



# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 11.1f

**Meeting Date:** May 17, 2012

**Subject:** Adoption of Resolution No. 2706 for Developer Fee Increase

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

**Division:** Capital Asset Management Services

**Recommendation:** Approve adoption of Resolution No. 2706 to increase fees pursuant to Government Code Section 65995 et. seq. to the amount of \$3.20 per square foot for residential development and \$0.51 per square foot for commercial/industrial development.

**Background/Rationale:** Government Code Section 65995 sets the legal right of school districts to set and collect developer fees. In order to adjust for inflation and new or reconstructed facilities needed to accommodate students, the district needs to increase developer fees, based on the Developer Fee Justification Report conducted by SCI.

By approval of Resolution No. 2706, the District will increase residential development fees to \$3.20 per square foot and commercial/industrial development fees to \$0.51 per square foot, beginning July 16, 2012. These increased facilities fee amounts are authorized by the State Allocation Board for 2012.

**Financial Considerations:** Additional revenue to the District.

**Documents Attached:**

- Resolution No. 2706

**Estimated Time of Presentation:** 5 minutes

**Submitted by:** James C. Dobson, Director II, Planning, Construction & Operations

**Approved by:** N/A

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

**RESOLUTION NO. 2706**

**Adoption of Increase in Developer Fees**

**WHEREAS**, Education Code section 17620 authorizes school districts to levy a fee, charge or dedication against any new construction within its boundaries for the purpose of funding the construction or reconstruction of school facilities; and

**WHEREAS**, pursuant to the authority of Government Code section 65995, subdivision (b)(3), the fees authorized by Education Code section 17620 have presently been established by the State Allocation Board ("SAB") in the amount of \$3.20 per square foot for residential development and \$0.51 per square foot for commercial/industrial development; and

**WHEREAS**, the governing board ("Board") of the Sacramento City Unified School District ("District") has caused a study to be prepared by SCI Consulting Group entitled Developer Fee Justification Report (incorporated herein by reference and hereinafter referred to as the "Study"), which identifies the purpose and use for the fee and sets forth a reasonable relationship between the fee to be imposed, the type of development project on which the fee is to be imposed, and the increased school facilities made necessary by virtue of the burden imposed by the development; and

**WHEREAS**, Education Code section 17621 specifically exempts the adoption, increase, or imposition of any fee, charge, dedication or other requirement pursuant to Education Code section 17620 from the provisions of the California Environmental Quality Act ("CEQA")(Pub. Resources Code Section 21000 et seq; and

**WHEREAS**, upon a determination that the imposition of school facilities fees under Education Code section 17620 is exempt from CEQA, the District is entitled to file a Notice of Exemption with the County Clerk pursuant to California Code of Regulations, title 14, section 15062.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board makes the following findings:

Prior to the adoption of this resolution ("Resolution"), the Board of the District conducted a public hearing at which oral and/or written presentations were made as part of the Board's regularly scheduled May 17, 2012 meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered has been published twice in the The Sacramento Bee in accordance with Government Code sections 66017 and 66018. Additionally, at least 10 days prior to the meeting, the District made all relevant information available to the public indicating the cost, or estimated cost, of the construction or reconstruction of school facilities made necessary by the residential and/or commercial/industrial development to which the fee shall apply.

2. The purpose of the fees is to provide adequate school facilities for the students of the District who will be generated by residential and commercial/industrial development in the District.

3. The fees are to be used to finance the construction and reconstruction of school facilities. The Facilities to be constructed or reconstructed are identified in the District's facilities master plan, available through the District's website.[explain how to find document, e.g., "included in the District's plan attached hereto"].

4. There is a reasonable relationship between the need for the imposition of the fee and the types of development projects upon which the fees shall be imposed for the purpose of the construction or reconstruction of school facilities, in that residential, commercial and industrial development will generate students who will attend District schools. These students cannot be housed by the District without additional school facilities, or the reconstruction of existing school facilities. The fees will be used to fund all, or a portion of, new school facilities, or to reconstruct existing school facilities.

