



CITY OF SACRAMENTO

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DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

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Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

CITY MANAGER'S OFFICE
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JUN 20 1985

APPROVED
BY THE CITY COUNCIL

June 19, 1985

City Council
Sacramento, California

JUN 25 1985

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Renewal of Natomas Union School District's Declaration of
Impaction and Schedule of Mitigation for the 1985-86 School Year
(M84-029)

SUMMARY

The Natomas Union School District has filed a renewal of their Declaration of Impaction and Schedule of Mitigation. The submitted application originally proposed changing the impaction fee schedule to \$1,520 for single family units, \$608 for duplex and halfplex units, and \$578 for apartment, condominiums, and townhouse units. After discussing these fees with the Building Industry Association, the school district requests that last year's fees be continued with the understanding that if adequate funds are not available at any time during the 1985-86 school year, the District with the cooperation of the BIA, would request the City Council to increase the fee structure to meet student housing needs. Staff recommends that the City Council approve the attached Resolution accepting the District's Impaction Plan and continuing the existing impaction fee schedule (\$1,196 for single family dwellings, \$880 for duplexes and halfplexes, and \$527 for apartments and mobilehomes). The BIA concurs with the revised fee schedule.

BACKGROUND INFORMATION

Pursuant to Chapter 67 of the City Code (regulations of residential development in impacted school districts), the Natomas Union School District has filed a Declaration of Impaction and Schedule of Mitigation for the 1985-86 school year. On May 22, 1985, the District Board of Education again found that expected new residential development will cause school impaction at all of the District's schools. After considering various mitigation measures required by ordinance, the District adopted an impaction plan which acquires new portables and equipment, continues to rent existing portables, and purchases two school sites. The total cost of the impaction plan is \$1,664,870. The cost will be recovered by the impaction fees.

/

This year the District used a different process to arrive at student yield factors for the 1985-86 school year. This process, which averages projected yields over an extended time period, provided realistic expectations of student growth and resulted in a change of the existing fee structure.

After discussing the new student yield factors with the Building Industry Association, the school district has decided that present student yields would allow the current fee structure to continue and still provide funds to mitigate school impaction, with the understanding that the District can request a higher fee level in order to meet student housing needs. The school district will continue to monitor their student yields in order to determine their level of impaction and to establish an appropriate fee level.

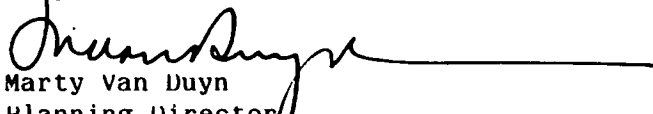
The Board of Education has also taken steps to moderate or reduce future impaction fees by applying for permanent school facilities authorized under the Leroy Green School Building program.

After reviewing this application, staff finds that it complies with the City's School Impaction Ordinance and that the impaction fees are needed to mitigate school impaction. Developers located in the Natomas Union School District have been notified of this hearing, and the staff has not received any written objections.

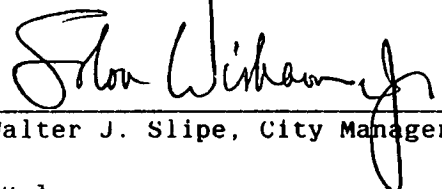
RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution accepting the Natomas Union School District's Declaration of Impaction and Mitigation Schedule for the 1985-86 school year.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

GZ:lao
attachments
M84-029

June 25, 1985

RESOLUTION No. 85-473

Adopted by The Sacramento City Council on date of

A RESOLUTION REGARDING THE REQUEST OF THE NATOMAS UNION SCHOOL DISTRICT TO DECLARE ITSELF AN AFFECTED DISTRICT THROUGH JUNE 30, 1986 (M84-029)

WHEREAS, the City Council has provided by Chapter 67 of the Sacramento City Code that a school district which is experiencing overcrowding (impaction) of facilities because of rapid development may declare itself an affected district and receive interim relief thereunder; and

WHEREAS, the Natomas Union School District Board of Directors did on May 22, 1985, adopt a resolution which declares that through the 1985-86 school year, it is an affected district, and that Natomas and American Lakes Elementary and Intermediate Schools are impacted; and

WHEREAS, such resolutions and accompanying application demonstrate rates capacity, projections of enrollment over capacity, exercise or rejection of specified options, schedules of mitigation, and supplemental materials in support of the Declaration of Impaction as required by Chapter 67 and resultant regulation; and

WHEREAS, the City Council finds such application adequate and reasonable; and

WHEREAS, the City Council finds the mitigation program proposed in said application to be consistent with the General Plan.

NOW, THEREFORE, the City Council does resolve that the Natomas Union School District is an affected district within the meaning of Chapter 67, Sacramento City Code, and that the Director of Building Inspections of the City of Sacramento shall not from the effective date hereof through June 30, 1986, issue any permit within the specified attendance area unless the District has issued a certificate of mitigation or a certificate of waiver of mitigation; and

FURTHER, the Natomas Union School District may collect from all persons proposing to construct new residential units in the subject school attendance areas fees not to exceed \$1,196 for each new single family dwelling, \$880 per unit for duplexes and halfplexes, and \$527 per unit for condominiums, townhouses, mobilehomes, and multiple family development. For subdivisions of 51 or more units, the District may require dedication of land in lieu of part or all of such fees, provided the value thereof is equivalent, and the site is designated for school purposes on adopted City plans.

