

**SCHOOL FACILITY NEEDS ANALYSIS
FOR THE
CENTER UNIFIED SCHOOL DISTRICT**

**THIS STUDY ESTABLISHED THE NEED
FOR THE IMPOSITION OF
DEVELOPER FEES PURSUANT TO
APPLICABLE LAW AS OF
APRIL 2009**

**Prepared by:
Caldwell Flores Winters, Inc.
Cardiff, California**

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LEVEL II AND LEVEL III DEVELOPER FEES - APPLICABLE LAW

GC §65995.5 permits a school district to collect a fee higher than the fee set forth in GC §65995 when the governing board does all of the following:

- (1) Make a timely application to the State Allocation Board for new construction funding for which it is eligible and be determined by the board to meet the eligibility requirements for new construction funding set forth in Article 2 (commencing with Section 17071.10) and Article 3 (commencing with Section 17071.75) of Chapter 12.5 of Part 10 of the Education Code....
- (2) Conduct and adopt a school facility needs analysis pursuant to Section 65995.6.
- (3) Until January 1, 2000, satisfy at least one of the requirements set forth in subparagraphs (A) to (D), inclusive, and, on and after January 1, 2000, satisfy at least two of the requirements set forth in subparagraphs (A) to (D), inclusive:
 - (A) The district is a unified or elementary school district that has a substantial enrollment of its elementary school pupils on a multitrack year-round schedule. "Substantial enrollment" for purposes of this paragraph means at least 30 percent of district pupils in kindergarten and grades 1 to 6, inclusive, in the high school attendance area in which all or some of the new residential units identified in the needs analysis are planned for construction. A high school district shall be deemed to have met the requirements of this paragraph if either of the following apply:
 - (i) At least 30 percent of the high school district's pupils are on a multitrack year-round schedule.
 - (ii) At least 40 percent of the pupils enrolled in public schools in kindergarten and grades 1 to 12, inclusive, within the boundaries of the high school attendance area for which the school district is applying for new facilities are enrolled in multitrack year-round schools.
 - (B) The district has placed on the ballot in the previous four years a local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast.
 - (C) The district meets one of the following:
 - (i) The district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the district's local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the district's general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Section 52211) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Section 52211) of Division 2 of Title 5 that are approved by a vote of landowners prior to November 4, 1998, and

revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code). Indebtedness or other obligation to finance school facilities to be owned, leased, or used by the district, that is incurred by another public agency, shall be counted for the purpose of calculating whether the district has met the debt percentage requirement contained herein.

- (ii) The district has issued debt or incurred obligations for capital outlay in an amount equivalent to 30 percent of the district' s local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the district's general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Section 52211) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Section 52211) of Division 2 of Title 5 that are approved by a vote of landowners after November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code). Indebtedness or other obligation to finance school facilities to be owned, leased, or used by the district, that is incurred by another public agency, shall be counted for the purpose of calculating whether the district has met the debt percentage requirement contained herein.

(D) At least 20 percent of the teaching stations within the district are relocatable classrooms.

GC § 65995.5(c) limits the "maximum square foot fee, charge, dedication, or other requirement authorized by this section that may be collected in accordance with Chapter 6 (commencing with Section 17620) of Part 10.5 of the Education Code" to be calculated by a governing board of a school district, as follows:

- "(1) The number of unhoused pupils identified in the school facilities needs analysis shall be multiplied by the appropriate amounts provided in subdivision (a) of Section 17072.10. This sum shall be added to the site acquisition and development cost determined pursuant to subdivision (h).
- (2) The full amount of local funds the governing board has dedicated to facilities necessitated by new construction shall be subtracted from the amount determined pursuant to paragraph (1). Local funds include fees, charges, dedications, or other requirements imposed on commercial or industrial construction.
- (3) The resulting amount determined pursuant to paragraph (2) shall be divided by the projected total square footage of assessable space of residential units anticipated to be constructed during the next five-year period in the school district or the city and county in which the school district is located. The estimate of the projected total square footage shall be based on information available from the city or county within which the residential units are anticipated to be constructed or a market report prepared by an independent third party.

LEVEL II AND LEVEL III FEES - THIS STUDY

Eligibility Pursuant to GC §65995.5

1. The district's governing board has filed the SAB50-01, 02, and 03 with the Office of Public School Construction (OPSC) on 10/1/00. A SAB50-04 was filed in April 2007 showed eligibility for 324 unhoused students.
2. This section of this study finds that the district is eligible to impose a Level II developer fee of \$3.27 per square foot of habitable residential construction, and when appropriate a Level III developer fee of \$6.44 per square foot of habitable residential construction.
3. a. The district has passed general obligation bonds in 1992 and 2008.
 - b. The district has a bonding capacity of \$51,028,414 and has issued debt in the amount of \$43,578,215, which constitutes 85.40 percent of its bonding capacity.
 - c. The district has no students on multi-track year-round education schedules, which constitutes 0 percent of its K-6 students.
 - d. The district has 192 relocatable classrooms out of 320 total classrooms, which constitutes 60.00 percent relocatable classrooms. Although these relocatable classrooms are used to temporarily house students, their capacity as related to fees imposed on new residential construction is discounted for purposes of determining Level II and Level III developer fees pursuant to GC §65995.5 et seq. is ignored.

