



School Facilities Need Analysis

*Prepared Pursuant to Government
Code Section 65995 et. Seq.*

April 22, 2025

Beaumont Unified School District

2024/2025



A division of California Financial Services

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I. Introduction

Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Bonds Act of 1998 was approved by the voters of California on November 3, 1998. The approval of Proposition 1A triggered the implementation of certain provisions of Senate Bill 50 (“SB 50”) of the Leroy F. Greene School Facilities Act of 1998. Included in the provisions of SB 50, was the authorization for school districts to adopt alternative school facilities fees (“Alternative Fees”) to be levied on residential development within the school district’s boundaries (Government Code Sections 65995.5, 65995.6 and 65995.7). The intent of SB 50 was that the State would provide 50 percent of the funds required for new school projects matched by 50 percent funding from local school district funds. Local funds would be generated by school districts through the imposition of either Statutory School Fees or Alternative School Fees on new development. The funding amounts provided by SB 50 do not include funding for interim facilities or central administration and support facilities.

Statutory School Fees (Level I Fees)

Under SB 50, Statutory School Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995, also referred to as Level I Fees, remain in effect. Currently, the maximum level of fee that may be imposed by unified school districts (Grades TK-12) is \$5.17 per square foot of new residential construction and \$0.84 per square foot of new commercial/industrial construction. These fees were last adopted by the State Allocation Board (“SAB”) at its January 24, 2024 meeting and may be increased every two (2) years according to an inflation adjustment. This School Facilities Needs Analysis (“SFNA”) does not include an analysis of the Statutory School Fees; however, information regarding Statutory School Fees can be found in the school district’s Fee Justification Study.

Alternative No. 2 Fee (Level II Fee)

Alternative No. 2 Fees are calculated pursuant to Government Code Section 65995.5(c). The formula for calculating the Alternative No. 2 Fee can be generally described as the number of unhoused students identified in the SFNA, multiplied by the per pupil grant amount, plus 50 percent of the sum of site

acquisition and development costs, less surplus property or proceeds thereof if any, less local funds which have been dedicated for facilities construction, divided by the projected total square footage of residential units anticipated to be constructed during the next five (5) years.

The requirements to levy the Alternative No. 2 Fee are generally as follows:

- The school district has been deemed eligible by the State to receive funding for new construction project (“State Funding:”)
- The school district satisfies two (2) of the four (4) statutory requirements set forth in Government Code Section 65995.5(b)(3).
- The school district has adopted the Alternative No. 2 Fee pursuant to Government Code Section 65995.5.

Alternative No. 3 Fee (Level III Fee)

During periods when the SAB is no longer approving apportionments for new construction due to a lack of funds, the Alternative No. 3 Fee may be imposed by a school district, subject to the suspension of Alternative No. 3 Fees as set forth in Government Code Section 65995.7(a)(3). Alternative No. 3 Fees are calculated pursuant to Government Code Section 65995.7. The formula for calculating the Alternative No. 3 Fees can generally be described as being equal to twice the Alternative No. 2 Fee less 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.

The requirements to levy the Alternative No. 3 Fee are generally as follows:

- State Funding is not available per Government Code Section 65995.7(a)(2).
- The school district has adopted the Alternative No. 3 Fee pursuant to Government Code Section 65995.5.

Government Code Section 65995.6 requires a school district wishing to impose Alternative Fees prepare a school facilities need analysis and outlines the requirement for such analysis. ***The purpose of this SFNA is to provide the information necessary to satisfy the requirements for the imposition of Alternative Fees, pursuant to Government Code Section 65995.6, by the Beaumont Unified School District.***

II. Eligibility to Collect Alternative Fees

Pursuant to Government Code Section 65995.5, in order to levy Alternative Fees, Beaumont Unified School District (“District”) must conduct an SFNA pursuant to Government Code Section 65995.6 and meet the following eligibility requirements.

A. Eligibility to Receive State Funds

Pursuant to Government Code Section 65995.5(b)(1) a school district must make a “timely application” to the SAB for new construction funding and be determined to have eligibility.

The District prepared and submitted initial SAB Forms 50-01, 50-02 and 50-03 and requested an Eligibility Determination for new construction funding on March 17, 1999. On May 26, 1999, the Eligibility Determination of the District was approved by the SAB. The District has periodically submitted updated SAB Forms 50-01, 50-02 and 50-3. The most recently submitted SAB Forms 50-01, 50-02 and 50-03 are incorporated herein as Exhibit A.

The District’s current eligibility for new construction funding is listed in Table 1. The District’s most current Eligibility Determination has been incorporated herein as Exhibit B.

Table 1
State Eligibility

School Level	Eligibility
Elementary School (Grades TK-6)	4,063
Middle School (Grades 7-8)	905
High School (Grades 9-12)	796
Non-Severe Special Day Class	185
Severe Special Day Class	239

B. Statutory Requirements

Pursuant to Government Code Section 65995.5(b)(3) a school district must satisfy at least two (2) of the following requirements:

1. The school district has a “substantial enrollment”, as defined in Government Code Section 65995.5(b)(3)(A) of its student on a multi-track year-round schedule. ***The District does not satisfy this criterion.***
2. The school district has placed on the ballot in the previous four years a local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast. ***The District satisfies this criterion. On November 5, 2024 the District placed Measure E General Obligation bond on the ballot that received a 53.12% vote in favor and was not approved.***
3. The school district meets one of the following:
 - a. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the school district’s local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the school district’s general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners prior to November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
 - b. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 30 percent of the school district’s local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes,

the district's general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners after November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

In each case indebtedness or other obligation to finance school facilities to be owned, leased, or used by the school district, that is incurred by another public agency, shall be counted for the purpose of calculating whether the school district has met the debt percentage requirement contained herein.

The District satisfies this criterion. Currently the School District has a total of \$164,506,373 in total bond obligations outstanding. This equates to 53.61 percent of the District's statutory bonding capacity. A detailed calculation has been included as Exhibit C.

4. The District has at least 20 percent of the teaching stations within the school district in relocatable classrooms. ***The District does not satisfy this criterion.***

III. Projected Unhoused Students

Pursuant to Government Code Section 65995.6(a) the District shall project the number of unhoused student to be generated by new residential units over the next five (5) years (“Unhoused Students”). In order to project the number of Unhoused Students this SFNA (i) identifies the number of new residential units expected to be built within the District over the next five (5) years (“Future Units”), (ii) calculates the historical student generation rates for new residential units, (iii) calculates the total number of students expected to be generated by the identified development, (iv) identifies any surplus capacity that is available to house the increased enrollment, and (v) calculates the number of Unhoused Students, if any, projected as a result of new development.

