

Sacramento County Committee on School
District Organization Meeting

Tuesday / March 26, 2019/ 6:00 pm

LOCATION:

Center Joint Unified School District Board Room
Wilson C. Riles Middle School Campus
4747 PFE Road
Roseville, CA 95747

10474 Mather Boulevard
P.O. Box 269003
Sacramento, CA 95826-9003
916.228.2410

**SACRAMENTO COUNTY COMMITTEE ON SCHOOL DISTRICT ORGANIZATION
10474 Mather Boulevard
P.O. Box 269003
Sacramento, CA 95826-9003**

TO: Members, Sacramento County Committee on School District Organization

FROM: David W. Gordon, Secretary

SUBJECT: Agenda – Tuesday, March 26, 2019

Time: 6:00 p.m.

**Location: Center Joint Unified School District Board Room
Wilson C. Riles Middle School Campus
4747 PFE Road
Roseville, CA 95747**

<p>NOTE: The Sacramento County Office of Education encourages those with disabilities to participate fully in the public meeting process. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the public meeting, contact the Superintendent's Office at 916.228.2410 at least 48 hours before the scheduled County Committee meeting so that we may make every reasonable effort to accommodate you. [Government Code § 54953.2; Americans with Disabilities Act of 1990, § 202 (42 U.S.C. § 12132)]</p>
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- I. Call to Order and Roll Call
- II. Pledge of Allegiance
- III. No Approval of Minutes
- IV. Adoption of Agenda
- V. Visitor Presentations
 - A. General Public
- VI. New Business
 - A. Public Hearing and Action – California Environmental Quality Act – Potential Environmental Effect of Proposed Transfer of Uninhabited Territory Between Center Joint Unified School District, Roseville Joint Union High School District, and Roseville City School District – Teresa Stinson
 - B. Public Hearing and Action Regarding Petition to Transfer Uninhabited Territory Between Center Joint Unified School District, Roseville Joint Union High School District, and Roseville City School District – Teresa Stinson
- VII. Adjournment

NOTE: Anyone may address the County Committee on any item that is within the County Committee's subject matter jurisdiction. However, the County Committee may not take action on any item not on this agenda except as authorized by Government Code section 54954.2.

Anyone may appear at the County Committee meeting to testify in support of or in opposition to any item being presented to the County Committee for consideration. If possible, notify the Committee President or Committee Secretary in writing prior to the meeting if you wish to testify.

NOTICE: The agenda packet and supporting materials, including materials distributed less than 72 hours prior to the scheduled meeting, can be viewed at the Sacramento County Office of Education – Reception Desk, located at 10474 Mather Boulevard, Mather, CA. For more information please call 916.228.2410.

SACRAMENTO COUNTY COMMITTEE ON SCHOOL DISTRICT ORGANIZATION

10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003

Subject: Public Hearing and Action – California Environmental Quality Act – Potential Environmental Effect of Proposed Transfer of Uninhabited Territory Between Center Joint Unified School District, Roseville Joint Union High School District, and Roseville City School District	Agenda Item No.: VI.A. Enclosures: 67
Reason: Action	From: David W. Gordon Prepared By: Teresa Stinson Meeting Date: 03/26/19

BACKGROUND:

On January 28, 2019, the Sacramento County Office of Education received a completed petition to transfer territory between the Center Joint Unified School District (Center), the Roseville Joint Union High School District, and the Roseville City School District (Roseville School Districts). The Sacramento County Superintendent of Schools determined that the petition was sufficient and signed as required by law, and transmitted the petition to the Sacramento County Committee on School District Organization and the State Board of Education on February 22, 2019.

The petition involves school districts within the jurisdiction of both the Sacramento and Placer County Committees on School District Organization. Therefore, both County Committees must consider the petition, make necessary findings and tentative conclusions, and exchange these findings and conclusions before the petition may be granted or denied. (Ed. Code, §§ 35520, 35524.) As part of the petition consideration, public hearings must be held in each of the affected school districts. (Ed. Code, § 35705.) The Placer County Committee held its public hearing on the petition in the Roseville districts on March 4, 2019.