MAYOR

ATTEST:

CITY CLERK

M84-029



**Building Industry Association
Of Superior California, Inc.**

2211 Royale Road
Sacramento, CA 95815
916-925-2772

June 11, 1985

Mr. Gary Zengenfuss
Sacramento City Planning Department
927 - 10th Street, Suite 300
Sacramento, CA 95814

Dear Gary:

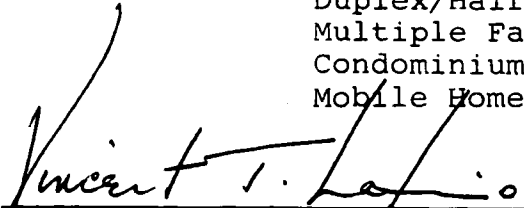
The Natomas Union School District and the Building Industry Association have met recently on several occasions. The discussion focused on the Impaction Fee Report for 1985-86. As you know, the district used a different process in arriving at a student yield factor for next year. The process of averaging the projected yields over an extended period of time provides realistic expectations for the school district. However, it is a deviation from the traditional process of reaching a yield factor for the establishment of current fees.

The BIA and School District are in agreement that Natomas is in a rapid growth pattern and schools will need assistance to maintain adequate classroom space.

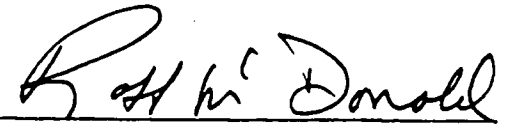
The two agencies have reached a compromise agreement in which the fees established for 1984-85 would be continued for the 1985-86 fiscal year. This would be with the understanding that if adequate funds are not available at any time during this year, the District with the cooperation of the BIA, would request of the City Council an increase in the fee structure sufficient to meet the student housing needs.

The 1984-85 fees which would continue to be in effect for 1985-86 are as follows:

Single Family	\$ 1,196
Duplex/Halfplex	880
Multiple Family	527
Condominium/Townhouses	
Mobile Homes	



Vincent T. Latino
Director of Governmental Affairs



Raff McDonald
District Superintendent
Natomas Union School District



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CITY PLANNING DIVISION

MAY 24 1985

RECEIVED

NATOMAS UNION SCHOOL DISTRICT

3700 DEL PASO ROAD • SACRAMENTO, CALIFORNIA 95834 • (916) 925-2702

RAFF McDONALD
District Superintendent

May 23, 1985

TO: City and County of Sacramento
FROM: Raff McDonald, Superintendent
SUBJECT: ANNUAL IMPACT MITIGATION REPORT

Attached is the Natomas Union School District's Annual Impact Mitigation Report for the 1984-85 fiscal year ending June 30, 1985. This is a reaffirmation of the original Declaration of Impaction as authorized by SB 201. The conditions of overcrowding are based on Section I, Chapter 4.7, Section 65973, Division I of Title 7 of the Government Code which reads as follows:

"Conditions of Overcrowding" means that the total enrollment of a school, including enrollment from proposed development, exceeds the capacity of such school as determined by the governing body of the district."

Resolution No. 85-17

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In the Matter of: A RESOLUTION FINDING THAT
A CONDITION OF OVERCROWDING EXISTS WITHIN THE
NATOMAS UNION SCHOOL DISTRICT
(Gov. Code Sec. 65970, et seq.)

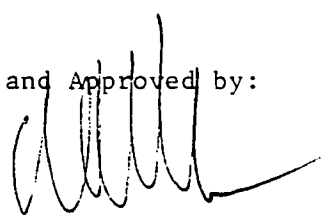
The following Resolution was duly passed by the Board of Trustees
of the Natomas Union School District at a special meeting held on May 22,
1985, by the following roll call:

AYES:

NOES:

ABSENT:

Signed and Approved by:



Alan Clarke, President
Natomas Union School District
Board of Trustees

ATTEST:



Eugene F. Inderkum, Clerk
Natomas Union School District
Board of Trustees

WHEREAS, Government Code sec. 65970, et seq., affective January 1,
1978, relating to school facilities, authorized a school district to make
a finding that a condition of overcrowding exists within one (1) or more
attendance area(s) of the district; and

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WHEREAS, The Board of Supervisors has provided through Chapter 16.50 of the Sacramento County Code and the City Council through Chapter 67 of the City Code, that a school district which is experiencing overcrowding (impaction) of facilities due to rapid development may declare itself an affected district and receive interim relief thereunder; and

WHEREAS, The development of residential property results in the requirement of additional school facilities; and

WHEREAS, The district has an active application with the State to purchase new school sites and construct permanent facilities under the Leroy Green Lease-Purchase Act; and

Whereas, The District has considered and acted upon or rejected such options as (1) bussing, (2) double sessions, (3) extended day programs, (4) year-round schools, (5) open enrollment, (6) School boundary realignment, (7) elimination of low priority uses; and

