

**ELVERTA JOINT ELEMENTARY SCHOOL DISTRICT  
ALPHA TECHNOLOGY MIDDLE SCHOOL**

8920 Elwyn Avenue

Elverta, CA 95626

(916) 991-4726 (916) 991-5888 (fax)

**ELVERTA ELEMENTARY SCHOOL**

7900 Eloise Avenue

Elverta, CA 95626

(916) 991-2244 (916) 991-0271 (fax)

**Board of Trustees**

Jamie Cole

Jenny Crabtree-Huggins

Sandee Felley

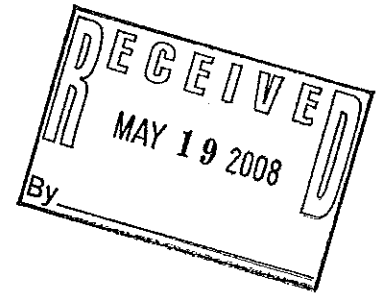
Rhonda Klarcyk

Walter Wyllie

Dianna Mangerich Ed.D.

**Superintendent**

e-mail address is [dmangerich@elverta.k12.ca.us](mailto:dmangerich@elverta.k12.ca.us)



May 12, 2008

Superintendent Frank Porter  
Twin Rivers Unified School District  
5107 Dudley Blvd., Bldg. 250 B  
McClellan, Ca 95652

Dear Mr. Porter:

Please find enclosed a copy of the latest resolution approved by the Elverta Joint Elementary School District that increases developer fees in both Sacramento County and Placer County. Also enclosed is a copy of the District boundaries description.

Please be advised that the District will begin collecting the new fee beginning June 27, 2008.

Should you have any questions, please call me at 991-4726.

Sincerely yours,

A handwritten signature in cursive script that reads "Dianna Mangerich".

Dianna Mangerich, Ed.D.  
Superintendent

**ELVERTA JOINT ELEMENTARY SCHOOL DISTRICT  
ALPHA TECHNOLOGY MIDDLE SCHOOL**

8920 Elwyn Avenue

Elverta, CA 95626

(916) 991-4726 (916) 991-5888 (fax)

**ELVERTA ELEMENTARY SCHOOL**

7900 Eloise Avenue

Elverta, CA 95626

(916) 991-2244 (916) 991-0271 (fax)

**Board of Trustees**

Jamie Cole

Jenny Crabtree-Huggins

Sandee Felley

Rhonda Klarczyk

Walter Wyllie

Dianna Mangerich Ed.D.

**Superintendent**

e-mail address is [dmangerich@elverta.k12.ca.us](mailto:dmangerich@elverta.k12.ca.us)

May 5, 2008

Director Robert Sherry  
Planning and Community Development  
Sacramento County  
827 7th Street  
Sacramento, CA 95814

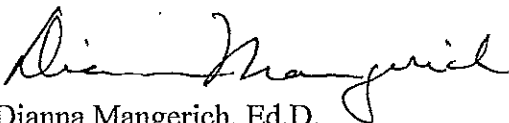
Dear Mr. Sherry:

Please find enclosed a copy of the latest resolution approved by the Elverta Joint Elementary School District that increases developer fees. Also enclosed is a copy of the District boundaries description/map, a copy of the residential fee study, and a copy of the commercial fee study.

Please be advised that the District will begin collecting the new fee beginning June 27, 2008.

Should you have any questions, please call me at 991-4726.

