



CITY OF SACRAMENTO

22

CITY PLANNING DEPARTMENT
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CITY MANAGER'S OFFICE
RECEIVED
JUN 21 1983

MARTY VAN DUYN
PLANNING DIRECTOR

June 21, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Renewal of Elk Grove Unified School District's Declaration of Impaction and Schedule of Mitigation for the 1983-84 School Year (M-284)

SUMMARY

The Elk Grove Unified School District has filed a renewal of their Declaration of Impaction and Schedule of Mitigation. The Mitigation Schedule proposes to continue last year's fees of \$1,390 for single family dwellings, \$695 for duplex and halfplex units, and \$348 for apartment, condominium, townhouse units and mobile homes. The staff recommends that the City Council approve the attached resolution concurring with the school district's Declaration of Impaction and Mitigation Schedule for the 1983-84 school year.

BACKGROUND INFORMATION

Pursuant to Chapter 67 of the City Code (regulation of residential development in impacted school districts), the Elk Grove Unified School District has filed a Declaration of Impaction and Schedule of Mitigation for the 1983-84 school year. The City Council has approved the district's impaction plan every year since 1978.

On June 6, 1983 the Board of Education of the school district again found that expected new residential development will cause school impaction within the following school attendance areas serving City residents: Florin Elementary, Kennedy Elementary, Kirchgater Elementary, Prarie Elementary, Leimback Elementary, Mack Elementary, Rutter Junior High, Kerr Junior High, Valley High, Elk Grove High, and the district's continuation schools. After considering various mitigation measures required by ordinance, the school district adopted an impaction plan which purchases new portable classrooms, rents state portables, and relocates existing portables. The impaction plan also budgets money for the purchase of two elementary school sites. The total cost of the impaction plan is \$1,355,300. This cost will be recovered by continuing the fees approved by the Council on April 26, 1983.

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The district is able to continue the existing fee schedule by relocating portables and by renting 12 portables from the state. If the school district chose not to take these actions, the cost per portable would have increased, resulting in a \$2,090 fee for single family units.

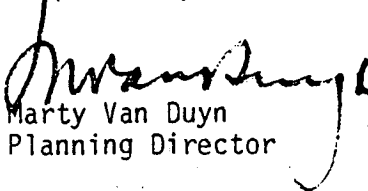
The staff has reviewed this application and discussed it with a representative of the school district. The application complies with the City's school impaction ordinance and the impaction plan adequately shows that the school attendance areas cited in the application are impacted. In addition, the staff also finds that the proposed fees will generate adequate revenue to support the Schedule of Mitigation.

All of the developers proposing to develop within the City portion of the school district have been notified of this hearing. The City has not received any written statements from developers challenging the school district's impaction plan.

RECOMMENDATION

The staff recommends that the City Council adopt the attached resolution concurring with the school district's Declaration of Impaction and Mitigation Schedule for the 1983-84 school year.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slife, City Manager

MVD:GZ:cp
Attachments
M-284

June 28, 1983
District No. 7

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION REGARDING THE REQUEST OF THE ELK GROVE UNIFIED SCHOOL DISTRICT TO DECLARE ITSELF AN AFFECTED DISTRICT THROUGH JUNE 30, 1984 (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 6, 1983, adopt Resolution No. 28, 1982-83, which declares that through the 1983-84 school year, it is an affected district, and that Kennedy Elementary, Florin Elementary, Kirchgater Elementary, Prarie Elementary, Leimback Elementary, Mack Elementary, Rutter Junior High, Kerr Junior High, Elk Grove and Valley High Schools, and Daylor, Omochumnes, Pioneer, and Rio Cazadero Continuation Schools are impacted; 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, 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 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, 1984, 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.

