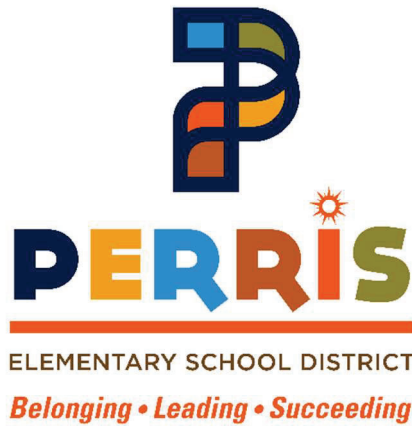




SCHOOL FACILITIES NEEDS ANALYSIS

March 11, 2026

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Executive Summary

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Such passage was a precedent to the enactment of Government Code Sections 65995.5, 65995.6, and 65995.7. Prior to the passage of Proposition 1A, school districts relied on the Statutory Fee provided in Assembly Bill 2926 (School Fee Legislation) which was adopted in 1986, as well as certain court decisions (i.e., *Mira-Hart-Murrieta*) requiring that under certain circumstances new development reasonably mitigate its impact on school facilities. In a post-Proposition 1A environment, the Statutory Fee contained in the School Fee Legislation remains, and mitigation requirements, not embodied in a mitigation agreement, but set forth in conditions of approval, remains enforceable until January 1, 2000. These non-contractual requirements have been replaced by Alternative Fees – sometimes referred to as Level II and Level III Fees as to new residential construction. The Statutory Fee is referred to in these circumstances as Level I Fees applicable to new residential construction and certain other residential construction, as well as commercial/industrial fees applicable to commercial and industrial development.

The purpose of a School Facilities Needs Analysis (“SFNA”) is to quantify, for the next five-year period, the impacts of new residential development on the school district’s facilities and calculate the permissible Level II and Level III Fees. Using a statutorily prescribed methodology, the SFNA requires using a state mandated “per pupil” grant, a limited sampling for determining student generation, and does not provide funding for interim facilities or central administration and support. Because of the prescribed methodology, the Level II and Level III Fees do not correspond to the true impact on school facilities. School districts must calculate and review the true cost of school facilities for planning purposes. The Perris Elementary School District (“PESD” or “District”) adopted the PESD Master Plan, as defined herein, which provides a comprehensive review. The PESD Master Plan is on file in the District office and is herein incorporated.

In recognition of the impact on school facilities from new development, the District and the development community previously entered into various mitigation agreements in order to ensure the timely construction of school facilities to house students from new development (“Mitigated Development”). These Mitigated Developments have been excluded from the projections contained within this SFNA as they are providing funding and support to the District’s school facilities program and will not generate “Unhoused Students.”

A district notifies the cities and county of the preparation of the SFNA and provides relevant and available information relating to the expansion of existing school sites or the necessity to acquire additional school sites, including notice of a proposed meeting to discuss this information. The governing board must adopt the SFNA by

resolution at a public hearing after the report has been made available to the public for a period of not less than 30 days. Also, the district must give notice to any applicable cities or counties in accordance with Government Code Section 65352.2. Prior to the adoption of the SFNA, the public is given the opportunity to review and comment, and the governing board must respond to written comments it receives. The Level II and Level III Fees must be adopted by a resolution of the governing board as part of the adoption of the SFNA. The Alternative Fees are effective immediately after adoption of the resolution per Government Code Section 65995.6(f) and may not be in effect for more than one year.

On May 8, 2025, the Perris Elementary School District Board of Education adopted Resolution No. 27 – 2024/2025. This action put into effect a Level II Fee of \$5.92 per square foot of assessable space and a Level III Fee of \$11.84 per square foot of assessable space. These fees remained in effect through May 8, 2026.

The following SFNA was prepared in compliance with Government Code Section 65995, *et seq.* and provides the determination of eligibility for, and the calculation of a revised Level II Fee of \$6.03 and a revised Level III Fee of \$12.05. If adopted, these Alternative Fees are effective for not more than one year and must be substantiated and adopted on a yearly basis.

Perris Elementary School District

This SFNA has been prepared in accordance with applicable law including Section 65995, *et seq.* of the California Government Code.

Introduction

A SFNA is prepared and adopted by the governing board of a school district to determine the need for new school facilities to house pupils that are attributed to projected enrollment growth from the development of new residential units over the next five years. The analysis takes into account current capacity, surplus property, and dedicated local funding sources among other things.

A 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 30 days. The Alternative Fees (Level II or Level III, discussed herein) are adopted by a resolution of the governing board as part of the adoption of the SFNA. The Alternative Fees authorized by the resolution take effect immediately and are in effect for a maximum of one year.

Senate Bill 50

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. The passage of Proposition 1A authorized \$9.2 billion in State bonds for K-12 and higher education school facilities construction and modernization. Of this amount, \$2.9 billion was allocated for new construction for grades K-12.

The approval of Proposition 1A activated the provisions of Government Code Sections 65995.5, 65995.6, and 65995.7. The new program, known as the School Facilities Program ("SFP"), established a State program to provide State per pupil funding for new construction and modernization of existing school facilities. Additional funds have been provided by the subsequent voter approval of bonds for the funding of the SFP. The SFP requires the State to provide an estimated 50% of the funds required for new school projects ("Regular Grant") matched by 50% funding from local funds ("Local Match"). Questions have been raised regarding the adequacy of the Regular Grant to fund 50% of the cost of new construction. The intent is that the Regular Grant, together with the payment of

either Statutory School Fees or Alternative Fees, both discussed herein, are all that will be available for all necessary school facilities absent of other local funds. No consideration was given in the State funding of the Regular Grant for interim facilities or central administration and support facilities.

School Fees Created by SB-50

The following school fees were created by Education Code Section 17620 as well as Government Code Sections 65995.5, 65995.6, and 65995.7.

Statutory School Fees (Level I Fees)

Under the SFP, Statutory School Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995, also referred to as Level I Fees, and Commercial / Industrial Fees, respectively, remain. Currently, they are \$5.38 per square foot of assessable space for residential construction and \$0.87 per square foot of new chargeable covered and enclosed space for Commercial / Industrial construction for a K-12 school district. Both fees may increase in the year 2028, and every two years thereafter, according to an inflation adjustment determined by the State Allocation Board ("SAB").

Alternative School Fee (Level II Fee)

Level II Fees are calculated pursuant to Government Code Section 65995.5(c) and in general, can be described as the number of unhoused students identified in the SFNA, multiplied by the Regular Grant amount per pupil, plus 50% of the sum of site acquisition and development costs, less surplus property or proceeds thereof, if any and if applicable, less local funds available and dedicated for such facilities construction, divided by the projected total square footage of residential units anticipated to be constructed during the next five years.