THE PETITION:

The petition seeks to swap approximately 48.3 acres of uninhabited territory between the three school districts for neighborhood planning purposes. Specifically, it would transfer about 33.6 acres from Center to the Roseville school districts and about 14.7 acres from the Roseville school districts to Center. The affected school districts, the Roseville City Planning Department, and the property owners all support the transfer (Attachment 1). If approved, this transfer would make minor school district boundary adjustments so that future homes within a single subdivision remain within the same school district. According to the petition materials in Attachment 1, this will avoid having future residents of particular neighborhoods and residential streets attend different schools.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ANALYSIS:

Before approving a proposal to reorganize school districts, the County Committee must first determine following a public hearing whether the proposed territory transfer is a “project” subject to further review under the California Environmental Quality Act (CEQA).

California Public Resources Code section 21065 defines “project” as “an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” Further, Title 14, California Code of Regulations section 15378(b)(5) states that “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” are not projects under CEQA.

Here, the territory proposed for transfer is uninhabited. No students live in the territory. No students will have to change schools and no new classrooms, nor modification of any facilities, will be required. Thus, the proposed territory transfer will not result in direct or reasonably foreseeable indirect physical changes in the environment. Additionally, any effects of the development have already been evaluated and responded to by the City of Roseville when it adopted an Environment Impact Report (EIR) for the project area on May 5, 2010.

If the Sacramento County Committee determines that the proposed territory transfer (which is simply a change in legal entities within a specified geographical area) is not a CEQA project, no further action is required under CEQA (Attachment 2).

If it is determined that an activity is a “project” (generally, a reorganization that will require construction of a new school or movement of staff or students), there are three basic components for complying with CEQA. (Pub. Resources Code, § 21000, et seq.) First, the lead agency must determine if the reorganization is exempt from CEQA. Second, if the project is not exempt, the lead agency must conduct an initial study to determine whether the proposed project (i.e., reorganization) may have a significant impact on the environment. Third, the lead agency files a negative declaration of environmental impact or completes an EIR depending on the findings of the initial study.

SUPERINTENDENT’S RECOMMENDATION:

The Superintendent recommends that the Sacramento County Committee on School District Organization determine that the proposed territory transfer is not a project under CEQA as defined in California Public Resources Code section 21065 and Title 14, California Code of Regulations section 15378(b)(5).

SACRAMENTO COUNTY COMMITTEE ON SCHOOL DISTRICT ORGANIZATION

10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003 916.228.2410

****PLEASE POST****

NOTICE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT PUBLIC HEARING

**California Environmental Quality Act –
Potential Environmental Effect of Proposed Transfer of Uninhabited Territory
Between Center Joint Unified School District,
Roseville Joint Union High School District, and Roseville City School District**

The Sacramento County Committee on School District Organization (County Committee) has received and will consider a petition to transfer approximately 48.3 acres of uninhabited territory between the Center Joint Unified School District, the Roseville Joint Union High School District, and the Roseville City School District (Territory Transfer Petition). A map of the area proposed for transfer is included in Attachment 1.

The County Committee will conduct a public hearing to obtain public response to the Territory Transfer Petition on whether the transfer is a project under the California Environmental Quality Act (CEQA), and if so, its potential impacts on the environment. At the conclusion of the public hearing, the County Committee may take action to comply with CEQA requirements.

The public hearing is scheduled as follows:

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Tuesday, March 26, 2019	6:00 p.m.	Center Joint Unified School District Board Room Wilson C. Riles Middle School Campus 4747 PFE Road Roseville, CA 95747

Individuals wishing to address the County Committee are requested to complete a speaker card and submit it to the Recording Secretary. Speaker cards will be available in the Board Room. Speakers will be called in the order in which the cards are received and will be limited to two minutes each to ensure that all who wish to address the County Committee on this matter may be heard.

Materials regarding the proposed territory transfer will be available at the public hearing. If you would like a copy of the materials prior to that time, contact the Sacramento County Office of Education at 10474 Mather Boulevard, Mather, CA 95655 or P.O. Box 269003, Sacramento, CA 95826-9003 or call 916.228.2410.