WHEREAS, On May 22, 1985, a Special Meeting of the Board of Trustees was held at American Lakes School to determine if a condition of evercrowding continues to exist within the Natomas School District attendance area and to determine if any reasonable method of mitigating this condition of overcrowding exists; and

WHEREAS, The codes require developers to participate in the cost of the required interim solutions to the overcrowding of available school facilities by new residential construction;

THEREFORE, IT IS HEREBY RESOLVED, That the Natomas Union School District declares impaction as defined in Code Section 65973, Chapter 4.7 of the Government Code; and

That the Secretary of the Board of Trustees is hereby authorized and directed to give the Sacramento County Board of Supervisors and the Sacramento City Council notice of the adoption of this resolution within the time and manner specified in Gov. Code Sec. 65971 and to provide the materials reviewed by the Board in adopting this resolution.

Annual Impaction Report

1984-86

I. Income and Expenditures

<u>School Year</u>	<u>Beginning Balance</u>	<u>Total Income</u>	<u>Total Expend.</u>	<u>Ending Balance</u>
1979-80	-0-	398,253	3,964	394,289
1980-81	394,289	213,837	410,504	197,622
1981-82	197,622	23,094	111,796	108,920
1982-83	108,920	49,841	90,820	67,941
1983-84	67,941	89,757	87,965	69,733
1984-85	69,733	244,751	86,909	227,575*

*As of 4/19/85

1985-86 Impaction Plan

Expenditures

A. Continue Rental of 3 trailers - Gelco Space	16,520
B. Continue Rental of 6 portables - Speed Space	53,350
C. Continue Rental of 5 portables - OLA	10,000
D. Acquire Rental of 2 portables - SpaceMaster	30,000
E. Acquire Classroom Furniture	35,000
F. Electrical	5,000
G. Related Costs	15,000
H. Acquire Pebblewood School Site	750,000
I. Acquire Millcreek School Site	750,000
TOTAL -	<u>\$1,664,870</u>

II. Enrollment Projections

<u>Year</u>	<u>K</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>Total</u>	<u>Growth Percentage</u>
*1981-82	35	45	40	36	43	37	37	33	28	334	15%
1982-83	51	45	45	44	46	42	42	40	39	394	
1983-84	78	62	56	58	45	47	48	42	43	479	18%
1984-85	118	100	83	66	65	68	60	54	43	657	27%
1985-86	130	130	121	95	81	80	80	75	61	853	23%

*Last day of October

Housing Projection

	<u>1984-1985</u>	<u>1985-1986*</u>
Single Family	115	147
Duplex	-0-	50
Apartments	580	2,000

Student Growth

Single Family	67
Duplex	9
Apartments	350
	<u>426 students</u>

426 ÷ 30 = 14 New Portables

* Based on City Planning Department Estimates

III. Housing Projections

Total Proposed South Natomas Build-out

<u>Unit Type</u>	<u>Units</u>	<u>Percentages</u>
Single Family	4,477	30.1
Duplex/Halfplex	4,263	28.6
Apartments/TH/Condos	<u>6,146</u>	<u>41.3</u>
	14,886	100.0

IV. Yield Factors

The current yield factors were established through the cohort projections analysis included in the Demographic Report by David Wade and Associates in January 1985. Please see attached report for details.

<u>Unit Type</u>	<u>Yield Factor</u>
Single Family	.460
Duplex/Halfplex	.184
Apartments/T.H./Condos	.175

V. Mitigation Fees

A. Estimated Costs

1. Basic Portable Costs

- Building	44,800
- Electrical	4,560
- Water/Sewer	4,460
- Site Development	7,250
- Tests, Permits, Fees, Inspection, and Construction Adm.	6,430
- Architect	6,000
	<u>73,500</u>

2. Related Minimum Support Facility Costs

- One-fifth Restroom per Portable	21,050
- Furniture	5,600
- Equipment (fire, intrusion intercom, etc.)	<u>2,000</u>
Subtotal	25,650
Grand Total	99,150

Fee Schedule

<u>Unit Type</u>	<u>Yield Factor</u>		<u>Cost Divided by 30 Students</u>	=	<u>Fee</u>
Single Family	.460	x	<u>99,150</u> 30	=	1,520
Duplex/Halfplex	.184	x	<u>99,150</u> 30	=	608
Apartment/T.H./ Condo	.175	x	<u>99,150</u> 30	=	578

VI. Impaction Options

These options have been either used or considered and rejected by the Board of Trustees.

A. Bussing

The District has a bussing program because of its large geographical area. Bussing between Natomas and American Lakes Schools is currently being done.

B. Double Sessions

The Board of Trustees has adopted a policy stating that double sessions would be used only when the impact of phasing plans of developers would generate student enrollment more rapidly than the District could respond by the addition of portables to bring affected schools to their maximum enrollment.

C. Extended Day Programs

Extended day programs are not a viable solution at the elementary school level.

D. Year-Round School Attendance

It is the opinion of the School Board that year-round school would have a deteriorating effect on the educational program because of the hot summers and high absences due to vacations. Consequently, this option has been rejected by the School Board.

E. Open Enrollment

Open enrollment is currently being used.

F. School Boundary Realignment

This is not applicable as we are using open enrollment.

