



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
APR 21 1983

MARTY VAN DUYN  
PLANNING DIRECTOR

April 21, 1983

**APPROVED**  
BY THE CITY COUNCIL

City Council  
Sacramento, California

APR 20 1983

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

SUBJECT: Transmittal of Fact-Finding Committee's Recommendation of the request by the Elk Grove School District to amend the 1982-83 Declaration of Impaction and Schedule of Mitigation (M-284)

SUMMARY

According to the provisions of the school impaction ordinance, staff is transmitting the attached report of the Fact-Finding Committee. The City Attorney's office indicates that it will be necessary to amend the school impaction ordinance if the Council concurs with all of the Committee's recommendations.

With regards to this particular dispute between the Elk Grove School District and affected developers, the fact-finding committee recommends the following:

1. The fee schedule as proposed by the school district (\$1,390 for single family homes, \$695 for duplexes/halfplexes, and \$348 for apartments, condominiums, townhouses and mobilehomes) be adopted provided that, prior to submitting a new impaction program or as part of a new application, the district determine actual costs and revenues for the 1982-83 impaction plan. If surplus funds exist, affected developers will be reimbursed unneeded revenue on a pro rata basis.

Funds spent shall conform to actual enrollment, the level of impaction, and the cost of financing facilities for this level of overcrowding. Prior to City action on the 1983-84 impaction plan, City staff may request an independent audit of the 1982-83 impaction program in order to verify cost, revenues, and the fund balance.

2. The City Council should direct staff to work with Sacramento County to study the feasibility of requiring impaction fees to be paid at the close of escrow for homes and when a building permit is financed for rental units and mobilehomes.

- 3. The City work with Sacramento County to establish a City/County Task Force to investigate other methods to finance school facilities in impacted school districts.

Respectfully submitted,

*John Masuda*  
 for Marty Van Duyn  
 Planning Director

FOR TRANSMITTAL TO COUNCIL:

*Walter J. Slipe*  
 \_\_\_\_\_  
 Walter J. Slipe, City Manager

MVD:GZ:cp  
 Attachments  
 M-284

April 26, 1983  
 District No. 7



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 15, 1983

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Fact-Finding Committee's Recommendation on the Amended Elk Grove School District's 1982-83 School Impaction Plan (M-284)

SUMMARY

The Fact-Finding Committee, which was chosen by both the Building Industry and the Elk Grove School District, recommends that the City Council adopt the fee schedule as proposed by the school district provided that, when the 1982-83 impaction plan expires, the district compare actual costs to mitigate impaction with revenue; and if there is a surplus, the district shall return this surplus on a pro rata basis to affected developers. The committee also recommends that the Council direct staff to work with Sacramento County to study the feasibility of having impaction fees paid during the close of escrow and when a building permit is finalized for rental units and mobilehomes. Finally, the Fact-Finding Committee believes that the City should work with the County to establish a task force to investigate other methods to finance school facilities in impacted school districts.

BACKGROUND INFORMATION

After the City Council referred Elk Grove School District's amended 1982-83 school impaction plan to fact-finding, a panel was formed composed of people nominated by the City Manager, the Building Industry Association, the Sacramento Board of Realtors, the Metropolitan Chamber of Commerce, the Sacramento Unified School District, the Elk Grove Unified School District, and the Del Paso Heights School District. Through a process of elimination by representatives from the BIA and the Elk Grove School District, a three member Fact-Finding Committee was established. This committee included those nominees recommended by the City Manager, the Sacramento Board of Realtors, and the Sacramento Unified School District.

The committee convened on March 17, 1983; and after receiving oral and written testimony, the members agreed that the following facts and conclusions are supported by the evidence:

1. Both the Elk Grove School District and developers attest that new housing within the school district is producing overcrowding (impaction) of the district's facilities.
2. The background data presented in the original 1982-83 school impaction plan and by school district representatives on March 17, 1983 is reasonable and realistic in describing the impaction problem and the method used to estimate costs to mitigate overcrowding is a standard method in use by other districts. Furthermore, the data which described the level of impaction was used in the developers proposals to mitigate impaction.
3. The \$1,150 fee for single family dwellings and the other fees proposed by developers for 1982-83 was derived mathematically as an average between those fees which existed in 1981-82 and the original fee schedule proposed by the district for 1982-83. Consequently, the committee found that the developer's proposal did not reflect the reasonable and realistic amount of revenue which is needed to mitigate the impact of overcrowding.
4. Because future projections of enrollment and building activity are only estimates, the committee found that there is a need, when an impaction plan expires, to examine the actual level of enrollment, the amount of money spent to mitigate the impaction identified in the plan and whether or not surplus funds have accumulated over the year. If a surplus is found, the school district should return these funds back to affected developers. This process will insure that developers will not be penalized by an overestimate of impaction.
5. Since students are not enrolled in school when building permits are issued, the impaction fee should be charged when parents actually reside in the school district. If the school district can accommodate additional students from existing homes, then the district should be able to defer the collection of impaction fees until new homes are sold and when the construction of rental units are completed.
6. The manner in which school impaction is mitigated is imperfect. Therefore, the committee supports the idea of creating a joint City/County task force in order to investigate other methods which can finance school facilities in impacted school districts.
7. Committee member Carol Hansen has proposed an additional comment which is attached.