A. Projected Residential Development

In order to estimate the number of Future Units to be constructed over the next five (5) years *KeyAnalytics*, a division of California Financial Services (“*KeyAnalytics*”) relied on information compiled from the Cities of Beaumont, Banning, Calimesa and the Counties of Riverside and San Bernardino (collectively, Planning Agencies”). *KeyAnalytics* shared the most recent development projection feedback with each Planning Agency and asked to update these projections for the next five (5) years. Feedback from the Cities of Beaumont and Banning has been incorporated.

Due to the lack of feedback from the City of Calimesa, the County of Riverside, and the County of San Bernardino this Report relies on a review of publicly available information. For the City of Calimesa the Report utilizes past projections provided by city staff and confirmed by the most recent approved tract map lists provided by the City of Calimesa to the District. For development within the area shared by unincorporated County of Riverside and the District, *KeyAnalytics* reviewed information available on the County of Riverside’s Planning Department website regarding active projects and compared that information to recent permitting activity with the County of Riverside as represented by the District’s issuance of Certificates of Compliance. Consistent with these sources no units are anticipated to be developed in this area. Because the

area shared by unincorporated San Bernardino County and the District is mostly land unsuitable for large development and there has been no recent permitting activity, consistent with prior development projections, no units are anticipated to be developed in this area. Please see Exhibit D for the development confirmations from the Planning Agencies.

Pursuant to Government Code Section 65995.6(a) residential units have been separated into the following categories:

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

A total of 4,234 Future Units are expected to be built within the next five (5) years. Of these Future Units, 113 have already mitigated their impact on the District through participation in one of the Community Facilities Districts formed by the District (“Mitigated Units”). Table 2 summarizes the planned Future Units.

**Table 2
Future Units**

Unit Type	Non-Mitigated Units	Mitigated Units	Total
Single Family Detached (SFD)	3,521	113	3,634
Single Family Attached (SFA)	500	0	500
Multifamily (MFA)	100	0	100
Total	4,121	113	4,234

B. Student Generation Rates

In order to calculate the Student Generation Rates (“SGRs”) in accordance with Government Code Section 65995.6(a), the enrollment data is cross referenced against the County Assessor residential data for units built over the previous five (5) years for which reliable data is available.

The following tables show the calculation of SGRs for each category.

Table 3A
Student Generation Rates
Single Family Detached Units

Grade Level	SFD Units	Students Matched	Match Rate
Elementary School (Grades TK-5)	3,960	1,054	0.2662
Middle School (Grades 6-8)	3,960	372	0.0939
High School (Grades 9-12)	3,960	459	0.1159
Total		1,885	0.4760

Table 3B
Student Generation Rates
Single Family Attached Units

Grade Level	SFA Units	Students Matched	Match Rate
Elementary School (Grades TK-5)	188	61	0.3245
Middle School (Grades 6-8)	188	18	0.0957
High School (Grades 9-12)	188	26	0.1383
Total		105	0.5585

**Table 3C
Student Generation Rates
Multi Family Attached Units**

Grade Level	MFA Units	Students Matched	Match Rate
Elementary School (Grades TK-5)	37	7	0.1892
Middle School (Grades 6-8)	37	2	0.0541
High School (Grades 9-12)	37	6	0.1622
Total		15	0.4055

C. Projected Student Enrollment

To project the number of students to be generated by Non-Mitigated Future Units, the number of Non-Mitigated Future Units listed in Table 2 was multiplied by the SGRs listed in Table 3. The resulting projected student enrollment is listed in Tables 4A, 4B, 4C and 4D.

**Table 4A
Projected Student Enrollment
Elementary School (Grades TK-5)**

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	3,521	0.2662	937
Single Family Attached (SFA)	500	0.3245	162
Multifamily (MFA)	100	0.1892	19
Total	4,121	NA	1,118

**Table 4B
Projected Student Enrollment
Middle School (Grades 6-8)**

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	3,521	0.0939	331
Single Family Attached (SFA)	500	0.0957	48
Multifamily (MFA)	100	0.0541	5
Total	4,121	NA	384

**Table 4C
Projected Student Enrollment
High School (Grades 9-12)**

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	3,521	0.1159	408
Single Family Attached (SFA)	500	0.1383	69
Multifamily (MFA)	100	0.1622	16
Total	4,121	NA	493

**Table 4D
Total Projected Student Enrollment
(Grades TK-12)**

School Level	Total
Elementary School (Grades TK-5)	1,118
Middle School (Grades 6-8)	384
High School (Grades 9-12)	493
Total	1,995

D. Excess School Facilities Capacity

In accordance with Government Code Section 65995.6(b)(2) the District must identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.

The current capacity of the District’s facilities, as determined pursuant to Education Code Section 17071.25 is 13,394 students (see Exhibit E). Based on data for School Year 2024/2025 the current enrollment of the District is 12,430 students. Table 5 compares the District’s current capacity and enrollment at each school level.

**Table 5
Current Capacity Vs. Enrollment**

School Level	Current Classroom Capacity	2024/2025 ^[1] Student Enrollment	Excess/ (Shortage) Capacity
Elementary School (Grades TK-5)	6,328	5,877	451
Middle School (Grades 6-8)	2,688	2,702	(14)
High School (Grades 9-12)	4,378	3,851	527
Total	13,394	12,430	NA

[1] Enrollment provided by District

As shown in Table 5, the current and funded capacity of the District’s facilities exceeds the current student enrollment at the elementary and high school grade levels. This excess capacity will be utilized by the District to house students generated by (1) projected Unmitigated Dwelling Units, (2) projected Mitigated Dwelling Units, and (3) development projected to occur beyond the five year period of this analysis.

Since the number of students exceeds the current classroom capacity at the middle school grade levels the District has no excess capacity at existing facilities to house the projected student enrollment generated from these grade levels.

The excess capacity identified in Table 5 was first evaluated as to the needs students projected to be generated from Mitigated Dwelling Units. This detailed analysis is provided in Appendix G. The result of this

analysis is the reduction of the excess capacity to 185 seats at the elementary school level, 411 seats at the high school level and maintains zero (0) available capacity at the middle school level (“Restated Excess Capacity”).

As the District will experience growth within and beyond the next five-year period, the Restated Excess Capacity is then allocated to the Projected Unmitigated Dwelling Units to be constructed in the next five-years and dwelling units to be constructed beyond the five-year analysis. As detailed in Appendix G, the Restated Excess Capacity is allocated to the next five-year period based on the relationship, or number, of students projected from the five-year period of this analysis in relation to the students projected beyond the next five-year period. As a result, the capacity available to house students generated in the next five-year period is reduced. Excess capacity allocatable to development in the next five-year period is 106 elementary school seats and 158 high school seats, lowering the requirements of the next five-year period as shown below in Table 6 (“Unmitigated Unhoused Students”).