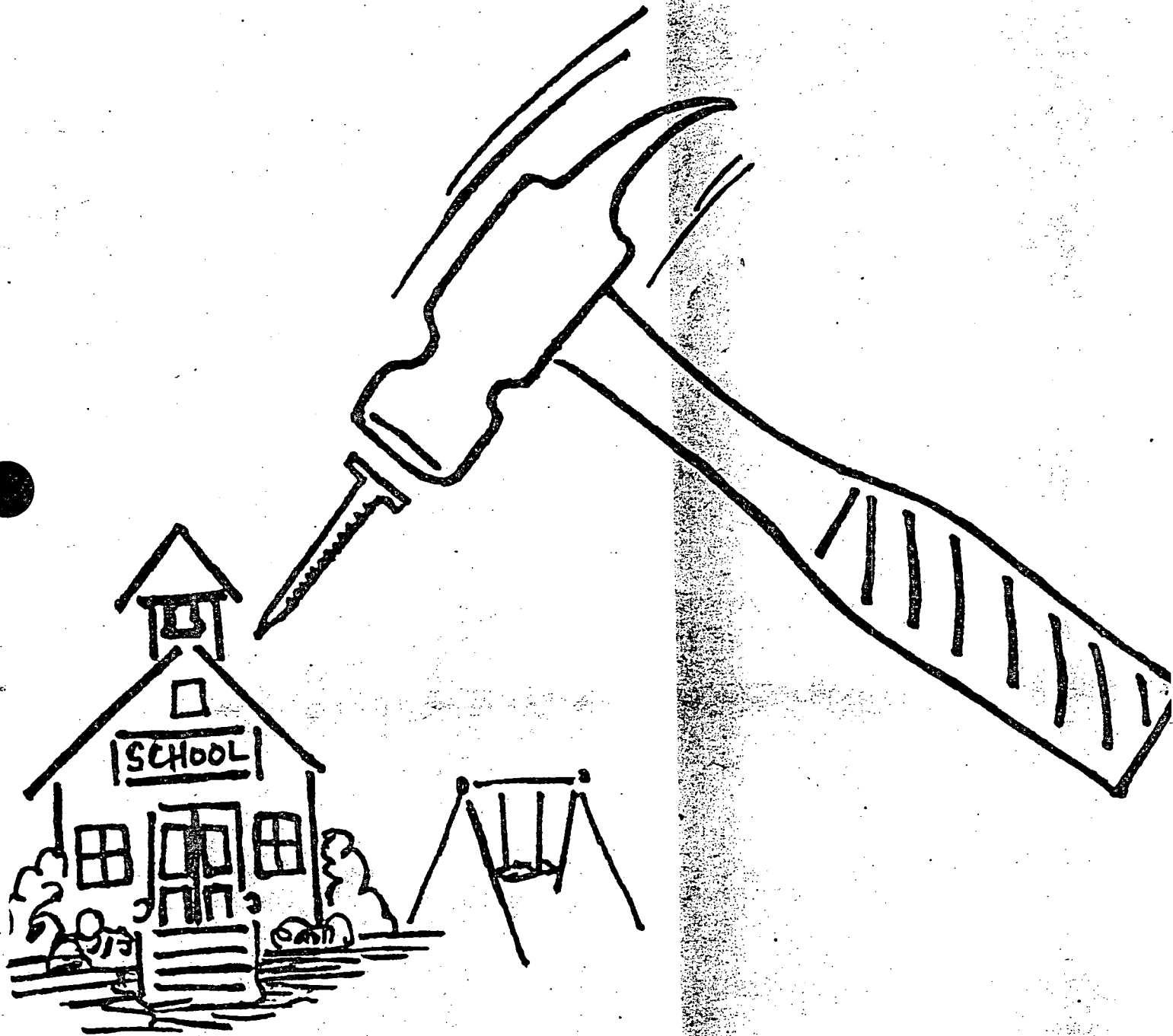
MAYOR

ATTEST:

CITY CLERK

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ELK GROVE UNIFIED SCHOOL DISTRICT



DECLARATION OF IMPACTION 1983-84

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ELK GROVE UNIFIED SCHOOL DISTRICT

8820 ELK GROVE BOULEVARD
ELK GROVE, CALIFORNIA 95624

Telephone: Elk Grove 685-3728
685-3729

CONSTANTINE I. BARANOFF
Coordinator, Facilities

June 7, 1983

Mr. Marty Van Duyn
Planning Director
City of Sacramento
915 "I" Street
Sacramento, California 95814

Attn: Toke Masuda/Gary Ziegenfuss

Dear Mr. Van Duyn:

In conformance with Sacramento City Code Chapter 67, dealing with mitigation measures to assist school districts to reduce the impact of new home construction, the Elk Grove Unified School District Board of Education took action on June 6, 1983 to declare an affected school district.*

We are hereby submitting for your approval copies of the resolution and supportive findings.

I have designated Constantine I. Baranoff, Coordinator of Facilities, as the representative of the district who may be contacted for further information. His telephone number is 685-3729 and address is as shown above.

Sincerely,



Glenn R. Houde, Superintendent and
Secretary to the Board of Education

GRH/jk
Enclosures

*The Resolution applies to the entire district. The affected school attendance areas are Cosumnes Elementary, Florin Elementary, Kennedy Elementary, Kirchgater Elementary, Leimbach Elementary, Mack Elementary, Markofer Elementary, McKee Elementary, Prairie Elementary, Reese Elementary, Kerr Junior High, Rutter Junior High, Elk Grove High, Valley High, Daylor High, Omochumnes High, Pioneer High, Rio Cazadero High and Independent Study Program.

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CONSTANTINE I. BARANOFF
Coordinator, Facilities

June 7, 1983

Mr. Gary Cassady, Administrator
Administration & Finance Agency
700 H Street, Room 7650
Sacramento, California 95814

Attn: John O'Farrell
Karen Hall

Dear Mr. Cassady:

In conformance with Sacramento County Code Chapter 16.50, dealing with mitigation measures to assist school districts to reduce the impact of new home construction, the Elk Grove Unified School District Board of Education took action on June 6, 1983 to declare an affected school district.*

We are hereby submitting for your approval copies of the resolution and supportive findings.

I have designated Constantine I. Baranoff, Coordinator of Facilities, as the representative of the district who may be contacted for further information. His telephone number is 685-3729 and address is as shown above.

Sincerely,

Glenn R. Houde

Glenn R. Houde, Superintendent and
Secretary to the Board of Education

GRH/jk
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ELK GROVE UNIFIED SCHOOL DISTRICT

RESOLUTION NO. 28, 1982-83

DECLARATION OF IMPACTION

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

WHEREAS the School District Board of Trustees has made, and intends to continue to make, every effort to provide permanent facilities as expeditiously as possible with its own remaining bond funds; and

WHEREAS Article XIII A of The California Constitution (Jarvis-Gann Amendment) prohibits voter approval of new bond issues, and the construction of homes is continuing at an increasing rate within the District; and

WHEREAS students generated by new construction in the attendance areas of Elk Grove High School, Valley High School, and their feeder elementary and junior high schools prior to the development of permanent school facilities create an immediate need for interim housing solutions, and such solutions require capital expenditures or implementation of other options by the District; and

WHEREAS the District has considered and acted firmly upon such options as (1) temporary buildings, (2) bussing, (3) double sessions, (4) extended day programs, (5) year-round school attendance, (6) open enrollment, (7) school boundary realignment, and (8) elimination of low priority uses; and

WHEREAS the City of Sacramento has enacted Chapter 67 Sacramento City Code and the County of Sacramento has enacted Chapter 16.50 Sacramento County Code as mitigation measures to assist school districts to reduce the impact of new home construction; and

WHEREAS the Codes require developers to participate in the cost of the required interim solutions to the over-crowding of available school facilities by new residential construction;

THEREFORE, IT IS HEREBY RESOLVED that the Elk Grove Unified School District declares impaction in these school attendance areas affected by current and proposed development plans: Cosumnes Elementary, Florin Elementary, Kennedy Elementary, Kirchgater Elementary, Leimbach Elementary, Mack Elementary, Markofer Elementary, McKee Elementary, Prairie Elementary, Reese Elementary, Kerr Junior High, Rutter Junior High, Elk Grove High, Valley High, Daylor High, Omochumnes High, Pioneer High, Rio Cazadero High and Independent Study Program.