Financing School Facilities with Level II and Level III Developer Fees

GC §65995.5 *et seq.* permits a school district to collect fees that are higher than the maximum developer fee permitted by GC §65995 when specific criteria are met. The following sections and related appendices address these criteria.

Number of Enrolled Students Residing in Units Constructed within the Last Five Years

The following table summarizes the number of units constructed within the last five years, the number of students that reside in them, and the ratio of students to units by unit type by grade level.

Units Constructed within the Last Five Years

Unit Type and Grade Level	Number of Units	Number of Students	Ratio of Students to Units
Single Family			
K-6	391	119	0.304
7-8	391	50	0.128
9-12	391	62	0.159
Multi Family			
K-6	424	87	0.205
7-8	424	42	0.099
9-12	424	44	0.104

Units Forecast for Construction within the next Five Years

The data from Placer County Planning Department and Sacramento County Planning and Community Development Department indicates that 2,400 single family units and 200 multifamily units are likely to become eligible for development within the next five years. The following table lists the units to be constructed within the next five years, the ratio of students to units by grade level for units constructed within the last five years, and the product of these data, forecast students from new development.

Units to be Constructed within the Next Five Years

Unit Type and Grade Level	Number of Units	Ratio of Students to Units	Students from New Development
Single Family			
K-6	2,757	0.304	838
7-8	2,757	0.128	353
9-12	2,757	0.159	438
Multi Family			
K-6	200	0.205	41
7-8	200	0.099	20
9-12	200	0.104	21

Use of Available Spaces in Existing Schools

As previously stated, capacity of existing school facilities was determined by using the approved capacity worksheet and eligibility forms (SAB50-02 and 03) provided by Office of Public School Construction pursuant to GC §65995.5 *et seq.* The SAB50-02 calculations permit a school district to exclude relocatable classrooms in excess of 25 percent of its permanent classrooms from a count of available classrooms for capacity. Because the district has excess relocatable above 25 percent of the number of permanent classrooms, the district has excluded them from its capacity count. The SAB50-02 has determined that the district has 324 unhoused students (i.e. It has 324 more students than existing capacity) based on state adopted regulations and as listed on the SB50-03. The following table lists the sum of students from single and multi family new development by grade level, the lack of available spaces in existing schools to accommodate these students and the projected unhoused students from new development.

All Units by Grade Level	Students from New Development	Available Spaces in Existing Schools	Number of Unhoused Students from New Development
K-6	879	0	879
7-8	373	879	0
9-12	459	0	459

School Facilities Costs for Unhoused Students from New Development

The following Table lists the unhoused students attributable to new development, the School Facilities Program (SFP) grant attributable to each student and the calculated school facilities construction cost:

Grade Level	Unhoused Students	SFP Grant	Construction Allowance
K-6	879	\$9,369	\$8,235,351
7-8	0	\$9,909	\$0
9-12	459	\$12,607	\$5,786,613
Total	1,238		\$14,021,964

School Site Costs for New Schools

The acres per school site were obtained from the School Facilities Planning Division, California Department of Education and are 10.0 acres for an elementary school site, 20.0 acres for a junior high school site and 40 acres for a high school site for pupil enrollments listed above. The per-acre cost of land has been determined by taking the average of the previous two site acquisitions made by the district. Without an inflation adjustment, these land costs were \$180,000 per acre. GC §65995.5(h) requires that one half of the cost for each site is attributable to the permitted Level II - calculated maximum developer fee. The following table lists the costs calculations for each site to serve school facilities attributable to new development.

Grade Level	Unhoused Students	Planned Students per School	Number of New Sites Needed	One-half Cost Per Site	New Development Share of Site Costs
K-6	879	625	1.2464	\$1,250,000	\$1,558,000
7-8	0	900	0	\$2,500,000	\$0
9-12	459	1998	0.2297	\$6,250,000	\$1,435,625
Total	1,338				\$2,993,625

Development Costs for New Schools

The estimated development costs for the new sites that will be needed to serve new development have been based on the Wilson Riles Junior High School (WRJHS) estimated costs approved by the State Allocation Board as part of the 50/73973-00-01

project. The following table lists the site development costs for the proposed new schools.

Grade Level	Half Site Development Costs	Number of New Sites Needed	Half Site Development Costs
K-6	\$1,500,000	1.2464	\$1,869,600
7-8	\$3,000,000	0	\$0
9-12	\$6,500,000	0.2297	\$1,493,050
Total			\$3,362,650

Total Costs for New Schools

The following tables sums the School Facilities Costs, one-half site acquisition costs, and one-half site development costs for each new school.

