

CENTER JOINT UNIFIED SCHOOL DISTRICT

BOARD OF TRUSTEES WORKSHOP MEETING PLANNING AND FACILITIES

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

DATE/TIME: Wednesday, February 12, 2014 @ 5:30 p.m.

AGENDA

- I. CALL TO ORDER/ROLL CALL - 5:30 p.m.
- II. FLAG SALUTE
- III. ADOPTION OF AGENDA
- 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. PRESENTATION OF AN UPDATE ON FUTURE DEVELOPMENT AND FACILITIES
- VI. QUESTIONS AND COMMENTS
- VII. NEXT STEPS AND NEXT WORKSHOP
- VIII. ADJOURNMENT

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 schedule meeting, can be viewed at Center Joint 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

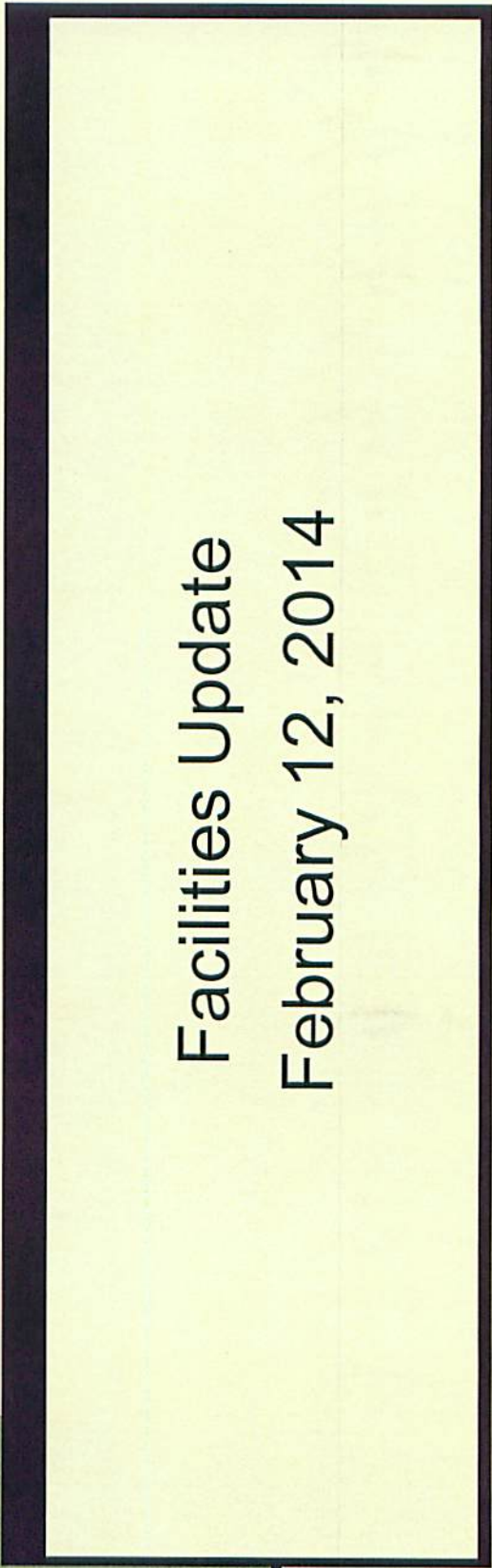
		AGENDA REQUEST FOR:
Dept./Site:	Operations & Facilities	Action Item _____
To:	Board of Trustees	Information Item <u> X </u>
Date:	February 12, 2014	# Attached Pages <u> 18 </u>
From:	Craig Deason, Assistant Superintendent	
Principal/Administrator Initials:	_____	

SUBJECT: PRESENTATION OF AN UPDATE ON FUTURE DEVELOPMENT AND FACILITIES

RECOMMENDATION: information only



Center Joint Unified School District



Facilities Update
February 12, 2014

What this presentation covers

- Specific Plan Development Process
- Developer Agreements
- Current District Development
- School Funding & Bond Program