Edward Harris, Jr.
Jeanette J. Beach
Marcie Stamm
Clifford Allenby
Albert Gates
Kay Albiani
David H. Knickerbocker

Members of the Board of Education of
the Elk Grove Unified School District

ATTEST:

Glenn R. Houde

Glenn R. Houde, Secretary to the Board

DATED: June 6, 1983

EVALUATION OF OPTIONS TO REDUCE IMPACTION

The impaction ordinance makes it incumbent upon the governing board of the District to have firmly acted upon, or rejected, the options listed below as means of mitigating the effect of new or proposed development.

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

1. 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.

2. TEMPORARY BUILDINGS

The District currently uses 146 relocatable or rented classrooms (33 of which are leased). Presently 27% of the district's classrooms are either relocatable or leased. At this time, however, District funds are not available to acquire additional needed portable classrooms to meet increasing student growth.

3. BUSSING

The District currently has an extensive bussing program because of its large geographical area. However, bussing to relieve impaction is not a viable solution since schools which could reasonably be expected to receive students from the impacted schools are themselves at or near capacity.

4. DOUBLE SESSIONS

With regard to both double sessions and bussing, the Board of Trustees has adopted a policy and regulations stating that impaction would be declared when District analysis of proposed development(s) indicate that:

A. The impact at completion of current and prior approved subdivisions would exceed the District's ability to provide for anticipated students at affected sites without resorting,

- 1. to double sessions for more than one year, or
- 2. to bussing for more than two years; or

B. 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.

5. EXTENDED DAY PROGRAMS

Extended day programs have been used in the past at Elk Grove High School and it is the opinion of the Board that such a program has a deteriorating effect on the educational program and is not a viable solution.

6. YEAR-ROUND SCHOOL ATTENDANCE

The District conducted an exhaustive eighteen month study on year-round school attendance and after conducting a district wide opinion poll has rejected on two separate occasions year-round school.

7. OPEN ENROLLMENT

Open enrollment is not feasible for Elk Grove because of the limited number of schools and the great geographical distances between schools.

8. SCHOOL BOUNDARY REALIGNMENT

Boundary realignment potentials have been studied and because of size and distances within the district, and because of the fact that other schools are near or at capacity, boundary realignment would not alleviate the problem.

9. ELIMINATION OF LOW PRIORITY USES

The District has already taken steps to eliminate as many low priority uses as it can. At various elementary schools multiple auxiliary functions such as speech therapy, psychological testing and remedial programs occupy the same space whenever possible. At the secondary schools, rooms are schedule at over 90% utilization during the day when 80-85% is the figure recommended by the State Department of Education as most feasible and most educationally desirable.

SUPPORT INFORMATION

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 has varied from 564 in 1975 to 2922 in 1979 (Table A, Exhibit B and Exhibit F):

ELK GROVE UNIFIED SCHOOL DISTRICT
BUILDING PERMITS ISSUED

(Table A)

DWELLING	ACTUAL								Estimates
	1975	1976	1977	1978	1979	1980	1981	1982	1983
Single Family	412	684	1020	1453	2238	866	358	786	931
Duplex						50	30	224	38
Multi-Family	152	168	504	641	684	42	44	11	100
TOTAL	564	852	1524	2094	2922	958	432	1021	1069
Estimates				3500	5138	2761	1513	983	
Percent Actually Issued				60%	57%	35%	29%	104%	

2. STUDENT YIELD FACTORS

Current student yield factors in the Elk Grove Unified School District are as follows (Table B):

TYPE OF DWELLING

(Table B)

Grade Level	Single Family	Duplex	Apartment/Townhouse/ Mobile Home	Average
K-6	.3140	.1570	.0785	.2483
7-8	.0984	.0492	.0246	.0777
9-12	.2208	.1104	.0552	.1748
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.

<u>School</u>	<u>Action</u>	<u>Cost</u>
Various Sites	A. Relocate 6-8 existing relocatables as necessary	\$ 198,100
	B. Acquire basic furniture and equipment for 618 "new" students	\$ 123,600
Other	A. Acquire 2 elementary school sites \$850,000/2+ years installments	\$ 409,600

TOTAL =	\$1,355,300
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Average Cost per Portable =	\$ 66,112
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5. 1983-84 MITIGATION SCHEDULE

Elk Grove's mitigation fee schedule for 1983-84 will be as follows:

- \$ 348 for apartment/condominiums/townhouses/mobile homes in mobile home parks
- \$ 695 for duplexes/halfplexes
- \$1390 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 = \$99,050.

5. Fee per single family dwelling =

$$\frac{\$99,050 \text{ per portable}}{47.4 \text{ dwellings per portable}} = \$2090 \text{ per dwelling}$$

3. 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.

4. ANTICIPATED EXPENDITURES

Elk Grove's proposed mitigation plan for 1983-84 has two significant elements: (1) continue and essentially complete the lease payments which were previously encumbered, and (2) acquire/lease and/or relocate the equivalent of 20.5 classrooms for the anticipated 618 youngsters coming from new homes.

<u>Item</u>	<u>1982-83 Budgeted</u>	<u>1982-83 Actual</u>	<u>1983-84 Budget</u>
Income Available	\$1,880,692	\$1,588,311	\$1,567,284
Expenditures:			
A. Mitigation Plan (Table C)	\$1,256,805	\$ 959,363	\$1,355,300
B. Lease Payments	\$ 623,887	\$ 416,964	\$ 206,923
Reserve for Lease Obligations	Ø	\$ 211,984	\$ 5,061

1983-84 MITIGATION PLAN
(Table C)

<u>School</u>	<u>Action</u>	<u>Cost</u>
Feickert	A. Acquire and place into use 2 relocatable classroom units	\$ 144,000
Kirchgater	A. Rent 4 "state portables"	\$ 8,000
Markofer	A. Acquire and place into use 1 relocatable classroom units	\$ 72,000
	B. Rent 3 "state portables"	\$ 6,000
Prairie	A. Acquire and place in use 5 relocatable classroom units	\$ 360,000
	B. Rent 5 "state portables"	\$ 10,000
Daylor	A. Continue to rent 1 trailer	\$ 6,000
Omochumnes	A. Continue to rent 1 trailer	\$ 6,000
Pioneer	A. Continue to rent 2 trailers	\$ 12,000

