



CITY OF SACRAMENTO

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APPROVED
BY THE CITY COUNCIL

APR 2 1985

OFFICE OF THE
CITY CLERK

MARTY VAN DUYN
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT
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CITY MANAGER'S OFFICE
RECEIVED
MAR 28 1985

March 28, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendment of Elk Grove Unified School District's Declaration of Impaction and Schedule of Mitigation for the 1984-85 School Year (M-284)

SUMMARY

The Elk Grove School District has filed an amendment to their 1984-85 Declaration of Impaction and Schedule of Mitigation. The amendment does not increase the level of impaction fees. Because of increased housing starts and higher student enrollment, the District must revise its Impaction Plan to include the acquisition and renting of additional portables, and the purchase of more equipment. The County Board of Supervisors approved this amendment on February 26, 1985. Staff recommends that the City Council approve the attached resolution amending the school district's 1984-85 School Impaction Plan.

BACKGROUND INFORMATION

Pursuant to Chapter 67 of the City Code regulating residential development in impacted school districts, the Elk Grove Unified School District has filed an amendment to the current Declaration of Impaction and Schedule of Impaction. The amendment does not change the current level of impaction fees.

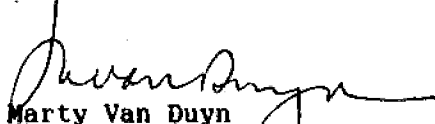
Because of increased housing starts during the first half of the 1984-85 school year, the District expects a twenty-four percent increase over this year's enrollment projections. This higher level of student population requires that the District amend its 1984-85 Impaction Plan to provide for the acquisition of four relocatable classrooms, renting six additional "State" portables and another seven trailers, and purchasing additional furniture and equipment. The fees have not been increased because the District was successful in renting more portable classrooms from the State.

The County Board of Supervisors approved this amendment to the Impaction Plan on February 26, 1985.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution amending the School District's Declaration of Impaction and Mitigation Schedule for the 1984-85 school year.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


for: Walter J. Slipes, City Manager

GZ:lao
attachments
M-284

April 2, 1985
District No. 7

RESOLUTION NO. 85-237

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ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING RESOLUTION NO. 84-701 TO CHANGE THE ELK GROVE SCHOOL DISTRICT'S DECLARATION OF IMPACTION AND SCHEDULE OF MITIGATION (M-284)

WHEREAS, there is currently in effect a Declaration of Impaction and Schedule of Mitigation for the Elk Grove Unified School District ("District") under the provisions of Chapter 67 of the Sacramento City Code which was adopted by Resolution No. 84-701 and which will expire June 30, 1985; and

WHEREAS, the Elk Grove School District has filed an amendment to the 1984-85 Impaction Plan for the 1984-85 school year in which it requests that additional portables and equipment should be acquired; and

WHEREAS, the same amendment has been approved by the Board of Supervisors on February 26, 1985; and

WHEREAS, the City Council finds this amendment adequate and reasonable.

NOW, THEREFORE, the City Council does resolve that the Declaration of Impaction and Schedule of Mitigation for the Elk Grove School District adopted by the City Council by Resolution No. 84-701 be amended to incorporate changes identified in Exhibit A.

MAYOR

ATTEST:

CITY CLERK

M-284

APPROVED
BY THE CITY COUNCIL

APR 2 1985

OFFICE OF THE
CITY CLERK

1984-85 IMPACTION PROGRAM AMENDMENT

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1. PROPOSED NEW CONSTRUCTION

The Elk Grove Unified School District has experienced an increasing rate of housing growth for the past years. The number of housing units constructed (Certificates of Mitigation issued) has varied from a low of 432 in 1981-82 to a high of 2922 in 1979-80.

ELK GROVE UNIFIED SCHOOL DISTRICT
CERTIFICATES OF MITIGATION ISSUED
(BUILDING PERMITS)

TYPE OF DWELLING	ACTUAL						PROJECTED		
	1978-79	1979-80	1980-81	1981-82	1982-83	1983-84	Original Estimate 1984-85	To Date thru 1-31-85	Amended Estimate 1984-85
Sngl. Family	541	2238	866	358	827	906	801	383	801
Duplex			50	30	181	75	146	27	146
Multi-Family	232	684	42	44	71	652	51	524	895
TOTAL	773	2922	958	432	1150	1644	998	934	1842
Estimates		5138	2761	1513	983	1069			
Percent Actually Issued		57%	35%	29%	117%	154%			

2. STUDENT YIELD FACTORS

Current student yield factors in the Elk Grove Unified School District are as follows:

TYPE OF DWELLING

GRADE LEVEL	SINGLE FAMILY	DUPLEX	APARTMENT/TOWNHOUSE/ MOBILE HOME	AVERAGE
K-6	.3140	.1570	.0785	.2483
7-8	.0984	.0492	.0246	.0777
<u>9-12</u>	<u>.2208</u>	<u>.1104</u>	<u>.0552</u>	<u>.1748</u>
K-12	.6332	.3166	.1583	.5008

Student yield factors are used in the mitigation fee formula to determine the number of housing units which can be served by one portable classroom.