Grade Level	Construction Allowance	Total One-half Site Costs	Half Site Development Costs	Total Costs
K-6	\$8,235,351	\$1,558,000	\$1,869,600	\$11,662,951
7-8	\$0	\$0	\$0	\$0
9-12	\$5,786,613	\$1,435,625	\$1,493,050	\$8,715,288
Total	\$14,021,964	\$2,993,625	\$3,362,650	\$20,378,239

Total Habitable Area of New Development within the Next Five Years

The District is expected to have 6,224,000 square feet of new development in the next five years (See Appendix). Dividing \$20,378,239 of total costs for new schools by 6,224,000 square feet of new development forecast within the next five years results in \$3.27 per square foot. Therefore, the appropriate Level II fee that the district may impose on new development is \$3.27 per square foot.

SECTION III - CONSIDERATION OF ALTERNATE FORMS OF MITIGATION AND OTHER FUNDING SOURCES

Funding for new construction and reconstruction is restricted to the District's capital outlay accounts. The District has entered the School Facilities Program as a key component of its future school facility-financing program.

Surplus Property - GC §65995.6(b)(1)

At present, the District has no surplus sites or funds from the sale of surplus sites that are available for generating revenue to meet current housing needs.

Use of Excess Capacity in Existing Facilities - GC §65995.6(b)(2)

The district examined all of its facilities when compiling data for completion of the SB50-02 form used to determine school capacity. The developer fee calculated by this study has included any excess capacity not reserved for future projected students from development already covered by mitigation agreements before determining the amount of new school facilities needed to accommodate students from future development.

Fees for Interim Facilities - GC §65995.6(b)(2)

The district may collect developer fees for rental of temporary classroom space to accommodate students from new development.

General Fund - GC §65995.6(b)(3)

The District's General Fund (operating) budget is entirely committed to instructional and operating expenses.

General Obligation Bonds - GC §65995.6(b)(3)

The district passed general obligation bonds in 1992 and 2008. These funds are primarily for providing major repairs to existing facilities, for modernizing existing schools to comply with current educational program standards, and to provide supplemental funds for new construction when available. Some general obligation

bonds funds may be used to construct additional school facilities for the purposes of augmenting the Class Size Reduction Program.

Special Non Ad Valorem Taxes ("Parcel Taxes") - GC §65995.6(b)(3)

Approval by more than two-thirds of the voters is required to impose taxes that are not based on the assessed value of individual parcels. These taxes have been used in other California school districts, but the amounts collected are generally small and are used to supplement operating budgets or finance small "pay as you go" projects. General obligation bonds, which extend payments over many years, are more feasible and are recommended for capital projects.

Mello-Roos Community Facilities District Bonds - GC §65995.6(b)(3)

This funding option works most like a traditional assessment district, with bonds issued for specific public improvements that are redeemed by special taxes paid by the owners of property within the area. A Mello-Roos District may include all or a part of the school district. Undeveloped areas with fewer than 12 registered voters may create a Mello-Roos District by a vote of the landowners. If more than 12 voters live in the proposed area, then an election of all the registered voters must be held, and two-thirds of the voters, voting in the election must approve.

The District may establish a Mello Roos Community Facilities District to cover a portion of the costs needed for school impact mitigation for large development areas. Mello Roos Community Facilities District Special Taxes would be substituted for developer fees for new residential construction that occurs within the territory of the Community Facilities District.

Redevelopment Project Funds - GC §65995.6(b)(3)

The District does not receive any funds for capital projects from local redevelopment agencies. The District does not currently participate in redevelopment agency pass-through agreements from three projects. Redevelopment revenues received by the District, when available, are currently used for improvements of existing sites.

Existing Mitigation Agreements - GC §65995.6(b)(3)

There are no units in existing mitigation agreements.

FINDINGS - LEVEL II AND LEVEL III DEVELOPER FEES

The district is justified in imposing a Level II developer fee of \$3.27 per square foot of habitable residential construction and when appropriate a Level III developer fee of \$6.44 per square foot of habitable residential construction to finance the construction of new school facilities to accommodate students from forecast new development within the next five years.

RECOMMENDATIONS

This School Facility Needs Analysis shows that the district needs to impose a Level II Developer Fee of \$3.27 per square foot of residential construction and when appropriate a Level III developer fee of \$6.44 per square foot of habitable residential construction, based on the data and analyses contained in this report. The Justification Report determined that the district was justified in imposing a fee of \$7.76 pursuant to GC §66001. Therefore, the district both needs and is justified in imposing a Level II developer Fee pursuant to GC §65995.5 of \$3.27 per square foot of residential development and if conditions set forth in GC §65995.7 are met, the district may be justified in imposing Level III Developer Fees of \$6.44 per square foot of habitable residential construction.