Sincerely yours,



Dianna Mangerich, Ed.D.  
Superintendent

**RESOLUTION #08-394**

**RESOLUTION OF THE BOARD OF EDUCATION OF THE  
ELVERTA JOINT ELEMENTARY SCHOOL DISTRICT TO INCREASE  
STATUTORY SCHOOL FEES IMPOSED ON NEW RESIDENTIAL  
AND COMMERCIAL/INDUSTRIAL DEVELOPMENT PROJECTS  
PURSUANT TO EDUCATION CODE SECTION 17620  
("FEE INCREASE RESOLUTION")**

On a motion by Rhonda Klarczyk, seconded by Sandee Felley, the following resolution is adopted:

WHEREAS, the Board of Education ("Board") of the Elverta Joint Elementary School District ("District") provides for the educational needs for K-12 students within Elverta Joint Elementary School District; and

WHEREAS, the Board of the District has previously adopted and imposed statutory school fees ("Statutory School Fees") pursuant to Government Code Section 53080<sup>1</sup> in the amounts of \$2.63 per square foot of assessable space of new residential development in the District and \$0.42 per square foot of chargeable covered and enclosed space for new commercial/industrial development in the District; and

WHEREAS, on January 25, 2006, the State Allocation Board authorized an adjustment for inflation in the above amount pursuant to Government Code Section 65995(b)(3) to \$2.97 per square foot for assessable space of new residential development and \$0.47 per square foot for chargeable covered and enclosed space of new commercial/industrial development, as long as such increases are properly justified by the District pursuant to law; and

WHEREAS, the current fee sharing agreement of the District with the Grant Joint Union High School District provides for the District to receive 62.66 percent of the maximum Statutory School Fees; and

WHEREAS, new residential and commercial/industrial development continues to generate additional students for the District's schools and the District is required to provide school facilities ("School Facilities") to accommodate those students; and

WHEREAS, overcrowded schools within the District have an impact on the District's ability to provide an adequate quality education and negatively impacts the educational opportunities for the District's students; and

WHEREAS, the District does not have sufficient funds available for the construction or reconstruction of the School Facilities, including acquisition of sites, construction of permanent

---

<sup>1</sup>Effective January 1, 1998, Government Code Section 53080 has been recodified as Education Code Section 17620.

School Facilities, and acquisition of interim School Facilities, to accommodate students from new residential and commercial/industrial development; and

WHEREAS, the Board of the District has received and considered two studies entitled "Residential Development School Fee Justification Study for Elverta Joint Elementary School District" and "Commercial/Industrial Development School Fee Justification Study for Elverta Joint Elementary School District" ("Studies"), which Studies include information, documentation, and analysis of the School Facilities needs of the District, including (a) the purpose of the Statutory School Fees, (b) the use to which the Statutory School Fees are to be put (c) the nexus (roughly proportional and reasonable relationship) between the residential and commercial/industrial development and (1) the use for Statutory School Fees, (2) the need for School Facilities, (3) the cost of School Facilities and the amount of Statutory School Fees from new residential and commercial/industrial development, (d) a determination of the impact of the increased number of employees anticipated to result from the commercial/industrial development (by category) upon the cost of providing School Facilities within the District, (e) an evaluation and projection of the number of students that will be generated by new residential development, and (f) the new School Facilities that will be required to serve such students, and (g) the cost of such School Facilities; and

WHEREAS, said Studies pertaining to the Statutory School Fees and to the capital facilities needs of the District were made available to the public as required by law before the Board considered at a regularly scheduled public meeting the increase in the Statutory School Fees; and

WHEREAS, all required notices of the proposed increase in the Statutory School Fees have been given; and

WHEREAS, a public hearing was held at a regularly scheduled meeting of the Board of the District relating to the proposed increase in the Statutory School Fees; and

WHEREAS, Education Code Section 17621 provides that the adoption, increase or imposition of any fee, charge, dedication, or other requirement, pursuant to Education Code Section 17620 shall not be subject to Division 13 (commencing with Section 21000) of the Public Resources Code.