In Elk Grove's actual practice the fee per dwelling would be less than \$2090 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 obtaining 12 "state portables", the overall cost is reduced. Relocation costs average \$28,200 depending on toilet facilities, etc. When existing portables are used to augment the purchase of new portables, the average cost per portable installation drops from the \$99,050 new purchase cost to \$66,112. Applied to the above formula, the cost per single family dwelling becomes as follows:

$$\frac{\$66,112 \text{ average cost per portable}}{47.4 \text{ dwellings per portable}} = \$1395.00 \text{ per single family unit}$$

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 students of single-family units, and since multiple family units historically have yielded one-fourth the number of students of single-family units, a \$695 fee will be charged for each duplex (half-plex) and a \$348 fee will be charged for each apartment, townhouse, condominium, or mobile home in a mobile home park.

6. 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
7/82-5/27/83	<u>959,353.00</u>
	\$3,833,588.00

Of the \$3,833,588 collected through May 27, 1983, the entire amount has been obligated for mitigation measures.

The District owes \$206,984 on portables lease-purchased under the impaction program. The lease-purchase contracts call for the following payment schedule (Table C):

REPAYMENT SCHEDULE

(Table D)

Year	12 Various (1978)	23 Markofer/ Reith	10 Various (1979)	Prairie M/U	Total 1983-84 Payments
1978-79	\$ 95,866.25	\$191,843.68	\$	\$	
1979-80	96,355.31	189,465.26	85,749.85		
1980-81	96,626.09	188,743.53	85,749.85		
1981-82	96,913.79	190,603.25	85,749.85		
1982-83	97,219.43	191,228.75	85,749.85	42,766.50	
1983-84			85,749.84	121,172.75	\$ 206,922.59
Totals	\$482,980.87	\$951,884.47	\$428,749.24	\$163,939.25	
Balance Due 6/30/83			\$ 85,749.84	\$121,172.75	\$ 206,922.59

7. PROJECTED INCOME

1. Ending reserve for obligations	\$ 211,984.00
2. Collections 7/1/83-6/30/84 (estimate)	
931 single family @ \$1390	\$1,294,090.00
38 duplex units @ \$ 695	26,410.00
100 multi-use units @ \$348	<u>34,800.00</u>
	<u>1,355,300.00</u>
3. Estimated Total Available for Use 1983-84	<u>\$1,567,284.00</u>

ELK GROVE UNIFIED SCHOOL DISTRICT
 SCHOOL CAPACITY ANALYSIS
 1983-84

Schools	Total Classrooms Available (Stations)		Leased	Less Special Education & Auxiliary Instruction Classroom	REGULAR			
	Permanent	Portable			Instructional Capacity	Current Enrollment 5/2/83	Projected Enrollment 10/1/83	Projected Enrollment 10/1/84
ELEMENTARY								
*Cosumnes	3				84	79	88	95
Dillard	10	2		1	336	276	274	274
Elk Grove	10	12		7	448	287	247	330
Feickert	2	6		1	224	204	200	207
*Florin	17	1		5	392	399	401	447
Franklin	5	5		2	252	180	108	92
*Kennedy	19	0		3	476	462	474	486
*Kirchgater	6	9	4	2	504	487	558	639
*Leimbach	23	2		3	672	578	630	700
*Mack	20	9		5	728	690	730	812
*Markofer	11	4	3	5	392	394	441	507
*McKee	20	6		2	728	734	708	733
Pleasant Grove	10	4		1	392	357	363	387
*Prairie	2	15	5	1	644	586	773	954
*Reese	20	9		6	728	668	746	788
Sierra Enterprise	11	0		1	280	210	174	168
	<u>189</u>	<u>84</u>	<u>12</u>	<u>45</u>	<u>7,280</u>	<u>6,691</u>	<u>7,015</u>	<u>7,609</u>
INTERMEDIATE								
*Kerr	40	2	1	5	1,087	1,114	1,080	1,081
*Rutter	41	2		10	1,027	962	1,096	1,195
	<u>81</u>	<u>4</u>	<u>1</u>	<u>15</u>	<u>2,114</u>	<u>2,076</u>	<u>2,176</u>	<u>2,276</u>
SECONDARY								
*Elk Grove High	50	15		5	1,706	2,007	2,181	2,292
*Valley High	58	2	3	8	1,568	1,720	1,902	1,938
	<u>108</u>	<u>17</u>	<u>3</u>	<u>13</u>	<u>3,274</u>	<u>3,727</u>	<u>4,083</u>	<u>4,230</u>
ALTERNATIVE (CONTINUATION)								
*Daylor	7	5	1		364			
*Omochumnes	-	3	1		112			
*Pioneer	-	-	2		28	714	782	809
*Rio Cazadero	-	-	8		224			
*ISP	-	-	5		140	495	542	560
	<u>7</u>	<u>8</u>	<u>17</u>		<u>868</u>	<u>1,209</u>	<u>1,324</u>	<u>1,369</u>
GRAND TOTAL	385	113	33	73	13,536	13,703	14,598	15,484

EXHIBIT A

(*Impacted)