Rob Baquera Julie Constant Alisa Fong

Valerie Gross Gary Miller

Derk Garcia, Superintendent

January 23, 2019

Teresa Stinson, General Counsel
Sacramento County Office of Education
10474 Mather Boulevard
Mather, CA 95655

RECEIVED
SACRAMENTO COUNTY
OFFICE OF EDUCATION
ADMINISTRATION
2019 JAN 28 PM 3:53

Re: Request for Territory Transfer

Ms. Stinson,

This serves as notice of a petition to the County Committee on School District Organization of Sacramento County for a transfer of territory between the Roseville City School District, the Roseville Joint Union High School District and the Center Joint Unified School District. The districts are working cooperatively in this transfer, which involves an “uninhabited” area.

Included with this letter are resolutions adopted by each school board, as well as a statement of findings for each. There is also a map showing the areas to be transferred as well as letters of support from the developer and the City of Roseville.

The area, known as the Sierra Vista development, is located in Placer County. However, because the Roseville districts report to the Placer County Office of Education while the Center Joint Unified reports to the Sacramento County Office of Education, petitions must be filed with both county offices. We request that the two County Committees coordinate their efforts so that one set of meetings can be held in each district in order to expedite the process.

We also request that the process be completed prior to August 31, 2019, if possible in order for the territory transfer to take effect before homes are sold in what is now uninhabited area.

Please let me know if you have any further questions or require additional information.

Dennis Snelling
Assistant Superintendent, Business
dsnelling@rcsdk8.org
(916) 771-1600, ext. 50109

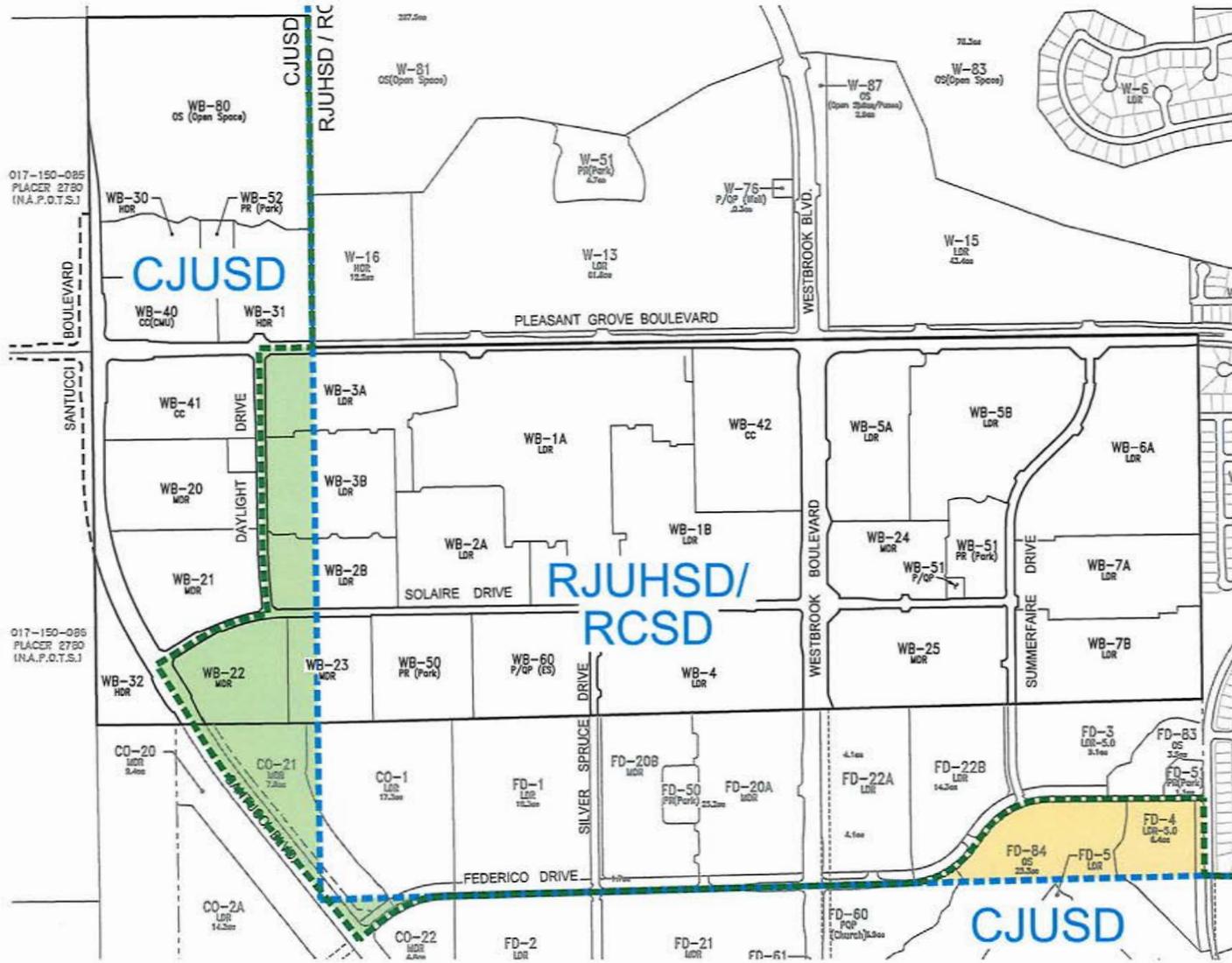
C: Gayle Garbolino-Mojica, Superintendent, Placer County Office of Education