NOW, THEREFORE, be it resolved by the Board of the District as follows:

1. That the Board accepts and adopts the Studies.
2. That the Board finds that the purpose of the Statutory School Fees imposed upon new residential development is to fund the additional School Facilities required to serve the students generated by the new residential development upon which the Statutory School Fees are imposed.
3. That the Board finds that the Statutory School Fees imposed on new residential development will be used only to finance those School Facilities described in the Study and related documents and that these School Facilities are required to serve the students generated by the new residential development within the District; and that the use of the Statutory School Fees will include

construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms, and technology, and acquiring and installing additional portable classrooms and related School Facilities, with the specific location of new schools, remodeling of existing School Facilities, and additional portables to be determined based on the residence of the students being generated by such new residential development, as well as any required central administrative and support facilities, within the District.

4. That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory School Fees and the new residential development within the District because the Statutory School Fees imposed on new residential development by this Resolution, will be used to fund School Facilities which will be used to serve the students generated by such new residential development.

5. That the Board finds that there is a roughly proportional, reasonable relationship between the new residential development upon which the Statutory School Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new residential development within the District and the District does not have student capacity in the existing School Facilities to accommodate these students.

6. That the Board finds that the amount of the Statutory School Fees levied on new residential development as set forth in this Resolution is roughly proportional and reasonably related to, and does not exceed the cost of, providing the School Facilities required to serve the students generated by such new residential development within the District.

7. That the Board finds that the purpose of the Statutory School Fees imposed on new commercial/industrial development is to fund the additional School Facilities required to serve the students generated by the new commercial/industrial development upon which the Statutory School Fees are imposed.

8. That the Board finds that the Statutory School Fees imposed on new commercial/industrial development (by category) will be used only to finance those School Facilities described in the Studies and related documents and that these School Facilities are required to serve the students generated by such new commercial/industrial development; and that the use of the Statutory School Fees will include construction or acquisition of additional School Facilities, remodeling existing School Facilities to add additional classrooms and technology, and acquiring and installing additional portable classrooms and related facilities, with the specific location of new schools, remodeling of existing School Facilities, and additional portables to be determined based on the residence of the students being generated by such new commercial/industrial development, as well as any required central administrative and support facilities within the District.

9. That the Board finds that there is a roughly proportional, reasonable relationship between the use of the Statutory School Fees and new commercial/industrial development by category within the District because the Statutory School Fees imposed on commercial/industrial development by this Resolution, will be used to fund School Facilities which will be used to serve the students generated by such new commercial/industrial development.

10. That the Board finds that there is a roughly proportional, reasonable relationship between the new commercial/industrial development by category, upon which the Statutory School Fees are imposed, and the need for additional School Facilities in the District because new students will be generated from new commercial/industrial development within the District and the District does not have student capacity in the existing School Facilities to accommodate these students.

11. That the Board finds that the amount of the Statutory School Fees levied on new commercial/industrial development by category as set forth in this Resolution is roughly proportional and reasonably related to and does not exceed the cost of providing the School Facilities required to serve the students generated by such new commercial/industrial development within the District.

12. That the Board finds that a separate account has been established for the deposit of Statutory School Fees imposed on residential and commercial/industrial development and that said account has at all times since been separately maintained, except for temporary investments, from other funds of the District.

13. That the Board finds that the funds of the account, described in Section 12, consisting of the proceeds of Statutory School Fees have been imposed for the purposes of constructing and reconstructing those School Facilities necessitated by new residential and commercial/industrial development, and thus, these funds may be expended for those purposes. The Statutory School Fees may also be expended by the District for the costs of performing any study or otherwise making the findings and determinations required under subdivisions (a), (b), and (d) of Section 66001 of the Government Code. In addition, the District may also retain, as appropriate, an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory School Fees.