22

PROJECT CITY

TOTAL UNITS			DEVELOPER	PROJECT	ESTIMATE 7/1/83-6/30/84			ESTIMATE 7/1/84-6/30/85			SCHOOLS AFFECTED
SF	DUP	MF			SF	DUP	MF	SF	DUP	MF	
107	42			South Country Estates							Kennedy, Rutter, V.H.S.
107	42										
64	24	120	Sunwood Const.	College Meadows #1							Kirchgater, Kerr, E.G.H.S.
64	24	120									
100			H. C. Elliott	Oakridge (Mesa Grande #1)							Leimbach, Rutter, V.H.S.
181			H. C. Elliott	Regent Park (Mesa Grande 2)							Leimbach, Rutter, V.H.S.
125	40		H. C. Elliott	Mesa Grande #3	40	20		40	20		Leimbach, Rutter, V.H.S.
101	46		H. C. Elliott	Regent Park (Mesa Grande 4)							Leimbach, Rutter, V.H.S.
59			Feature Homes	Valley Hi #13	20			11			Leimbach, Rutter, V.H.S.
111			Feature Homes	Valley Hi #15	50			50			Leimbach, Rutter, V.H.S.
233			Feature Homes	Valley Hi #17							Leimbach, Rutter, V.H.S.
	42		Booth Const.	Arroyo Vista Estates		6					Leimbach, Rutter, V.H.S.
67			Feature Homes	Elk Meadows (V.H. #9)							Leimbach, Rutter, V.H.S.
	12			Wyndham Dr./Arroyo Vista							Leimbach, Rutter, V.H.S.
1034	142				110	25		101	20		
175			Citation Bldrs.	Deerfield #2							Mack, Rutter, V.H.S.
194			Citation Bldrs.	Deerfield #3	60			49			Mack, Rutter, V.H.S.
		350	Pacific Mid-Valley	Franklin Village							Mack, Rutter, V.H.S.
		145	Dale Williams	Aegean Garden Townhouses							Mack, Rutter, V.H.S.
102			Dale Williams	Aegean Gardens							Mack, Rutter, V.H.S.
146			Gallon/Brophy	Arcadian Estates							Mack, Rutter, V.H.S.
468			Valley Const.	California Classic Patios							Mack, Rutter, V.H.S.
		235	Dale Williams	Brooke Meadow Mobile Park							Mack, Rutter, V.H.S.
1035		730			60			49			

EXHIBIT B

22

PROJECT CITY

TOTAL UNITS			DEVELOPER	PROJECT	ESTIMATE 7/1/83-6/30/84			ESTIMATE 7/1/84-6/30/85			SCHOOLS AFFECTED
SF	DUP	MF			SF	DUP	MF	SF	DUP	MF	
147			Centex Homes	California Dream	66			61			Prairie, Rutter, V.H.S.
320			Dunmore Develop.	Sunrise Valley Hi Village	38						Prairie, Rutter, V.H.S.
272			Pacific Scene	Monarch Point (Summerfield 3/4)	60			57			Prairie, Rutter, V.H.S.
171			North. Pac. Bldr.	Ehrhardt Estates							Prairie, Rutter, V.H.S.
64			H. J. Brock	L.V.H. #12, Sunflower	30			24			Prairie, Rutter, V.H.S.
118			M. J. Brock	L.V.H. #13A							Prairie, Rutter, V.H.S.
106			M. J. Brock	L.V.H. #14							Prairie, Rutter, V.H.S.
40	14		Lewis Homes	Del Vista					14		Prairie, Rutter, V.H.S.
47			Dunmore Develop.	Valley High Village #2	27			20			Prairie, Rutter, V.H.S.
24			Guy L. Wilson	Carlin Meadows							Prairie, Rutter, V.H.S.
125			Feature Homes	Valley Hi #33							Prairie, Rutter, V.H.S.
		82	Casey/Jacquot	The Village							Prairie, Rutter, V.H.S.
110			Jay Edelstein	College View Est. #1,#2	2						Prairie, Rutter, V.H.S.
119			Underwood-Wiese	Country Scene	5						Prairie, Rutter, V.H.S.
		127	Matthews Const.	Creekside Condominiums (aka Bridgeport)			60			50	Prairie, Rutter, V.H.S.
67			Community Const.	Valley Hi #18							Prairie, Rutter, V.H.S.
115			Feature Homes	Valley Hi #22							Prairie, Rutter, V.H.S.
171			R & A. Builders	Valley Hi #29A/B							Prairie, Rutter, V.H.S.
73			Morton/Pitalo	Parkway Meadows #2							Prairie, Rutter, V.H.S.
9			Tarrell James	Valley Hi East #1							Prairie, Rutter, V.H.S.
10			Morton/Pitalo	Franks/Martin Estates							Prairie, Rutter, V.H.S.
133	18	158	Terra Engineers	College Meadows #2							Prairie, Rutter, V.H.S.
2291	32	367			228		60	162	14	50	
4521	240	1217		TOTAL - CITY	398	26	60	312	34	50	

EXHIBIT B

PROJECT COUNTY

TOTAL UNITS			DEVELOPER	PROJECT	ESTIMATE 7/1/83-6/30/84			ESTIMATE 7/1/84-6/30/85			SCHOOLS AFFECTED
SF	DUP	MF			SF	DUP	MF	SF	DUP	MF	
1285		225	Rancho Murieta Sales Corp.	Rancho Murieta	40		10	50		10	Cosumnes, Kerr, E.G.H.S.
1285		225			40		10	50		10	
31			A. Tsakopoulos	California Traction #16							Dillard, Kerr, E.G.H.S.
6			Balas & Assoc.	Rancho Del Cosumnes							Dillard, Kerr, E.G.H.S.
16			Balas & Assoc.	DeMartis Subdivision	1						Dillard, Kerr, E.G.H.S.
65			Moss Land Company	Rancho Alta Mesa	4						Dillard, Kerr, E.G.H.S.
14			Cavin Engineers	Meuret's Subdivision							Dillard, Kerr, E.G.H.S.
8			Jack Fuller	Rancho Verde Estates							Dillard, Kerr, E.G.H.S.
33			Spink Engineers	Wilton Murieta							Dillard, Kerr, E.G.H.S.
2			Allen Wood	Cherry Road Tentative Map	2						Dillard, Kerr, E.G.H.S.
180					7						
20	14		Joseph Mohamed	Mohamed Plaza	6	2		20			E.G. Elementary, Kerr, E.G.H.S.
74			McKenzie Realty	Lands of Lindroth							E.G. Elementary, Kerr, E.G.H.S.
13			Terra Engineers	East Grove							E.G. Elementary, Kerr, E.G.H.S.
47			Favaro Enterp.	Waterman-Grove Estates							E.G. Elementary, Kerr, E.G.H.S.
73			Spink Engineers	Elk Creek Meadows	20			13			E.G. Elementary, Kerr, E.G.H.S.
8			Meeker/Frye	Lea Estates							E.G. Elementary, Kerr, E.G.H.S.
48	36		Joseph Mohamed	Mohamed Plaza #2							E.G. Elementary, Kerr, E.G.H.S.
15	12		Riad Cadura	Valley Oak Park							E.G. Elementary, Kerr, E.G.H.S.
278	62				26	2		33			
22			Hayden & Assoc.	Alpha Estates North							Feickert, Kerr, E.G.H.S.
152			Simas Const.	Elk Grove Commons	5						Feickert, Kerr, E.G.H.S.
201			Lewis Homes	Park View Estates #1,#2	30			24			Feickert, Kerr, E.G.H.S.
17			Adam Feickert	Feickert Park Meadows							Feickert, Kerr, E.G.H.S.
398					35			24			

