



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 9.1i

Meeting Date: March 6, 2014

Subject: **Approve Resolution 2783: Resolution Regarding Allocation of Developer Fees After Transfer of Territory From Twin Rivers Unified School District to Sacramento City Unified School District.**

- Information Item Only
- Approval on Consent Agenda
- Conference (for discussion only)
- Conference/First Reading (Action Anticipated: _____)
- Conference/Action
- Action
- Public Hearing

Department: Superintendent's Office.

Recommendation: Approve Resolution No. 2783: Resolution Regarding Allocation of Developer Fees After Transfer of Territory from Twin Rivers Unified School District to Sacramento City Unified School District.

Background/Rationale: On June 11, 2013 the Twin Rivers Unified School District approved the transfer to the Sacramento City Unified School District ("SCUSD") certain uninhabited territory in that District upon which the proposed McKinley Village development project ("Project") will exist because they did not have sufficient funding to provide classrooms for K-12 students generated by the Project, and would not collect sufficient funding from developer fees within the Project. The transfer of the uninhabited territory to the SCUSD was approved by SCUSD Board of Education and by the Sacramento County Committee on School District Organization.

Monies from developer impact fees historically have been directed to the school sites that are impacted by the newly generated students in order to maintain proper education facilities for the new students.

Financial Considerations: Estimate of \$1.7 to \$2.1 million to the District in developer fees if the Project is approved by the Sacramento City Council.

Documents Attached:

1. Resolution No. 2783: Resolution Regarding Allocation of Developer Fees After Transfer of Territory from Twin Rivers Unified School District to Sacramento City Unified School District.

Estimated Time of Presentation: N/A

Submitted by: Sara Noguchi, Ed.D. Interim Superintendent

Approved by: N/A

**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION**

RESOLUTION NO. 2783

**RESOLUTION REGARDING ALLOCATION OF DEVELOPER FEES AFTER
TRANSFER OF TERRITORY FROM TWIN RIVERS UNIFIED SCHOOL DISTRICT
TO SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

WHEREAS, on June 11, 2013 the Twin Rivers Unified School District approved Resolution No. 398 to transfer certain uninhabited territory upon which the development will exist (the “Project”). Twin Rivers Unified School District represented that it does not have sufficient funding to provide classrooms for K-12 students generated by the Project, and will not collect sufficient funding from developer fees within the Project; and

WHEREAS, on August 15, 2013 the Sacramento City Unified School District Board of Education (“Board of Education”) approved Resolution No. 2758 to transfer the same uninhabited territory upon which the development will exist from Twin Rivers Unified School District to Sacramento City Unified School District (the “District”); and

WHEREAS, on December 17, 2013 the Sacramento County Committee on School District Organization approved Resolution No. CC-13-03 for the transfer of territory upon which the McKinley Village development (the “development”) will exist from Twin Rivers Unified School District to Sacramento City Unified School District. The Board of Education has complied with all state laws and local regulations in approving the territory transfer; and

WHEREAS, the District is authorized by state statute to levy school impact or developer fees on residential and commercial/industrial development for the purpose of funding the construction or reconstruction of school facilities (collectively, “school site improvements”). Impact fee revenues cannot be used to cover operation and maintenance costs. The District’s Level 1 developer fee rate for residential development effective, as of this date, is \$3.35 per square foot, and are subject to annual adjustment consistent with statutory authority. The District’s commercial/industrial rate shall apply to any non-residential development and, as of this date, is \$.54 per square foot; and

WHEREAS, the development may be approved by the Sacramento City Council in the spring of 2014. The development is located on the south side of Interstate Business 80 near the American River and Cal Expo. It consists of 48.75 acres and, as currently planned, will consist of 336 residential homes; and

WHEREAS, if approved the development will be subject to developer fees in connection with its proposed development, as the development will generate new students in the District that will impact local schools. Specifically, the District has evaluated the development and believes

that once the development is complete there will be generated 148 new Kindergarten through Sixth grade students, 40 Seventh and Eighth grade students and 77 Ninth through Twelfth grade students for a total of 265 new students. These new students would attend Theodore Judah Elementary, Caleb Greenwood Elementary, David Lubin Elementary, Sutter Middle School, Kit Carson International Baccalaureate School or Hiram Johnson High School; and

WHEREAS, the total developer fees for the proposed development are currently estimated at \$1.7 to \$2.1 million, based upon the planned number of new residents and the corresponding student generation rate, with the actual amount to be adjusted based upon planning approvals by the City of Sacramento and upon the issuance of building permits; and

WHEREAS, the Board of Education has historically recognized that monies from developer impact fees should be directed to the school sites that are impacted by the newly generated students. Impacted school sites uniquely need the additional funds to maintain proper educational facilities for the new students.

NOW, THEREFORE, BE IT RESOLVED by the Sacramento City Unified School District Board of Education as follows:

1. Adopts the foregoing recitals as true and correct.
2. Allocates developer impact fees, in the amounts provided by law, payable at the time building permits are issued, for individual school site improvements consistent with school site enrollment of the students living in the development.

PASSED AND ADOPTED by the Sacramento City Unified School District Board of Education on this 6th day of March, 2014, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Patrick Kennedy
President of the Board of Education

ATTESTED TO:

Sara Noguchi, Ed.D.
Interim Secretary of the Board of Education