

APPENDIX L
LETTER FROM SACRAMENTO CITY UNIFIED SCHOOL DISTRICT



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Friday, July 21, 2006

Nedzlene Ferrario, Senior Planner
City of Sacramento, Development Services Department
New Growth Division
2101 Arena Blvd., 2nd Floor
Sacramento, CA 95834

Re: Comment by Sacramento City Unified School District on the Draft Environmental Impact Report for the Railyards Specific Plan

Dear Nedzlene,

SCI Consulting Group ("SCI") has been retained by Sacramento City Unified School District ("District") to provide a Development Impact Analysis of the Railyards Specific Plan ("Plan") on the school facilities of the District. The following is a summary of our initial and preliminary findings. As we've previously discussed, our final report is forthcoming and will be received by the District and the City shortly. These preliminary findings have yet to be shared with the District's Facilities Committee or Board of Education, but should serve as initial comments regarding the impact of the Plan on the District.

Residential Housing Units Assumption. It is our understanding that the Plan currently envisions between 7,721 to 10,676 high-density residential units on a programmatic level and 8,308 to 11,263 high-density residential units for an alternative "arena area" programmatic level. Based on the maximum number of units proposed for the programmatic level, the average density for the residential land use areas would be 128 dwelling units per acre.

Student Generation Rates Assignments. It is our experience that student generation rates (or "yields") for high-density housing tend to be relatively low compared with the rates for single-family housing (low-density) or attached single-family housing (medium density) types of development. High-density condominium or apartment type housing typically has less living area, less bedrooms and little to no outside play area for children.

There are other factors beyond the housing type that influence the average number of students who will live in a new housing development. These factors include: (1) a district’s API score as an indicator of desirability to live in the district, (2) the percentage of income restricted housing units, (3) average unit size and number of bedrooms and (4) average housing price. These factors for the proposed land use plan have yet to be determined and considered in the overall analysis. However, a preliminary estimate by SCI indicates that the District could expect between .10 and .15 K-12 students per housing unit.

Projected Student Enrollment from Project. The table below presents expected student generation from the Plan under two preliminary yield scenarios and for the two programmatic alternatives. As shown, students generated by the Plan at buildout could generate between 500 to over 1,000 K-6 students, 100 to over 200 7-8 students and 150 to over 300 high school students.

The Railyards	Growth Scenario	Dwelling Units	K-6		7 - 8		9 - 12	
			Yield	Enroll	Yield	Enroll	Yield	Enroll
High Yield Scenario								
Programmatic Level	Low	7,721	0.100	773	0.020	155	0.030	232
Programmatic Level	High	10,676	0.100	1,068	0.020	214	0.030	321
Programmatic Level Arena Alt.	Low	8,308	0.100	831	0.020	167	0.030	250
Programmatic Level Arena Alt.	High	11,263	0.100	1,127	0.020	226	0.030	338
Low Yield Scenario								
Programmatic Level	Low	7,721	0.066	510	0.013	102	0.020	153
Programmatic Level	High	10,676	0.066	705	0.013	141	0.020	212
Programmatic Level Arena Alt.	Low	8,308	0.066	549	0.013	110	0.020	165
Programmatic Level Arena Alt.	High	11,263	0.066	744	0.013	149	0.020	224

(It is important to note that this high level projection is intent for preliminary planning purposes only. The actual student generation rates may be higher or lower, and will depend in large part, on the factors discussed above.)


Existing School Building Capacity. The Railyards Specific Plan is currently within the attendance boundaries of Washington Elementary School, Sutter Middle School and McClatchy High School. For the 2005-06 school year, these schools were over their design student capacity. Therefore, the K-8 students generated by Plan will be considered “unhoused” and new school facilities will be needed to serve the students generated by the Plan. Furthermore, additional high school facilities at McClatchy High School will be required.

Washington Elementary School serves students in grades K-6. Washington has a design capacity of 317 students, and 257 students were enrolled there for academic year 2005-06. Sutter Middle School serves students in grades 7-8. Sutter has a design capacity of 1,293 students, and 1,228 students were enrolled for the 2005-06 school year. McClatchy High School serves students in grades 9-12. McClatchy has a design capacity of 1,754 students, and 2,429 students were enrolled there for the 2005-06 school year.

The District has a designed existing school building capacity for 28,018 elementary, 9,071 middle school, and 12,086 high school students, and had 26,633 elementary, 7,711 middle school, and 11,499 high school enrolled District-wide in the 2005-06 academic year.

Preliminary Facility Plan. The Development Impact Analysis will address the project-specific impact on K-6, 7-8 and 9-12 school facilities. The cumulative impact will be limited to the impact on the Central City boundaries. However, based on our preliminary analysis and initial conversations with the District, the City should reserve 2 elementary school sites within the Plan to serve the students from the Plan. The Board-approved capacity for a K-6 elementary school is 450 students. Alternatively, the District might consider 900-capacity K-8 schools or a combination of the two.

School site size requirements have yet to be determined, but State guidelines recommend 9.6 acres for a typical elementary school and 20.9 acres for a typical middle school. However, the District recognizes that eventual acreage for each school might need to be less than the State guidelines due to the land use intensity of the entire Plan.





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Funding. The District will be eligible for funding for new school construction under the School Facilities Program and statutory “Level 1” developer fees for the new construction with the Plan. The maximum developer fees are currently \$2.63 per square foot for new residential construction and \$0.42 per square foot for new commercial and industrial construction. Such developer fees are likely to be insufficient to mitigate the impact of residential development within the Plan, so the approval of the Plan should indicate a condition requiring the owners of the land with the Plan and the District to reach a mutually agreed upon mitigation agreement to offset the impact of the Plan on the District.

The Development Impact Analysis will determine whether the combination of state funding and developer fees will be sufficient to ensure that school facilities are available to meet the projected student demand. If a funding shortfall is projected, the District will expect new residential development in the Railyards Specific Plan to make up the funding shortfall through mutually agreed upon mitigation measures.

Should you have any questions regarding these preliminary findings, I can be reached at 707-426-5016 or blair.aas@sci-cg.com.

Sincerely,

Blair E. Aas
Planning Consultant
SCI Consulting Group

cc: Jim Dobson, Sacramento City Unified School District
Christina Erwin, EIP Associates

