

CENTER JOINT UNIFIED SCHOOL DISTRICT

www.centerusd.k12.ca.us

Students will realize their dreams by developing communication skills, reasoning, integrity, and motivation through academic excellence, a well-rounded education, and being active citizens of our diverse community.

BOARD OF TRUSTEES WORKSHOP MEETING

**LOCATION: Center Joint Unified District Office - Conference Room #5
8408 Watt Avenue, Antelope, California 95843**

DATE/TIME: Saturday, September 12, 2009 @ 1:00 p.m.

AGENDA

- I. CALL TO ORDER/ROLL CALL - 1:00 p.m.
- II. FLAG SALUTE
- III. ADOPTION OF AGENDA Action
- IV. COMMENTS FROM AUDIENCE DESIRING TO ADDRESS BOARD
The Governing Board welcomes and encourages public comments. Members of the public may comment on items included on this agenda; however, we ask that comments are limited to 3 minutes so that as many as possible may be heard. (E.C. §35145.5, G.C. §54954.3)
- V. PLANNING AND CAPITAL PROGRAM UPDATE Info
- VI. ADJOURNMENT Action

Note: If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the public meeting, please contact the Superintendent's Office at (916) 338-6409 at least 48 hours before the scheduled Board meeting. [Government Code §54954.2] [Americans with Disabilities Act of 1990, §202.]

NOTICE: The agenda packet and supporting materials, including materials distributed less than 72 hours prior to the scheduled meeting, can be viewed at Center Unified School District, Superintendent's Office, located at 8408 Watt Avenue, Antelope, CA. For more information please call 916-338-6409.

CENTER JOINT UNIFIED SCHOOL DISTRICT

PLANNING AND CAPITAL PROGRAM UPDATE

This Presentation Covers

- ◆ **Planning for School Sites by Matt**
- ◆ **Rex Fortune Elementary School – Next Steps**
- ◆ **Status of PG&E High Pressure Natural Gas Pipeline Environmental Impact Report (EIR) for Baseline Road area.**
- ◆ **Forecast for residential growth/decline**
 - **Recent housing and finance update for Sacramento region and for the district**
 - **Status of Residential Development Projects within the district**
 - **Mike's McClellan School Alternative Use Suggestion**

Rex Fortune Elementary School

◆ Project Background

- The State Allocation Board (SAB) approved a planning grant in June 2004.
- In early 2007, the SAB approved funds for the purchase of the school site and completion of the Preliminary Environmental Assessment (PEA)

Rex Fortune Elementary School

- ◆ In the Spring of 2009, the PEA was completed and approved by the Department of Toxic Substance Control (DTSC)
- ◆ The project is currently on hold waiting for the district's School Facilities Program (SFP) new construction eligibility to increase to permit funding the project.
- ◆ Currently, recent declines in enrollment have temporarily reduced the district's SFP new construction eligibility.

Rex Fortune Elementary School Next Steps

- ◆ Some options for future financing and construction of Rex Fortune Elementary School:
 - Wait 3 years from the last financing and have enrollment increase sufficiently to fund and construct the project under SFP financial hardship.
 - Construct the facility with local bond funds and future developer fees.
 - Delay the construction by appealing to OPSC and CDE to move a Sierra Vista Specific Plan School forward first.
 - Other options are possible

Status of PG&E High Pressure Natural Gas Pipeline Final Environmental Impact Report (FEIR)

- ◆ The pipeline project will impact the district in the Baseline Road area
- ◆ There are several alternative routes proposed for the pipeline to avoid impacting future school sites.
- ◆ A California State Lands Commission public hearing will be held at 10:00am on a weekday in September or October in the Sacramento area to receive public input.
- ◆ Persons who choose to address the commission should attend