Requirements to collect the Level II Fee are as follows:

- The governing board must make a "timely application" to the SAB for new construction funding for which it is eligible, and the SAB must determine that the District meets the eligibility requirements for new construction funding as set forth in Education Code Sections 17071.10 and 17071.75. The school district is deemed eligible by default if the SAB fails to notify the school district within 120 days of receipt of the application.
- The school district must satisfy at least two of four eligibility requirements per Government Code Section 65995.5(b)(3). These requirements are summarized as follows:

1. The school district meets the Multi-Track Year-Round Education (MTYRE) Requirement.
2. The school district has placed a local bond measure on the ballot in the past 4 years which received at least 50% plus 1 of the votes.
3. The school district meets one of the following criteria:
 - a. The school district has issued debt or incurred obligations for capital outlay equal to 15% of local bonding capacity including indebtedness repaid from:
 - i. property taxes,
 - ii. parcel taxes,
 - iii. the school district's general fund,
 - iv. special taxes approved by a two-thirds vote of the qualified electors pursuant to Article XIII A Section 4 of the California Constitution,
 - v. special taxes levied pursuant to the Mello-Roos Community Facilities District Act of 1982 that are approved by a vote of registered voters,
 - vi. special taxes levied pursuant to the Mello-Roos Community Facilities District Act of 1982 that are approved by a vote of the landowners prior to November 4, 1998,
 - vii. revenues received pursuant to the Community Redevelopment Law (i.e., pass-through funds, tax increment funds), or;
 - b. The school district has issued debt or incurred obligations for capital outlay equal to 30% of local bonding capacity including indebtedness repaid from:
 - i. property taxes,
 - ii. parcel taxes,
 - iii. the school district's general fund,
 - iv. special taxes approved by a two-thirds vote of the qualified electors pursuant to Article XIII A Section 4 of the California Constitution,
 - v. special taxes levied pursuant to the Mello-Roos Community Facilities District Act of 1982 that are approved by a vote of registered voters,
 - vi. special taxes levied pursuant to the Mello-Roos Community Facilities District Act of 1982 that are approved by a vote of the landowners after November 4, 1998,

- vii. revenues received pursuant to the Community Redevelopment Law (i.e., pass-through funds, tax increment funds).
- 4. At least 20% of teaching stations per Education Code Section 17071.25 within the school district are relocatable classrooms.

Alternative School Fee (Level III Fee)

The calculation of the Level III Fee is performed pursuant to Government Code Section 65995.7(a) and is roughly double the Level II Fee plus the full amount of surplus property or proceeds there from, if any, plus the full amount of local funds dedicated by the school district to provide school facilities to accommodate students generated from new growth, including any commercial and industrial fees collected and dedicated for such purposes.

The requirements to levy the Level III Fee are generally as follows:

- State Funding is not available per Government Code Section 65995.7(a).
- The school district has adopted an SFNA pursuant to Government Code Section 65995.5.

The Level III Fee has a reimbursement provision which is detailed in Government Code Sections 65995.7(b), (c) and (d). In general, there are two types of reimbursement elections. The first is a Statutory Reimbursement, which is the difference between the Level II Fee and the Level III Fee, less any amount expended for interim facilities. The alternative, in the sole discretion of the school district, is a Negotiated Reimbursement in which the Negotiated Reimbursement is mutually agreed to by both the school district and the party paying the Level III Fee. If the school district fails to offer a reimbursement election or enter into an alternative reimbursement agreement, the amount of State funding subsequently received shall be reduced by the difference between the Level II Fee and the Level III Fee, to the extent provided by applicable law.

Reconstruction/Redevelopment

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

The District anticipates Reconstruction projects, more specifically, the demolishing of existing residential dwelling units replaced with new residential dwelling units, within the next five-year period. In such a situation, the District may levy school fees

authorized pursuant to Education Code Section 17620 and Government Code Section 65995 *et seq.* ("School Fees") if there is a nexus established between the impacts of the new residential dwelling units after taking into consideration the impact from the prior residential units. In other words, the School Fees must bear a nexus to the burden caused by the Reconstruction project.

The purpose of this section is to set forth a general policy for the levy of School Fees on future Reconstruction projects within the District. The District may levy the applicable Alternative School Fees if an unmitigated impact exists once an analysis has been done on the impact on school facilities from such new residential dwelling units and consideration has been taken as to the impact from pre-existing units.

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 square footage and projected number of students and costs generated from the existing residential dwelling units or commercial or industrial development to the proposed square footage and number of students and costs projected from the new dwelling units using applicable student generation rates determined in this Report and as shown in Table 2.

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

Perris Elementary School District

New Development Fiscal Impact

Regardless of facilities funding sources, each school district must regularly monitor current capacity, current and projected enrollment and the resulting timing of future facilities needs. These facilities needs are guided by board policy, district standards and community interaction. Ultimately, these facilities needs are controlled by their funding.

While working within the SFP, it is critical that a school district keep in mind the cost of new facilities and the district-wide student generation rate. These figures allow a school district to accurately and comprehensively plan future facilities. This section calculates these actual figures for the District.

School Costs

Appendix A contains a school facility cost estimate. The data is sourced from an architectural firm for the district. This estimate of probable cost has been reviewed by the District based on costs incurred and/or estimated for current projects. Land cost per net useable acre was also reviewed by the District as reasonable. It should be noted that these costs do not include administration and support facilities. The total school cost and per student cost is shown below:

Table 1 School Costs by Level and Cost Per Student			
School Level	Total Cost	Number of Students Housed (School Capacity)	Cost per Student
Elementary	\$79,910,107	750	\$106,547

The above table also shows school capacity. Capacity was calculated by using the current prescribed state loading factors. The division of school cost by school capacity results in a cost per student, as shown.

District Student Generation

District-wide student generation is calculated by dividing the total number of students by the total number of dwelling units within the District. The source for the total number of students was a February 2026 District student enrollment database. The reported enrollment total was 5,106 grade TK-6 students.

The total number of existing dwelling units within the District boundaries was determined through the analysis of data provided by the Southern California Association of Governments ("SCAG") which estimates that as of January 1, 2026 15,888 households exist within the boundaries of the District. Boundaries of the census tracts that overlap the boundaries of the District were reviewed by SCAG and the figures used were adjusted for such overlap.

The following table shows the calculation of the District-Wide Student Generation Rate.

Table 2 Calculation of Estimated Average District-Wide Student Generation			
Grades	Number of Students	Number of Dwelling Units	District-Wide Student Generation
TK-6	5,106	15,888	0.3214

Cost per Dwelling Unit

The Estimated Average Cost per Student, calculated in Table 1, times the Estimated Average District-Wide Student Generation Rate, calculated in Table 2 above, provides the Estimated Average True Cost per Dwelling Unit. This calculation is shown below:

Table 3 Estimated Average True Cost per Dwelling Unit			
School Type	Cost per Student	District-Wide Student Generation	True Cost per Dwelling Unit
Elementary	\$106,547	0.3214	\$34,244.21

This Estimated Average True Cost per Dwelling Unit figure of \$34,244.21 is used to calculate and track the estimated average true impact of the development of one dwelling unit on the TK-6 school facilities of the District. Dividing this figure by the weighted average square footage of assessable space for single-family detached, single-family attached and multi-family attached dwelling units, projected to be built within the next five-year period within the District, of 1,529 square feet of assessable space, computes to a cost per square foot of \$22.40. The basis of the average square footage per dwelling unit is shown in Table 20.

Perris Elementary School District

Satisfaction of the Requirements to Levy Alternative Fees

Timely Application

The first requirement set forth in Education Code Section 17071.10 and Section 17071.75, is that the governing board make a “timely application” to the SAB and be deemed eligible.

The Governing Board of the Perris Elementary School District previously adopted the required resolution requesting an eligibility determination by the State Allocation Board. This resolution stated the District’s desire to apply for funding under the new School Facilities Program.

District staff completed the required forms and transmitted the same to the SAB on April 19, 1999. These forms have been updated and resubmitted to the SAB. A copy of the most recently updated SAB 50-01 form is contained within Appendix B. The District was originally deemed eligible on January 26, 2000 as shown in Appendix C.

Satisfaction of 2 of 4 Statutory Requirements

A school district must satisfy at least two of the four requirements per Government Code Section 65995.5(b)(3). These requirements were summarized in Section One of this Report and apply to the District as follows:

Table 4 Statutory Requirements for Adoption of Alternative Fees	
Apply	Description
	Multi-Track Year-Round Education (MTYRE) Requirement.
X	A local bond measure on the ballot in the past 4 years which received at least 50% plus 1 of the votes.
X	The District has issued debt or incurred obligations for capital outlay equal to 15% or 30%, as required, of local bonding capacity.
X	At least 20% of teaching stations per Education Code Section 17071.25 within the district are relocatable classrooms.

