

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

**Appendix B: Student Generation Rate Analysis**

**Appendix C: Elementary School Facilities Costs**

**Appendix D: Interim Housing Facilities Costs**

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

**Perris Elementary School District**

Source: Southern California Associate of Governments

2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal)

Data Received: February 2021 (Most current as of May 2022)

Tier2 (TAZ)	Location	Percent in	2020	2030	2035	2045
		District*	Households	Households	Households	Households
43300200	Lake Elsinore	62.03%	7.44	8.68	8.68	8.68
43302400	Perris	100.00%	440.00	440.00	440.00	440.00
43304300	Perris	73.41%	5.14	5.14	5.14	5.14
43308200	Perris	75.00%	334.50	448.50	462.75	475.50
43308300	Perris	100.00%	531.00	560.00	572.00	591.00
43310300	Perris	39.04%	69.49	166.31	207.69	268.59
43312100	Perris	100.00%	842.00	1110.00	1222.00	1391.00
43312300	Perris	100.00%	1777.00	2494.00	2798.00	3249.00
43312400	Perris	100.00%	579.00	940.00	1092.00	1318.00
43313100	Perris	6.00%	1.68	2.46	2.52	2.64
43313200	Perris	99.52%	17.91	17.91	17.91	17.91
43313300	Perris	100.00%	35.00	35.00	35.00	35.00
43313400	Perris	5.00%	2.85	4.40	4.60	4.75
43313600	Perris	100.00%	169.00	169.00	169.00	169.00
43313700	Perris	98.85%	2.97	2.97	2.97	2.97
43313800	Perris	100.00%	18.00	18.00	18.00	18.00
43313900	Perris	100.00%	189.00	189.00	189.00	189.00
43315100	Perris	0.85%	0.09	0.09	0.09	0.09
43315200	Perris	0.00%	0.00	0.00	0.00	0.00
43315400	Perris	46.02%	208.95	208.95	208.95	208.95
43318300	Perris	50.04%	1728.77	1921.41	2003.48	2125.06
43320100	Perris	99.90%	2076.00	2399.69	2535.56	2739.36
43321300	Perris	0.00%	0.00	0.00	0.00	0.00
43329300	Perris	98.57%	78.85	179.39	222.76	285.85
43329600	Perris	98.44%	358.33	536.50	612.30	724.53
43331800	Perris	49.41%	286.59	286.59	286.59	286.59
43332500	Perris	0.20%	0.00	0.00	0.00	0.00
43216100	Unincorporated Riverside County	2.95%	3.95	8.26	8.76	9.26
43216300	Unincorporated Riverside County	24.20%	55.42	56.87	57.12	57.36
43216400	Unincorporated Riverside County	28.36%	39.14	87.64	93.59	98.98
43226100	Unincorporated Riverside County	14.26%	35.93	146.13	159.53	172.22
43226200	Unincorporated Riverside County	81.30%	103.25	103.25	103.25	103.25
43226400	Unincorporated Riverside County	92.46%	308.80	308.80	308.80	308.80
43226500	Unincorporated Riverside County	23.63%	25.28	38.28	39.93	41.35
43299200	Unincorporated Riverside County	1.74%	2.59	3.16	3.23	3.30
43299300	Unincorporated Riverside County	100.00%	99.00	157.00	164.00	171.00
43299400	Unincorporated Riverside County	8.53%	19.54	34.31	36.10	37.81
43299500	Unincorporated Riverside County	100.00%	74.00	140.00	148.00	155.00
43300100	Unincorporated Riverside County	100.00%	162.00	300.00	318.00	334.00
43300200	Unincorporated Riverside County	1.27%	0.15	0.18	0.18	0.18
43300300	Unincorporated Riverside County	0.03%	0.11	0.11	0.11	0.11
43300400	Unincorporated Riverside County	75.82%	266.88	271.43	271.43	272.19
43301100	Unincorporated Riverside County	100.00%	349.00	535.00	558.00	579.00
43301200	Unincorporated Riverside County	100.00%	55.00	60.00	61.00	62.00

**Perris Elementary School District**

Source: Southern California Associate of Governments

2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal)

Data Received: February 2021 (Most current as of May 2022)

Tier2 (TAZ)	Location	Percent in District*	2020 Households	2030 Households	2035 Households	2045 Households
43301300	Unincorporated Riverside County	100.00%	203.00	332.00	348.00	363.00
43301400	Unincorporated Riverside County	100.00%	188.00	248.00	255.00	262.00
43301500	Unincorporated Riverside County	100.00%	44.00	62.00	64.00	66.00
43302200	Unincorporated Riverside County	80.37%	389.79	617.23	644.56	671.08
43302300	Unincorporated Riverside County	24.43%	64.74	95.03	98.94	102.36
43303100	Unincorporated Riverside County	100.00%	53.00	73.00	75.00	77.00
43303200	Unincorporated Riverside County	100.00%	87.00	139.00	146.00	152.00
43303300	Unincorporated Riverside County	100.00%	44.00	80.00	84.00	88.00
43303400	Unincorporated Riverside County	100.00%	175.00	246.00	255.00	263.00
43303500	Unincorporated Riverside County	100.00%	143.00	241.00	253.00	265.00
43304200	Unincorporated Riverside County	91.58%	105.32	105.32	105.32	105.32
43304300	Unincorporated Riverside County	24.47%	1.71	1.71	1.71	1.71
43304400	Unincorporated Riverside County	0.62%	0.37	0.37	0.37	0.37
43308100	Unincorporated Riverside County	100.00%	150.00	231.00	240.00	250.00
43308200	Unincorporated Riverside County	25.00%	111.50	149.50	154.25	158.50
43312200	Unincorporated Riverside County	100.00%	32.00	130.00	143.00	154.00
43313100	Unincorporated Riverside County	94.00%	26.32	38.54	39.48	41.36
43313400	Unincorporated Riverside County	95.00%	54.15	83.60	87.40	90.25
43313500	Unincorporated Riverside County	100.00%	64.00	109.00	113.00	119.00
43329200	Unincorporated Riverside County	7.58%	2.50	8.03	8.71	9.39
43331400	Unincorporated Riverside County	0.09%	0.12	0.38	0.41	0.44
			13,299.13	17,385.13	18,565.18	20,202.21