**Status of PG&E High Pressure Natural Gas Pipeline
Final Environmental Impact Report (FEIR)**



**Status of PG&E High Pressure Natural Gas Pipeline
Final Environmental Impact Report (FEIR)**

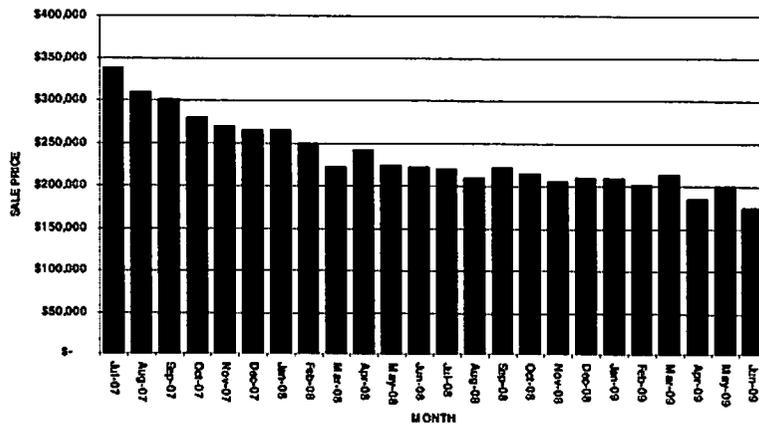
- ◆ If you attend and favor the project, some possible comments could be:
 - The pipeline is needed to adequately serve the district's current and future residents, business, and schools.
 - The pipeline will ensure an adequate supply of natural gas to the region, thereby helping to control future price increases
 - The pipeline is so important to our community that any negative factors would outweighed by its benefit.

Status of PG&E High Pressure Natural Gas Pipeline Final Environmental Impact Report (FEIR)

- ◆ If you attend and oppose the project, some possible comments could be:
 - With the high density residential development approvals in Placer Vineyards likely, and additional development north of Baseline Road a significant population will be endangered by this project.
 - Adequate alternatives to the proposed project, including transmission of gas using existing pipelines at off-peak hours to storage facilities constructed in remote areas, or use of smaller and lower pressure lines to achieve similar results, have not been studied.
 - The project proposes too much danger to any current or future development to be considered.

Recent housing and finance update for Sacramento region and for the district

HOME SALE PRICES FOR ANTELOPE, CALIFORNIA



Recent housing and finance update for Sacramento region and for the district

◆ Quotes from the Sacramento Bee by Jim Wasserman:

- Even as development is slowed by recession, plans are in the works for 106,000 lots in the six-county region. Density is in, but it could be a hard sell in a place where many still want big homes on big lots.
- During this decade's housing boom, builders constructed 156,000 homes, condos and apartments in the Sacramento region – largely on empty land in suburban cities. Much of this last wave of housing on former farmland has proved especially vulnerable to shredded values and foreclosures – a fate far less common in established neighborhoods closer to jobs.
- Looking ahead, analysts believe the next wave of residential growth in the Sacramento region – perhaps still several years off – might be different. It's likely to roll in with expensive gasoline, higher home energy costs and lenders' continued insistence on tight credit.
- "The majority of folks are going to raise their family in a single-family home. There are not millions of people looking for a condo."

Recent housing and finance update for Sacramento region and for the district

Quotes from the Sacramento Bee by Jim Wasserman:

- As executive director of the Sacramento Council of Governments, McKeever said 60 percent to 70 percent of recent new housing across the region and much now in the pipeline is on "small lots" of 5,000 square feet or less, or is attached, as in condominiums and townhouses.
- In 2002, that percentage was a long-range planning goal that the region hoped to meet by 2050 with its new "blueprint" growth plan. Then, just 20 percent of new housing was on a small lot or attached.
- Builders need empty land to mass produce houses for a region projected to capture about 9 percent of California's job growth until 2050 – and possibly double its population to nearly 4 million. (August 24, 2009)

Status of Riolo Vineyards Specific Plan and Project Status

- ◆ The Riolo Vineyards Specific Plan approval included:
 - small lot maps for approximately one-third of the units. There are an estimated four large lots for which small lot maps are to be filed.
 - There is no pending litigation by environmental groups for this project.