APPENDIX

ENROLLMENT CERTIFICATION/PROJECTION

SAB 50-01 (Rev. 01/03) Excel (Rev. 2/27/2003)

SCHOOL DISTRICT CENTER UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 73973
COUNTY SACRAMENTO	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Part A. Enrollment Data - (districts or county superintendent of schools)

Grade	3rd Previous	2nd Previous	Previous	Current
	2002/03	2003/04	2004/05	2005/06
K	351	417	438	404
1	442	401	446	417
2	437	437	398	440
3	409	460	434	389
4	434	425	472	453
5	477	474	438	488
6	438	495	468	416
7	537	560	605	526
8	509	528	493	497
9	502	602	664	593
10	459	520	560	578
11	446	453	446	465
12	395	418	416	381
TOTAL	5,836	6,190	6,278	6,047

Part B. Pupils Attending Schools Chartered By Another District

3rd Previous	2nd Previous	Previous	Current

Part C. Continuation High School - (districts only)

Grade	3rd Previous	2nd Previous	Previous	Current
9				
10				
11				
12				

Part D. Special Day Class Pupils - (districts or county superintendent of schools)

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR	45		MR	20	
HH			HH		
DEAF			DEAF		
HI			HI		
SLI			SLI		
VI			VI		
SED			SED		
OI			OI		
OHI			OHI		
SLD			SLD		
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI		
TOTAL	45		TOTAL	20	

Part E. Special Day Class Enrollment - (county superintendent of schools only)

3rd Previous	2nd Previous	Previous	Current

Part F. Number of New Dwelling Units **252**

Part G. District Student Yield Factor **0.700**

Part H. Five Year Projected Enrollment - School Facility Program Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
2,985	986	1,962	5,933

Projections - special day class pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR	44		MR	19	
HH			HH		
DEAF			DEAF		
HI			HI		
SLI			SLI		
VI			VI		
SED			SED		
OI			OI		
OHI			OHI		
SLD			SLD		
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI		
TOTAL	44		TOTAL	19	

Part I.

One Year Projected Enrollment - State Relocatable Program Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
3,022	950	2,067	6,039

Projections - (special day class pupils only) (includes Severe & Non-Severe)

	Elementary	Secondary		Elementary	Secondary
MR	45	20	OI		
HH			OHI		
DEAF			SLD		
HI			DB		
SLI			MH		
VI			AUT		
SED			TBI		
TOTAL	45	20	TOTAL	45	20

I certify, as the District Representative, that the information reported on this form is true and correct and that: I am designated as an authorized district representative by the governing board of the district. If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42 (b), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC). This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE	DATE
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STATE OF CALIFORNIA
EXISTING SCHOOL BUILDING CAPACITY
 SAB 50-02 (Rev. 09/02) Excel (Rev. 11/21/2002)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 4 of 4

SCHOOL DISTRICT CENTER UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 73973
COUNTY SACRAMENTO	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

PART I - Classroom Inventory NEW ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years						
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	82	33	34			149
Line 7. Permanent Classrooms	61	6	34	5		106
Line 8. Total (Lines 1 through 7)	143	39	68	5		255

PART II - Available Classrooms

Option A.	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	82	33	34			149
d. Part I, line 7	61	6	34	5		106
e. Total (a, b, c, & d)	143	39	68	5		255

Option B.	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	143	39	68	5		255
b. Part I, lines 1,2,5 and 6 (total only)						149
c. 25 percent of Part I, line 7 (total only)						27
d. Subtract c from b (enter 0 if negative)	67	27	28			122
e. Total (a minus d)	76	12	40	5		133

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	1,900	324	1,080	65	
Line 2. SER adjustment	66	11	37	2	
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	66	11	37	2	
Line 5. Total of lines 1 and 4	1,966	335	1,117	67	

I certify, as the District Representative, that the information reported on this form is true and correct and that:
 I am designated as an authorized district representative by the governing board of the district; and,
 This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).
 In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE	DATE
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ELIGIBILITY DETERMINATION

SAB 50-03 (Rev. 01/03) Excel (Rev. 4/29/2003)

SCHOOL DISTRICT CENTER UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER <i>(see California Public School Directory)</i> 73973
BUSINESS ADDRESS 8408 WATT AVENUE	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA <i>(if applicable)</i>
CITY Antelope, CA 95843	COUNTY SACRAMENTO

Part I - The following individual(s) have been designated as district representative(s) by school board minutes:

DISTRICT REPRESENTATIVE Dr. Kevin J. Jolly	TELEPHONE NUMBER 916.338-6409	E-MAIL ADDRESS
DISTRICT REPRESENTATIVE R. John Loehr	TELEPHONE NUMBER 916.338.7580	E-MAIL ADDRESS