14. That the Board hereby increases the Statutory School Fees as a condition of approval of new residential development projects and imposes the Statutory School Fees on such development projects in the following amounts:

A. \$1.86 per square foot of assessable space for new residential development, including new residential projects, manufactured homes and mobile homes as authorized under Education Code Section 17625, and including residential construction or reconstruction other than new construction where such construction or reconstruction results in an increase of assessable space, as defined in Government Code Section 65995, in excess of 500 square feet. However, this amount shall not be imposed on any development project used exclusively for housing senior citizens, as described in Civil Code Section 51.3, or as described in Subdivision J of Section 1569.2 of the Health and Safety Code or paragraph 9 of subdivision (d) of Section 15432 of the Government Code or any mobile home or manufactured home that is located within a mobile home park, subdivision, cooperative or condominium for mobile homes limited to older persons as defined by the Federal Fair Housing Amendments of 1988.

B. \$0.295 per square foot of assessable space, for new residential development used exclusively for the housing of senior citizens, as described in Section 51.3 of the Civil Code or as described in subdivision J of Section 1569 of the Health and Safety Code or paragraph 9 of subdivision (d) of Section 15432 of the Government Code or any mobile home or manufactured home that is located within a mobile home park, subdivision, cooperative or condominium for mobile homes limited to older persons as defined by the Federal Fair Housing Amendments of 1988.

15. That this Board hereby increases the Statutory School Fees as a condition of approval of new commercial/industrial development projects and levies the Statutory School Fees on such development projects in the following amounts per square foot of chargeable covered and enclosed space for the following categories of commercial/industrial development:

Retail and Services	\$0.295
Office	\$0.295
Research and Development	\$0.295
Industrial/Warehouse/Manufacturing	\$0.295
Hospitals	\$0.295
Hotel/Motel	\$0.295

16. That the proceeds of the Statutory School Fees increased and established pursuant to this Resolution shall continue to be deposited into that account identified in Section 12 of this Resolution, the proceeds of which shall be used exclusively for the purpose for which the Statutory School Fees are to be collected, including accomplishing any study, findings or determinations required by subdivisions (a), (b) and (d) of Section 66001 of the Government Code or retaining an amount not to exceed in any fiscal year, three percent (3%) of the fees collected in that fiscal year pursuant to Education Code Section 17620 for reimbursement of the administrative costs incurred by the District in collecting the Statutory School Fees or in financing the described Study or in defending the imposition of Statutory School Fees.

17. That the Superintendent, or his designee, is directed to cause a copy of this Resolution to be delivered to the building official of the Cities within the District's boundaries along with a copy of all the supporting documentation referenced herein and a map of the District clearly indicating the boundaries thereof, advising the Cities that new residential and commercial/industrial development is subject to the Statutory School Fees increased and readopted pursuant to this Resolution and requesting that no building permit or approval for occupancy be issued by any of these entities for any new residential development project, mobile home or manufactured home subject to the Statutory School Fees absent a certification from this District of compliance of such project with the requirements of the Statutory School Fees, nor that any building permit be issued for any non-residential development absent a certification from this District of compliance with the requirements of the applicable Statutory School Fees.

18. That the Board hereby establishes a process that permits the party against whom the commercial/industrial Statutory School Fees are imposed, the opportunity for a hearing to appeal that imposition of Statutory School Fees for commercial/industrial development as required by Education Code Section 17621(e)(2). The appeal process is as follows:

a. Within ten (10) calendar days of being notified, in writing, (by personal delivery or deposit in the U.S. Mail) of the commercial/industrial Statutory School Fees to be imposed or paying the commercial/industrial Statutory School Fees, pursuant to Education Code Section 17620, a party shall file a written request for a hearing regarding the imposition of commercial/industrial Statutory School Fees. The party shall state in the written request the grounds for opposing the imposition of commercial/industrial Statutory School Fees and said written request shall be served by personal delivery or certified or registered mail to the Superintendent of the District.

b. The possible grounds for that appeal include, but are not limited to, the inaccuracy of including the project within the category pursuant to which the commercial/industrial Statutory School Fees are to be imposed, or that the employee generation or pupil generation factors utilized under the applicable category are inaccurate as applied to the project.