**Table 6
Unmitigated Unhoused Students to be
Generated in the next 5-year period**

School Level	Projected Enrollment	Allocated Restated Excess Capacity	Unmitigated Unhoused Students
Elementary School (Grades TK-5)	1,118	106	1,012
Middle School (Grades 6-8)	384	0	384
High School (Grades 9-12)	493	158	335
Total	1,995	264	1,731

E. Unhoused Students

To identify the cost associated with constructing facilities to house these Unmitigated Unhoused Students, this Report must estimate the number of Unmitigated Unhoused Students expected to have exceptional needs. For the 2024/2025 school year, approximately 3.02% of the District’s enrollment requires services requiring Special Day Class – Severe

facilities and approximately 13.09% requires services requiring Special Day Class – Non-Severe facilities as defined in Section 1859.71.1 of the SAB Regulations. Table 7 shows the allocation of Unmitigated Unhoused Students based on these percentages.

Table 7
Unmitigated Unhoused Students to be
Generated by Facilities Type

School Level	Unmitigated Unhoused Students	Unmitigated Unhoused Non-Severe Students	Unmitigated Unhoused Severe Students	Remaining Unmitigated Unhoused Students
Elementary School (Grades TK-5)	1,012	70	16	926
Middle School (Grades 6-8)	384	12	2	370
High School (Grades 9-12)	335	10	3	322
Total	1,731	92	21	1,618

IV. Surplus School Sites and Local Funds

In addition to identifying and considering the extent to which projected enrollment growth may be accommodated by Excess Capacity in existing facilities, Government Code Section 65995.6(b)(3) requires the District to (i) “identify and consider any surplus property owned by the school district that can be used as a school site or that is available for sale to finance school facilities” (“Surplus Property”) and (ii) identify and consider any other local sources of funds 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” (“Surplus Funds”).

A. Surplus School Sites

The District currently possesses three (3) surplus sites; however, they are all unsuitable for future school sites. These include the Oak Valley Site of 17.23 acres which is unsuitable due to the parcel’s topography and the Noble Creek Channel that cuts through the parcel, the Pennsylvania Site of 18.76 acres which is unsuitable due to the parcel’s close proximity to railroad tracks and freeways, and the Manzanita Site of 21.58 acres which is unsuitable due to the parcel’s topography and its proximity to a major gas line owned by Arco Gas & Petroleum. The value of these sites is based on the most recent appraisals conducted for a combined total of \$9,010,000. As with excess seats a portion of these funds will be needed to fund new school facilities that will house students generated beyond the five (5) year range of this analysis, as a result, the \$9,010,000 identified has been apportioned between students generated from Projected Unmitigated Dwelling Units over the next five (5) years, and students to be generated beyond the next five (5) years. This allocation found that at this time, \$4,524,568 is available to house students generated from Projected Unmitigated Dwelling Units over the next five (5) years.

B. Local Funds

To comply with Section 65995.6(b) the District identified and considered the following sources of local funds.

1. General Obligation Bonds - General obligation bonds (“GO Bonds”) are issued by school districts where voters have approved a bond ballot measure. There are two types of bond measures: a traditional measure which requires a 2/3 voter approval rate and a Proposition 39 measure which requires a 55% voter approval rate. When voters approve a bond measure, they are authorizing the school district to issue a specified amount of bonds and agreeing to repay those bonds through whatever property tax levies are necessary. Outstanding bonds are limited to 1.25% of assessed values for elementary and high school districts and 2.5% of assessed values for unified school districts and community college districts. Proposition 39 bonds have limitations in the form of a legal maximum on annual projected tax levy of \$30 per \$100,000 of assessed valuation for elementary and high school districts and \$60 per \$100,000 of assessed valuation for unified school districts.

The District received authorization at an election held in November of 2008, by an affirmative vote of at least 55% of the votes cast on Measure B (“Authorization”) to issue bonds of the District in an aggregate principal amount not to exceed \$125,000,000 to finance specific construction, repair and modernization projects approved by the voters. All the bonds authorized under Measure B have been issued and all proceeds encumbered.

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

The District currently has formed five CFD’s across its boundaries. These CFD’s were formed on specific residential development projects as an alternative to paying statutory school fees. Accordingly, none of the special tax or bond proceeds from this CFD’s will be available to offset the cost impacts of any residential

units constructed outside the boundaries of the CFD. Similarly, the District will not be permitted to collect additional Statutory School Fees, mitigation payments or Alternative Fees from the units located within the CFD, nor are the units from the CFD considered in calculating the Alternative No. 2 and Alternative No. 3 Fees.

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

The District currently has pass-through agreements with the cities of Banning, Beaumont, and Calimesa. The revenue from the Redevelopment Pass-Thru Agreements has been dedicated by the District for the payment of debt service on outstanding Certificates of Participation. The balance in the redevelopment fund as of January 31, 2025, was approximately \$1,324,095.54. The balance, as well as projected revenue for the next five-years was evaluated and found that such funding is less than the identified purpose for which these funds are dedicated within the five-year time period. As such, there are no funds available to lower the needs of the Unmitigated Unhoused Students projected to be generated within the next five-year period.

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

Based on the amount of recent collections, the District expects to collect approximately \$160,805 in Commercial/Industrial

Statutory School Fees over the next five-year period. This amount will be available to house projected Unhoused Students.

5. **Identification of Surplus Local Funds-** As noted in Section III, the District currently has 14 Unhoused Middle School Students. Based on the per student costs calculated in Exhibit F, these existing Unhoused Students have a cost impact to the District of \$1,176,009.

Over the next five (5) years, the District will also need to construct school facilities to house students to be generated from Unmitigated Future Units. Using the per student costs calculated in Exhibit F, the cost impact of providing school facilities to house the 1,618 projected Unhoused Students identified in Section III will have a cost impact of \$168,156,182. Table 8 shows a summary of the school facilities needs of the District.

**Table 8
School Facilities Impact**

Item	Amount
Current Unhoused Student Impact	\$1,176,009
Future Unhoused Student Impact	\$168,156,182
Total	\$169,332,190

As shown above, the District has identified local funds that can be utilized. In addition, the District plans to pursue State funding for the construction of school facilities to house students generated by existing residential development and Future Units. Additionally, based on Table 9 of this SFNA, the District can expect to receive \$43,427,356 from Alternative No. 2 Fees on new residential development. Table 9 summarizes potential funding sources for the school facilities needs identified.

**Table 9
Identified Funding Sources**

Item	Amount
Available GO Bond Proceeds	\$0
Surplus School Sites	\$4,524,568
Projected Commercial/Industrial School Fees	\$160,805
State Funding for Current Unhoused Students	\$259,901
State Funding for Projected Unhoused Students	\$34,250,412
Projected Alternative No. 2 Fees	\$43,427,356
Total	\$82,623,042

As shown in Table 10, when accounting for the current and future school needs of the District, there is currently a \$86,709,149 funding shortfall.

**Table 10
School Facilities Funding Shortfall**

Item	Amount
School Facilities Needs	\$169,332,190
Local Funding Sources	-\$82,623,042
Total	\$86,709,149

V. Alternative No. 2 Fee Calculation

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 2 Fee.