Further details as to the two eligibility requirements that the District elects to specify it has met are as follows:

- In November of 2024, a local bond measure was placed on the ballot which received at least 50% plus 1 of the votes and authorized the issuance of \$38,000,000.
- For the 2025/26 tax year, the total assessed value for the District, as reported by the Riverside County Assessor, was \$4,726,976,588. The outstanding principal as of July 1, 2025 of Community Facilities District Bonds was \$855,000, Certificates of Participation was \$3,840,000 and \$71,848,942 of General Obligation Bonds. The sum of the outstanding principals as of July 1, 2025, was \$76,543,942. For a non-unified school district, the bonding capacity is calculated at 1.25% of the total assessed value. The bonding capacity for the District is \$59,087,207. Using the outstanding principal for the General Obligation Bonds alone, the District is currently at 121% (\$71,848,942 divided by \$59,087,207) of its bonding capacity.
- For the 2025/26 school year the District determined and by approval of this SFNA is certifying that it is operating in excess of twenty percent (20%) of the teaching stations in relocatable classrooms per Education Code Section 17071.25. Of the 246 total teaching stations within the District, 81 are in relocatable classrooms. This equates to approximately 33% of the District's teaching stations being in relocatable classrooms.

Perris Elementary School District

Alternative Fee (Level II)

The following section reflects the calculation of the Level II Fee.

Projected Enrollment from New Homes in the Next Five Years

Student generation for an SFNA is based, per Government Code Section 65995.6, on the historical student generation rates (“SGR”) of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed either in the city or the county in which the District is located in the next five-year period. Based upon the prescribed criteria, the following SGR per housing type has been determined. A copy of the student generation rate analysis is contained within Appendix D.

Table 5 Student Generation Rates by Housing Type			
School Level	Single-Family Detached	Single-Family Attached	Multi-Family Attached
Elementary	0.3232	0.3125	0.3333

A projection was made of the residential units to be constructed in the next five years by housing type according to Government Code Section 65995.6. The projection was made by using and cross-checking independent sources as provided by applicable law. All data on development projections is contained within Appendix E. These sources are as follows:

- Local Agencies. In January of 2026, contact was made with the City of Perris, the City of Lake Elsinore and the County of Riverside (collectively referred to as “Local Agencies”). Residential development and square footage by dwelling unit type projection letters were sent to the Local Agencies in January of 2026. Copies of the correspondence are contained as the final pages of Appendix E.

- Governmental Agencies. SCAG compiles residential development projections. As a cross-check on the information from Local Agencies as set forth herein, a review was made of the projections provided based on input from SCAG as to overlapping census tracts across the District boundaries. The 2024 Connect SoCal (RTP/SCS) growth forecast is adopted only at the jurisdictional level. This report is the most currently available and summarized within Appendix D.
- Historical Activity. The above data was also cross-checked with historical residential permit activity utilizing both building permit reports for the construction of new dwelling units sourced from the Local Agencies and Certificates of Compliance records sourced from the District whose original data is provided by the Local Agencies.

The following table shows the summary of development projections by housing type. A copy of the analysis is contained within Appendix E and is shown in that Appendix on Table E-2.

Table 6 Five-Year Estimated Projection of Unmitigated Dwelling Units by Housing Type			
Single-Family Detached	Single-Family Attached	Multi-Family Attached	Total
1,526	80	484	2,090

The combination of SGR by Housing Type (Table 5) and Projected Unmitigated Dwelling Units by Housing Type (Table 6) results in an estimate of the total number of projected students per housing type and school level generated from new homes in the next five-year period. This is shown below in Table 7.

Table 7 Estimated Projection of Enrollment from Unmitigated New Homes in the Next Five Years				
School Facilities Type	Housing Type			Total
	Single-Family Detached	Single-Family Attached	Multi-Family Attached	
Elementary	493	25	161	679

District Capacity

The District conducted a capacity analysis pursuant to Section 17071.25 of the Education Code. The process as contained in Section 17071.25 is shown below:

1. Identify by grade level all permanent teaching stations existing in the school district, or where appropriate, the attendance area. A “teaching station” is defined as, “any space that was constructed or reconstructed to serve as an area in which to provide pupil instruction, but shall not include portable buildings, except as provided in Section 17071.30.”
2. The assumed capacity of each teaching station pursuant to paragraph (1) is established as 25 pupils for each teaching station used for kindergarten or for grades 1 to 6 inclusively, and 27 pupils for each teaching station used for grades 7 to 12, inclusively.
3. The assumed capacity as specified in paragraph (2) is multiplied by the number of teaching stations calculated under paragraph (1).
4. The result of this computation represents the number of pupils housed by grade level in the existing school building capacity of the applicant school district.

Portable classrooms are not included in the calculation to the extent that they are:

- Leased from the state pursuant to the State Relocatable Classroom Act of 1979 (Section 17085).
- Portable classrooms, not used for interim housing on modernization projects, and which exceed twenty-five percent (25%) of the number of permanent classrooms available to the District.
- Leased not pursuant to Section 17085 but leased for a period of less than five years prior to the date of application.

This capacity was previously reported on the SAB 50-02 form and was recalculated for this SFNA as shown in Appendix C pursuant to Government Code Section 65995.6, which was amended by Assembly Bill 695 of the 1999 Legislative Session. The current capacity is summarized in the following Table 8.

Table 8 Capacity	
Type	Capacity
Elementary	5,050

Projected Unhoused Students

Current excess capacity was determined and is shown on Table 9 below.

Table 9 Excess Capacity			
Type	Capacity (Table 8)	Enrollment (Report Date February 2026)	Excess/(Deficit) Capacity
Elementary (TK-6)	5,050	5,106	(56)

As determined above, no excess capacity exists. If it was determined that excess capacity existed, such excess capacity would be used to lower the projected enrollment (Table 7). The result would provide the number of projected unhoused students. For clarity, this calculation is shown below in Table 10.

Table 10 Estimated Projection of Unmitigated Unhoused Students			
Type	Projected New Students (Table 7)	Allocated Excess Capacity	Unhoused Students
Elementary	679	0	679

Maximum New Construction Grant

The total new construction grant is determined by multiplying the number of unhoused projected new students calculated in Table 10 above by the per-pupil grant ("PPG"). The PPG is the sum of the base grant, the Automatic Fire Detection/Alarm System Grant ("ADG"), and the Automatic Sprinkler System Grant

("ASG"). Adding to the calculated total PPG amount is the addition of assistance for site development and acquisition.

Each January, beginning January 1999, the grant amounts may be adjusted per Education Code 17072.10(b). The SAB adopted the adjusted grant amounts in January 2025 as shown below.

The SAB also adopted emergency amendments to Section 1859.76 – New Construction Additional Grant for Site Development Costs in June 2006, these additional grants have been extended and remain in effect. These amendments provide funding in two components. The first component is equaled a 6% increase to the base grant for elementary schools. This component of the new General Site Grant is referenced herein as General Site Grant – Component 1, or GSG-C1. The second component, a new grant which provides for a new component to the cost of site development, set in 2006, was equal to 50 percent of \$26,112 per new, useable acre acquired for new construction. This component of the new General Site Grant is referenced herein as General Site Grant – Component 2, or GSG-C2. GSG-C2 was also adjusted based upon the construction cost index at the January 2026 SAB meeting.