Development Process

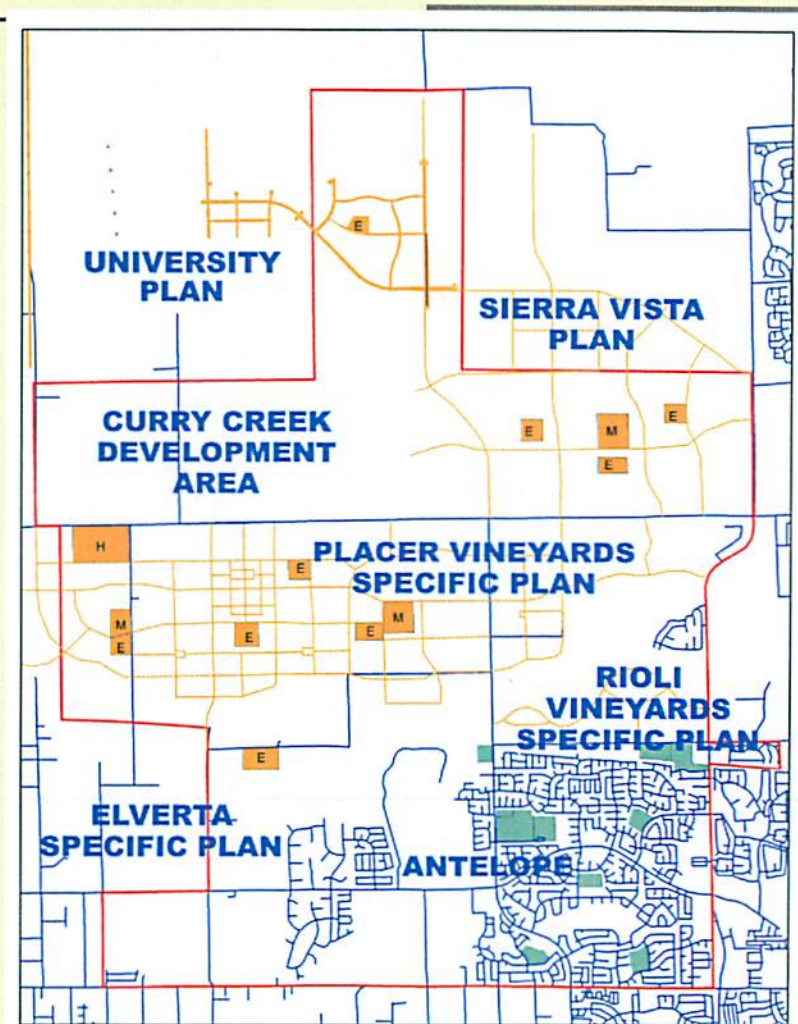
- Specific Plan Submitted to County/City
- Specific Plan Environmental Impact Report (EIR)
 - School district enters into a developer agreement
 - School sites are designated
 - District has opportunity to comment on impacts to educational process
 - Specific plan is approved after all impacts are mitigated
- Tentative Maps Submitted to County/City
 - District has opportunity to comment on impacts to educational process

Developer Agreements

- Developer fees
 - Level 1,2,or 3
- Timing of school site purchase
- Construction ready site condition
- Utilities stubbed to the school site
- Off site development
- Report preparation for CDE approval
- Transportation (where applicable)
- Interim housing (where applicable)
- Lots of legal language