A. Alternative No. 2 Fee School Facilities Costs

To calculate the maximum Alternative No. 2 Fee, Government Code Section 65995.5(c)(1) requires the District to multiply the number of Unhoused Students by the appropriate grant amounts provided in Education Code Section 17072.10(a) and the site acquisition and site development costs determined pursuant to Government Code Section 65995.5(h).

1. New Construction Grants - Government Code Section 65995.5(c)(1) requires the District to utilize the appropriate amounts provided in Education Section 17072.10 (a) to identify the cost of constructing new facilities. The new construction grant amounts specified in Education Code Section 17072.10(a) were adjusted by the SAB on January 22, 2025. Table 11 outlines the updated New Construction Grant amounts.

Table 11
SAB New Construction Grants

School Level	Per-Pupil Construction Grant	Auto Alarm and Fire Sprinkler System Grant	General Site Development Grant	Total Per-Pupil Grant
Elementary School (Grades TK-5)	\$15,847	\$284	\$1,367	\$17,498
Middle School (Grades 6-8)	\$16,761	\$342	\$1,461	\$18,564
High School (Grades 9-12)	\$21,327	\$371	\$1,367	\$23,065
Special Day Class- Severe	\$44,531	\$918	\$0	\$45,449
Special Day Class - Non-Severe	\$29,782	\$618	\$0	\$30,400

2. Site Acquisition and Development Costs - Government Code Section 65995.5(c)(1) permits the calculation of Alternative No. 2 Fee to include site acquisition and site development cost determined pursuant to Government Code Section 65995.5(h).

The site acquisition costs are based on the per acre appraised value of a vacant lot the District is currently in negotiations to acquire to utilize as a K-8 school. The per acre cost is calculated as \$326,500 and is multiplied by the recommended site size of each school type. As for site development, the District estimates the cost to be approximately \$306,833.86 per acre for all school levels (the site development cost was taken from the School Facilities Needs Analysis prepared in 2021 and adjusted by the annual change in the State Allocation Board Index). Table 12 lists the total estimated site acquisition costs and site development costs of the School District in accordance with Section 65995.5(h).

Table 12
Site Acquisition and Development Costs

School Level	Recommended Site Size	Site Acquisition Cost ^[1]	Site Development Cost ^[2]	Total Site Cost
Elementary School (Grades TK-5)	13	\$4,244,500	\$3,988,840	\$8,233,340
Middle School (Grades 6-8)	20	\$6,530,000	\$6,136,677	\$12,666,677
High School (Grades 9-12)	53	\$17,304,500	\$16,262,195	\$33,566,695

[1] The per acre site acquisition cost is calculated from the appraised value of the Atwell K-8 site the District is currently negotiating to purchase (\$326,500)

[2] The site development costs are equal to the per acre costs used in the 2021 School Facilities Needs Analysis (\$244,282) escalated by the SAB Index multiplied by the site acreage

- School Facility Needs** - The number of school facilities needed as a result of Non-Mitigated Future Units is calculated by dividing the total number of projected Unhoused Students at each grade level by the appropriate facility capacity. Table 13 outlines the school facilities needed to house the projected Unhoused Students.

**Table 13
School Facilities Needed**

School Level	Projected Unhoused Students	Facility Capacity	Facilities Needed
Elementary School (Grades TK-5)	1,012	850	1.1906
Middle School (Grades 6-8)	384	1,200	0.3200
High School (Grades 9-12)	335	2,500	0.1340

4. Total Alternative No. 2 Fee School Facilities Cost - To calculate the school facilities cost that may be included in the Alternative No. 2 Fee the Total Cost Per Facility is multiplied by the school facilities needed. This amount is then multiplied by fifty percent, resulting in the Alternative No. 2 Fee School Facilities Cost. Table 14 outlines the calculation of the Alternative No. 2 Fee School Facilities Cost.

**Table 14
Total Alternative No. 2 Fee
School Facilities Cost**

School Level	Facilities/ Seats Needed	Cost Per Facility/Seat	Total Cost
Site Cost			
Elementary School (Grades TK-5)	1.1906	\$8,233,340	\$9,802,615
Middle School (Grades 6-8)	0.3200	\$12,666,677	\$4,053,337
High School (Grades 9-12)	0.1340	\$33,566,695	\$4,497,937
Total - Site Cost			\$18,353,889
Construction Cost ^[1]			
Elementary School (Grades TK-5)	926	\$34,996	\$32,406,703
Middle School (Grades 6-8)	370	\$37,129	\$13,737,641
High School (Grades 9-12)	322	\$46,130	\$14,854,021
Special Day Class - Severe	21	\$90,898	\$1,908,858
Special Day Class - Non-Severe	92	\$60,800	\$5,593,600
Total - Construction Cost			\$68,500,823
Total School Facilities Cost			\$86,854,712
Alternative No. 2 Fee Multiplier			50%
Alternative No. 2 Facilities Cost			\$43,427,356

[1] Construction costs estimated by multiplying the Per Pupil Grant amounts listing in Table 11 by 2.

B. Total Square Foot of Future of Units

To calculate the Alternative No. 2 Fee, the Alternative No. 2 Fee School Facilities Cost must be divided by the total square footage of assessable space for Non-Mitigated Future Units.

In order to project the total square footage of assessable space of the Non-Mitigated Future Units, the SFNA must estimate the average square footage of each unit type to be developed within the District. *KeyAnalytics* analyzed the information provided by the Planning Agencies for the next five (5) years of development within the District. The average unit square footage permitted within the District was then multiplied by the number of Non-Mitigated Future Units expected to be built over the next (5) five years. Table 15 outlines the calculation of the total square footage of Non-Mitigated Future Units.

Table 15
Total Square Foot of Future Units

Unit Type	Non-Mitigated Future Units	Average Square Footage ^[1]	Total Square Footage
Single Family Detached (SFD)	3,521	2,006	7,063,126
Single Family Attached (SFA)	500	1,370	685,000
Multifamily (MFA)	100	1,000	100,000
Total	4,121	NA	7,848,126

[1] Based on the average square footage of tract homes expected to be built within the next five (5) years as provided by the Planning Agencies.

C. Alternative No. 2 Fee Per Square Foot

To calculate the Alternative No. 2 Fee, the Alternative No. 2 Fee School Facilities Cost was divided by the total square footage of Future Units. Table 16 outlines the calculation of the Alternative No. 2 Fee that may be adopted by the District.

Table 16
Alternative No. 2 Fee Per Square Foot

Item	Amount
Net Alternative No. 2 School Facilities Cost	\$43,427,356
Projected Non-Mitigated Residential Square Footage	7,848,126
Alternative No. 2 Fee Per Square Foot	\$5.53

VI. Alternative No. 3 Fee Calculation

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 3 Fee.