Part II - New Construction Eligibility NEW ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 50-01)	2,978	984	1,963	98	
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	1,966	335	1,117	67	
3. New Construction Baseline Eligibility (line 1 minus line 2)	1,012	649	846	31	
4. Adjustment to the baseline eligibility.	(805)	(924)	(533)		
5. Adjusted Baseline Eligibility (line 3 plus or minus line 4)	207	(275)	313		

Part III - Modernization Eligibility NEW ADJUSTED

1. SCHOOL NAME:

Option A

	K-6	7-8	9-12	Non-Severe	Severe
2. Permanent classrooms at least 25 years old					
3. Portable classrooms at least 20 years old					
4. Total (lines 2 and 3)					
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe					
6. CBEDS enrollment at school					
7. Modernization eligibility (lesser of the totals of line 5 or 6)					

Option B

2. Permanent space at least 25 years old (report by classroom or square footage)					
3. Portable space at least 20 years old (report by classroom or square footage)					
4. Total (lines 2 and 3)					
5. Remaining permanent and portable space (report by classroom or square footage)					
6. Total (lines 4 and 5)					
7. Percentage (divide line 4 by line 6)		0%			
	K-6	7-8	9-12	Non-Severe	Severe
8. CBEDS enrollment at school site					
9. Modernization eligibility (multiply line 7 by each grade group on line 8)					

*I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district; and,
A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1,
commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board
on _____; and,
This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event
a conflict should exist, then the language in the OPSC form will prevail.*

SIGNATURE OF DISTRICT REPRESENTATIVE	DATE
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"Achieving Tomorrow by Educating Today"

July 15, 2009

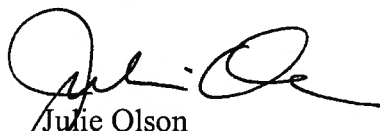
City of Roseville Planning Department
311 Vernon Street
Roseville, Ca 95678

RE: Sierra Vista Specific Plan

The Roseville City School District has reviewed the proposed residential development. We have evaluated the project and determined that the District will have the capacity to accommodate the students generated from this development. Using current generation rates, we estimate the development would generate approximately 201 K-5 students and 83 6-8 grade students. This development is situated adjacent to the Junction Elementary School and Barbara Chilton Middle School boundaries. Junction Elementary School has a capacity of 600 students, and a current enrollment of 281 students. Barbara Chilton Middle School is currently not open, but is anticipated to open by the time this development generates middle school students.

Additionally, our Board of Trustees will approve a mitigation agreement between the District and the project developer. This mitigation agreement will satisfy the project's school impacts requirements.

Sincerely,


Julie Olson
Assistant Superintendent, Business

Cc: Marcus J. LoDuca

Board of Education

Rene Aguilera
Krista Bernasconi Gary Miller
Susan Goto Brett W. McFadden

Richard L. Pierucci, Superintendent

RECEIVED

JUL 17 2009

Planning & Redevelopment
Department



"Achieving Tomorrow by Educating Today"

July 23, 2009

Ms. Kathy Pease
City of Roseville Planning Department
311 Vernon Street
Roseville, Ca 95678

RE: Sierra Vista Specific Plan

The Roseville City School District has reviewed the proposed residential development. Please refer to the attached Sierra Vista land use map and land use table dated 7-1-09. We have evaluated the project and determined that the District will have the capacity to accommodate the students generated from this development. Using current generation rates, we estimate the development would generate approximately 201 K-5 students and 83 6-8 grade students. This development is situated adjacent to the Junction Elementary School and Barbara Chilton Middle School boundaries. Junction Elementary School has a capacity of 600 students, and a current enrollment of 281 students. Barbara Chilton Middle School is currently not open, but is anticipated to open by the time this development generates middle school students.

Additionally, our Board of Trustees will approve a mitigation agreement between the District and the project developers, Westpark Federico, LLC and Mourier Investments, LLC. This mitigation agreement will satisfy the project's school impacts requirements.

Sincerely,

Julie Olson
Assistant Superintendent, Business

C: Marcus J. LoDuca, Sandberg & Lo Duca, LLP
Jeff Jones, Westpark Associates

Board of Education

Rene Aguilera
Krista Bernasconi Gary Miller
Susan Goto Brett W. McFadden

Richard L. Pierucci, Superintendent

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Planning & Redevelopment
Department