H. Elimination of Low Priority Uses

The District has no low priority uses of space to eliminate.

I. Temporary Buildings

The District currently uses 16 portables, of which 14 are leased. Presently, 36% of the District's classrooms are portables. At this time, District funds are not available to acquire additional needed portable classrooms to meet increasing student growth.

J. Financial Resources

The traditional methods of raising funds to build school houses include the passing of bond issues and tax override measures. Legal opinion subsequent to the passage of Proposition 13 indicates that such resources are no longer valid. Application has been made to the State of California for the completion of American Lakes School.

VII. Classroom Capacity Analysis 1985-86

Natomas School

	<u>Students</u>
4 permanent classrooms @ 25 students	100
2 portable classrooms @ 25 students	50
1 permanent P.E. room	-0-
1 Library	-0-
1 band room	-0-
1 district office	-0-
	<hr/> 150

American Lakes Primary School

11 portable classrooms @ 28 students	308
3 trailer classrooms @ 28 students	84
1 portable school office	-0-
1 portable Library	-0-
2 portable restrooms	-0-
	<hr/> 392

American Lakes Intermediate School

10 permanent classrooms @ 28 students	280
1 Chapter 1 classroom	-0-
1 Art classroom	-0-
	<hr/> 280

14 Permanent Classrooms @ 28 students 392

1985-86 Projected Enrollment

800

Unhoused Students 408

**Report on the Current and Projected
Student Yield Rate
and
Estimate of School Facility Requirements in the
South Natomas Community**

Prepared for:

Natomas Union School District

By:

David Wade and Associates

Urban Planning Consultants

January, 1985

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INTRODUCTION

The purpose of this study is to project the number of students that can be expected to be enrolled in the Natomas Union School District, and the consequent requirement for space to house those students. The projection involves two time horizons, the immediate need for additional classroom space and school facilities in the currently urbanizing South Natomas area, and the long term need for new schools in the balance of the District. The study is also intended to provide information that will be useful in preparing an application for school funding under the Leroy F. Greene State Building Program, and to provide demographic information that will be useful in establishing the educational organization for the District.

The immediate time horizon relates to the need to house students who will live in the South Natomas portion of the District. It is anticipated that the South Natomas area will be fully developed within five years to ten years, and it is incumbent upon the District to evaluate its needs for additional school sites in the area. The long term time horizon relates to the potential development of the balance of the District, particularly the North Natomas area which may become a major new growth community within the Sacramento region. The anticipated residential growth, should the North Natomas area be opened for development, will generate the need for several new schools within the District.

The general approach of this study is to establish the actual student yield factor, (the average number of students in each dwelling unit) for each housing type currently found in the District. The yield factor is then adjusted as necessary to account for unusual or temporary conditions that may be influencing it. The adjusted yield factor is then applied to the projected number of housing units to determine the total number of students that can be expected. The projected student enrollment is then divided by the District's standard for the number of students in each school to determine the number of schools required. Determination of the appropriate student yield factor is the key consideration in this approach, and consequently, the focus of this study is on the student yield factor.

SUMMARY OF FINDINGS

The enrollment at the time the study was conducted (November, 1984) was 658 students. The distribution by grade is presently heavily concentrated in the primary grades.

The student yield factors currently found in the South Natomas community are unusually low relative to the yield rates found in other rapidly growing communities in the Sacramento region, such as Roseville and Rocklin. The rate for single family dwellings is .234, whereas the typical yield rate for single family dwellings is generally in the range of .40 to .60. The current actual yield rates for halfplex/duplex dwelling units (.125), and for apartments, townhouses, and condominiums (.081) are also somewhat lower than those found in other Sacramento communities. Typically, duplex/halfplex units can be expected to have a yield rate of .20 to .30, and apartments can be expected to have a yield rate of .10 to .15.

The current student yield factors are influenced by the proximity of the community to the downtown area which attracts a higher percentage of career oriented couples and singles. There is also evidence that the households with children are young and consequently, can be expected to continue to add children to the school system over a period of years.

These factors combined to suggest a higher yield rate will emerge over the next five to ten years. A grade cohort projection analysis indicates that the yield factors for planning purposes should be .460 for single family dwellings, .184 for duplex/halfplex dwellings, and .175 for multi-family dwellings.

Based on these projected yield rates, the estimated total enrollment in the District in the South Natomas community will be 3,918 by 1993-94. Of these students, approximately 18 to 20 percent will be Seventh and Eighth grade students. This enrollment would be sufficient, when augmented by enrollment from the early phases of the potential development of the North Natomas area to support the development of an intermediate school, or Seventh and Eighth grade center.

The balance of the enrollment, approximately 3,000 to 3,200 students, will be require five K-6 elementary schools with a capacity of 600 to 650 students each.

BACKGROUND

The Natomas Union School District serves a community that is in the early stages of transition from a rural, agricultural area to full urbanization. Most of the District is presently still in agricultural production or fallow agricultural land. But the South Natomas area of the District, east of I-5, has been urbanizing for nearly ten years and is expected to be fully developed within five to ten years, and the South Natomas area west of I-5 is expected to be fully developed in the next ten to fifteen years. The North Natomas area (north of I-80), if fully developed, would add between 22,000 and 50,000 new dwelling units to the District over a period of 20 years, or less.