The Alternative No. 3 Fee is essentially equal to double the Alternative No. 2 Fee. For the purpose of calculating the Alternative No. 3 Fee, the amount identified in paragraph (2) of subdivision (c) of Government Code Section 65995.5 (i.e., local funds) are not subtracted from the Alternative No. 2 Fee School Facilities Cost. Tables 17A and 17B outline the calculation of the Alternative No. 3 Fee that may be adopted by the District.

Table 17A
Alternative No. 3 School Facilities Cost

Item	Amount
Alternative No. 2 School Facilities Cost	\$43,427,356
Alternative No. 3 Fee Multiplier	200%
Alternative No. 3 School Facilities Cost	\$86,854,712

Table 17B
Alternative No. 3 Fee Per Square Foot

Item	Amount
Alternative No. 3 School Facilities Cost	\$86,854,712
Projected Non-Mitigated Residential Square Footage	7,848,126
Alternative No. 3 Fee Per Square Foot	\$11.07

VII. Satisfaction of Gov. Code Section 66000

Government Code Section 66001 “et seq.” sets forth the requirements for establishing, imposing and increasing development fees. Specifically, Government Code Section 66001 with respect to the imposition of development fees provides that any action establishing, increasing, or imposing a fee on new development shall do all of 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.

A. New Residential Construction

The purpose of Alternative Fees is to provide necessary school facilities for students generated from Future Units over the next five (5) years. The Alternative Fees will be used to acquire land and construct new school facilities to accommodate growth that will be generated within the Future Units. In order to estimate the actual cost for new school facilities *KeyAnalytics* has utilized the District's experience and information provided by construction managers who work with public school districts in the area. The District's current estimate of school facility construction and site acquisition costs per square foot of future residential development (as calculated in Exhibit F) is equal to \$17.22 for SFD units, \$29.58 for SFA units, and \$23.48 for MFA units. This “true” impact exceeds the Alternative Fee amounts identified herein and as provided for in SB 50. Therefore, this SFNA established that there is a reasonable relationship between the amount of the Alternative Fees and the Future Units upon which the fee is to be imposed.

This SFNA and the supporting documents establish that the Alternative Fees contained herein meet the statutory requirements and the District is justified in imposing these fees on new residential construction within

unmitigated developments in order to provide the necessary school facilities.

B. Reconstruction

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

The District acknowledges that Reconstruction projects, may occur within the next five-year period. In such a situation, the District shall levy school fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 (“School Fees”) if there is a nexus established between the impact of the new residential dwelling units in terms of a net increase in students generated and the fee to be imposed. 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.

1. Existing Residential Dwelling Units

To the extent Reconstruction increases the residential square footage beyond what was demolished (“New Square Footage”), the increase in square footage is subject to the applicable Alternative Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage (“Replacement Square Footage”), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the District to provide school facilities for new student enrollment.

As of the date of this SFNA, the large-scale Reconstruction of residential development within the District has not occurred to the point where statistically significant data can be utilized to determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of School Fees on Replacement Square Footage, the District may undertake an analysis on any future proposed project(s) and may amend/update

this SFNA. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the SFNA for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the Alternative Fee that is in effect at such time.

2. Existing Commercial/Industrial Construction

As with Reconstruction of existing residential dwelling units, there is not significant information regarding (i) the amount of Commercial/Industrial Reconstruction planned within the District over the next five years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, or hotel/motel). The actual impacts of the planned residential project (taken from Exhibit F) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the District). Any reduction to the Alternative Fee would only occur if the reduced amount falls below the Alternative Fee. In such a case, the District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

VIII. Conclusion and Statement of Findings

Based upon the data gathered by *KeyAnalytics* regarding future development within the boundaries of the District, student generation, school facilities costs and the methodology prescribed by the provisions of SB 50 in order to determine the school facilities impact from new residential development expected to occur during the next five years, the District makes the following findings:

- The current and funded school facility capacity of the District is enough to house the current enrollment at the elementary and high school grade levels but there is a shortage of 14 seats at the middle school grade level.
- Based on the District's current estimate of school facility construction and site acquisition costs, the impact of future residential development creates a per square foot true impact of \$17.22 for SFD units, \$29.58 for SFA units and \$23.48 for MFA units.
- Based on the statutorily prescribed methodology an **Alternative No. 2 Fee of \$5.53** per square foot is authorized.
- In the event that state funding is not available, and District is authorized to collect Level III fees, the amount of the **Alternative No. 3 Fee will be \$11.07** per square foot.

Exhibit A

Current SAB Forms

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION
SCHOOL FACILITY PROGRAM
 SAB 50-01 (REV 05/09)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT Beaumont Unified School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 66,993
COUNTY Riverside	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

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

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

Part G. Number of New Dwelling Units
 (Fifth-Year Projection Only) **6,743**

Part H. District Student Yield Factor
 (Fifth-Year Projection Only) **0.7**

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	/	/	/	/	2016/2017	2017/2018	2018/2019	2019/2020
K					856	881	950	968
1					794	794	793	842
2					743	825	862	800
3					780	776	882	868
4					793	818	824	895
5					800	817	873	819
6					788	849	822	809
7					775	813	873	770
8					774	794	840	809
9					755	794	814	849
10					719	768	756	797
11					671	736	738	785
12					727	672	735	758
TOTAL	0	0	0	0	9,975	10,337	10,762	10,769

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					23	24	46	37
12					78	61	63	73
TOTAL	0	0	0		101	85	109	110

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

	Elementary	Secondary	TOTAL
Non-Severe	81	57	138
Severe	83	97	180
TOTAL	164	154	

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 I. Projected Enrollment

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

K-6	7-8	9-12	TOTAL
9,012	2,379	4,357	15,748

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	96	58	154
Severe	98	99	197
TOTAL	194	157	

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
			0

Special Day Class pupils only - Enrollment/Residency

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

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)

Penni S. Harbauer

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE: 3/16/2020 TELEPHONE NUMBER: (951) 797-5360

E-MAIL ADDRESS: pharbauer@beaumontusd.k12.ca.us

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
66993
 HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

PART I - Classroom Inventory	<input type="checkbox"/> NEW	<input type="checkbox"/> ADJUSTED	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms			2	4				6
Line 2. Portable Classrooms leased less than 5 years			21	2	7			30
Line 3. Interim Housing Portables leased less than 5 years								
Line 4. Interim Housing Portables leased at least 5 years								
Line 5. Portable Classrooms leased at least 5 years								
Line 6. Portable Classrooms owned by district			24	14	14	9		61
Line 7. Permanent Classrooms			38		18			56
Line 8. Total (Lines 1 through 7)			85	20	39	9		153

PART II - Available Classrooms

Option A.	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	24	14	14	9		61
d. Part I, line 7	38		18			56
e. Total (a, b, c, & d)	62	14	32	9		117

Option B.	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	85	20	39	9		153
b. Part I, lines 1, 2, 5 and 6 (total only)						97
c. 25 percent of Part I, line 7 (total only)						14
d. Subtract c from b (enter 0 if negative)	40	17	18	8		83
e. Total (a minus d)	45	3	21	1		70