c. Within ten (10) calendar days of receipt of the written request for a hearing regarding the imposition of commercial/industrial Statutory School Fees, the Superintendent of the District, or his designee, shall give notice in writing of the date, place and time of the hearing to the party appealing the imposition of commercial/industrial Statutory School Fees. The Superintendent, or his designee, shall schedule and conduct said hearing within thirty (30) calendar days of receipt of the written request. The Superintendent, or his designee, shall render a written decision within ten (10) days following the hearing on the party's appeal and serve it by certified or registered mail to the last known address of the party.

d. The party against whom the commercial/industrial Statutory School Fees are imposed may appeal the Superintendent's, or his designee's, decision to the Board of the District.

e. The party appealing the Superintendent's, or his designee's decision, shall state in the written appeal the grounds for opposing the imposition of the commercial/industrial Statutory School Fees and said written appeal shall be served by personal delivery or certified or registered mail to the Superintendent of the District.



f. The possible grounds for that appeal to the Board of the District include, but are not limited to, the inaccuracy of including the project within the category pursuant to which the commercial/industrial Statutory School Fees are to be imposed, or that the employee generation or pupil generation factors utilized under the applicable category are inaccurate as applied to the project.

g. Within ten (10) calendar days of receipt of the written request for a hearing regarding the imposition of commercial/industrial Statutory School Fees; the Superintendent of the District, or his designee, shall give notice in writing of the date, place and time of the hearing to the party appealing the imposition of commercial/industrial Statutory School Fees. The Board of the District, shall schedule and conduct said hearing at the next regular meeting of the Board, provided that the party is given notice at least five (5) working days prior to the regular meeting of the Board. The Board shall render a written decision within ten (10) days following the hearing on the party's appeal and serve the decision by certified or registered mail to the last known address of the party.

h. The party appealing the imposition of the commercial/industrial Statutory School Fees shall bear the burden of establishing that the commercial/industrial Statutory School Fees are improper.

19. That the Superintendent is authorized to cause a certificate of compliance to be issued for each development project, mobile home and manufactured home for which there is compliance with the requirement for payment of the Statutory School Fees in the amount specified by this Resolution. In the event a certificate of compliance is issued for the payment of Statutory School Fees for a development project, mobile home or manufactured home and it is later determined that the statement or other representation made by an authorized party concerning the development project as to square footage is untrue, then such certificate shall automatically terminate, and the appropriate City shall be so notified.

20. That no statement or provision set forth in this Resolution, or referred to therein shall be construed to repeal any preexisting fee previously imposed by the District on any residential or nonresidential development.

21. That the increase in the District's Statutory School Fees will become effective sixty (60) days from the date of this Resolution unless a separate resolution increasing the fees immediately on an urgency basis is adopted by the Board.


PASSED, APPROVED, AND ADOPTED the 28<sup>th</sup> day of April, 2008, by the Governing Board of the Elverta Joint Elementary School District, of Sacramento County, California

AYES: 3

ABSENT: 2

NAYS: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

  
\_\_\_\_\_  
President

April 28, 2008  
Date





**Elverta Joint Elementary School District**

Residential and Commercial/Industrial Development School Fee Justification Studies Update