EXHIBIT _

PROPOSED SCHOOL DISTRICT BOUNDARY WESTBROOK & SIERRA VISTA SPECIFIC PLANS

LEGEND

- EXISTING SCHOOL DISTRICT BOUNDARY (2011)
- PROPOSED SCHOOL DISTRICT BOUNDARY
- RJUHS/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/
ROSEVILLE CITY SCHOOL DISTRICT
- CJUSD CENTER JOINT UNION SCHOOL DISTRICT



AREA TRANSFER TO RJUHS/RCSD	33.6 ± AC
AREA TRANSFER TO CJUSD	14.7 ± AC



SCALE: 1"=1000'
FEBRUARY, 2019

RESOLUTION NO. 2018-19.12

RESOLUTION OF THE BOARD OF EDUCATION OF THE ROSEVILLE CITY SCHOOL DISTRICT INITIATING THE TRANSFER OF TERRITORY FROM THE ROSEVILLE CITY SCHOOL DISTRICT TO THE CENTER JOINT UNIFIED SCHOOL DISTRICT AND THE TRANSFER OF TERRITORY FROM THE CENTER JOINT UNIFIED SCHOOL DISTRICT TO THE ROSEVILLE CITY SCHOOL DISTRICT

WHEREAS, the Roseville City School District (“RCSD”) is located in Placer County in the State of California and is governed by a Board of Education known as the Board of Education of the Roseville City School District;

WHEREAS, RCSD has undertaken to study the feasibility of transferring to the Center Joint Unified School District (“CJUSD”) uninhabited territory located in a portion of RCSD and more particularly described in **Exhibit A**, attached hereto;

WHEREAS, RCSD has also undertaken to study the feasibility of transferring uninhabited territory located in the Placer County portion of CJUSD to RCSD, as more particularly described in Exhibit A, attached hereto;

WHEREAS, RCSD has undertaken said feasibility study on its own behalf;

WHEREAS, the Board of Education has made factual determinations as set forth in the accompanying “Statement of Findings in Support of the Proposed Territory Transfer,” which is attached as **Exhibit C** hereto;

WHEREAS, RCSD and CJUSD, with the cooperation of the Roseville Joint Union High School District “RJUHS,” seek to jointly initiate the proposed territory transfer; and

WHEREAS, California Education Code section 35700(d) provides that an action to reorganize one or more school districts may be initiated upon the filing with the County Superintendent of Schools a petition signed by a majority of the members of the governing boards of each of the school districts that would be affected by the proposed reorganization.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the Roseville City School District, as follows:

1. Pursuant to California Education Code section 35700(d), petition is hereby made, as evidenced by the “Signature Page,” attached hereto, for the transfer of certain uninhabited territory from RCSD to CJUSD and from CJUSD to RCSD. The territory to be transferred is located within Placer County and is more particularly described in “Exhibit A,” attached hereto. A map of the territory is set forth in an exhibit marked as “**Exhibit C**” and filed with the County Superintendent of Schools for Sacramento County as an additional exhibit attached hereto.