The District operates American Lake School (K-3,4-6) and Natomas Union School (7-8). Rapid growth in recent years in South Natomas has exceeded District capacity and in June, 1984 the South Natomas Area was declared impacted. Total enrollment capacity is currently about 672. As of December, 1984 the total enrollment in the District stood at 679, including inter-district transfer students. The current enrollment by grade is summarized in Table 1.

Table 1
Enrollment By Grade, November, 1984

<u>Grade</u>	<u>Total Enrollment</u>	<u>% of Total</u> *
K	121	18.4
1	111	16.9
2	83	12.6
3	66	10.0
4	66	10.0
5	64	9.7
6	59	9.0
7	52	7.9
8	<u>36</u>	<u>5.5</u>
	658	100.0

* Total may not add due to independent rounding.

Source: Natomas Union School District Emergency Cards compiled by David Wade and Associates

These figures include inter-district transfers. As of January, 1985 there were a total of 43 non-resident students attending school in the district and 16 resident students attending school outside the district.

SUMMARY OF HOUSING IN THE DISTRICT

The majority of the existing housing stock in the District is located in the South Natomas area east of I-5. It is the location of the residence of 83 percent of the students enrolled in the District. Only 72 students, 10.9 percent of the total enrollment, reside in the District outside of the South Natomas area. Furthermore, most of the development in the South Natomas area is relatively recent (post 1977) and consequently, records on the number and type of housing in the area are fairly complete.

In the South Natomas area east of I-5 there were a total of 3,489 dwelling units completed and occupied at the time the enrollment was tabulated in November, 1984. The total unit distribution by dwelling unit type is shown in Table 2. The housing mix is divided between single family dwellings, approximately 46.0 percent, and multi-family dwellings, approximately 41 percent each, with the balance made up of halfplex and duplex units. The single family category includes attached and zero lot line single family dwellings such as found in the Natomas Village project.

Table 2
 Summary of Existing Housing Stock, November, 1984
 South Natomas Community

<u>Project Name</u>	<u>Single Family</u>	<u>Duplex/Halfplex</u>	<u>Apt./Condo./T.H.</u>
Del Verde	122	59	
Del Verde Square			97
Discovery Commons Apts.			160
Discovery Park Apts.			770
Discovery Village TH			54
Frates Ranch	329	96	
Natomas Village SF	39		
Natomas Village Apts.			20
Rancho Silva	110	96	
River City Commons	13	188	
Smoketree			231
Villa San Juan Condos.			97
Woodbridge	722		
Woodcreek	261		
Total Units (3,489)	1,596	439	1,429
	46.1%	12.7%	41.2%

Source: David Wade and Associates

ENROLLMENT BY HOUSING TYPE

The residence of each student enrolled in the District was identified by street address, to determine whether the student resided in the South Natomas community and to categorize the residence by housing type.

Table 3
Summary of Enrollment by Housing Type, November, 1984

Grade	South Natomas Community					
	Single Family	%	Duplex/Halfplex	%	Apt./Condo./TH	%
K	72	19.2	7	12.7	32	27.6
1	67	17.9	6	10.9	25	21.6
2	49	13.0	2	3.6	18	15.5
3	36	9.6	8	14.5	11	9.5
4	34	9.0	9	16.4	11	9.5
5	41	10.9	6	10.9	5	4.3
6	26	6.9	10	18.2	6	5.2
7	29	7.7	4	7.3	6	5.2
8	21	5.6	3	5.4	2	1.7
Total	375	100.0	55	100.0	116	100.0

Source: David Wade and Associates

The distribution of children by grade in single family housing corresponds closely to the overall distribution, that is a concentration of children in the lower grades. This pattern is even more pronounced in the apartments and condominium dwellings. In contrast, the distribution of children by grade in the duplex and halfplex units is somewhat random with the largest concentration of children in grades 3 through 6.

ESTIMATE OF CURRENT STUDENT YIELD RATES

Based on the number of students in each housing type, summarized in Table 3, and the tabulation of the existing housing stock in the South Natomas area, summarized in Table 2, the current student yield factors, by housing type, are summarized in Table 4.

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Table 4
Current Student Yield Factors, November, 1984

Grade	South Natomas Community		
	Single Family	Duplex/Halfplex	Apt./Condo./TH
K	.045	.016	.073
1	.042	.014	.056
2	.031	.004	.041
3	.023	.018	.025
4	.021	.020	.025
5	.026	.014	.011
6	.016	.023	.013
7	.018	.009	.013
8	.013	.006	.004
Total	<u>.234</u>	<u>.125</u>	<u>.081</u>

Source: David Wade and Associates

The total figure shown in Table 4 is the current yield rate for each dwelling unit type. Single family dwellings, .234; duplex/halfplex, .125; multi-family, .081.