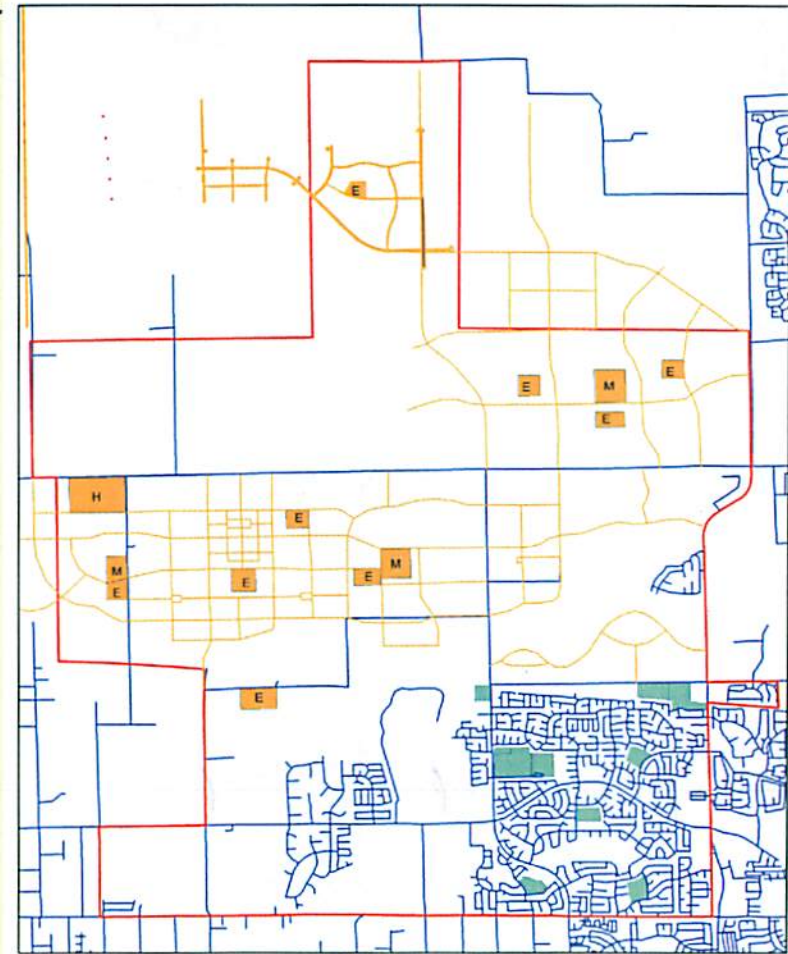
Planned Future Residential Development

■ Sacramento County	
■ Elverta plan plus other infill	2,700 units
■ Placer County	
■ Riolo Vineyards	788 units
■ Placer Vineyards	~14700 units
■ Sierra Vista	8,642 units
■ Regional University Plan	1,450 units
■ Curry Creek	undetermined
■ Total Future Units	26,800+ units
■ Current district	9,134 units
■ District in 2040	36,000+ units



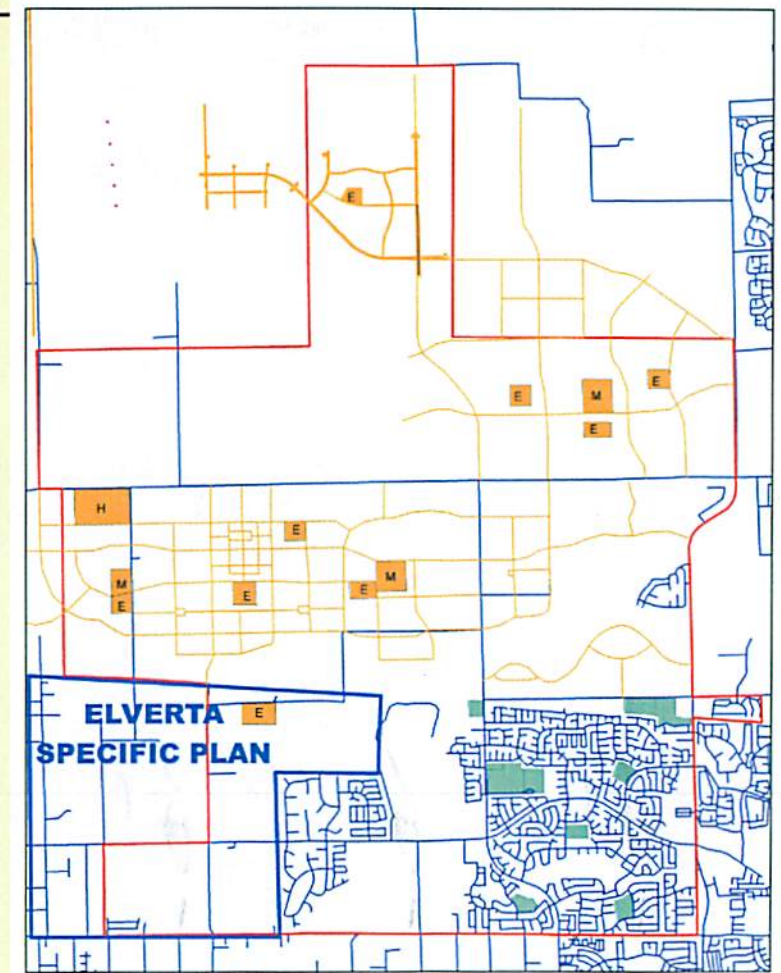
Planned Schools to Serve New Residential Development