Status of Riolo Vineyards Specific Plan and Project Status

- ◆ The Riolo Vineyards Specific Plan approval did not include:
 - An approved financing plan
 - Compliance with requirements from the US Army Corps of Engineers
 - Compliance with requirements of the California Department of Fish and Game
- ◆ Fast-track completion could take four to five years

Status of Placer Vineyards Specific Plan and Project Status

- ◆ The Placer Vineyards Specific Plan approval included:
 - A requirement that the project backbone infrastructure be completed before any small lot maps could be processed
 - A financing plan that requires approximately \$800 million in advanced funding for the backbone infrastructure

Status of Placer Vineyards Specific Plan and Project Status

- ◆ The Placer Vineyards Specific Plan approval is facing the following issues:
 - Litigation from the Sierra Club to build at higher densities for County compliance with the SACOG Habitat Conservation Plan currently in development. (the litigation is currently on hold while the HCP is being developed)
 - Compliance with requirements of the US Army Corps of Engineers (hydrology and species – Swenson hawk)

Status of Placer Vineyards Specific Plan and Project Status

- ◆ Unofficially, responsible government agencies estimate:
 - A settlement to increase the density in the Placer Vineyards build out that will increase the need for schools in the Placer Vineyards area
 - Possible applications from individual landowners to modify the advanced infrastructure funding requirement with a possible build out scenario from east to west.
- ◆ Fast-track completion could take seven to ten years

Status of Regional University Specific Plan and Project Status

- ◆ The Regional University Specific Plan approval included:
 - A need for a private university to anchor the project. The project proponents have identified a candidate and are in discussions with their representatives.
 - A completed financing plan

Status of Regional University Specific Plan and Project Status

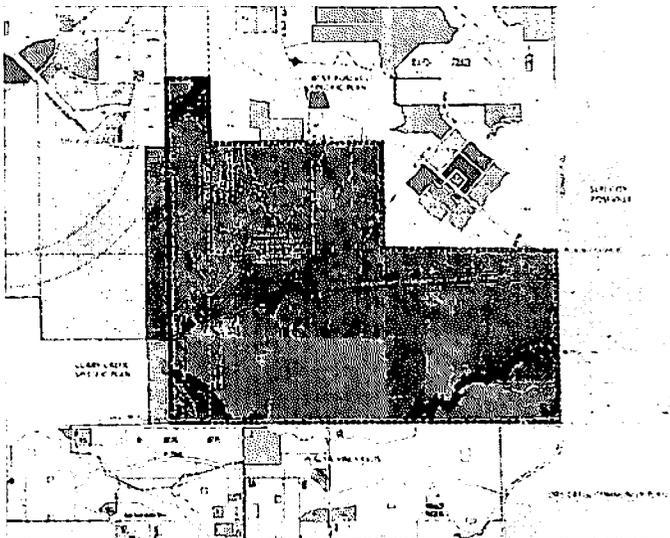
- ◆ The Regional University Specific Plan approval is facing the following issues:
 - Litigation from the Sierra Club to build at higher densities for County compliance with the SACOG Habitat Conservation Plan currently in development. (the litigation is also currently on hold while the HCP is being developed)
 - Compliance with requirements of the US Army Corps of Engineers (hydrology and species – Swenson hawk)
- ◆ Fast-track completion could take three to seven years

Status of Sierra Vista Specific Plan EIR and Project Status

- ◆ The Sierra Vista Specific Plan has been in environmental review since 2005 with the City of Roseville acting as the lead agency
- ◆ The proposed Sierra Vista Specific Plan proposes a mix of land uses within the plan area, including residential, commercial, business professional, parks, schools, and open space areas. When fully developed, the Sierra Vista Specific Plan would include approximately 9,995 single-family and multi-family residential units (5,878 in CJUSD); approximately 226 acres of commercial, commercial mixed use, business professional, office, and other non-residential employment-generating uses; approximately 150 acres in parks; approximately 200 acres in open space, and approximately 75 acres set aside for schools and other public/quasi-public uses.