SIERRA VISTA LAND USE SUMMARY

Table 4-2: Land Use, Zoning & Units by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
CG-1	LDR (Residential)	RS/DS	23.0	115	0	0	5.0
CG-20	MDR (Residential)	RS/DS	4.9	44	0	0	9.0
CG-30	HDR (Residential)	R3/DS	14.0	420	0	0	30.0
CG-31	HDR (Residential)	R3/DS	14.6	420	0	0	29.0
CG-50	P/R (Park)	P/R	7.6				
CG-70	OS (Open Space)	OS	0.53				
CG-80	OS (Open Space)	OS	1.9				
CG-81	OS (Open Space)	OS	6.8				
CG-82	OS (Open Space)	OS	1.0				
CG-100	ROW/Landscape Corridors	ROW	6.3				
sub-totals (CGB)			80.6	999	0	0	
CO-1	LDR (Residential)	RS/DS	17.3	86	0	0	5.0
CO-2	LDR (Residential)	RS/DS	28.8	144	0	0	5.0
CO-3	LDR (Residential)	RS/DS	15.7	78	0	0	5.0
CO-20	MDR (Residential)	RS/DS	9.4	84	0	0	9.0
CO-21	MDR (Residential)	RS/DS	7.8	70	0	0	9.0
CO-22	MDR (Residential)	RS/DS	4.8	43	0	0	9.0
CO-40	CC (Commercial)	CC	0.1				
CO-50	P/R (Park)	P/R	1.0				
CO-70	OS (Open Space)	OS	0.25				
CO-71	OS (Open Space)	OS	0.52				
CO-80	OS (Open Space)	OS	14.2				
CO-81	OS (Open Space)	OS	22.9				
CO-100	ROW/Landscape Corridors	ROW	17.3				
sub-totals (Conley)			140.1	505	0	0	
DF-1	LDR (Residential)	RS/DS	18.8	94	0	0	5.0
DF-2	LDR (Residential)	RS/DS	3.2	16	0	0	5.0
DF-20	MDR (Residential)	RS/DS	16.0	120	0	0	7.5
DF-40	CC (Commercial)	CC	12.6				
DF-41	CC (Commercial)	CC	29.3				
DF-42	CC (Commercial)	CC	40.2				
DF-50	P/R (Park)	P/R	1.8				
DF-70	OS (Open Space)	OS	1.85				
DF-71	OS (Open Space)	OS	0.42				
DF-80	OS (Open Space)	OS	21.6				
DF-81	OS (Open Space)	OS	4.7				
DF-100	ROW/Landscape Corridors	ROW	9.7				
sub-totals (DF Properties)			160.2	230	0	0	

SIERRA VISTA LAND USE SUMMARY

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.3	91	0	0	5.0
FD-2	LDR (Residential)	RS/DS	16.3	81	0	0	5.0
FD-3	LDR (Residential)	RS/DS	9.1	45	0	0	5.0
FD-4	LDR (Residential)	RS/DS	6.4	32	0	0	5.0
FD-5	LDR (Residential)	RS/DS	17.4	87	0	0	5.0
FD-6	LDR (Residential)	RS/DS	13.8	69	0	0	5.0
FD-7	LDR (Residential)	RS/DS	8.5	42	0	0	5.0
FD-8	LDR (Residential)	RS/DS	32.9	164	0	0	5.0
FD-9	LDR (Residential)	RS/DS	18.3	91	0	0	5.0
FD-10	LDR (Residential)	RS/DS	18.7	93	0	0	5.0
FD-20	MDR (Residential)	RS/DS	25.2	226	0	0	9.0
FD-21	MDR (Residential)	RS/DS	22.7	204	0	0	9.0
FD-22	MDR (Residential)	RS/DS	14.3	128	0	0	9.0
FD-23	MDR (Residential)	RS/DS	15.9	143	0	0	9.0
FD-24	MDR (Residential)	RS/DS	10.7	96	0	0	9.0
FD-30	HDR (Residential)	R3/DS	4.1	86	0	0	21.0
FD-31	HDR (Residential)	R3/DS	4.1	86	0	0	21.0
FD-32	HDR (Residential)	R3/DS	8.9	178	0	0	20.0
FD-33	HDR (Residential)	R3/DS	8.6	172	0	0	20.0
FD-40	CC (Commercial)	CC	7.5				
FD-41	Commercial Mixed Use	CC(CMU)	5.7	40	0	0	20.0
FD-50	P/R (Park)	P/R	1.7				
FD-51	P/R (Park)	P/R	1.1				
FD-52	P/R (Park)	P/R	5.5				
FD-53	P/R (Park)	P/R	8.1				
FD-60	Public/Quasi-Public (Church)	P/QP	6.9				
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	1.1				
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.5				
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.8				
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.2				
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.6				
FD-70	OS (Open Space)	OS	1.13				
FD-71	OS (Open Space)	OS	1.28				
FD-72	OS (Open Space)	OS	0.44				
FD-73	OS (Open Space)	OS	1.32				
FD-74	OS (Open Space)	OS	0.70				
FD-75	OS (Open Space)	OS	1.16				
FD-76	OS (Open Space)	OS	0.15				
FD-77	OS (Open Space)	OS	1.36				
FD-80	OS (Open Space)	OS	5.7				
FD-81	OS (Open Space)	OS	5.5				
FD-82A	OS (Open Space)	OS	11.1				
FD-82B	OS (Open Space)	OS	0.1				
FD-83	OS (Open Space)	OS	3.5				
FD-84	OS (Open Space)	OS	25.3				
FD-85	OS (Open Space)	OS	20.8				
FD-86	OS (Open Space)	OS	1.7				
FD-87A	OS (Open Space)	OS	4.1				
FD-87B	OS (Open Space)	OS	0.2				
FD-88A	OS (Open Space)	OS	13.2				
FD-88B	OS (Open Space)	OS	20.9				
FD-100	ROW/Landscape Corridors	ROW	46.5				
sub-totals (Federico)			506.0	2154	0	0	