#### RECOMMENDATION

Based on these facts and conclusions, the Fact-Finding Committee recommends that the City Council take the following actions:

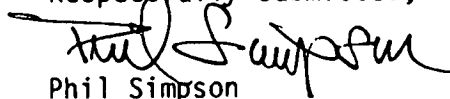
1. The fee schedule as proposed by the school district (\$1,390 for single family homes, \$695 for duplexes/halfplexes, and \$348 for apartments, condominiums, townhouses and mobilehomes) be adopted provided that, prior to submitting a

new impaction program or as part of a new application, the district determine actual costs and revenues for the 1982-83 impaction plan. If surplus funds exist, affected developers will be reimbursed unneeded revenue on a pro rata basis.

Funds spent shall conform to actual enrollment, the level of impaction, and the cost of financing facilities for this level of overcrowding. Prior to City action on the 1983-84 impaction plan, City staff may request an independent audit of the 1982-83 impaction program in order to verify cost, revenues, and the fund balance.

- 2. The City Council should direct staff to work with Sacramento County to study the feasibility of requiring impaction fees to be paid at the close of escrow for homes and when a building permit is financed for rental units and mobilehomes.
- 3. The City work with Sacramento County to establish a City/County Task Force to investigate other methods to finance school facilities in impacted school districts.

Respectfully submitted,



Phil Simpson  
Chairperson of the Fact-Finding Committee

GZ:cp/7o  
Attachment  
M-284

April 26, 1983  
District No. 7

## COMMENT

It would seem that the circumstances of this situation place the builders in an untenable position. In order to defend a stand that the funds demanded by the school district are higher than necessary, the builders would have to conduct their own study, beginning with a search for basic facts which may or may not differ with those presented by the district. The argument could be made that this is what should be done, although it would require research into areas of per student costs which would be foreign to the building industry.

Instead, the builders have chosen not to dispute the per item costs, but to present an alternative plan which includes, as one difference, relocating up to 13 portables as opposed to the district's plan of relocating 8 to 12 portables. The district's reply to this was a statement that while this is a solution in some districts, it won't work in Elk Grove. I do not feel that the district could not incorporate some of the builders' suggestions into their impaction plans and thereby reduce costs.

The district representatives stated during their testimony that it is very probable that the State of California will provide some portable buildings for the district in the fall of 1983. If this happens, they stated that they would not consider this help in their mitigation expenses and no relief would be given to the builders as a result.

The problem of providing education for children moving into the district as a result of new construction has no easy answers. There is an obvious need for the establishment of a Task Force to impartially study this situation and attempt to present a mitigation process which is as fair as possible to all parties involved.

*Carol J. Hanson*

RESOLUTION No. 85-323

Adopted by The Sacramento City Council on date of

APPROVED  
BY THE CITY COUNCIL

APR 26 1983

OFFICE OF THE  
CITY CLERK

A RESOLUTION REGARDING THE REQUEST OF THE ELK GROVE UNIFIED SCHOOL DISTRICT TO AMEND THE 1982-83 DECLARATION OF IMPACTION AND SCHEDULE OF MITIGATION (M-284)

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 Elk Grove Unified School District Board of Directors did on June 7, 1982, adopt Resolution No. 13, 1981-82, which declares that through the 1982-83 school year, it is an affected district, and that Kennedy Elementary, Kirchgater Elementary, Prarie Elementary, Kerr Junior High, Elk Grove and Valley High Schools, and Daylor, Omochumnes, Pioneer, and Rio Cazadero Continuation Schools are impacted; and submitted an amended Declaration of Impaction and Schedule of Mitigation on February 1, 1983; and

WHEREAS, such resolutions and accompanying application demonstrate rated 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, a Fact-Finding Committee finds that the amended impaction plan is adequate and reasonable; and

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

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

NOW, THEREFORE, the City Council does resolve that the Elk Grove Unified 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, 1983, issue any permit of the above specified attendance areas unless the District has issued a certificate of mitigation or a certificate of waiver of mitigation therefore; and



Further, the Elk Grove Unified School District may collect from all persons proposing to construct new residential units in the subject school attendance areas fees not to exceed \$1,390 for each new single family dwelling, \$695 for duplexes and halfplexes, and \$348 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

April 27, 1983

Elk Grove Unified School District  
8820 Elk Grove Blvd.  
Elk Grove, CA 95624

Dear Sir/Madam:

On April 26, 1983, the Sacramento City Council took the following action(s) on Fact-Finding Committee's recommendation on the amended Elk Grove School District's 1982-83 school impaction plan (M-284):

Adopted Resolution 83-323; staff to report June 7, 1983 on recommendations 2 and 3.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/emm/25  
Enclosure

cc: Planning Department