Status of Sierra Vista Specific Plan EIR and Project Status

Constraint Map



Status of Sierra Vista Specific Plan EIR and Project Status

◆ Next Steps

- Community outreach meetings - November 2009
- Potential release of Draft EIR for 45-day public review - November 2009
- City Commission hearings beginning January 2010
- Release of final EIR
- City Council hearings in June/July 2010
- Approval by City Council July/August 2010
- Local Area Formation Commission (LAFCO) process to follow

Status of Sierra Vista Specific Plan EIR and Project Status

- ◆ The Legislature directs LAFCO to include in their consideration of jurisdictional changes the following factors:
 - a. population and population density
 - b. land area, land use, topography, and geographic features
 - c. need for services and adequacy of services in the area
 - d. the effect of the proposed change on adjacent areas and agencies
 - e. the conformity of the proposal with mandates and local policies
 - f. the effect of the proposal on agricultural lands
 - g. consistency with adopted spheres of influence
 - h. the distinction and certainty of the boundaries
 - i. comments of any affected local agency
 - j. the ability of the agency to provide the subject services
 - k. timely availability of water supplies adequate for projected needs
 - l. the extent to which the proposal will assist the agency in achieving regional housing needs
 - m. any information or comments from the landowner or owners
 - n. any information relating to existing land use designations
 - In addition, the Commission may consider the regional growth goals and policies established by a collaboration of elected officials.

Status of Sierra Vista Specific Plan EIR and Project Status

- ◆ The LAFCO process includes:
 - Local review at the Placer County Level
 - A new CEQA document, possibly a new EIR
 - Additional public hearings for comments of affected parties, including school districts
 - Ability of affected parties to litigate undesirable outcomes
- ◆ Without LAFCO approval, the territory cannot be annexed to the City of Roseville

Status of Sierra Vista Specific Plan EIR and Project Status

- ◆ In addition to LAFCO, the Sierra Vista Specific Plan will be subject to:
 - Compliance with requirements from the US Army Corps of Engineers
 - Compliance with requirements of the California Department of Fish and Game
- ◆ Fast-track completion could take three to seven years

Status of Curry Creek Planning

- ◆ There is no formal planning taking place at this time, however
- ◆ A group of landowners has met to discuss the possible future for this area

Status of Elverta Specific Plan EIR and Project Status

- ◆ The Elverta Specific Plan was approved by the Sacramento County Board of Supervisors in 2007
- ◆ The approval did not include:
 - Federal agency review
 - A plan for providing surface water to the proposed area
 - Approval of the Countryside Equestrian Estates Tentative Map
- ◆ Fast-track completion could take two to five years

Summary of Specific Plan Project Status

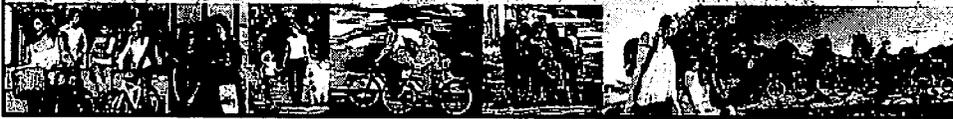
Plan Area	Estimated Units	Estimated First Permit Date
Sacramento County		
Elverta plan plus other infill	2,700	2011 to 2014
Placer County		
Rioo Vineyards	933	2013 to 2014
Placer Vineyards	13,200 to 17,200	2019 to 2025
Sierra Vista	5878	2012 to 2016
Regional University Plan	1,450	2012 to 2016
Curry Creek	undetermined	2012 to 2016
Total Future Units	24,000 to 31,000	
Current district	9,134	
District in 2050	33,300 to 40,000	

Center Elementary (McClellan) School Update

- ◆ The school was the first to be built in the district and was opened as a K-8 school.
- ◆ It is the most central property to the district with portions of the site in both Placer and Sacramento Counties.
- ◆ Its occupancy has been restricted by CDE and OPSC because of its proximity to the McClellan Airfield flight path
- ◆ The site will also be constrained by road improvements on PFE and Watt Ave.
- ◆ These changes will probably make the site less desirable for K-12 students.