SIERRA VISTA LAND USE SUMMARY

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
JM-1	LDR (Residential)	RS/DS	16.9	84	0	0	5.0
JM-2	LDR (Residential)	RS/DS	29.6	148	0	0	5.0
JM-3	LDR (Residential)	RS/DS	30.2	151	0	0	5.0
JM-4	LDR (Residential)	RS/DS	26.3	131	0	0	5.0
JM-20	MDR (Residential)	RS/DS	39.9	359	0	0	9.0
JM-21	MDR (Residential)	RS/DS	18.7	168	0	0	9.0
JM-30	HDR (Residential)	R3/DS	6.1	138	0	0	23.0
JM-40	Commercial Mixed Use	CC(CMU)	5.7	40	0	0	20.0
JM-41	Commercial/Business Professional	CC/BP	15.1				
JM-50	P/R (Park)	P/R	8.0				
JM-51	P/R (Park)	P/R	2.6				
JM-52	P/R (Park)	P/R	1.5				
JM-60	Public/Quasi-Public (Well)	P/QP	0.3				
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.0				
JM-70	OS (Open Space)	OS	0.26				
JM-71	OS (Open Space)	OS	0.88				
JM-72	OS (Open Space)	OS	0.32				
JM-73	OS (Open Space)	OS	1.40				
JM-80	OS (Open Space)	OS	0.6				
JM-81	OS (Open Space)	OS	6.5				
JM-82	OS (Open Space)	OS	2.7				
JM-83	OS (Open Space)	OS	6.2				
JM-84	OS (Open Space)	OS	10.4				
JM-85	OS (Open Space)	OS	15.2				
JM-100	ROW/Landscape Corridors	ROW	25.6				
sub-totals (Mourier Investments LLP)			283.0	1219	0	0	

KT-1	LDR (Residential)	RS/DS	32.8	164	0	0	5.0
KT-2	LDR (Residential)	RS/DS	23.7	118	0	0	5.0
KT-3	LDR (Residential)	RS/DS	38.6	193	0	0	5.0
KT-4	LDR (Residential)	RS/DS	14.3	71	0	0	5.0
KT-5	LDR (Residential)	RS/DS	23.5	136	0	0	6.0
KT-20	MDR (Residential)	RS/DS	22.5	202	0	0	9.0
KT-21	MDR (Residential)	RS/DS	37.2	334	0	0	9.0
KT-30	HDR (Residential)	R3/DS	7.5	150	0	0	20.0
KT-40	CC (Commercial Mixed Use)	CC(CMU)	23.5	175	0	0	20.0
KT-41	CC (Commercial)	CC	55.2				
KT-42	CC (Commercial)	CC	8.8				
KT-43	Commercial/Business Professional	CC/BP	12.2				
KT-50	P/R (Park)	P/R	39.9				
KT-51	P/R (Park)	P/R	4.2				
KT-52	P/R (Park)	P/R	7.6				
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.3				
KT-61	Public/Quasi-Public (Elementary School)	P/QP	12.0				
KT-80A	OS (Open Space)	OS	16.9				
KT-80B	OS (Open Space)	OS	18.5				
KT-81	OS (Open Space)	OS	4.7				
KT-100	ROW/Landscape Corridors	ROW	52.8				
sub-totals (KT Development)			456.7	1543	0	0	

UR-90	Urban Reserve	UR	277.3				
UR-91	Urban Reserve	UR	114.8				
UR-92	Urban Reserve	UR	40.1				
UR-100	ROW/Landscape Corridors	ROW	5.3				
sub-totals (Urban Reserve)			437.5				

TOTAL			2064.1	6650	0	0	
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LAND USE LEGEND

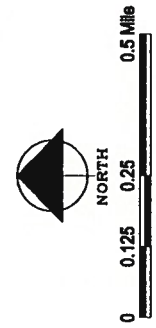
LDR	Low Density Residential	PPF	Public/Quasi Public
MDE	Medium Density Residential	PR	Park
HDR	High Density Residential	OS	Open Space
CC	Community Commercial	UR	Urban Reserve
CC (CUU)	Community Commercial/Urban Reserve		Rights-of-Way
CC/BP	Community Commercial/Business Professional		