EXHIBIT B

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TOTAL UNITS			DEVELOPER	PROJECT	ESTIMATE 7/1/83-6/30/84			ESTIMATE 7/1/84-6/30/85			SCHOOLS AFFECTED	
SF	DUP	MF			SF	DUP	MF	SF	DUP	MF		
173			H. C. Elliott	Scottsdale East #2	20						Florin, Rutter, V.H.S.	
45			H. C. Elliott	Scottsdale East #3							Florin, Rutter, V.H.S.	
14			Steele Realty	Steele-Knight			14				Florin, Rutter, V.H.S.	
		72	Murray/Smith	Scottsboro					30		Florin, Rutter, V.H.S.	
61			Atlas Mortgage	Florin Town							Florin, Rutter, V.H.S.	
	22		G. W. Engineers	Cinnamon Meadows							Florin, Rutter, V.H.S.	
		15	G. W. Engineers	Florin Terrace #6							Florin, Rutter, V.H.S.	
25			Mr. Gottschalk	Scottsdale Meadows							Florin, Rutter, V.H.S.	
378	22	87			20		14		30			
2357			Reiners & Hayes Marshall-Tune Marshall-Tune R. C. Duncan	Laguna Woods	20						Franklin, Kerr, E.G.H.S.	
475				Foulk's Ranch								Franklin, Kerr, E.G.H.S.
203				Harris Ranch								Franklin, Kerr, E.G.H.S.
174		327		Laguna Creek Village East								Franklin, Kerr, E.G.H.S.
641	96	320		Laguna Creek Villages								Franklin, Kerr, E.G.H.S.
313				Laguna West								Franklin, Kerr, E.G.H.S.
163	96	1547			20							
		76	Allied Engineers	Black Oak Condominiums							Kennedy, Rutter, V.H.S.	
		76										
50			Dunmore Develop.	Kaiwani Estates							Kirchgater, Kerr, E.G.H.S.	
157			Dunmore Develop.	Sunrise Greens #1	4						Kirchgater, Kerr, E.G.H.S.	
322			Dunmore Develop.	Sunrise Greens #2	30		20				Kirchgater, Kerr, E.G.H.S.	
15	98		Task Engineers	Cosumnes Estates							Kirchgater, Kerr, E.G.H.S.	
152			J & L Properties	South Woods #2							Kirchgater, Kerr, E.G.H.S.	
206			Contec Dev. Corp.	Honey Creek							Kirchgater, Kerr, E.G.H.S.	
	108			South Woods #5							Kirchgater, Kerr, E.G.H.S.	
89				South Woods #2							Kirchgater, Kerr, E.G.H.S.	
48			G. Tsakopoulos	Sheldon Estates							Kirchgater, Kerr, E.G.H.S.	
107			Dennis Daleiden	Sunnywoods #1 and #2			20				Kirchgater, Kerr, E.G.H.S.	
181			Hoffman Company	Lindale Meadows	20						Kirchgater, Kerr, E.G.H.S.	
15	6		Reiners & Hayes	Beacon Creek							Kirchgater, Kerr, E.G.H.S.	
11	2		Konsheed/Cadura	Donna Subdivision							Kirchgater, Kerr, E.G.H.S.	
1334	216				54		40					

EXHIBIT B

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TOTAL UNITS			DEVELOPER	PROJECT	ESTIMATE 7/1/83-6/30/84			ESTIMATE 7/1/84-6/30/85			SCHOOLS AFFECTED
SF	DUP	MF			SF	DUP	MF	SF	DUP	MF	
93			C. Williamson	Southfield							Kirchgater, Kerr, E.G.H.S.
1216		1513	Reiners & Hayes	Larchmont Countryside	100			100			Kirchgater, Kerr, E.G.H.S.
171	259	150	Dennis Daleiden	Vintage Park	50			50			Kirchgater, Kerr, E.G.H.S.
3564	475	1663			204			190			
225	80		Streng Bros.	Williamson Ranch	10						McKee, Kerr, E.G.H.S.
312	87	1924	Feature Homes	Churchill Downs #2							McKee, Kerr, E.G.H.S.
34			Walker Donat	Laguna Trails #3							McKee, Kerr, E.G.H.S.
3	76		Royal Const.	Rancho Grande #9	3						McKee, Kerr, E.G.H.S.
135				Sheldon Road Ranch Estates 1-7							McKee, Kerr, E.G.H.S.
197			ABC Builders	Perdido Oaks							McKee, Kerr, E.G.H.S.
350			Hoffman Company	Dillon-Scribner Prop.							McKee, Kerr, E.G.H.S.
12			Ronnie Morris	Morris Subdivision							McKee, Kerr, E.G.H.S.
8			Patricia Hall	Hall Property							McKee, Kerr, E.G.H.S.
47			Cal-North Bldrs.	Waterman Village							McKee, Kerr, E.G.H.S.
189			Dehlawi Calif.	Waterman Meadows							McKee, Kerr, E.G.H.S.
18			Harold Shipley	Shipley Estates							McKee, Kerr, E.G.H.S.
96			Terra Engineers	Waterford Grove							McKee, Kerr, E.G.H.S.
4		77	Terra Engineers	Amberwood							McKee, Kerr, E.G.H.S.
9			Bristow-Bush	Sheldon Road Tenta. Sub.							McKee, Kerr, E.G.H.S.
1556	243	2071	Cavin Engineers	Poplar Hollow	13						McKee, Kerr, E.G.H.S.
21			John DuPriest	LaMancha Manor							Mack, Rutter, V.H.S.
21											