New School Site Planning
**A Path to Greater Community
Accessibility and Cost Efficiency**
Center Joint Unified School District
Summer 2009
Draft August 17, 2009



Benefits of Proactive Planning



Why?

- **Increased student safety**
- **Decreased need for CJUSD provided transportation**
- **Decreased tendency for parent provided transportation**
- **Increase biking and walking to school**



Benefits of Walking or Biking to School



Healthier Students

- **Students arrive more alert**
- **Improved overall student fitness**
- **Decreased absences**
 - Greater capture of ADA funds
 - Better learning and higher test scores
- **Decreased chronic illnesses such as diabetes and asthma**
- **Improved life long health habits**
- **Joint-use synergistic relationships**

Why?



CJUSD Growth Potential



Why?

— CJUSD Boundary

Current School Site Planning



- Residential developers must plan for schools in their new developments.
- School districts may influence residential development plans through the California Environmental Quality Act (CEQA) at the general plan, specific and/or community plan, and at the tentative map stages of local government approvals.
- School districts, local planning agencies, and other entities may pursue individual programs separately or work together.



School Site Planning As Currently Practiced



The CJUSD currently:

- Maintains annual reports for levying fees on new development pursuant to Government Code Section (GC §) 65595 et. Seq
- Complies with California Code of Regulations Title 5 Regulations for participating in the School Facilities Program (SFP)
- Files applications with Office of Public School Construction (OPSC) for purchase of school sites, construction of new schools and modernization of existing schools as needed.



School Site Planning As Currently Practiced



The CJUSD currently:

- Maintains frequent contact with the Planning Departments of Placer and Sacramento Counties to track new residential development approvals.
- Reviews new development issues and updates with the governing board on a regular basis.
- Provides California Code of Regulations Title 5 (CCR5) requirements for school sites in the district to the Planning Departments of Placer and Sacramento Counties and to local residential developers.



School Site Planning As Currently Practiced



The CJUSD currently:

- Maintains contact with local residential developers throughout the development and CEQA approval processes.
- Complies with California Department of Education (CDE) requirements for school site selection.
- Complies with CEQA for planning new school sites.



School Site Planning As Currently Practiced



CJUSD currently reviews the following issues when approving a new school site:

- Aesthetics
- Agriculture Resources
- Air Quality, Biological Resources
- Cultural Resources
- Geology /Soils Issues
- Hazards & Hazardous Materials
- Hydrology / Water Quality Issues
- Local Land Use / Planning Issues
- Mineral Resources, as required



School Site Planning As Currently Practiced



The CJUSD currently review the following issues when approving a new school site:

- Noise Issues
- Location and Proximity of Population / Housing
- Need for other Public Services
- Impacts on Recreation Resources
- Transportation/Traffic Issues
- Need for Utilities / Service Systems and other areas as required



Other Opportunities for Proactive School Planning



Other state and Federal legislation that provides additional opportunities

- The "Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU)"
- California Strategic Highway Safety Plan (SHSP)
- "Complete Streets" Caltrans Deputy Directive DD-64-R1



Other Opportunities for Proactive School Planning



- **Current construction slow down has provided time for review and evaluation of plans at many levels**
- **High rate of passage for school bonds**
- **Highly competitive bidding for construction projects**
 - Lower costs
 - Ability to enhance projects or fund additional projects



Other Opportunities for Proactive School Planning



Strategic Highway Safety Plan (SHSP)

- The goal of the Strategic Highway Safety Plan is to reduce the rate and number of traffic related fatalities in California to no more than the national average. (1 fatality per 1 million vehicle miles traveled)
- The SHSP has 16 specific challenge areas



Other Opportunities for Proactive School Planning



Strategic Highway Safety Plan (SHSP)

- Challenge 8 includes directives related to school related travel
- Challenge 8: Make walking and street crossing safer.
- Goal: By 2010, reduce the number of pedestrian fatalities attributed to vehicle collisions by 25% from their 2000 levels.
- Has an implementation strategy that includes 152 specific actions, 2 apply to Challenge 8



Other Opportunities for Proactive School Planning



SHSP Implementation Action 8.1 includes:

- Expand the Safe Routes to Schools (SRTS) to implement a comprehensive, age-appropriate approach to school traffic safety, including school facilities planning, collaboration, and coordination among those responsible for education, transportation, and land use planning to maximize safety for children walking to and from schools.
- School traffic safety
- **Comprehensive and coordinated planning areas of Education, Transportation, and Land use**



Other Opportunities for Proactive School Planning



SHSP Implementation Action 8.8 includes:

- Implement Complete Streets—providing safe access for all modes—and model pedestrian safety principles as fundamental in transportation and land use plans with incentives to cities, counties, and regions to integrate pedestrian safety in general and specific land use plans, transportation plans, and other policy documents.
- Encourages inclusion of pedestrian safety concerns within:

General land use plans
Specific land use plans
Transportation Plans
Policy documents



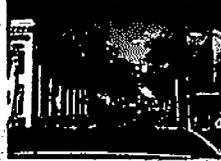
Other Opportunities for Proactive School Planning



Complete Streets

Meets needs of all users

- Autos
- Transit
- Pedestrians
- Bicyclists



www.completestreets.org



Other Opportunities for Proactive School Planning



Collaborative for High Performance Schools (CHPS)

- Sustainable site and building planning criteria
- District resolution to commit to sustainable school planning and operations

Roseville Joint Union School District

Dry Creek Joint Elementary School District

Natomas Unified School District



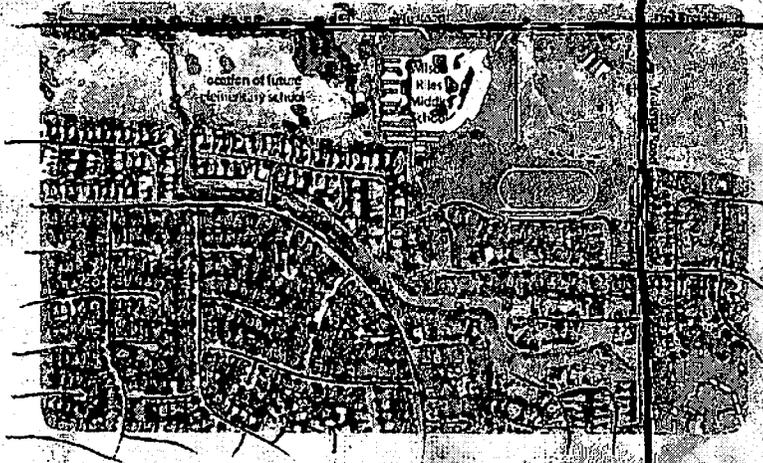
www.buildingbetterschools.org



Case Study – Riles MS/Fortune ES Site



Existing Condition



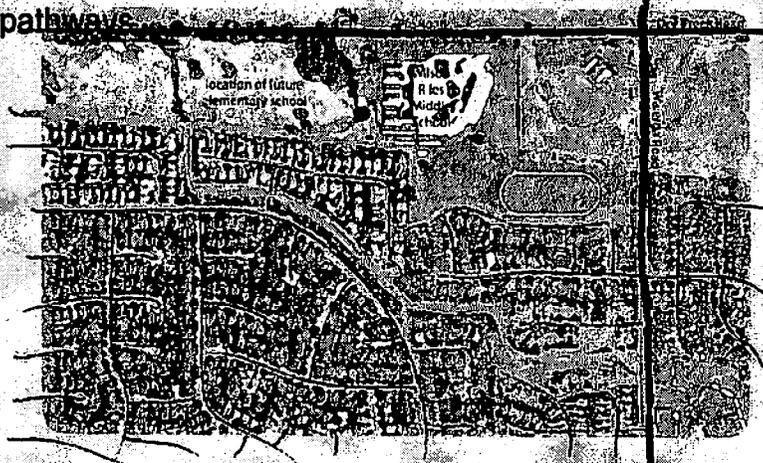
Utilizes major roads to connect schools to neighborhoods

- Lacks safe and convenient paths of travel to/from school
- Cul-de-sac neighborhood design hinders pedestrian circulation