Table 11 Current Per-Pupil Grant Amounts			
Level	Base Grant	ADG	ASG
Elementary	\$16,411	\$20	\$274
Severe	\$46,116	\$82	\$869
Non-Severe	\$30,842	\$58	\$582

Pursuant to Section 1859.71.1 of the SAB Regulations, the new construction grant amount for all projected unhoused students with exceptional needs are calculated using the above shown PPG. Specifically, the current percentage of severely handicapped students and the current percentage of non-severely handicapped students to the total student population are determined. This percentage is applied to the Total Projected Unhoused Students to determine the number of Projected Unhoused Non-Severe Students and Projected Unhoused Severe Students in the next five-year period. Each individual result is then multiplied by the PPG for the specified type of exceptional need. For the 2025/26 school year, PESD has 4.19% students with non-severe exceptional needs and no students with severe exceptional needs. The following table calculates the Projected Unhoused Students with exceptional needs.

Table 12 Projected Exceptional Needs Unhoused Students				
Type	Total Projected Unhoused Students	Projected Unhoused Non-Severe Students	Projected Unhoused Severe Students	Remaining Projected Unhoused Students
Elementary	679	28	0	651

Calculation of the total new construction grant is shown in Table 13 below.

Table 13 Total New Construction Grant Amount				
Type	Elementary	Severe	Non-Severe	Total
Base Grant	\$16,411	\$46,116	\$30,842	
ADG	\$20	\$82	\$58	
ASG	\$274	\$869	\$582	
Subtotal Grant Amount	\$16,705	\$47,067	\$31,482	
Students	651	0	28	679
Subtotal	\$10,874,955	\$0	\$881,496	\$11,756,451
GSG-C1	\$1002			
Students	679			679
Subtotal	\$680,358			\$680,358
Total	\$11,555,313	\$0	\$881,496	\$12,436,809

Site and development costs per Education Code 17072.12 may be added to the Total New Construction Grant if the following two conditions are met:

1. The amount of site acquisition and development assistance does not exceed 50% of the cost of site development to the school district, plus the lesser of 50% of the site cost to the school district or 50% of the appraised value of the site at the time the complete application is submitted, whichever is less; and
2. The school district certifies that there is no alternative available site, or that the district plans to sell an available site in order to use the proceeds of the sale for the purchase of a new site.

Government Code Section 65995.5(h) sets forth the procedures for determining eligible site acquisition and site development costs. Specifically, Section 65995.5(h) states that site acquisition costs shall not exceed one-half (1/2) of the amount determined by multiplying the land acreage by the estimated cost per acre as established in Education Code Section 17072.12.

The District, by the adoption hereof, certifies that the above two conditions have been met and has provided the following site acquisition costs and development costs per school level shown in Table 14 and Table 15. This cost estimate was reviewed by the District. The data is sourced from an architectural firm for the District. Land cost per net useable acre was also reviewed by the District as reasonable. Site size was determined by reference to the 1998 California Department of Education Site Determination Requirements Handbook for applicable school levels and loading projections. This site size does not match the net acres currently prescribed by the State or District requirements, and as such does not match the amount of net useable acres shown in Appendix A.

Table 14 Total Site Acquisition Cost per School Type				
Type	Site Cost*	Appraisal, Survey, Escrow Etc.**	Total Site and Additions Cost	50% of the Total Site and Additions Cost
Elementary	\$3,797,500	\$151,900	\$3,949,400	\$1,974,700

* Note: Site cost is equal to \$306,250 multiplied by 12.4 acres for elementary school.

** Note: This amount is equal to 4% of the actual site cost but not less than \$50,000 per SAB Regulation 1859.74(a)(2).

Table 15 Total Site Development Cost per School Type					
Type	Service Site Cost Per School	Off-Site Cost Per School	Utility Cost Per School	GSG-C2* Per School	Total Site Development Cost**
Elementary	\$3,496,000	\$3,121,000	\$3,778,000	\$331,254	\$5,528,754

* Note: The GSG-C2 as of January 2026 is equal to \$26,714 multiplied by 12.4 acres for elementary school.

** Note: Total Site Development Cost per School is equal to 50% of the sum of service site, off-site and utility costs plus the total cost of the GSG-C2.

The site and development costs shown above in Table 14 and Table 15 are per school. The following table identifies the number of schools required by the projected number of unhoused students from new development in the next five years based on the SGRs set forth in Table 5.

Table 16 Number of Schools Required for Projected Unhoused Students from New Development			
School Type	Projected Unhoused Students	School Capacity	Number of Schools Required
Elementary	679	750	0.91

The number of schools required to house the projected unhoused students from new development is multiplied by the site and development cost per school shown in Table 14 and Table 15 to determine the total site and development cost grant. This calculation is shown below in Table 17.

Table 17 Calculation of the Site and Development Grant				
School Type	Site Acquisition Cost	Site Development Cost	Schools Required	Total Site and Development Grant
Elementary	\$1,974,700	\$5,528,754	0.91	\$6,828,143

The sum of the total site and development grant (Table 17), and the total PPG (Table 13) provides the basis for the maximum new construction grant for projected unhoused students from new development. This summation is shown in Table 18 below.

Table 18 Maximum New Construction Grant	
Total Per-Pupil Grant	\$12,436,809
Site and Development Cost Allowance	\$6,828,143
Maximum New Construction Grant	\$19,264,952

Local Funds

An analysis of Local Funds is contained within Appendix F and details in Table F-1 the amount of local funds currently on deposit and projected to be received within the next five-year period which can be utilized to lower the needs of the Unhoused Projected Students in the next five-year period.

Total New Construction Grant

The total amount of local funds, if existent and dedicated to Unhoused Projected Students, is subtracted from the maximum new construction grant to determine the Total New Construction Grant. This amount is calculated in Table 19 below.

Table 19	
Total New Construction Grant	
Maximum New Construction Grant	\$19,264,952
Local Funds	\$0
Total New Construction Grant	\$19,264,952

The Level II Fee

The total new construction grant amount calculated above (per Government Code Section 65995.5(c)(3)) is divided by the projected total square footage of assessable space of new residential units anticipated to be constructed during the next five-year period. There was a projection of average square footage by dwelling unit type based on currently processing projects for the City of Perris and the County of Riverside, as detailed in correspondence and through independent analysis contained in Appendix E. The City of Lake Elsinore, with a projection of zero dwelling units for the next five-year period, did not provide an average dwelling unit size by housing type. Correspondence to each agency is contained as the final pages of Appendix E. The projected total square footage is calculated as shown in the following Table 20.

Table 20 Calculation of Projected Total Square Feet of Assessable Space for the Next Five-Year Period				
Housing Type	Data Source for Average Home Size	Average Size Home	Projected Number of Units	Total Projected Square Feet of Assessable Space
Single-Family Detached	City of Perris	1,685	1,467	2,471,895
	County of Riverside	1,685	59	99,415
Single-Family Attached	City of Perris	1,155	80	92,516
Multi-Family Attached	City of Perris	1,100	484	532,620
Total			2,090	3,196,446

Table 21 shows the division of the total new construction grant by the projected square feet of assessable space to be developed in the next five years. The result of this division represents the Level II Fee amount.

Table 21 Calculated Level II Fee per Square Foot of Assessable Space	
Total New Construction Grant	\$19,264,952
Projected Square Feet of Assessable Space	3,196,446
Level II Fee	\$6.03

Perris Elementary School District

Alternative Fee (Level III)

Application of the Level III Fee

Pursuant to Section 65995.7 of the Government Code, if State funds for new facility construction are not available, the governing board of a school district that has complied with Section 65995.5 may increase the Level II Fee to the Level III Fee. State funds are not available if the SAB is no longer approving apportionments for new construction due to a lack of funds available for new construction. Upon making a determination that State funds are no longer available, the SAB shall notify the Secretary of the Senate and the Chief Clerk of the Assembly, in writing, of that determination.