Note: Data provided by SCAG per TAZ was adopted at a Jurisdictional Level only in April 2020 to be used in the 2020-2045 RTP / SCS.

\* Percentage in District was determined by SCAG through GIS review.

**Estimated Dwelling Units to Exist as of January 1, 2022**

As of January 1, 2020	13,299
Certificates of Compliance Issued FY 2019/20	93
Certificates of Compliance Issued FY 2020/21	96
<b>Estimated Dwelling Units to Exist as of January 1, 2022</b>	<b>13,488</b>

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

**Perris Elementary School District**  
District-Wide Student Generation Rate  
May 2022

Student Generation Rates for this Fee Justification Report were based on current enrollment figures provided by the District as of January 2022 divided by the number of households estimated to exist as of January 2022.

Calculation of Student Generation Rate:

Elementary (TK-6)	
Students <sup>(1)</sup>	5,685
Dwelling Units <sup>(2)</sup>	13,488
<b>Student Generation Rate</b>	<b>0.4215</b>

Note:

(1) Source: District Enrollment Report, January 27, 2022 reflects only TK-6 students.

(2) Source: Southern California Association of Governments - 2020 Connect SoCal Regional Transportation Plan and Sustainable Community Strategy (RTP/SCS) Growth Forecast and Certificates of Compliance issued by the District as determined in Appendix A.

## Appendix C: Elementary School Facilities Costs

**Perris Elementary School District**

Summary of Estimated Probable Cost: Elementary (TK-6)

Dated: May 2022

<b>A. Site Costs</b>		<b>\$ 3,463,200</b>
Purchase Price of Property	\$ 3,330,000	
Acres: 14.4		
Cost per Acre: \$ 231,250		
Appraisals / Escrow / Survey Costs - 4% of Site	\$ 133,200	
Costs per Section 1859.74(a)(2)		
* Assumes Net Usable Acres		
<b>B. Plans</b>		<b>\$ 3,553,000</b>
Architect Fee	\$ 2,221,000	
DSA/CDE Plan Check	\$ 740,000	
Preliminary Tests	\$ 370,000	
Environmental / Energy Analysis Fee	\$ 111,000	
Duplicating/Advertising Costs	\$ 37,000	
Other	\$ 74,000	
<b>C. Construction</b>		<b>\$ 37,009,968</b>
Construction (including service site, off-site, utilities)	\$ 32,062,500	
Sq Ft per Student: 75		
Cost per Sq Ft: \$ 570		
Construction Management & General Conditions	\$ 4,947,468	
<b>D. Tests</b>		<b>\$ 370,000</b>
<b>E. Construction Inspection Services</b>		<b>\$ 444,120</b>
<b>F. Furniture &amp; Equipment</b>		<b>\$ 2,313,123</b>
<b>G. Contingency</b>		<b>\$ 3,701,000</b>
<b>H. Items Not Funded by State</b>		<b>\$ 1,995,576</b>
Technology	\$ 1,603,000	
Library Books (8 books/students @\$15.75)	\$ 94,500	
Landscaping (\$0.44/sq ft x 14.4 acres)	\$ 275,996	
Landscape Architect Fees (8% of Landscaping )	\$ 22,080	
<b>Total Estimated Cost</b>		<b>\$ 52,849,987</b>

Capacity 750  
Cost per Student \$70,467

## Appendix D: Interim Housing Facilities Costs

**Perris Elementary School District**  
 Fiscal Year 2021/2022 Interim Housing Facilities Costs

**Per Student Interim Facilities Costs**                      **Elementary**

<b><i>Per Classroom Costs:</i></b>	
Site/Prep Cost*	\$105,000
Delivery/Installation	\$8,990
Dismantle/Return	\$5,262
Incidentals*	\$12,400
Lease per Year*	\$11,400
<b>Total One Time Costs</b>	<b>\$143,052</b>
Rental Cost for each Additional Year*	\$11,400
Students per Classroom	25
Months Required	30
<b>Total Classroom Cost</b>	<b>\$160,152</b>
<b>Classroom Cost per Student</b>	<b>\$6,406</b>

\*Based on Current Market Rate Estimate

<b><i>Per Restroom Costs:*</i></b>	
Site/Prep Cost	\$135,000
Delivery/Installation	\$6,520
Dismantle/Return	\$5,250
Incidentals	\$3,000
Lease per Year	\$19,827
<b>Total One Time Costs</b>	<b>\$169,597</b>
Rental Cost for each Additional Year	\$19,827
Students per Restroom	200
Months Required	30
<b>Total Classroom Cost</b>	<b>\$199,338</b>
<b>Restroom Cost per Student</b>	<b>\$997</b>

\*Based on Current Market Rate Estimate

<b>Total Interim Facilities Cost per Student</b>	<b>\$7,403</b>
--	----------------