- By 2040 CUSD may have:
 - 1 to 2 new high schools
 - 3 to 4 new middle schools
 - 9 to 12 new elementary schools
- There will be more voters, Assessed Valuation (AV), and students in Placer County than in Sacramento County.
- The district will be served by the Placer County Office of education.



Timing of New Development – Sacramento County

- Elverta Specific Plan
 - Currently working on a developer agreement
 - Developers are seeking approval for a 1250 dwelling small lot map
 - Major backbone infrastructure construction is expected to begin in the Spring of 2014
 - Residential construction could begin in the Spring of 2015



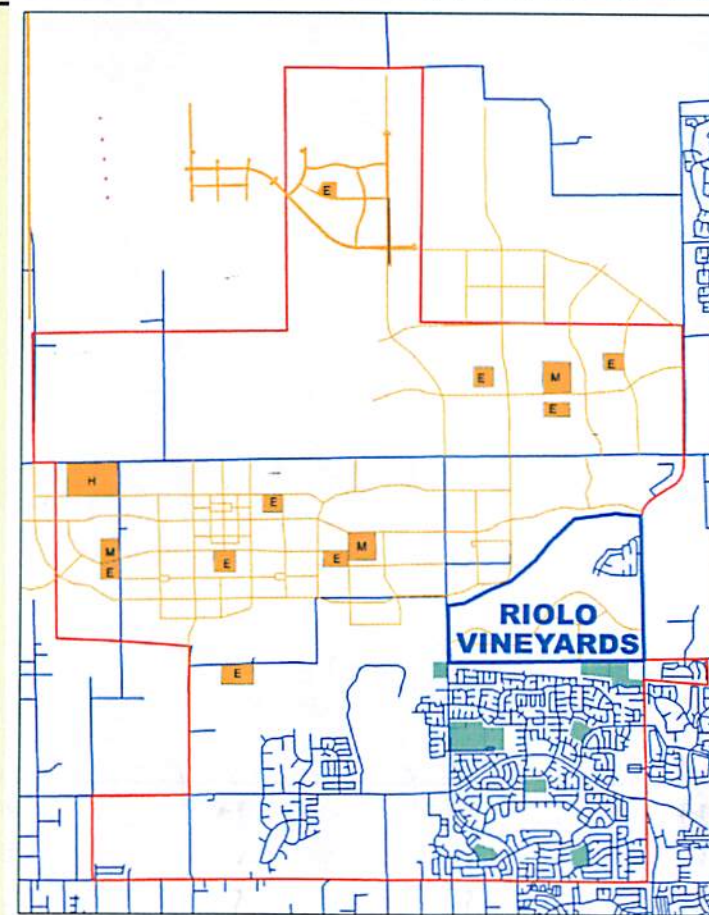
Countryside Equestrian Estates



Timing of New Development – Placer County

■ Riolo Vineyards Specific Plan

- There are 788 possible residential units within the district
- Tentative map with 110 lots up for approval
- Infrastructure construction could begin Spring 2014
- Residential construction could begin as early as Spring 2015
- Students could enroll by the Fall 2015