Board Adoption Schedule

Updated: April 9, 2008

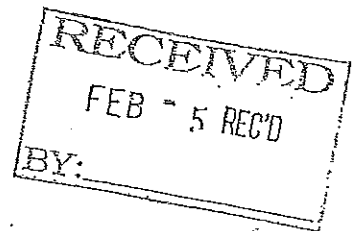
**Parties**

SD – School District – Elverta Joint Elementary School District

DC – Demographic Consultant – Dolinka Group, LLC

Date	Description of Task to be Performed	Code	Responsibility
April 9, 2008	Data request letter sent to School District	NA	DC
February 26, 2008	All requested information provided to Dolinka Group	NA	SD
January 30, 2008	State Allocation Board adjusts the Level I Statutory School Fees	GC Section 65995(b)(3)	NA
April 4, 2008	Draft Fee Studies due to School District	NA	DC
April 11, 2008	Comments/Questions from School District due to Dolinka Group	NA	SD
April 11, 2008	Public notice mailed to any interested parties who have filed a written request for mailed notice of the public hearing at least 14 days prior to the public hearing	GC Section 66016(a)	SD
April 11, 2008	Submit request to newspaper staff to publish notices of the public hearing	NA	SD
April 16, 2008	Finalized Fee Studies due to School District at least ten (10) days prior to the public hearing	GC Section 66016(a)	DC
April 17, 2008	First notice of the public hearing published in the newspaper and posted at School District's regular posting locations; ten (10) day public review period begins	GC Section 6062(a)	SD
April 23, 2008	Second notice of the public hearing published in the newspaper	GC Section 6062(a)	SD
April 28, 2008	Public hearing on Fee Studies; Board considers Fee Studies and resolutions for adoption	GC Section 66016(a)	SD
April 29, 2008	School District submits letters to all public entities with land use jurisdiction in the School District as well as copy of Board Resolution, copy of Fee Studies, and a map of the School District	EC Section 17621(c)	SD
June 27, 2008	School District may begin levying increased Level I School Fees sixty (60) days after Board adopts Resolution	GC Section 66017(a);	SD

ELVERTA JOINT SCHOOL DISTRICT



Beginning at the intersection of the west line of Section 7, Township 10 North, Range 5 East, M.D.B. & M. and the Placer Sacramento County line; thence, northerly along the west line of Section 7 and fractional section 6 said Township and Range to the northwest corner of said Section 6; thence, easterly along the north line of said fractional Section 6 to the southwest corner of Section 31, Township 11 North, Range 5 East M.D.B. & M.; thence, northerly along the west line of Sections 31, 30 and 19, said Township and Range to the northwest corner of said Section 19, said west line also being the westerly line of Placer County; thence, easterly along the north line of Sections 19, 20 and 21 said Township and Range to the northeast corner of said Section 21; thence, southerly along the easterly line of Section 21 and 28 said Township and Range to the southeast corner of said Section 28; thence, westerly along the south line of Section 28 and 29 said Township and Range to the northeast corner of Section 31 said Township and Range; thence, southerly along the east line of said Section 31 to the north line of Section 5, Township 10 North, Range 5 East, M.D.B. & M.; thence, easterly along the north line of said section 5 to the northeast corner thereof; thence, southerly along the east line of Sections 5 and 8, said Township and Range to its intersection with the north line of Sacramento County; thence, easterly along the northerly boundary of Sacramento County to its intersection with the east line of Section 9, said Township and Range; thence, southerly along the east line of Sections 9 and 16, said Township and Range to the southeast corner of said Section 16; thence, westerly along the south line of Section 16 to its intersection with the east line of the west one-quarter of Section 21, said Township and Range; thence, southerly along the east line of the west one-quarter of said Section 21 to a point on the north line of Rancho Del Paso, per map filed in the County Recorder's Office, Sacramento County, State of California, in Book A of Surveys, Map No. 94; thence, westerly along the north line of said Rancho Del Paso to the northwest corner thereof; thence, southerly along the west line of said Rancho Del Paso to its intersection with the centerline of Straug Road; thence, westerly along the centerline of Straug Road and the westerly production thereof to its intersection with the southeast corner of Section 24, Township 10 North, Range 4 East, M.D.B. & M.; thence, westerly along the south line of Sections 24, 23, 22 and 21, said Township and Range to the southwest corner of said Section 21; thence, northerly along the west line of Sections 21, 16, and 9, said Township and Range to the north line of Sacramento County; thence, easterly along said north line to the point of beginning.

# ELVERTA JOINT ELEMENTARY SCHOOL DISTRICT SCHOOL DISTRICT DEMOGRAPHIC PROFILE