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ANALYSIS OF STUDENT YIELD RATES

The student yield factors currently found in the South Natomas community are unusually low relative to the yield rates found in other rapidly growing communities in the Sacramento region, such as Roseville and Rocklin. The rate for single family dwellings is .234, whereas the typical yield rate for single family dwellings is generally in the range of .40 to .60. The current actual yield rates for halfplex/duplex dwelling units (.125), and for apartments, townhouses, and condominiums (.081) are also somewhat lower than those found in other Sacramento communities. Typically, duplex/halfplex units can be expected to have a yield rate of .20 to .30, and apartments can be expected to have a yield rate of .10 to .15.

There are two primary contributing factors that may explain the relatively low current yield rates. First, the South Natomas community is intended to serve as a residential neighborhood to the downtown area. Consequently, there is a high percentage of residents who are relatively young and single, or couples who are delaying the start of a family while they establish a professional career. Most of the information available to support this supposition is anecdotal, however, it is relevant to note that the median age in the area, as of the 1980 Census, was 27.2 compared to a City-wide median age of 31.5.

A second major factor is that the families that do have children tend to be young. As indicated in Table 1, there is an unusually high concentration of students in the Kindergarten and First and Second grades. Normally, one would expect to find a fairly uniform distribution of students in each grade; varying by not more than 1 or 2 percentage points, between 9 and 11 percent of the total enrollment. The high concentration of very small children suggests that the South Natomas community is being selected by families with very young children, who have chosen the area as a place to begin raising their families. It is notable that the median age for students living in the South Natomas portion of the District is considerably lower than for the students residing in the rest of the District.

The implication of these two factors is that the current yield rates tend to underestimate the actual student yields that the District can anticipate. This occurs because the current residents are delaying having children, even though they live in single family housing, or because the families are very young and have children who have not yet appeared in the school system. It is likely that there are a significant number of households that presently have only pre-school children. These children were not counted in the study, but will appear in the school system within a few years.

Information taken from the student's enrollment cards indicate that nearly 25 percent of the K-3 students have younger brothers and sisters at home. There is no data available on how many pre-school children reside in the area who have no siblings in the school system, and therefore were not identified in the study. The relatively young median age of the population and the high percentage of younger children already in the school system indicate that there is a significant number of children residing in the area who will not appear in the school system for a few years.

The existence of a relatively high percentage of very young children in existing housing indicates that the yield rate will ultimately be higher for the existing housing than presently. The yield rates in the lower grade levels are more significant than the overall yield rate because there will be long term impacts as the younger children move through the school system and are joined by the children of additional households. The true impact of new housing would not be felt until the community has matured a few years and the younger children reach the Seventh and Eighth grades. The delay in new students appearing in the school system has the effect of diminishing the overall yield rate in the short term.

Over a period of five to ten years students currently in the system will graduate and leave by the time students are generated from housing that is currently occupied. The student enrollment will be increased by new household with students moving into existing housing, the construction of new housing units, and additional school age children from the existing housing with very young families. The net effect is likely to be a rise in the overall student yield rate district wide. The rate of increase in the yield rate will be determined primarily by the rate of new housing development, however, even if another house was never built in the District, the yield rate would rise above the current level due to the tide of very small children that have not yet entered the system.

Adjustment of the Student Yield Rate

The current yield rate underestimates the ultimate effect of students generated by housing in the district, both existing and new. Therefore, it is necessary to consider an adjustment to the current yield rate that more accurately reflects the impacts on the District. However, use of an adjusted yield rate has inherent problems. The first is that the adjusted yield rate must rely on assumptions which raise the possibility of error.

A second difficulty with using an adjusted, rather than the current, yield rate is the fiscal implications of such a policy. Under the present methods of financing the necessary school facilities, the use of the impact fee is intended to provide space for interim, short-term impacts relating to the need to house a student population expected to appear as, or very soon after, the housing is constructed. In the Natomas area the impact of housing built today may not appear for five years or more. Consequently, the prospective resident is required to pay an impact fee, through rent of house payments, for a need that is not immediately apparent and, for which there may not be an actual need for a number of years.

Yet the district, if they rely exclusively on impact fees for new, temporary school facilities, has only one opportunity to secure the funding that will ultimately be required, and so, must respond conservatively by requiring that the fee be based on an adjusted rather than the actual current, measurable impacts. The best solution would be a financing structure that allowed for new school facilities to be constructed with revenue generated from the community at large, rather than solely on new development. In this way the facilities could be financed on an "as needed" basis that reflects the actual community development, rather than on the basis of five year (or longer) projections of need.

For the purposes of this study it is necessary to adjust the yield rates to more accurately project the impacts of future development on the district. Two methods are applied for estimating the adjusted yield rates.

In the first case, the projection of student yield is based on the assumption that over a period of years there would be a normal distribution of students by grade, compared to current enrollment. That is, there would be approximately the same percentage of students in each grade category rather than the high concentration of younger students found in the District. The effect of a normal grade distribution on the student yield rate (for single family dwellings) can be estimated by determining what the overall student population would be if the Kindergarten enrollment were 11 percent of the population (the typical percentage) rather than the current 19.2 percent.

A normal distribution of students by grade would yield a total student enrollment of 654 students relative to the current Kindergarten enrollment of 72, (11 percent of the total). For the current housing stock, the student yield factor for single family dwellings would be .410. This yield rate is in the range typical for single family dwellings, and would be an appropriate rate to use for projecting the total impacts of new single family development.