Calculation of the Level III Fee

The Level III Fee is the Level II Fee increased by an amount not to exceed the amount calculated pursuant to subdivision (c) of Section 65995.5, except that for the purpose of calculating this additional amount, the amount identified in paragraph (2) of subdivision (c) of Section 65995.5 is not subtracted from the amount determined pursuant to paragraph (1) of subdivision (c) of Section 65995.5. This calculation is shown in Table 22 below.

Table 22 Calculated Level III Fee per Square Foot	
Total New Construction Grant	\$19,264,952
Maximum New Construction Grant	19,264,952
Total Level III New Construction Grant	\$38,529,904
Projected Square Feet of Assessable Space	3,196,446
Level III Fee	\$12.05

Reimbursement Elections

A governing board may offer a reimbursement election to the person subject to the Level III Fee that provides the person with the right to monetary reimbursement of an agreed portion of the difference between the Level III and the Level II Fee to the extent that the District receives funds from state sources for construction of the facilities for which that amount was required, less any amount expended by the district for interim housing. At the option of the person subject to the Level III Fee, if the school district elects to make reimbursement available, the reimbursement election may be made on a tract or lot basis. In accordance with Section 65995.7(b) of the Government Code, reimbursement shall be made within 30 days after such funding is received by the district.

A governing board may offer the person subject to the Level III Fee an opportunity to negotiate an alternative agreement.

A governing board may provide that the rights granted by the reimbursement election or the alternative reimbursement agreement are assignable.

If a school district fails to offer a reimbursement election or enter into an alternative reimbursement agreement, the amount of state funding subsequently received shall be reduced by the difference between the Level II Fee and the Level III Fee to the extent provided by applicable law.

Perris Elementary School District

Adoption of the School Facilities Needs Analysis and Implementation of the Alternative Fees

A school district notifies the applicable cities and county of the SFNA and provides relevant and available information relating to the expansion of existing school sites or the necessity to acquire additional school sites, including notice of a proposed meeting to discuss this information in accordance with Government Code Section 65352.2. The governing board adopts the SFNA by resolution at a public hearing after the SFNA has been made available to the public for a period of not less than 30 days. In addition, during the public review period, the SFNA is provided to the local agencies responsible for land planning for their review and comment. Prior to the adoption of the SFNA, the public is given the opportunity to review and comment on the SFNA, and the governing board must respond to written comments it receives.

Notice of the time and place of the hearing, including the location and procedure for viewing or requesting a copy of the proposed SFNA and any proposed revision must be published in at least one newspaper of general circulation within the jurisdiction of the school district not less than 30 days prior to the hearing. The governing board shall mail a copy of the SFNA and any proposed revision not less than 30 days prior to the hearing to any person who has made a written request at least 45 days prior to the hearing.

The SFNA may be revised at any time and the revision is subject to the same conditions and requirements applicable to the adoption of the SFNA.

The Level II and Level III Fees are adopted by a resolution of the governing board as a part of the adoption or revision of the SFNA and are effective for a maximum of one year. The Alternative Fees are effective immediately after adoption of the resolution per Government Code Section 65995.6(f). Upon adoption, the District files notices with any applicable City or County.

Perris Elementary School District

Section 66000 of the Government Code

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

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be applied.
3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which the fee is imposed.
4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.
5. Provide an annual accounting of any portion of the fee remaining unexpended or uncommitted in the school district's accounts five (5) or more years after it was collected.

This SFNA and the information included in the Appendices hereto establishes that the Alternative Fees meet the requirements of Section 66000, *et seq.* and such a determination by the District as part of adopting the Alternative Fees is justified and appropriate. By way of summary, the Alternative Fees will be used to fund in part the school facilities collectively identified in the "Long Range Facilities Master Plan and Educational Specifications" adopted by the Board on February 13, 2014 ("PESD Master Plan") and (i) new school facilities, (ii) expansion of existing school facilities and (iii) other upgrades to existing school facilities, but only to the extent that such items are needed to accommodate the projected unhoused students and to the extent that the use of the Alternative Fees on such items is permitted by applicable law.

Additional new residential development in the District will generate additional students who will require the District to provide additional school facilities. The amount to be included in the Alternative Fees is specified by statute or direction is given by statute as to the costs permissible to include. The Level II Fee of \$6.03

per square foot and the Level III Fee of \$12.05 per square foot are justified in this Report. The estimated average cost to the District per square foot as calculated on Page 10 is \$22.40 per square foot. As the school facilities cost impacts per square foot of new residential construction are greater than the Alternative Fees, it is reasonable for the District to determine that the Alternative Fees of \$6.03 per square foot and \$12.05 per square foot for Level II and Level III, respectively, are roughly proportional and reasonably related to the impacts caused by new residential development on the District.

**APPENDIX A
SCHOOL COSTS
FOR THE
PERRIS ELEMENTARY SCHOOL DISTRICT
March 2026**

Perris Elementary School District

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

Dated: March 2026

A. Site Costs		\$ 4,586,400
Purchase Price of Property	\$ 4,410,000	
<i>Acres:</i> 14.4		
<i>Cost per Acre:</i> \$ 306,250		
Appraisals / Escrow / Survey Costs - 4% of Site	\$ 176,400	
Costs per Section 1859.74(a)(2)		
* Assumes Net Usable Acres		
B. Plans		\$ 4,754,000
Architect Fee	\$ 2,971,000	
DSA/CDE Plan Check	\$ 990,000	
Preliminary Tests	\$ 495,000	
Environmental / Energy Analysis Fee	\$ 149,000	
Duplicating/Advertising Costs	\$ 50,000	
Other	\$ 99,000	
C. Construction		\$ 57,155,078
Construction (including service site, off-site, utilities)	\$ 49,514,625	
<i>Sq Ft per Student:</i> 75		
<i>Cost per Sq Ft:</i> \$880.26		
Construction Management & General Conditions	\$ 7,640,453	
D. Tests		\$ 572,000
E. Construction Inspection Services		\$ 685,861
F. Furniture & Equipment		\$ 3,572,192
G. Contingency		\$ 5,716,000
H. Items Not Funded by State		\$ 2,868,576
Technology	\$ 2,476,000	
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	
Total Estimated Cost*		\$ 79,910,107

Capacity	750
Cost per Student	\$106,547

* Due to rounding, individual cost items and the total estimated cost may not compute to the amount shown.

APPENDIX B
STATE ALLOCATION BOARD FORM 50-01 and
50-03 (Eligibility Document)
FOR THE
PERRIS ELEMENTARY SCHOOL DISTRICT
March 2026 / January 2000

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION
SCHOOL FACILITY PROGRAM

STATE ALLOCATION BOARD
OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 50-01 (REV 05/09)

Page 5 of 5

SCHOOL DISTRICT Perris Elementary	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 67199
COUNTY Riverside	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (IF APPLICABLE) 0

Check one: ☒ Fifth-Year Enrollment Projection ☐ Tenth-Year Enrollment Projection

HSAA Districts Only - Check one: ☐ Attendance ☐ Residency

☐ Residency - COS Districts Only - (Fifth Year Projection Only)

☐ Modified Weighting (Fifth-Year Projection Only)

☐ Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev	Previous to Current

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
K					20/21	21/22	22/23	23/24
1					718	778	899	861
2					746	683	734	735
3					737	744	736	727
4					769	709	773	738
5					768	772	729	776
6					755	711	731	717
7					698	731	694	730
8					125	120	120	124
9					126	121	124	130
10								
11								
12								
TOTAL					5442	5369	5540	5538

Part B. Pupils Attending Schools Chartered By Another District

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

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

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9								
10								
11								
12								
TOTAL								

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

	Elementary	Secondary	TOTAL
Non-Severe	159	0	159
Severe	0	0	0
TOTAL	159	0	

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

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

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

☐ County Birth Data		☐ Birth Data by District ZIP Codes		☐ Estimate		☐ Estimate		☐ Estimate	
8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current	

Part G. Number of New Dwelling Units

(Fifth-Year Projection Only) 0

Part H. District Student Yield Factor

(Fifth-Year Projection Only) 0.5

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
5904	247	0	6151

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	178	0	178
Severe	0	0	0
TOTAL	178	0	

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

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

• I am designated as an authorized district representative by the governing board of the district.