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	1,125	81	567	13	
Line 2. SER adjustment					
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4	1,125	81	567	13	

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

SIGNATURE OF DISTRICT REPRESENTATIVE



DATE

3-28-03

Exhibit B

SAB Eligibility Determination

Beaumont Unified School District Eligibility Determination from SAB

SAB 50-03 New Construction Eligibility Information

New Construction Baseline Eligibility

Grade Level:	K-6	7-8	9-12	Non-Severe	Severe
Established Eligibility:	9976	3193	5022	0	0
SAB Approvals/Adjustments:	-5913	-2288	-4226	185	239
Remaining Eligibility:	4063	905	796	185	239

SAB 50-03 Eligibility Document Status/Dates

Status:	PM Complete
Date Signed:	4/19/1999
Date Received:	3/17/1999
SAB Approval Date:	5/26/1999

K-6	7-8	9-12	Non-Severe	Severe	Adjustment Type	App#/Desc.	Received	Approved By	Justification	Enrollment	SAB Date
9976	3,193	5,022	0	0	a - Reduced by SFP Funding Items	50/66993-00-001	3/17/1999	Collette.rhoads@dgs.ca.gov	4/19/1999	98/99	5/26/1999
0	-1,026	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-002	6/15/1999	Lina.lessa@dgs.ca.gov	4/19/1999	98/99	10/27/1999
0	0	-270	0	0	a - Reduced by SFP Funding Items	50/66993-00-012	2/2/2000	Don.hartin@dgs.ca.gov	2/29/2000	99/00	4/26/2000
-850	0	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-004	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
-850	0	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-015	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
399	47	215	0	0	e - Enrollment changes	50/66993-00-005	5/10/2000	Don.hartin@dgs.ca.gov	5/10/2000	99/00	8/23/2000
-850	0	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-009	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
-850	0	-2,600	0	0	a - Reduced by SFP Funding Items	50/66993-00-003	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
0	-1,026	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-013	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
-850	0	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-007	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
-850	0	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-010	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
-850	0	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-006	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
-850	0	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-011	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
-120	-30	-30	0	0	a - Reduced by SFP Funding Items	50/66993-00-008	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
-850	0	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-014	5/10/2000	Don.hartin@dgs.ca.gov		99/00	8/23/2000
0	0	0	0	0	a - Reduced by SFP Funding Items	50/66993-00-004	10/30/2000	Collette.rhoads@dgs.ca.gov	10/26/2000	99/00	5/28/2001
6,501	1,993	3,444	-2	0	e - Enrollment changes	4/9/2001					
76	-31	-88	47	0	L - For non-severe and severe SDC reorg changes	4/11/2001		Lisa.constancio@dgs.ca.gov	4/6/2001	00/01	5/23/2001
25	0	0	-13	0	a - Reduced by SFP Funding Items	3/29/2001		Collette.rhoads@dgs.ca.gov	4/10/2001	00/01	5/23/2001
0	0	8	0	0	a - Reduced by SFP Funding Items	3/30/2001		Collette.rhoads@dgs.ca.gov		00/01	6/27/2001
0	0	0	0	0	a - Reduced by SFP Funding Items	6/27/2001		Lien.hoang@dgs.ca.gov		00/01	6/27/2001
27	458	-135	15	0	e - Enrollment changes	12/31/2001		Lina.lessa@dgs.ca.gov	12/27/2001	00/01	9/26/2001
-8,195	-3,578	-5,546	-7	0	f - Errors and omissions	7/7/2003		Collette.rhoads@dgs.ca.gov	7/1/2003	02/03	2/27/2002
0	0	0	0	0	a - Reduced by SFP Funding Items	12/10/2003		Collette.rhoads@dgs.ca.gov	2/5/2025	02/03	3/24/2004
936	456	958	68	0	e - Enrollment changes	2/18/2004		Collette.rhoads@dgs.ca.gov	2/12/2004	03/04	3/24/2004
-194	-137	65	-21	54	e - Enrollment changes	4/7/2006		Steve.paul@dgs.ca.gov	3/31/2006	05/06	8/23/2006
850	0	0	0	0	d - Adjustment for audit findings 1859.90 and 1859.105	8/23/2006		Tracy.sharp@dgs.ca.gov	9/27/2006	05/06	9/27/2006
-850	0	0	0	0	a - Reduced by SFP Funding Items	9/5/2006		Steve.paul@dgs.ca.gov	9/5/2006	05/06	9/27/2006
1,563	428	128	-140	52	e - Enrollment changes	10/5/2006		Tracy.sharp@dgs.ca.gov	6/71/2010	09/10	8/25/2010
0	0	0	0	0	a - Reduced by SFP Funding Items	4/5/2010		Karen.mandell@dgs.ca.gov		09/10	1/26/2021
0	0	-108	0	0	a - Reduced by SFP Funding Items	10/28/2010		Karen.mandell@dgs.ca.gov		09/10	1/26/2021
0	0	-567	0	0	a - Reduced by SFP Funding Items	11/1/2010		Karen.mandell@dgs.ca.gov		09/10	1/26/2021
1,120	-9	1,042	115	107	e - Enrollment changes	4/8/2020		Jennifer.Maestretti	12/1/2020	19/20	1/27/2021
-850	0	0	-13	-18	a - Reduced by SFP Funding Items	12/19/2017		Jennifer.Maestretti	12/7/2020	19/20	2/24/2021
0	0	-22	0	0	a - Reduced by SFP Funding Items	2/20/2018		Joshua.Potter	2/1/2021	17/18	3/24/2021
0	0	-513	0	0	a - Reduced by SFP Funding Items	6/25/2021		Jonathan.Bernstein	8/28/2024	23/24	9/25/2024
-725	-324	0	-13	-9	a - Reduced by SFP Funding Items	6/25/2021		Joshua.Potter	7/9/2024	23/24	9/25/2024
2,874	491	-187	149	53	e - Enrollment changes	12/1/2023		Joshua.Potter	7/11/2024	23/24	9/25/2024

Exhibit C

Bonding Capacity Calculation

**Beaumont Unified School District
Bonding Capacity Analysis**

Description	Amount
Total Secured Assessed Value of Property within the School District ^[1]	\$12,274,888,391
Bonding Capacity	\$306,872,210
Applicable Debt Limit	2.50%
Total Bond Obligations as of July 1, 2024 ^[2]	\$164,506,373
General Obligation Bonds	\$144,173,600
Certificates of Participation/Private Placement Debt	\$4,572,773
Special Tax Bonds	\$15,760,000
Debt Obligations as a % of Bonding Capacity	53.61%

[1] Source: Riverside County Auditor Controller 2024/2025.

[2] Source: District Audited Financial Statements for Fiscal Year ending June 30, 2024.