It is expected that the yield rates for duplex/halfplex and multi-family housing types will increase as the community matures, however, not as significantly as the rate for single family dwellings. Apartments, in particular, are expected to remain primarily as the domicile of individuals who work in the downtown area, or in the newly developing business parks in South Natomas. Similarly, condominium and townhouse units are expected to be purchased primarily by households without children, and consequently, will generate a moderately higher yield rate than they currently do.

Halfplexes and duplexes currently display a diverse distribution of children by grade, and it is clear that some households will choose halfplex or duplex housing. However, for households with children the preferred choice will be single family housing, and in the South Natomas area the price for single family housing is still relatively affordable and competitive with duplex and halfplex housing. In the dwelling units remaining to be built in South Natomas, single family dwellings constitute a much smaller proportion of the housing stock than they have thus far, while duplex/halfplex and lower density multi-family represent a much larger share. As single family dwellings in the area become a smaller share of the total it is likely that more families with children will select halfplex/duplex units and, consequently, raise the yield rates for that category.

A second analysis to determine an appropriate adjustment to the yield rates was prepared by projecting the enrollment in each grade category over a period of ten years. In this analysis each grade is advanced to the following grade and new students, reflecting new residential development, is added in each year. A figure for new Kindergarten students is estimated which accounts for new housing units in the District, as well as new students coming from existing housing. A projection of student enrollment for each type of housing was prepared.

The assumptions used in preparing the grade cohort projection are:

1. New housing would have the same student yield rate as currently found in the area when they are first built, i.e., Single family dwellings, (.234), Duplex/Halfplex (.125), and multi-family (.081).
2. New students generated by new housing are distributed by grade in direct proportion to the grade distribution currently found in the District.
3. Existing housing, including units built the previous year as the area develops, will continue to add children at a reduced yield rate to reflect the fact that many families are delaying raising children. The yield rates are: Single family dwellings (.05), Duplex/Halfplex (.02), Multi-family (.016).
4. After eight years the effect of existing housing on student yield begins to diminish as the households mature and the children have gone through the school system. The continuing yield rate for existing housing is stepped down slightly after the eighth year for housing that exists currently.
5. Housing in the South Natomas area would develop at 600 units per year. The distribution by unit type would be proportional to mix of units remaining to be built in the area: Single family dwellings (25%, 150 units per year); Duplex/Halfplex (33 %, 200 units per year); Multi-family (42%, 250 units per year).

The annual enrollment projections that these assumptions would yield are tabulated in Appendix A. The current total enrollment is included in the base year of 1984-85.

The annual growth projection adds only a few children to each grade each year, but due to the relatively large percentage of very young children, the total enrollment rises rapidly over the projected ten year period. By the year 1993-94 the total enrollment in the District would reach 2,358 students under these assumptions. The distribution of students by grade will be much closer to the normal distribution that is expected in a fully developed district. Seventh and Eighth grade students account for 406 students, or 17.2 percent of the total enrollment.

The yield rates in 1993-94, under the assumed growth projection would be significantly different than the current actual yield rates, and would be much more consistent with the yield rates found in other areas. Single family dwellings would yield 0.52 students per dwelling, duplex/halfplex units would yield 0.184 students per dwelling, and multi-family units would yield 0.175 students per dwelling.

RECOMMENDED YIELD RATES

The calculated yields for single family dwellings, .410 in the first calculation and .520 in the second establish the range of a reasonable estimate of the student yield conditions as the South Natomas community matures, and should be used for planning to meet future school facilities requirements. A specific yield factor for use in estimating impacts and future facilities needs should be established in the middle of this range, at .460 for single family dwellings.

The current yield rate for apartments, townhouses and condominiums (.081), and the yield rate for halfplex and duplex dwellings (.125) are considered to be relatively stable in the short-term, but will rise with new residential growth and the maturing of the existing households. Consequently, an adjusted yield rate based on the grade cohort projection should be used. The yield rates for use in estimating impacts and future facilities needs should be established at 0.184 for duplex/halfplex units, and 0.175 for multi-family units.

PROJECTION OF SCHOOL FACILITIES REQUIREMENTS

The school facilities required in various locations in the District, and under various development scenarios can be projected with the student yield factors recommended above. Of most immediate concern is the pending growth in the South Natomas area east of I-5. The potential units in this area, under the proposed South Natomas Community Plan, are summarized in Table 5.

Table 5
Summary of Projected Housing Stock, November, 1984 *
Proposed South Natomas Community Plan

<u>Project Name</u>	<u>Single Family</u>	<u>Duplex/Halfplex</u>	<u>Apt./Condo./T.H.</u>
Abbey Lane Apts			168
Bridgescreek	107		
Creekside			466
Delta Point		215	422
Del Verde	185	39	
Del Verde Square			79
Fong Ranch	90		598
Frates Ranch	262	87	304
Natomas Village SF		35	
Natomas Village Apts.			20
Oakbrook Village	89	36	
Pheasant Creek	59		762
Rancho Silva	4	24	
Smoketree Apts.			296
Villa San Juan Condos.			254
Woodbridge	69		
Total Units (4,598)	865	436	3,369
	19.0%	9.5%	71.5%

*This count includes units that were complete but not occupied at the time of the tabulation as well as projects not yet started. It represents the units yet to be built and occupied under the proposed South Natomas Community Plan east of I-5.