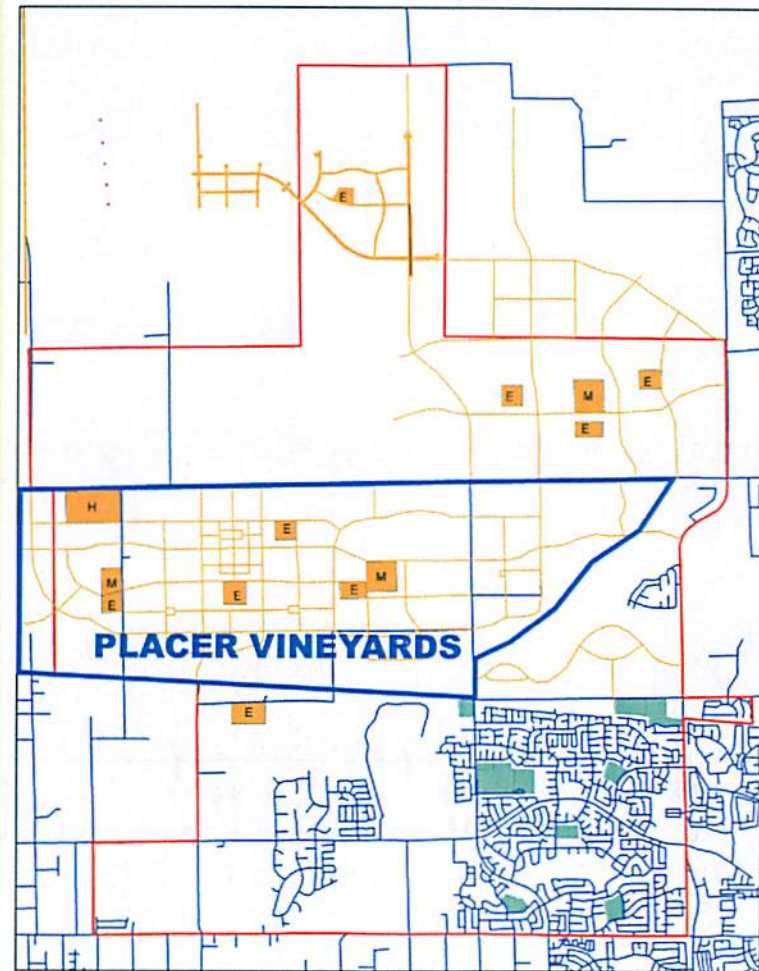




Timing of New Development – Placer County

- Placer Vineyards Specific Plan

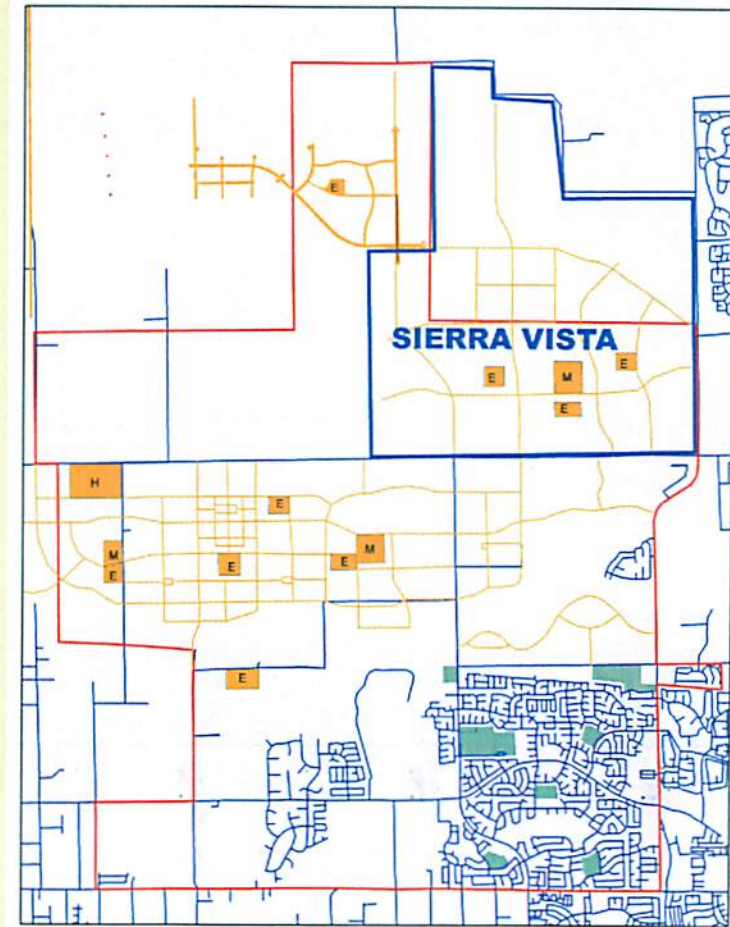
- There are 13,200+ possible residential units within the district