• If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).

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

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

Francine Story

SIGNATURE OF DISTRICT REPRESENTATIVE

Francine M. Story

DATE

3/12/25

TELEPHONE NUMBER

951)657-3118

E-MAIL ADDRESS

francine_story@perrisusd.org

New Construction Eligibility

Established Baseline:

K-6	7-8	9-12	Non-Severe	Severe
1954	0	0	0	0

Type to filter...

K-6	7-8	9-12	Non-Severe	Severe	Adjustment Type	App#/Desc.	Received	Approved By	Justification	Enrollment	SAB Date
101	-439	0	-4	0	f - Errors and omissions	50/67199-00-003	10/30/2020	Barbara.Kampmeiert	09/14/2020	18/19	08/25/2021
-75	48	0	-55	6	e - Enrollment changes		06/14/2019	Tracy.sharp@dgs.ca.gov	06/04/2019	18/19	08/28/2019
-1287	391	0	60	-25	e - Enrollment changes		01/03/2018	Brian.lapask@dgs.ca.gov	01/02/2018	17/18	02/28/2018
-25	0	0	0	0	a - Reduced by SFP Funding Items	54/67199-00-002	06/05/2017	Barbara.kampmeiert@dg		16/17	06/26/2019
0	0	0	0	0	a - Reduced by SFP Funding Items	54/67199-00-001	06/05/2017	Barbara.kampmeiert@dg		16/17	06/26/2019
-750	0	0	0	0	a - Reduced by SFP Funding Items	50/67199-00-012	08/05/2016	Joshua.potter@dgs.ca.gov		15/16	08/28/2019
-50	0	0	0	0	i - Reduced by pupils housed in classrooms provided after the baseline		04/22/2011	Brigitte.baul@dgs.ca.gov	05/18/2011	10/11	07/12/2011
-25	0	0	0	0	i - Reduced by pupils housed in classrooms provided after the baseline	50/67199-00-011	01/27/2010	Brigitte.baul@dgs.ca.gov	01/27/2010	09/10	04/28/2010
-54	0	0	0	0	a - Reduced by SFP Funding Items	50/67199-00-011	05/21/2009	Brigitte.baul@dgs.ca.gov		08/09	01/27/2010
0	0	0	0	0	a - Reduced by SFP Funding Items	50/67199-00-011	05/21/2009	Brigitte.baul@dgs.ca.gov		08/09	02/24/2010

Items Per Page

10

First

Prev

1

2

3

4

Next

Last

SAB Approved Baseline:

K-6	7-8	9-12	Non-Severe	Severe
895	0	0	22	-21

**APPENDIX C
UPDATED EXISTING SCHOOL CAPACITY
FOR THE
PERRIS ELEMENTARY SCHOOL DISTRICT**

Perris Elementary School District
Update to Existing School Building Capacity

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

Part I. Classroom Inventory

	TK-5	6-8	9-12	Severe	Non-Severe	Total
Line 1 Leased State Relocatable Classrooms	0	0	0	0	0	0
Line 2 Portable Classrooms leased less than 5 years	0	0	0	0	0	0
Line 3 Interim Housing Portables leased less than 5 years	0	0	0	0	0	0
Line 4 Interim Housing Portables leased at least 5 years	0	0	0	0	0	0
Line 5 Portable Classrooms leased at least 5 years	0	0	0	0	0	0
Line 6 Portable Classrooms owned by the District	67	11	0	0	3	81
Line 7 Permanent Classrooms	141	15	0	0	9	165
Line 8 Total of Above:	208	26	0	0	12	246

Part II. Available Classrooms

<i>Option A</i>		TK-5	6-8	9-12	Severe	Non-Severe	Total
a.	Part I, Line 4	0	0	0	0	0	0
b.	Part I, Line 5	0	0	0	0	0	0
c.	Part I, Line 6	67	11	0	0	3	81
d.	Part I, Line 7	141	15	0	0	9	165
e.	Total of Above:	208	26	0	0	12	246

<i>Option B</i>		TK-5	6-8	9-12	Severe	Non-Severe	Total
a.	Part I, Line 8	208	26	0	0	12	246
b.	Part I, Lines 1, 2, 5 and 6 (total only)						81
c.	25 percent of Part I, Line 7 (total only)						41
d.	Subtract c from b (enter 0 if negative)	36	4	0	0	0	40
e.	Total (a minus d)	172	22	0	0	12	206

Part III. Determination of Existing School Building Capacity

	TK-5	6-8	9-12	Severe	Non-Severe	Total
Line 1 Classroom Capacity	4,300	594	0	0	156	5,050
Line 2 SER Adjustment						0
Line 3 Operational Grants						0
Line 4 Greater of Lines 2 or 3						0
Line 5 Total of Lines 1 and 4	4,300	594	0	0	156	5,050

Note: The Non-Severe and Severe capacity is divided among the school types as follows:

	TK-5	6-8	9-12	Total
Non-Special Needs Capacity	4,300	594	0	4,894
Proration of Non-Severe Capacity	137	19	0	156
Proration of Severe Capacity	0	0	0	0
Total	4,437	613	0	5,050

APPENDIX D
STUDENT GENERATION RATE ANALYSIS
PER GOVERNMENT CODE SECTION 65995.6
FOR THE
PERRIS ELEMENTARY SCHOOL DISTRICT
March 2026

Student Generation Rates

SGRs for an SFNA are based, per Government Code Section 65995.6, on the historical student generation rates of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed either in the school district or in the city or the county in which the school district is located in the next five years. The methodology used to determine student generation rates is as follows:

Methodology

County data was obtained through ParcelQuest, a third-party source who provides up-to-date data from the Assessor's Office of the County of Riverside. Residential construction built within the past five years was extracted. This data was then matched to a student database received in February of 2026 which reported current student enrollment. A "match" was reported when a student was found in the student file, registered with the District with the same address as the address of the unit built ("situs" address) within the past five years. The total students matched divided by the total dwelling units extracted, by grade and housing type, result in the SGR.

STUDENT DATABASE

The District provided Special District Financing & Administration with a current student file, which contained student identification numbers, grades and situs addresses. There were 5,106 students in the file. Of these students, 5,105 students had "regular" addresses and could be used for this analysis. The term "regular" refers to an address that was able to be identified to a physical location.

The following section reviews the steps taken to match existing students to dwelling units constructed in the last five years.

COUNTY OF RIVERSIDE

In February of 2026, a property characteristics database was obtained through ParcelQuest from the Assessor's Office of the County of Riverside. This database contains only residential parcels and provides the year that the structure was built.

According to the County of Riverside and data from the District provided by the local agencies, 164 single-family detached dwelling units, 16 single-family attached dwelling units and 18 multi-family attached dwelling units were constructed and sold based on ownership within the last five-year period. The five-year period being evaluated is January 1, 2020 through December 31, 2024. There is a total of 64 students living in these 198 residential dwelling units.

Students Generated from Dwelling Units Constructed in the Last Five-Year Period

The match of student to dwelling unit, when divided by the number of dwelling units of various types constructed in the past five-year period, produces the SGR per grade per housing type. These calculations are shown in the tables below.

Table D-1 Single-Family Detached SGR				
Grade	Students Matched	SFD Dwelling Units	SGR by Grade*	SGR by School Level
T-K & K	13		0.0793	
1	10		0.0610	
2	9		0.0549	
3	6		0.0366	
4	6		0.0366	
5	6		0.0366	
6	3		0.0183	
Total*	53	164	0.3232	0.3232

*Total may not divide across or add down due to rounding.