Source: David Wade and Associates

Under this scenario the total build out of the South Natomas area east of I-5 would be 8,062 dwelling units, including the units already in place. The total student yield would be as shown in Table 6.

Table 6
Projected Student Yield at Total Build Out
Proposed South Natomas Community Plan, East of I-5

<u>Unit Type</u>	<u>Units *</u>	<u>Percentage</u>	<u>Yield Rate</u>	<u>No. Students</u>
Single Family	2,461	30.5	.460	1,132
Duplex/Halfplex	875	10.9	.184	161
Apartments/TH/Condos	4,726	58.6	.175	748
Total	8,062	100.0		2,041

* Includes both existing and potential dwelling units.
Source: David Wade and Associates

Under this scenario the District would require the use of three school sites in the South Natomas area east of I-5 and should act to acquire both the Pebblewood Drive and the Millcreek Drive sites.

In addition, to the territory east of I-5 there will be substantial residential development to the west of I-5 in both the current and the proposed South Natomas Community Plan. The total residential development potential in the South Natomas community, within the District boundaries is summarized in Table 7.

Table 7
Projected Student Yield at Total Build Out
Total Proposed South Natomas Community Plan

<u>Unit Type</u>	<u>Units *</u>	<u>Percentage</u>	<u>Yield Rate</u>	<u>No. Students</u>
Single Family	4,477	30.1	.460	2,059
Duplex/Halfplex	4,263	28.6	.184	784
Apartments/TH/Condos	6,146	41.3	.175	1,075
Total	14,886	100.0		3,918

* Inclusive of existing and potential dwelling units.
Source: David Wade and Associates

The estimated total enrollment in the District in the South Natomas community will be 3,918 at total build-out of the South Natomas Community Plan. Of these students, approximately 18 to 20 percent will be Seventh and Eighth grade students. This enrollment would be sufficient, when augmented by enrollment from the early phases of the potential development of the North Natomas area to support the development of an intermediate school, or Seventh and Eighth grade center.

The balance of the enrollment, approximately 3,000 to 3,200 students, will be require five K-6 elementary schools with a capacity of 600 to 650 students each.

EXHIBIT A

BOUNDARY DESCRIPTION
NATOMAS UNION SCHOOL DISTRICT OF
SACRAMENTO COUNTY

All that certain real property situate and lying in the County of Sacramento, State of California, described as follows:

Beginning at the point of intersection of the Northerly boundary line of Sacramento County and the centerline of Sacramento River; thence from said point of beginning Easterly along said Northerly boundary line to its intersection with the East line of section 8, Township 10 North, Range 4 East, M.D.B. & M.; thence Southerly along the East line of Sections 8, 17, 20, 29 and 32, said Township and Range, to the Southeast corner of said Section 32; thence Easterly along the North line of Section 4, Township 9 North, Range 4 East, M.D.B. & M., to the Northeast corner thereof; thence Northerly along the West line of Section 34, Township 10 North, Range 4 East, M.D.B. & M., to the East-West center section line thereof; thence, Easterly along the East-West centerline of Sections 34 and 35, said Township and Range, to a point on the East line of said Section 35; thence Southerly along the East line of said Section 35, to the Southeast corner thereof; thence Easterly along the North line of Section 1, Township 9 North, Range 4 East, M.D.B. & M., to the North quarter Section corner thereof; thence Southerly along the North-South centerline of Sections 1, 12 and 13, said Township and Range, to a point on the South line of said Section 13; thence Easterly along said South line to the North-east corner of Lot 120, Natomas East Side Subdivision, per plat filed in the County Recorder's Office, Sacramento County, State of California, January 18, 1924, in Book 17 of Maps, Map No. 34; thence, Southerly along the East line of said Lot 120, to the Southeast corner thereof; thence South 89° 50' West 1007.96 feet, along the North line of Lot 125, said subdivision; thence, South 6° 47' East 772.70 feet to a point on the East line of said Lot 125; thence Southerly along the East line of Lots 125 and 126, said subdivision, and the Southerly production thereof to the centerline of Garden Highway; thence, South 00° 32' East 260.50 feet; thence South 00° 32' East 475.49 feet; thence South 00° 55' East 218.46 feet; thence South 08° 31' East 374.22 feet; thence South 31° 17' East 491.70 feet; thence South 68° 45' East 77.88 feet; thence South 39° 30' East 238.92 feet; thence South 11° 00' East to the centerline of the American River; thence downstream along the centerline of said American River to its intersection with the centerline of the Sacramento River; thence upstream along the centerline of the Sacramento River to the point of beginning.

June 28, 1985

Natomas School District
3700 Del Paso Road
Sacramento, CA 95834

On June 25, 1985, the Sacramento City Council took the following action(s):

Adopted a Resolution regarding the renewal of the Natomas
Union School District's Declaration of Impaction and
Schedule of Mitigation for the 1985/86 school year.
(M-84029)

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

Sincerely,

Connie R. Petersen
Deputy City Clerk

CRP/dbp/24

Enclosure

cc: Planning Department