5. There is a reasonable relationship between the amount of the fee and the cost of the additional or reconstructed school facilities attributable to the development upon which the fee shall be imposed, in that the square footage of these developments has a direct relationship to the number of students that will be generated, and thus to the facilities the District must add and/or reconstruct in order to accommodate the additional students.

6. The District maintains a separate capital facilities account, or fund, as required by Government Code section 66006.

7. There are no other adequate sources of funds to meet the District's school facilities needs occasioned by, and resulting from, the construction of new residential and/or commercial/industrial development within the District.

**AND BE IT FURTHER RESOLVED** that the Board incorporates herein by reference, approves and adopts the Study entitled Developer Fee Justification Report, dated March 2012, and prepared by SCI Consulting Group which documents the need for the school facilities fees.

**AND BE IT FURTHER RESOLVED** that since the Study justifies fees at the allowable limits, the District hereby increases fees on residential development to \$3.20 per square foot, and

fees on commercial/industrial developments [at) [to) \$0.51 per square foot, in accordance with Education Code sections 17620, et seq and Government Code sections 65995, et seq.

**AND BE IT FURTHER RESOLVED** that the increase in fees shall take effect sixty (60) days after the date of this Resolution.

**AND BE IT FURTHER RESOLVED** that the Superintendent of the District, or his or her designee, shall give notice of the Board's action herein to all cities and counties with jurisdiction over the territory of the District in accordance with the requirements of Education Code section 17620 and 17621, requesting that no building permits (or, for manufactured homes and mobile homes, certificates of occupancy) be issued on or after the date which is sixty (60) days after the date of this Resolution, without certification from the District that the fee specified herein have been paid. Said notice shall specify that collection of the fees is not subject to the restriction set forth in Government Code section 66007, subdivision (a) but, pursuant to subdivision (b) of that statute, the fees are to be collected prior to issuance of building permits.

**AND BE IT FURTHER RESOLVED** that developers of commercial or industrial development be provided the opportunity for a hearing to appeal the imposition of the fee on their developments.

**AND BE IT FURTHER RESOLVED** that nothing contained or expressed in this Resolution shall be construed to affect the District's authority to increase fees, enter into agreements with developers, or otherwise adopt or impose, to the extent permitted by law, additional fees, to fully mitigate the impact of residential and/or commercial industrial development upon the District's school facilities.

**AND BE IT FURTHER RESOLVED** that, in the event that the Board takes action in the future to adopt an alternative fee pursuant to Government Code section 56995.5 or 65995.7,

commonly known as "Level 2" or "Level 3" fees, respectively, in an amount greater than that authorized by this Resolution, this Resolution shall be held in abeyance during the time in which the greater Level 2 or Level 3 fee is authorized. If, for any reason, any future Board action to adopt a greater Level 2 or Level 3 fee ceases to be effective this Resolution shall then immediately return into effect unless otherwise specified by the Board.

**AND BE IT FURTHER RESOLVED** that the District's administration is authorized to make expenditures and to incur obligations of the fees for the purposes authorized by law.

**AND BE IT FURTHER RESOLVED** that the Board hereby finds that the increase in fees hereunder is statutorily exempt from the requirements of CEQA pursuant to Education Code section 17621.

**AND BE IT FURTHER RESOLVED** that this Board hereby approves the CEQA Notice of Exemption regarding the increase in fees and directs the Superintendent, or his or her designee, to file the CEQA Notice of Exemption, together with a certified copy of this Resolution, with the County Clerk of each County in which the District shall collect fees pursuant to Education Code Section 17621.

**AND BE IT FURTHER RESOLVED** that this Board hereby adopts this Resolution and directs the Superintendent, or his or her designee, to file a certified copy of this Resolution, together with all relevant supporting documentation and a map clearly indicating the boundaries of the area subject to the fee, to each city and each county in which the District is situated, pursuant to Education Code section 17621.

**PASSED AND ADOPTED** by the Sacramento City Unified School District Board of Education on this 17th day of May 2012 by the following vote:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Diana Rodriguez  
President of the Board of Education

ATTESTED TO:

\_\_\_\_\_  
Jonathan Raymond  
Secretary of the Board of Education