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EXHIBIT B

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PROJECT COUNTY

TOTAL UNITS			DEVELOPER	PROJECT	ESTIMATE 7/1/83-6/30/84			ESTIMATE 7/1/84-6/30/85			SCHOOLS AFFECTED
SF	DUP	MF			SF	DUP	MF	SF	DUP	MF	
102			Pacific Scene	Parkside Meadows	6						Markofer, Kerr, E.G.H.S.
180			Terra Engineers	Southern Pacific Property							Markofer, Kerr, E.G.H.S.
6			Soules Const.	Lake Grove Court #1	2						Markofer, Kerr, E.G.H.S.
25	8		Cal-North Bldrs.	Park Tra-Lee	15						Markofer, Kerr, E.G.H.S.
16			Bill Meeder	Alpha Estates							Markofer, Kerr, E.G.H.S.
55			Wallace Chin	Emerald Park South	25						Markofer, Kerr, E.G.H.S.
34	18		H & M Bldrs.	Casa Grande South							Markofer, Kerr, E.G.H.S.
142			Citation Bldrs.	Parkwood Estates							Markofer, Kerr, E.G.H.S.
560	26				48						
319	87	1994	Feature Homes	Churchill Downs #1							Pleasant Grove, Kerr, E.G.H.S.
21			Lee Sammis & Co.	Sheldon Grant (River Oaks)							Pleasant Grove, Kerr, E.G.H.S.
21				Niata Meadows							Pleasant Grove, Kerr, E.G.H.S.
8			Arvin Norman	Norman Manor							Pleasant Grove, Kerr, E.G.H.S.
15			Allie Symonds	Pleasant Grove Estates							Pleasant Grove, Kerr, E.G.H.S.
16			James Clark	Ranch Six							Pleasant Grove, Kerr, E.G.H.S.
2				Rancho De Ayala							Pleasant Grove, Kerr, E.G.H.S.
29				Sheldon Woods							Pleasant Grove, Kerr, E.G.H.S.
40			Ed Stafford	Hop Ranch Estates							Pleasant Grove, Kerr, E.G.H.S.
24			James Clark	Sunburst Solar Ranches							Pleasant Grove, Kerr, E.G.H.S.
8			Ed Schuh & Sons	Meadowlark Ranch	1						Pleasant Grove, Kerr, E.G.H.S.
15			Ray Prock	Excelsior Estates							Pleasant Grove, Kerr, E.G.H.S.
237				Agriproductions II							Pleasant Grove, Kerr, E.G.H.S.
18			A. A. Rowman	Sheldon Heights							Pleasant Grove, Kerr, E.G.H.S.
17			Cavin Engineers	Char-lyn Acres							Pleasant Grove, Kerr, E.G.H.S.
4			Balas & Assoc.	Bradshaw Ranch Estates	1						Pleasant Grove, Kerr, E.G.H.S.
3			Louis Britschgi	Pleasant Grove Acres	1						Pleasant Grove, Kerr, E.G.H.S.
5			Gil Albiani	Mackey Road Acres	2						Pleasant Grove, Kerr, E.G.H.S.
808	87	1994			5						

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EXHIBIT B

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PROJECT COUNTY

TOTAL UNITS			DEVELOPER	PROJECT	ESTIMATE 7/1/83-6/30/84			ESTIMATE 7/1/84-6/30/85			SCHOOLS AFFECTED
SF	DUP	MF			SF	DUP	MF	SF	DUP	MF	
74	18		Home Bldg. Corp.	Bandaccari Terrace							Reese, Rutter, V.H.S.
21			The Colwell Co.	South Haven							Reese, Rutter, V.H.S.
43	240		Underwood-Wiese	Willow Wood Estates	5	10					Reese, Rutter, V.H.S.
6	6		Sunset Realty	Parkside Terrace							Reese, Rutter, V.H.S.
8	2		RVA Engineers	Evans Property							Reese, Rutter, V.H.S.
		74	Spink Engineers	Florin Gardens Clusters							Reese, Rutter, V.H.S.
		89	Stoddard Const.	Cedar Chase Condos.							Reese, Rutter, V.H.S.
		200	Stoddard Const.	Tanglewood Condos.							Reese, Rutter, V.H.S.
152	266	362			5	10					
496			Dunmore Develop.	Sunrise Florin	50			50			Sierra Enterprise, Kerr, E.G.H.S
20			James A. Clark	Rancho Diego							Sierra Enterprise, Kerr, E.G.H.S
23			Gene Klotz	Klotz Property							Sierra Enterprise, Kerr, E.G.H.S
539					50			50			
13,823	1277	8125		TOTAL - COUNTY	473	12	40	401		10	

EXHIBIT B

22

ELK GROVE UNIFIED SCHOOL DISTRICT
ESTIMATED PORTABLE COSTS

A. <u>BASIC PORTABLE COSTS</u>	<u>NEW</u>	<u>RELOCATION</u>
1. Building	\$44,800	\$ 5,000
2. Electrical	4,560	4,560
3. Water/Sewer	4,460	4,460
4. Site Development	7,250	7,250
5. Tests, Permits, Fees, Inspection, and Contract Administration	6,430	2,330
6. Architect	<u>2,500</u>	<u>700</u>
Sub-Total	\$70,000	\$24,300
B. <u>RELATED MINIMUM SUPPORT FACILITY COSTS*</u>		
1. One-Fifth Restroom per Portable	\$21,050	\$ --
2. Furniture	6,000	3,000
3. Equipment (fire, entrusion, intercom, etc.)	<u>2,000</u>	<u>1,000</u>
Sub-Total	\$29,050	\$ 4,000
GRAND TOTAL	<u>\$99,050</u>	<u>\$28,300</u>

*Items 1 and 2 may not be necessary in relocation. Item 3 is an insurance requirement. In most instances, therefore, Elk Grove's relocation cost will be \$28,300 per portable.