LOT NUMBER KEY

LOT NUMBERS	LAND USE
1-19	Low Density Residential (LDR)
20-29	Medium Density Residential (MDR)
30-39	High Density Residential (HDR)
40-49	CC/CMU/BP
50-59	Park (PR)
60-69	Public/Quasi-Public (PPF)
70-79	Open Space (OS) - PASSES
80-89	Open Space (OS)
90-99	Urban Reserve (UR)
100	Major Roads/Landscape Corridors

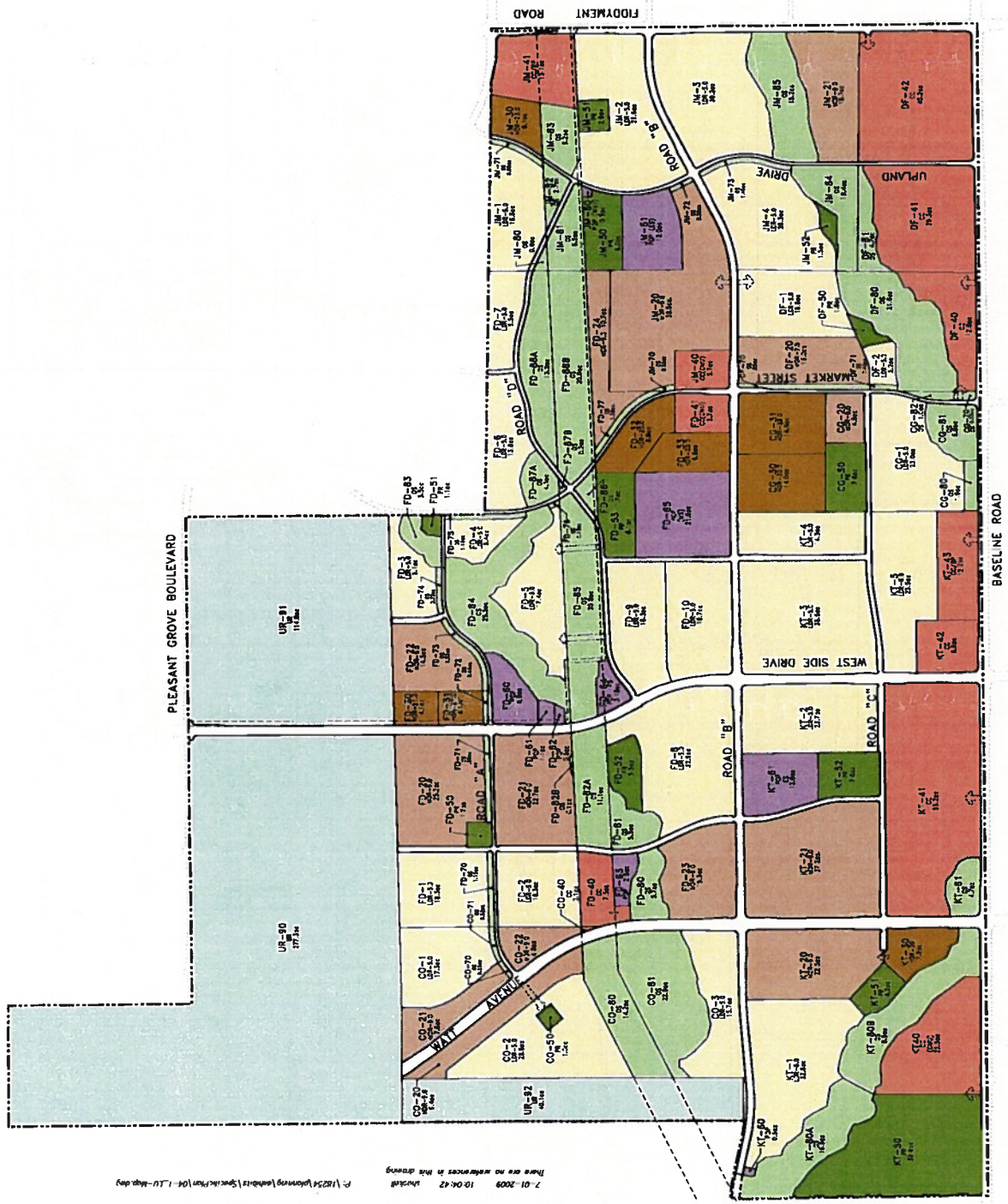
APPLICANT KEY

LOT NUMBER PREFIX	APPLICANT
CG	CGB
CO	CONLEY
DF	DF PROPERTIES
FD	FEDERICO
JM	MOUER INVESTMENTS, LLC
KT	KT DEVELOPMENT
UR	URBAN RESERVE



SPECIFIC PLAN LAND USE MAP

July 1, 2009



7-01-2009 10:04:42 shw/mt P:\18254\working\landuse\specificplan\04-LU-map.dwg There are no references in this drawing.

approx. "fold line" for 11" x 17" print