Exhibit D

Correspondence with Planning Agencies

In its effort to assist Beaumont Unified School District in preparing an updated School Facilities Needs Analysis in accordance with the guidelines of Government Code Sections 65995.5(c)(3), the City of Banning (the "City"):

The City concurs with the residential development projections below:

Unit Type	Project Number of Units ⁽¹⁾	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>	1,099	2,146
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>	0	NA
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>	0	NA

⁽¹⁾ Excludes units designated as age restricted.

The residential development projected by the City is listed below:

Unit Type	Project Number of Units ⁽¹⁾	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>	1,099	1,900
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>		
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>		

⁽¹⁾ Excludes units designated as age restricted.

Signed, David Newell, of the City of Banning on 1/22/25
 Printed Name: David Newell
 Title: Community Development Director
City of Banning

In its effort to assist Beaumont Unified School District in preparing an updated School Facilities Needs Analysis in accordance with the guidelines of Government Code Sections 65995.5(c)(3), the City of Beaumont (the "City"):

The City concurs with the residential development projections below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>	1,235	2,350
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>	200	1,400
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>	100	1,000

[1] Excludes units designated as age restricted.

The residential development projected by the City is listed below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>		
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>		

[1] Excludes units designated as age restricted.

Signed, Katie Jenson of the City of Beaumont on January 21, 2025

Printed Name: Katie Jenson

Title: Assistant Planner

In its effort to assist Beaumont Unified School District in preparing an updated School Facilities Needs Analysis in accordance with the guidelines of Government Code Sections 65995.5(c)(3), the City of Calimesa (the "City"):

The City concurs with the residential development projections below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>	1,300	1,800
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>	300	1,350
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>	0	NA

[1] Excludes units designated as age restricted.

The residential development projected by the City is listed below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>		
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>		

[1] Excludes units designated as age restricted.

Signed, _____, of the City of Calimesa on _____

Printed Name: _____

Title: _____

In its effort to assist Beaumont Unified School District in preparing an updated School Facilities Needs Analysis in accordance with the guidelines of Government Code Sections 65995.5(c)(3), the County of Riverside (the "County"):

The County concurs with the residential development projections below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>	181	2,313
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>	0	NA
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>	0	NA

^[1] Excludes units designated as age restricted.

The residential development projected by the County is listed below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>		
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>		

^[1] Excludes units designated as age restricted.

Signed, _____, of the County of Riverside on _____

Printed Name: _____

Title: _____

In its effort to assist Beaumont Unified School District in preparing an updated School Facilities Needs Analysis in accordance with the guidelines of Government Code Sections 65995.5(c)(3), the County of San Bernardino (the "County"):

The County concurs with the residential development projections below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>	0	NA
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>	0	NA
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>	0	NA

^[1] Excludes units designated as age restricted.

The residential development projected by the County is listed below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached <i>(i.e. single family home)</i>		
Single Family Attached <i>(e.g. condos, townhomes, etc.)</i>		
Multi-Family <i>(i.e. apartments, duplexes, triplexes, etc.)</i>		

^[1] Excludes units designated as age restricted.

Signed, _____, of the County of San Bernardino on _____

Printed Name: _____

Title: _____

Exhibit E

School Facilities Capacity Calculation

**BEAUMONT UNIFIED SCHOOL DISTRICT
SCHOOL FACILITIES CAPACITY ANALYSIS**

Application	Item	Elementary School	Middle School	High School
N/A	SAB Form 50-02	1,125	81	567
N/A	Non-Severe / Severe Capacity	7	2	4
N/A	Relocatables Added	350	81	0
50/66993-00-001	New Middle	0	1,026	0
50/66993-00-002	Beaumont Senior High	0	270	0
50/66993-00-003	New High School	0	0	2,592
50/66993-00-004	Three Rings Ranch Elementary	825	0	0
50/66993-00-006	Sundance Elementary	800	0	0
50/66993-00-010	Oak Valley Elementary #1	850	0	0
50/66993-00-011	Brookside Elementary	850	0	0
50/66993-00-016	Anna Hause Elementary	850	0	0
50/66993-00-017	Beaumont Senior High	0	0	108
50/66993-00-018	Beaumont Senior High	0	0	567
50/66993-00-019	Starlight Elementary	850	0	0
50/66993-00-020	Beaumont Senior High	0	0	54
50/66993-00-021	Summerwind K-8	725	324	0
50/66993-00-022	Beaumont Senior High	0	0	486
Total Capacity		7,232	1,784	4,378

Reconfiguration to District School Levels*		
School Level	Grades Served	Total
Elementary	TK-5	6,328
Middle	6-8	2,688
High	9-12	4,378
Total Capacity		13,394

*The School District operates elementary schools that serve grades K-5 and middle schools that serve grades 6-8. To compare capacity and enrollment, the capacity sourced from the above SAB form 50-02 was reconfigured to reflect the District's operational school levels.

Exhibit F

Estimate of Actual School Facilities Cost

**Beaumont Unified School District
Estimated Actual School Facilities Cost
Per Square Foot**

Single Family Detached Units

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Units
Elementary School (Grades TK-5)	0.2662	\$100,099	\$26,646
Middle School (Grades 6-8)	0.0939	\$84,001	\$7,888
High School (Grades 9-12)	0.1159	\$103,282	\$11,970
Total	0.4760	NA	\$34,534
Average Square Footage Per Unit			2,021
"True" Cost Per Single Family Detached Unit			\$17.09

Single Family Attached Units

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Units
Elementary School (Grades TK-5)	0.3245	\$100,099	\$32,482
Middle School (Grades 6-8)	0.0957	\$84,001	\$8,039
High School (Grades 9-12)	0.1383	\$103,282	\$14,284
Total	0.5585	NA	\$40,521
Average Square Footage Per Unit			1,370
"True" Cost Per Single Family Attached Unit			\$29.58

Multi-Family Units

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Units
Elementary School (Grades TK-5)	0.1892	\$100,099	\$18,939
Middle School (Grades 6-8)	0.0541	\$84,001	\$4,544
High School (Grades 9-12)	0.1622	\$103,282	\$16,752
Total	0.4055	NA	\$23,483
Average Square Footage Per Unit			1,000
"True" Cost Per Multi Family Unit			\$23.48