Case Study – Riles MS/Fortune ES Site



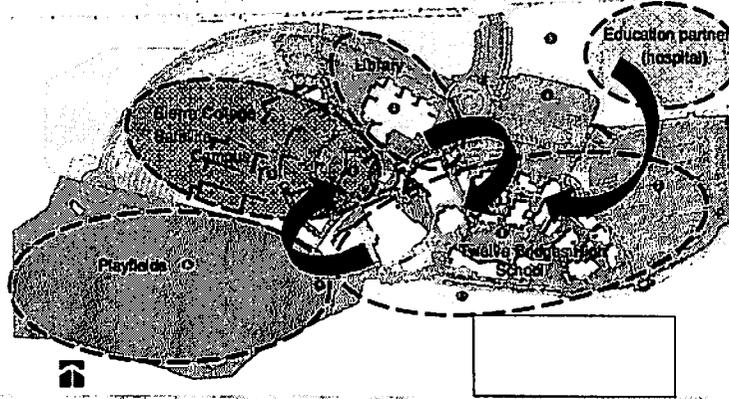
Potential pathways



Utilizes green belts to connect neighborhoods to schools

- Green paths connect cul-de-sacs and neighborhoods
- Shorter and safer paths for students to independently travel to school

Joint-Use Facility Strategies



Twelve Bridges High School Joint-use Facility

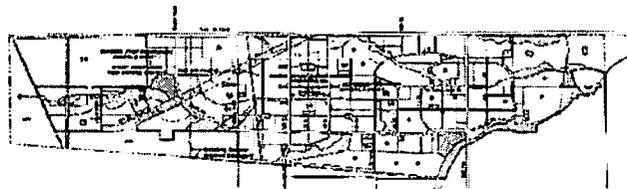
- Facility utilization/cost efficiencies
- Pedestrian connectivity
- Educational opportunities/synergies

Placer Vineyards Planning



PUBLIC UTILITIES AND SERVICES

Figure 6.9 School District Boundaries



- LEGEND
- Park
 - Middle School
 - Elementary School
 - Middle School
 - High School

Agencies & Associations with interests in school site planning



Some of the agencies and associations with interest in school site planning are:

- California Department of Transportation (Caltrans)
- California Department of Education (CDE)
- California Department of Public Health
- Local Government Commission
- California Center for Cities and Schools
- California School Boards Association (CSBA)
- Educational, child, and health advocacy groups
- Urban Land Institute



Important State Legislation in Process



Planning in California is also being moved by important legislation

- Assembly Bill (AB) 32 - California legislation for reduction of Green House Gasses
- Senate Bill (SB) 375 - links transportation and land use planning



More Opportunities for CJUSD



CJUSD Board Members, staff and consultants can continue to promote:

- Interagency and interdepartmental discussions and coordination
- Joint-use facility development
- School access
- Access to and through neighborhoods adjoining schools
- School area zoning that is supportive of safe access to schools
- School area zoning that encourages compatible land uses and activities
- Safe bicycle and pedestrian access to schools and other community facilities
- Transit service
- Improved safety and security



More Opportunities for CJUSD



Investigate the Planning For Schools (PFS) Group, which has Multi-disciplinary membership

- School board member
- School facilities directors
- Architects
- Engineers
- Planning and public works professionals
- Building industry
- Public health and safety professionals



More Opportunities for CJUSD



The Goals of PFS are:

- Pro-active planning
- Building consensus, meeting the needs of all
- Building upon successful and known best practices
- Creating "destination" communities
- Creating safe, healthy and livable communities
- Broaden the discussion to include business, families, service and cultural organizations
- Reduce costs and add value
- Becoming a trendsetter in forward thinking community building



Next Steps



- *Continue to create a broad consultative group*
- *Review best practices in light of future developments within the CJUSD*
- *Determine priorities and goals relating to school and neighborhood development*
- *Establish a clear path for the future*
- *Gain "buy-in" from CJUSD*
- *Watch our quality community grow!*