Table D-2 Single-Family Attached SGR				
Grade	Students Matched	SFA Dwelling Units	SGR by Grade*	SGR by School Level
T-K & K	3		0.1875	
1	1		0.0625	
2	0		0.0000	
3	0		0.0000	
4	0		0.0000	
5	1		0.0625	
6	0		0.0000	
Total*	5	16	0.3125	0.3125

*Total may not divide across or add down due to rounding.

Table D-3 Multi-Family Attached SGR				
Grade	Students Matched	MFA Dwelling Units	SGR by Grade*	SGR by School Level
T-K & K	1		0.0556	
1	1		0.0556	
2	1		0.0556	
3	0		0.0000	
4	1		0.0556	
5	1		0.0556	
6	1		0.0556	
Total*	6	18	0.3333	0.3333

*Total may not divide across or add down due to rounding.

**APPENDIX E
DEVELOPMENT PROJECTIONS
FOR THE
PERRIS ELEMENTARY SCHOOL DISTRICT
March 2026**

Development Projections

A projection was made of the residential units to be constructed in the next five years by housing type according to Government Code Section 65995.6. In January of 2026, the City of Perris, the City of Lake Elsinore and the County of Riverside were provided residential development projections and average residential dwelling unit square footage projections and asked to provide updated information or comments. Data was also requested from SCAG and historical permit data gathered, both used to cross-check the final residential development projections. Each of the following sections identifies the data gathered and comments received from each source.

Local Agencies

The District encompasses the large portion of the City of Perris, a portion of the City of Lake Elsinore and unincorporated areas of the County of Riverside. The planning departments of each of these agencies were contacted and asked to provide, if possible, a projection of residential dwelling units to be constructed within the next five-year period. The request was further defined to include the type and estimated size of the dwelling units.

Draft residential development projections and the projection of average square footage per dwelling unit type was provided to a Senior Planner of the City of Perris on January 22, 2026. Page 4 of our correspondence requesting a signed response to our proposed projections was received as modified on February 2, 2026, and has been inserted into the attached correspondence included as the final pages of this Appendix.

In prior communications, staff of the City of Lake Elsinore noted that the area within the City that is served by the District does not contain future residential development at this time. The projection of zero dwelling units and no projection of average square footage per dwelling unit type due to no projection of dwelling units was sent to staff at the City of Lake Elsinore on January 22, 2026. Page 4 of our correspondence requesting a signed response to our proposed projections was received on January 30, 2026. The correspondence has been included as the final pages of this Appendix.

Correspondence requesting residential development projections and average square footage of per dwelling unit type was sent to the County of Riverside on January 22, 2026. Page 4 of our correspondence requesting a signed response to our proposed projections was received as modified on January 26, 2026, and has been inserted into the attached correspondence included as the final pages of this Appendix.

Governmental Agencies

As a cross-check, SCAG was contacted. They provided a residential forecast for the area within the boundaries of the District. The 2024 Connect SoCal (RTP/SCS) growth forecast was adopted at the jurisdictional level. This report is the most current available data. A review was made by SCAG using their geographic information system of TAZ that cross the boundary of the District and a percentage was applied by SCAG to represent the portion of the TAZ within the boundaries of the District and if necessary, a portion of the TAZ within each agency. The projection of dwelling units to exist as of January 1, 2026 and future new dwelling units as of January 1, 2035 for the District is summarized in Table E-1 below.

Table E-1 Summary of SCAG 2024 Connect SoCal (RTP/SCS) Data Points and the Determination of Existing Dwelling Units as of January 2026 and the Projection of Future Dwelling Units to 2031	
SCAG Data Points	
Households to Exist 2026	15,888
Households to Exist 2035	19,643
Estimated additional Households per year	417
Estimated additional Households in 5-year period	2,085
Determination of Projected Future Dwelling Units to 2031	
Estimated Dwelling Units to Exist on January 1, 2031	17,973
Estimated Dwelling Units to Exist on January 1, 2026	15,888
Estimate of Projected Future Dwelling Units to 2031	2,085

Final Development Projections

Two additional evaluations were made prior to reaching the final development projections which are provided in the table below by housing type.

First, a review of historical residential development, on both a short term and long-term basis, found that the District has recognized a steady development rate. Both certificates of compliance issued by the District and records from the County

Assessor have not reported an excess of 600 dwelling units within a five-year period for the time period evaluated. In comparison, the recent projection of residential development for the area of the City of Perris provided services from the District for the coming five-year period is over 4,500 dwelling units, or an average rate of 900 per year. The projection of dwelling units provided by the City of Perris has been reduced to result in an overall reduction of 55% of the total projections. The total projection of residential dwelling units in the next five-year period provided by the City of Perris is 4,514 dwelling units. The final projections provided below reflect 2,031 dwelling units to be projected within the next five-year period of the area within the City of Perris, a reduction of 55%. This reduction recognizes the expertise and knowledge of the City of Perris, ties the overall projection of 2,090 to closely tie to that of SCAG, and that the resulting Level II Fee, if adopted, is valid for only a one-year period which allows the District to continue to evaluate the coming residential development annually.

Also, In recognition of the impact on school facilities from new development, the District and the development community previously have entered into various mitigation agreements in order to seek to ensure the timely construction of school facilities to house students from new development ("Mitigated Development"). These Mitigated Developments, shown separately in the table below, can be excluded from the projections contained within this SFNA as they are providing funding and support to the District's school facilities program and will not generate "Unhoused Students." Mitigated Development is not included for purposes of projecting development to be constructed in the next five-year period.

Table E-2 Final Residential Development Projections Fiscal Years 2026/2027 through 2030/2031	
Single-Family Detached	
Mitigated*	0
Unmitigated	1,526
Single-Family Attached	
Mitigated*	0
Unmitigated	80
Multi-Family Attached	
Mitigated*	0
Unmitigated	484
Total Dwelling Units	2,090

*Mitigated Development does not currently include any projected dwelling units.

<i>City of Perris</i> <i>Residential Development Projections</i>		
Projection of Dwelling Units by Housing Type:	2025 Projections (Confirmed 3/20/2025)	Confirmed or Modified for Fiscal Years 2026/27 – 2030/31:
Single Family Detached	2,315	3260
Single Family Attached	180	178
Multi-Family Attached	647	1076
Total Dwelling Units Projected:	3,142	4514
Projection of Average Assessable Square Feet by Housing Type:	2025 Projections (Confirmed 3/14/2025)	Confirmed or Modified for Fiscal Years 2026/27 – 2030/31:
Single Family Detached	1,685	confirmed
Single Family Attached	1,155	Confirmed
Multi-Family Attached	987	1100
Thank you for your review. Please either confirm that the proposed projections appear reasonable at this time by inserting a check-mark or modify the projections by entering the modified figures in the column heading "Confirmed or Modified." Please sign and date below.		
Printed Name: Nathan Perez		Signature: 
Title: Senior Planner		Date: Feb 2, 2026

<i>City of Lake Elsinore</i> <i>Residential Development Projections</i>		
Projection of Dwelling Units by Housing Type:	2025 Projections (Confirmed 3/14/2025)	Confirmed or Modified for Fiscal Years 2026/27 – 2030/31:
Single Family Detached	0	0
Single Family Attached	0	0
Multi-Family Attached	0	0
Total Dwelling Units Projected:	0	0
Projection of Average Assessable Square Feet by Housing Type:	2025 Projections (Confirmed 3/14/2025)	Confirmed or Modified for Fiscal Years 2026/27 – 2030/31:
Single Family Detached	NA	0
Single Family Attached	NA	0
Multi-Family Attached	NA	0
Thank you for your review. Please either confirm that the proposed projections appear reasonable at this time by inserting a check-mark or modify the projections by entering the modified figures in the column heading “Confirmed or Modified.” Please sign and date below.		
Printed Name: Damaris Abraham		Signature: <i>Damaris Abraham</i>
Title: Community Development Director		Date: January 30, 2026