- Infrastructure construction could begin Spring 2014
- No small lot maps are currently approved
- Residential construction could begin as early as Spring 2015



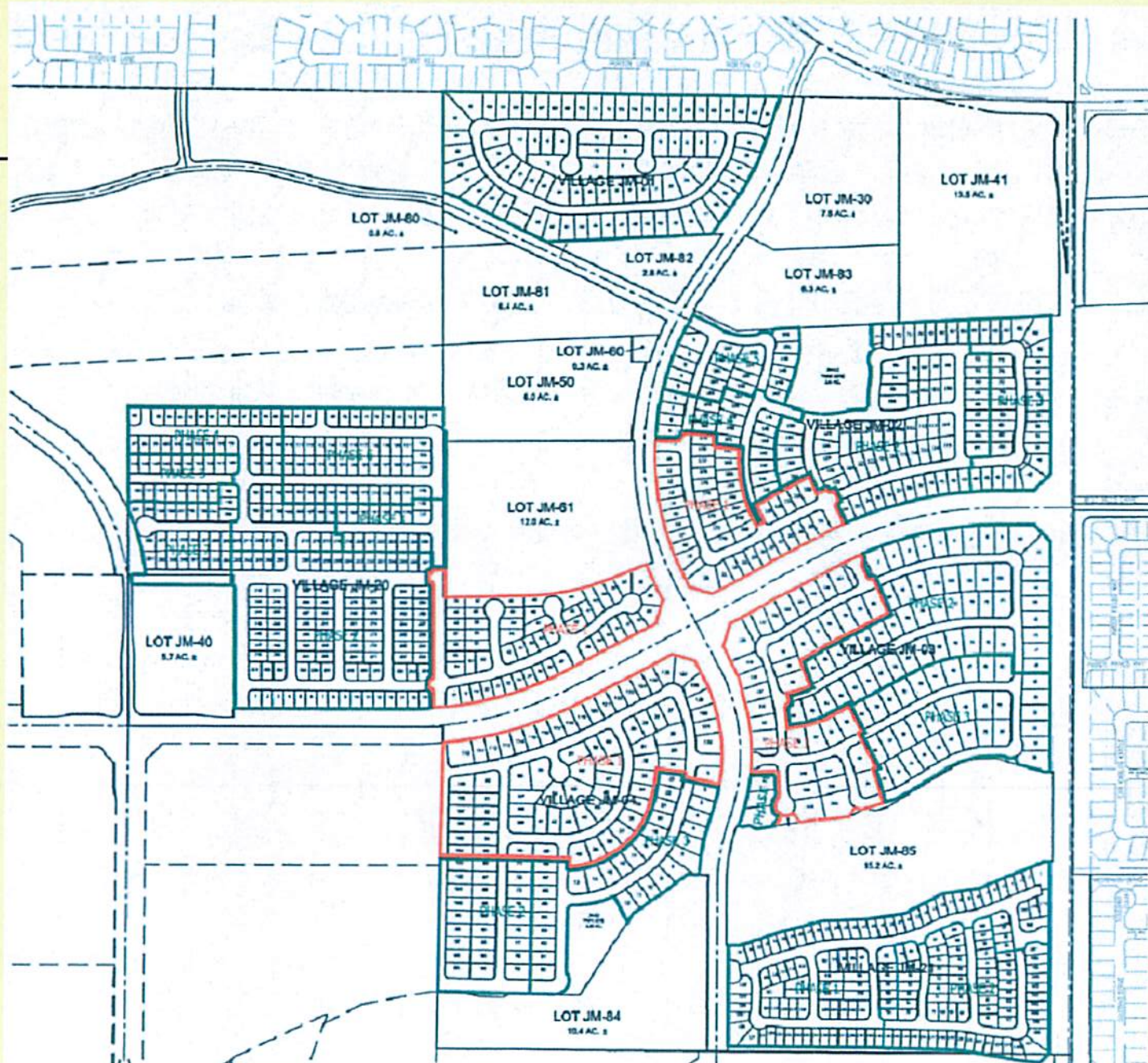
Timing of New Development – Placer County