BOUNDARY DESCRIPTION OF IMPACTED SCHOOL ATTENDANCE AREAS

Cosumnes Elementary

Southern boundary begins at Sloughhouse Road and Grant Line Road; follow Sloughhouse Road east to Cosumnes River; northeast along river to Meiss Road; east to District's eastern boundary; north to District's northern boundary; west to the west side of Grant Line Road; south to Douglas Road; west along Douglas to Sunrise Boulevard; south along Sunrise to Grant Line; then south along Grant Line to Sloughhouse Road.

Florin Elementary

Begin at Power Inn and Gerber Roads; north on Power Inn Road to the city limits; follow city limits and District boundary east to Florin-Perkins Road; then south on Florin-Perkins to Florin Road; east on Florin Road to Elk Grove-Florin Road; south on Elk Grove-Florin Road to Gerber Road; then west on Gerber Road to Power Inn Road; excluding small housing development composed of Glacken Way, Napier Way, Theodore Way and El Terraza Way located on the north side of Gerber Road.

Kennedy Elementary

Begin at Florin and Power Inn Roads; north on Power Inn Road to city limits; follow city limits and District boundary west to 65th Street Expressway; south on Expressway to Stockton Boulevard; south on Stockton Boulevard to Florin Road; east on Florin Road to Power Inn Road.

Kirchgater Elementary

Begin at the east side of Highway 99 and Elsie Avenue; follow Elsie east to Power Inn Road; north on Power Inn Road to Gerber; east on Gerber Road to Elk Grove-Florin Road, except including housing development composed of Glacken Way, Napier Way, Theodore Way and El Terraza Way located on the north side of Gerber Road; south on Elk Grove-Florin Road to the south side of the parcels fronting on Casselman Road; then west to the Southern Pacific tracks; south along the tracks to Sheldon Road; west on Sheldon Road to the west side of Bruceville Road; north to Union House Creek then west to the west side of Highway 99; north along Highway 99 to Mack Road (Elsie Avenue); then cross to the east side of Highway 99 and Elsie Avenue.

Leimbach Elementary

Begin at Mack Road and the west side of Highway 99; follow Highway 99 south to Union House Creek; west on Union House Creek to Center Parkway; north on Center Parkway to Mack Road; west on Mack Road to Highway 99.

Mack Elementary

Begin at Mack Road and Franklin Boulevard; go north on Franklin Boulevard to District Boundary; follow District boundary east and north to the west side of Highway 99; then south to Mack Road; west on Mack Road to Franklin Boulevard.

Markofer Elementary

Begin at Valley Oak Lane and Frontage Road; east on Valley Oak Lane to Elk Grove-Florin Road; continue due east to Southern Pacific tracks; south along railroad tracks to Grant Line Road; west on Grant Line to Frontage Road; north on Frontage Road to Valley Oak Lane.

McKee Elementary

Southern boundary is Elk Grove Boulevard; west to west side of Bruceville Road; north along the west side of Bruceville Road to Sheldon Road; east on Sheldon Road to east side of Southern Pacific Railroad; north along railroad to first section line north of Carlisle Avenue; east along section line to Elk Grove-Florin Road; north to the north side of Gerber Road; east along the north side of Gerber Road to the east side of Waterman Road; south to the first section line south of Calvine Road; east to the west side of Bradshaw; then south to Elk Grove Boulevard.

Prairie Elementary

Northern boundary is the south side of Mack Road at Franklin Boulevard; south on east side of Franklin Boulevard to Union House Creek; west on Union House Creek to Western Pacific Railroad (western District boundary); follow District's westerly boundary south to the south side of Simms Road; easterly to Sheldon Road; east on Sheldon Road to Bruceville; north on Bruceville to south side of Calvine Road; west on Calvine Road to west side of Center Parkway; north on Center Parkway to Mack Road; west on Mack Road to Franklin Boulevard.

Reese Elementary

Begin at Power Inn Road and Elsie Avenue; north on Power Inn Road to Florin Road; west on Florin Road to Stockton Boulevard; north on Stockton Boulevard to the 65th Street Expressway; north on 65th Street Expressway to District boundary; follow District boundary west and south to Highway 99; follow Highway 99 south to Elsie Avenue; east on Elsie Avenue to Power Inn Road.

Kerr Junior High School

Same attendance boundary as Elk Grove High School.

Rutter Junior High School

Same attendance boundary as Valley High School.

Elk Grove High

Southern District boundary to the south; eastern District boundary to the east; northern District boundary to the north; then west to Florin-Perkins Road; south on Florin-Perkins Road to Florin Road; east on Florin Road to Elk Grove-Florin Road; south to the north side of Gerber Road; west along the north side of Gerber Road to Power Inn Road; south on Power Inn Road to Elsie Avenue; west on Elsie Avenue to the west side of Highway 99; south on Stockton Boulevard to Union House Creek; west

Elk Grove High School (continued)

along Union House Creek to the west side of Bruceville Road; south along the west side of Bruceville Road to Sheldon Road; west on Sheldon Road; across Franklin Boulevard between Simms and Dwight Roads to the western District boundary; then south to the southern District boundary.

Valley High

Southern boundary is Sheldon Road; west to the western District boundary; north to the northern District boundary; east to Florin-Perkins Road; south along Florin-Perkins Road to Florin Road; east on Florin Road to Elk Grove-Florin Road; south along Elk Grove-Florin Road to the north side of Gerber Road; west along the north side of Gerber Road to Power Inn Road; south on Power Inn Road to Elsie Avenue; west to the west side of Highway 99; south on Highway 99 to Union House Creek; west along Union House Creek to west of Bruceville Road; south along the west side of Bruceville Road to Sheldon Road.

Daylor High School)

Omochumnes High School)

Pioneer High School) Open enrolment, district wide

Rio Cazadero High School)

Independent Study Program)