**Beaumont Unified School District
Estimated Actual School Facilities Cost*
Elementary School Facility**

A. Site		\$4,434,121
	Site Purchase Price	\$4,244,500
	Acres	13.00
	Cost Per Acre**	\$326,500
	EIR/CEQA	\$116,021
	Appraisals (Prelim, Update, Final)	\$8,500
	Surveys (geo-hazard, phase-1/PEA, topo)	\$40,100
	Escrow/Title	\$10,000
	Relocation	\$0
	Legal	\$15,000
	** Assumes an Unimproved Site and Net Usable Acres	
B. Plans (% of Construction)		\$5,740,500
	Architect's Fee	\$3,326,063
	Preliminary Testing (1%)	\$630,788
	DSA/SDE Plan Check (2%)	\$1,372,038
	Environmental Fee Analysis (0.3%)	\$205,806
	Duplicating/Advertising Costs (0.1%)	\$68,602
	Other (0.2%)	\$137,204
C. Construction		\$68,601,885
	Construction	\$63,078,829
	Total Sq Ft	83,695
	Cost Per Square Foot	\$753.68
	General Condition	\$2,824,706
	Other/Deferred Items (CM, PM, etc.)	\$2,698,350
D. Testing (1% of Item C)		\$630,788
E. Inspection (1% of Item C)		\$630,788
F. Furniture and Equipment (3% of Item C)		\$1,892,365
G. Contingency (5% of Item C)		\$3,153,941
I. Total Estimated Cost		\$85,084,389
	School Facility Capacity	850
	School Facility Cost Per Student	\$100,099

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

**Beaumont Unified School District
Estimated Actual School Facilities Cost*
Middle School Facility**

A. Site		\$6,719,621
	Site Purchase Price	\$6,530,000
	Acres	20.00
	Cost Per Acre**	\$326,500
	EIR/CEQA	\$116,021
	Appraisals (Prelim, Update, Final)	\$8,500
	Surveys (geo-hazard, phase-1/PEA, topo)	\$40,100
	Escrow/Title	\$10,000
	Relocation	\$0
	Legal	\$15,000
	** Assumes an Unimproved Site and Net Usable Acres	
B. Plans (% of Construction)		\$6,632,964
	Architect's Fee	\$3,852,713
	Preliminary Testing (1%)	\$736,634
	DSA/SDE Plan Check (2%)	\$1,601,636
	Environmental Fee Analysis (0.3%)	\$220,990
	Duplicating/Advertising Costs (0.1%)	\$73,663
	Other (0.2%)	\$147,327
C. Construction		\$80,081,802
	Construction	\$73,663,441
	Total Sq Ft	97,739
	Cost Per Square Foot	\$753.68
	General Condition	\$3,298,691
	Other/Deferred Items (CM, PM, etc.)	\$3,119,670
D. Testing (1% of Item C)		\$736,634
E. Inspection (1% of Item C)		\$736,634
F. Furniture and Equipment (3% of Item C)		\$2,209,903
G. Contingency (5% of Item C)		\$3,683,172
I. Total Estimated Cost		\$100,800,731
	School Facility Capacity	1,200
	School Facility Cost Per Student	\$84,001

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

**Beaumont Unified School District
Estimated Actual School Facilities Cost*
High School Facility**

A. Site		\$17,774,500
	Site Purchase Price	\$17,304,500
	Acres	53.00
	Cost Per Acre**	\$326,500
	EIR/CEQA	\$300,000
	Appraisals (Prelim, Update, Final)	\$20,000
	Surveys (geo-hazard, phase-1/PEA, topo)	\$100,000
	Escrow/Title	\$20,000
	Relocation	\$0
	Legal	\$30,000
	** Assumes an Unimproved Site and Net Usable Acres	
B. Plans (% of Construction)		\$16,668,075
	Architect's Fee	\$9,562,500
	Preliminary Testing (1%)	\$1,884,188
	DSA/SDE Plan Check (2%)	\$4,090,875
	Environmental Fee Analysis (0.3%)	\$565,256
	Duplicating/Advertising Costs (0.1%)	\$188,419
	Other (0.2%)	\$376,838
C. Construction		\$204,543,750
	Construction	\$188,418,750
	Total Sq Ft	250,000
	Cost Per Square Foot	\$753.68
	General Condition	\$8,437,500
	Other/Deferred Items (CM, PM, etc.)	\$7,687,500
D. Testing (1% of Item C)		\$1,884,188
E. Inspection (1.2% of Item C)		\$2,261,025
F. Furniture and Equipment (3% of Item C)		\$5,652,563
G. Contingency (5% of Item C)		\$9,420,938
I. Total Estimated Cost		\$258,205,038
	School Facility Capacity	2,500
	School Facility Cost Per Student	\$103,282

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

Exhibit G

Allocation of Excess Capacity

Table G-1

Calculation of Restated Excess Capacity: Excess Capacity Reduced by the Capacity Requirements of Projected Mitigated Dwelling Units

Step 1: Projection of Students from Mitigated Dwelling Units

Type	Projected Mitigated Dwelling Units (each identified as an SFD)	Student Generation Rates (Table 3) for SFD	Projected Students from Mitigated Dwelling Units
Elementary (TK-5)	1,000	0.2662	266
Middle (6-8)	1,000	0.0939	94
High (9-12)	1,000	0.1159	116
Total	1,000	0.4760	476

Step 2: Reduction of Excess Capacity by Projected Students from Mitigated Dwelling Units

Type	Excess Capacity (Table 5)	Projected Students from Mitigated Dwelling Units	Restated Excess Capacity
Elementary (TK-5)	451	266	185
Middle (6-8)	0	94	0
High (9-12)	527	116	411
Total	978	476	596

Table G-2

Determination of Restated Excess Capacity Available for Allocation to Next Five-Year Period

Step 1: Projection of Students from Future Development to "Buildout"

Type	Projected Dwelling Units to "Buildout" less Mitigated Dwelling Units	District-wide Blended Student Generation Rates	Unmitigated Projected Students to Buildout
Elementary (TK-5)	8,676	0.2258	1,959
Middle (6-8)	8,676	0.1038	901
High (9-12)	8,676	0.1480	1,284
Total	8,676	0.4776	4,144

Step 2: Determination of the Percentage of Unmitigated Students Projected within the Next Five Years in Relation to the Projection of Unmitigated Students to "Buildout"

Type	Unmitigated Projected Students within the Next Five Years (Table 4)	Unmitigated Projected Students to "Buildout"	Percent of Future Students to be Generated in the Next Five Years
Elementary (TK-5)	1,118	1,959	57.07%
Middle (6-8)	384	901	42.62%
High (9-12)	493	1,284	38.40%
Total	1,995	4,144	NA

Step 3: Allocation of Restated Excess Capacity to Projected Unmitigated Dwelling Units in the Next Five-Year Period

Type	Restated Excess Capacity	Percentage of Excess Capacity Allocated to the Next 5 Years as Identified	Restated Excess Capacity Available to Lower Capacity Requirements of the Next 5 Year Period
Elementary (TK-5)	185	57.07%	106
Middle (6-8)	0	42.62%	0
High (9-12)	411	38.40%	158
Total	596	NA	264

Table G-2 Continued

Step 4: Allocation of Restated Excess Capacity to Unmitigated Projected Development in the Next Five Years

Type	Unmitigated Unhoused Projected Students within the Next Five Years (Table 4)	Allocated Restated Excess Capacity	Unmitigated Unhoused Students (Table 6)
Elementary (TK-5)	1,118	106	1,012
Middle (6-8)	384	0	384
High (9-12)	493	158	335
Total	1,995	264	1,731