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3. AMENDED STUDENT YIELD AND CLASSROOM REQUIREMENTS

801 single family	x	.6332	=	507
146 duplexes	x	.3166	=	46
<u>895 multi-family</u>	x	<u>.1583</u>	=	<u>142</u>
1842				695

695 students/30 per room = 23.2 classrooms

4. ENROLLMENT PROJECTIONS

Enrollment projections have been made by grade level on a district-wide basis, for five years and on an individual school attendance area basis for two years using the three-year weighted cohort survival method.

5. AMENDED 1984-85 IMPACTION PLAN

A. Acquire 14 Relocatable Classrooms	\$ 1,136,640.00
B. Relocate 1 Existing Classroom	\$ 16,400.00
C. Rent 11 "State" portables	\$ 22,000.00
D. Rent 17 Trailers	\$ 102,000.00
E. Acquire Furniture and Equipment for 695 "new students"	\$ 180,700.00
F. Rent 4,000 Sq. Ft. of commercial space for classrooms	\$ 34,200.00
G. Acquire one elementary school site	\$ <u>430,000.00</u>

TOTAL	\$ 1,922,940.00
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AVERAGE COST PER PORTABLE	\$ 82,885.00
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6. 1984-85 AMENDED MITIGATION SCHEDULE

Elk Grove's Amended Mitigation Fee Schedule for 1984-85 will remain as follows:

- \$ 437 for apartments/condominiums/townhouses/mobile homes
in mobile home parks only
- \$ 875 for duplexes/halfplexes
- \$1749 for single family homes

The mitigation fee schedule for single family homes was developed in accordance with the following formula:

1. Determine number of students a portable will house.
2. Determine student yield per dwelling.
3. Compute number of dwellings served by one portable.
4. Determine cost per portable.
5. Compute fee per dwelling.

For example, Elk Grove's experience provides the following figures related to the five steps listed above:

1. Average number of pupils per classroom = 30.
2. Student yield per single family dwelling, K-12 = .6332.
3. Number single family dwelling units served by one portable:

$$\frac{30 \text{ students per portable}}{.6332 \text{ students per dwelling}} = 47.4 \text{ dwellings per portable}$$
4. Cost per portable including related minimum support facilities = \$106,745.
5. Fee per single family dwelling =

$$\frac{\$106,745 \text{ per portable}}{47.4 \text{ dwellings per portable}} = \$2,252 \text{ per dwelling}$$

In Elk Grove's actual practice, the fee per dwelling would be less than \$2,252 because enrollment shifts within the district and the construction of permanent classrooms with the district's last remaining bond funds allow the relocation of existing portables as a mitigation measure. In addition, because the district was successful in retaining 10 "state portables", the overall cost is reduced. When trailers and existing portables are used to augment the purchase of new portables, the average cost per portable installation drops from the \$106,745 new purchase cost to \$82,885.

Applied to the above formula, the cost per single family dwelling becomes as follows:

$$\frac{\$82,885 \text{ average cost per portable}}{47.4 \text{ dwellings per portable}} = \$1,749 \text{ per single family unit}$$

As this mitigation schedule is calculated using the student yield factors for single family dwellings, and since two-family units historically have yielded one-half the number of single-

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students of single-family units, and since multiple family units historically have yielded one-fourth the number of students of single-family units, a \$875 fee will be charged for each duplex (half-plex) and a \$437 fee will be charged for each apartment, townhouse, condominium, or mobile home in a mobile home park.

7. COLLECTION/EXPENDITURE OF FEES

Since the beginning of its impaction program, Elk Grove has collected fees as follows:

<u>Period</u>	<u>Fees Collected</u>
1/78-6/78	\$ 156,130.00
7/78-6/79	661,515.00
7/79-6/80	965,495.00
7/80-6/81	589,435.00
7/81-6/82	501,660.00
7/82-6/83	1,095,573.00
7/83-6/84	<u>1,543,574.00</u>
	\$ 5,513,382.00

Of the \$5,513,382.00 collected through 6/30/84, the entire amount has been obligated for mitigation measures.

The district currently owes \$90,173.00 on portables lease-purchased under the impaction program—\$4,640.00 on relocatables at Rio Cazadero purchased from Sequoia Unified School District; and \$85,533.00 on Prairie School Multi-Purpose relocatable.

8. AMENDED PROJECTED INCOME

1.	Ending reserve for obligations	\$ 90,173.00
2.	Collections 7/1/84-6/30/85 (estimate)	
	801 single family @ \$1,749	\$ 1,400,949.00
	146 duplex units @ \$875	127,750.00
	895 multi-use units @ \$437	<u>391,115</u>
3.	Estimated Total Available for Use 1984-85	<u><u>\$2,009,987.00</u></u>

April 5, 1985

Constantine Baranoff
Elk Grove School District
8820 Elk Grove Blvd.
Elk Grove, CA 95624

Dear Ms. Baranoff:

On April 2, 1985, the Sacramento City Council took the following action(s):

Adopted Resolution amending Resolution No. 84-701 to change Elk
Grove School District's Declaration of Impaction and
Schedule of Mitigation. (M-284)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Anne J. Mason
Assistant City Clerk

AJM/dbp/21

Enclosure

cc: Planning Department