County of Riverside
Residential Development Projections

Projection of Dwelling Units by Housing Type:	2025 Projections (Confirmed 3/20/2025)	Confirmed or Modified for Fiscal Years 2026/27 – 2030/31:
Single Family Detached	59	59
Single Family Attached	0	0
Multi-Family Attached	0	0
Total Dwelling Units Projected:	59	59
Projection of Average Assessable Square Feet by Housing Type:	2025 Projections (Confirmed 3/14/2025)	Confirmed or Modified for Fiscal Years 2026/27 – 2030/31:
Single Family Detached	1,685	1685
Single Family Attached	NA	N/A
Multi-Family Attached	NA	N/A
Thank you for your review. Please either confirm that the proposed projections appear reasonable at this time by inserting a check-mark or modify the projections by entering the modified figures in the column heading “Confirmed or Modified.” Please sign and date below.		
Printed Name: Candice Hughes		Signature: <i>Candice Hughes</i>
Title: Principal Planner, District 5		Date: January 26, 2026

**APPENDIX F
LOCAL FUNDS
PER GOVERNMENT CODE SECTION 65995.6(b)
FOR THE
PERRIS ELEMENTARY SCHOOL DISTRICT
FEBRUARY 2026**

Local Funds

Section 65995.6(b) of the California Government Code directs that when determining the funds necessary to meet the facilities needs of the District, the SFNA shall do each of the following:

1. Identify and consider any surplus property owned by the District that can be used as a school site or that is available for sale to finance school facilities.
2. Identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.
3. Identify and consider local sources 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 new residential units.

Section 65995.5(c)(2) of the California Government Code adds that the full amount of local funds the governing board has dedicated to facilities necessitated by new construction shall be subtracted from the Total per Unhoused Pupil Grant. Local funds include fees, charges, dedications, or other requirements imposed on commercial or industrial construction.

Each of these requirements is reviewed in the following sections.

Surplus Property

The District owns one site which was purchased in August of 2023. The site, which consists of three separate parcels, is approximately 2.4 acres and was purchased for a total of \$735,000 (\$306,250 per acre). The site is the location of the future District offices and is not available for sale or for use as a school site. As such, the District does not own any property that is available to be used as a school site. If such sites existed, they would be analyzed for the ability to be utilized to house both current unhoused students, if necessary, and future students from both the next five-year period and to a reasonable future period. Currently there are no funds available from the ownership of surplus property.

Projected Enrollment Housed in Current Excess Capacity

The body of the SFNA has evaluated current capacity and current enrollment as required to identify excess capacity that may be evaluated for use by students projected to be generated within the next five years. As shown in Table 9, no excess capacity exists.

Local Sources Other Than Fees, etc., on Residential Construction

The requirement is to identify and consider local sources 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 new residential units. Each source available to the District has been reviewed and is contained in the following sections.

GENERAL OBLIGATION BOND FUNDS

The District successfully passed General Obligation Bond measures in November of 2006 with a total authorization of \$25,000,000 ("2006 Election"), in June of 2014 with a total authorization of \$40,000,000 ("2014 Election") and in November of 2024 with a total authorization of \$38,000,000 ("2024 Election"). Since the passage of the bond measures, multiple series of bonds and refunding bonds have been issued. As of February 2, 2026, the balance in the construction fund for all General Obligation Bonds funds was approximately \$31,541,732. The facilities projects which are to be funded from these proceeds, will not increase TK-6 capacity. The balance remaining after the completion of these projects is zero (\$0), as such, no funds are shown as available within Table F-1.

CERTIFICATES OF PARTICIPATION

The District has issued Certificates of Participation. The Acquisition Fund has been closed. There are no funds available to be used in the calculation of available local funds to lower the needs of projected students in the next five-year period as shown in Table F-1.

DEVELOPER FEES

The District, as of the date of this Report, collects Level I Fees of \$3.10 or, as applicable, a Level II Fee of \$5.92 per square foot of residential construction and \$0.50 per square foot of commercial and industrial construction. As of February 2, 2026, the balance in the Capital Facilities Fund was approximately \$5,548,108. This balance of available funds is shown within Table F-1.

In addition, an analysis was performed to determine to what extent, if any, future commercial/industrial Level I Fees could be projected as an offset against the impact of future new residential construction. Research found that for the past fiscal year the District has collected approximately \$48,227 in Level I Fees from commercial and industrial development. Projecting this annual figure by multiplying times five provides a projection of Level I Fees from commercial/industrial property

corresponding to approximately \$241,135 in projected revenue. Although the receipt of these funds is speculative, the analysis contained as Table F-1 includes these funds.

STATE FUNDS

As of February 2, 2026, the balance in the County School Facilities Fund representing State Funds was approximately \$85,285. The facilities projects which are to be funded from this funding source will not increase TK-6 capacity. The balance remaining after the completion of these projects is zero (\$0), as such, no funds are shown as available within Table F-1.

SPECIAL RESERVE

As of February 2, 2026, the balance in the Special Reserve Fund was approximately \$17,171,158. The facilities projects which are to be funded from this funding source will not increase TK-6 capacity. The balance remaining after the completion of these projects is approximately \$10,383,584. This balance of available funds is shown within Table F-1.

<i>Use of Identified and Projected Local Funds</i>

Section 65995.5(c)(2) of the California Government Code requires the District to identify and consider local funds and to subtract these funds, if available, from the Total per Unhoused Pupil Grant. Over the next five years, the District will need to construct facilities to house 679 projected elementary students identified on Table 10. Based on current costs for school facilities detailed in Appendix A, without taking into consideration administrative or interim housing needs, these facilities needs carry an estimated financial impact to the District of \$72,345,413.

As detailed above, the District has projected revenue from Level I Fees collected from commercial/industrial property. In addition to this source, the District can also project to receive Level II Fees from Residential Property constructed over the next five-year period. This estimate, based on the dwelling units projected to contain 3,196,446 square feet of assessable space as calculated on Table 20, is \$19,274,566. The District plans to pursue State funding for school facilities to house students generated from Projected Unmitigated Dwelling Units. Based on current per-pupil grant amounts established by the State and the District's site costs, the District can project to receive approximately \$19,264,952 in State funding.

The following table calculates the extent to which the District has surplus local funds available to lower the impact of projected development in the next five-year period. As shown, when considering current and future school needs as well as current and projected school facilities revenue, the District does not have surplus local facilities funds available to lower the needs of projected development.

Table F-1 Calculation of Surplus Local Funds		
Summary of Fiscal Impact and Current and Projected Local Funds		Total Identified Impact or Local Funds
Summary of Fiscal Impact:		
Existing Unhoused Impact	\$5,966,632	
Projected Impact (Next Five Years)	\$72,345,413	
Total Fiscal Impact:		\$78,312,045
Summary of Local Funds:		
Projected Sale of Excess Property	\$0	
General Obligation Bonds Construction Fund Balance	\$0	
Developer Fee Fund Balance	\$5,548,108	
State Funds Balance	\$0	
Special Reserve Fund Balance	\$10,383,584	
Projected Non-Residential Level I Fees	\$241,135	
Projected Residential Level II Fees	\$19,274,566	
Projected State Funding	\$19,264,952	
Total Identified and Projected Local Facilities Funds:		\$54,712,345
Calculation of Surplus/(Deficit) Local Funds:		(\$23,599,700)