■ Sierra Vista Specific Plan

- There are 8,642 possible residential units within the district
- Tentative map with 788 lots approved
- Infrastructure construction could begin Spring 2014
- Residential construction could begin as early as Spring 2015
- Students could enroll by the Fall 2015



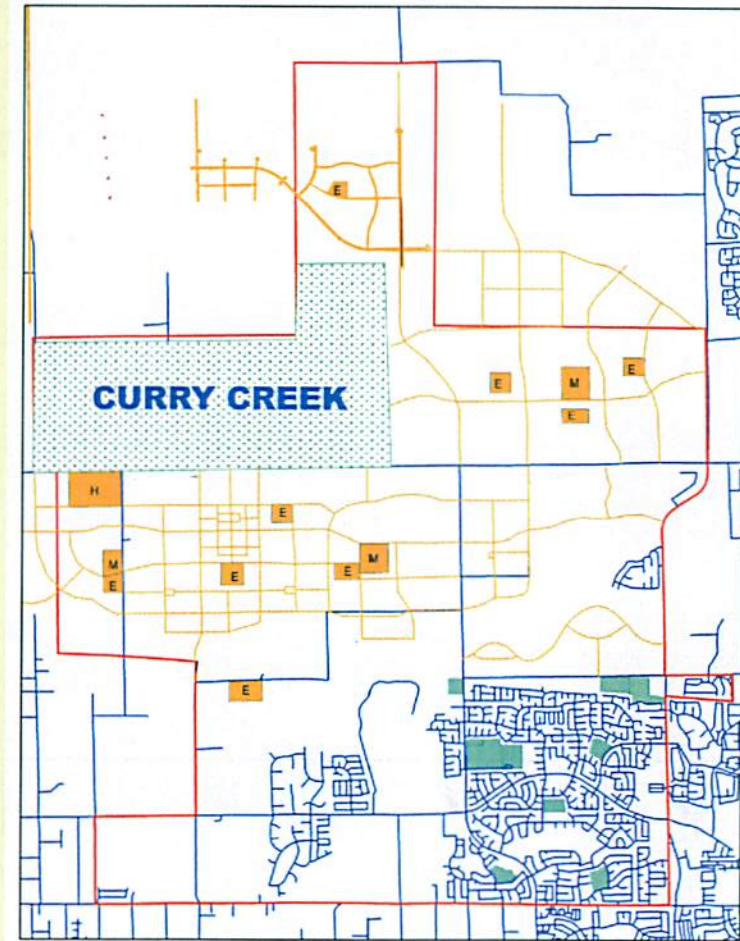
The Villages at Sierra Vista



Timing of New Development – Placer County

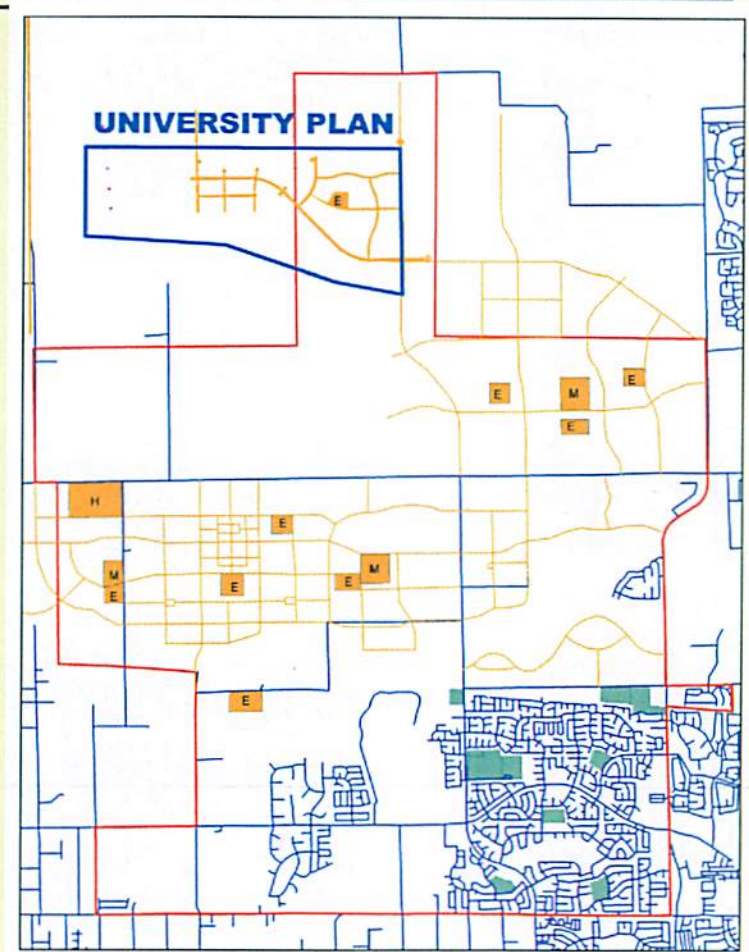
■ Curry Creek Estimation

- The Specific Plan is in the formative stages
- Could accommodate 4,500+ residential units
- Too early to forecast approval or development schedules
- Has potential site for third CUSD high school if needed



Timing of New Development – Placer County

- Regional University Specific Plan
 - There are 1,450 possible residential units within the district
 - Specific Plan approved
 - Estimates for development are not available



School Funding & Bond Program

- Developer fees
- State funding match (undetermined)
- Local bonds
 - 1991 Bond \$59 million authorization
 - ~ \$10 million remaining
 - 2008 Bond \$500 million authorization
 - No bonds sold to date

CJUSD Bond Program

Bond Funded Projects Since 2006

- Center Court Lane paving project
- Modernization of Dudley and Spinelli
- CHS Stadium Renovation
- Baseball / Softball field renovations
- WCR athletic field upgrades
- Painting, asphalt, grounds improvements
- Technology upgrades

CJUSD Bond Program

Bond Funded Project Needs

- Sierra Vista school site
 - School design
 - Site purchase
 - Site improvements
 - Phase I school site construction
- SMUD substation site purchase