2. The transfer of territory as petitioned herein will result in a modification of the boundaries of RJUHSD, RCSD and CJUSD. The boundaries as modified are marked as **“Exhibit B.”**

3. Letters of support from the Landowners and the City of Roseville are included and marked as **“Exhibit D.”**

4. Upon approval by the majority of members of the Governing Board of RCSD of a resolution initiating the proposed territory transfer, RCSD’s Superintendent shall submit a copy of this resolution and all pertinent exhibits and supplements contemplated herein to the County Superintendent of Schools of Sacramento County pursuant to Education Code 35700.

5. The Superintendent and his designees, are hereby authorized and directed, for and in the name of and on behalf of RCSD, to execute and deliver any and all such documents, to do any and all things and take any and all actions that may be necessary or advisable, in their discretion, in order to carry out the purposes of this resolution. All actions heretofore taken by officers, employees, and agents of RCSD that are in conformity with the purpose and intent of this resolution are hereby approved, confirmed, and ratified.

APPROVED, PASSED AND ADOPTED this 17th day of January, 2019 by the following vote of the Board of Education of the Roseville City School District.

AYES	<u>5</u>
NOES	<u>0</u>
ABSENT	<u>0</u>
ABSTAIN	<u>0</u>

BOARD OF EDUCATION OF THE
ROSEVILLE CITY SCHOOL DISTRICT



President of the Board of Education

[Seal]

Attest:

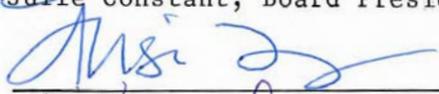


Clerk of the Board of Education

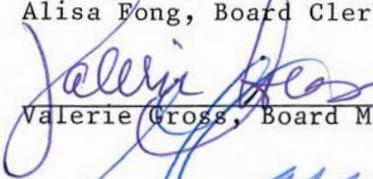
SIGNATURE PAGE



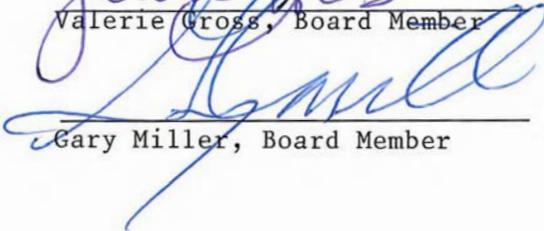
Julie Constant, Board President



Alisa Fong, Board Clerk



Valerie Cross, Board Member



Gary Miller, Board Member



Rob Baquera, Board Member



Derk Garcia, Superintendent

EXHIBIT "A"
**DESCRIPTION OF ROSEVILLE JOINT UNION HIGH SCHOOL
DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT ADDITION**

All that real property situated in the City of Roseville, County of Placer, State of California and located within the Section 26 & 35 Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots C, D and 9 through 13 of "Subdivision No. PL13-0318 Westbrook Phases 2 & 3 Large Lot Subdivision", filed for record on December 8, 2016 in Book DD of Maps, at Page 79, and the Lands of Mourier Investments, LLC recorded under Document Number 2007 O.R. 0076354, Official Records of Placer County being more particularly described as follows:

AREA 1:

Beginning at a 5/8" rebar with plastic cap stamped "LS 4533" marking the southwest corner of the subdivision boundary for "Subdivision No. 0000147 Westpark-Phase 3 Large Lot Subdivision" filed in Book CC at Page 28 also being a point on the existing boundary between Roseville Joint Union High School District/Roseville City School District (RJUHSD/RCSD) and Center Joint Union School District (CJUSD) also being a point on the west line of said Section 26; thence from the **Point of Beginning** along said boundary line of RJUHSD/RCSD and CJUSD and said section line, South 00°34'39" East a distance of 3254.84 feet to a point on the centerline of Santucci Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision; thence departing said boundary and section lines, along the centerline of Santucci Boulevard the following three courses, arcs and distances:

1. North 38°37'04" West a distance of 781.22 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 368.54 feet along the arc of a tangent 3000.00 foot radius curve to the right through a central angle of 07°02'19", subtended by a chord which bears North 35°05'55" West a distance of 368.31 feet to a copperweld monument in a monument well stamped "LS 7944"; and
3. North 31°34'45" West a distance of 517.00 feet to the a copperweld monument in a monument well stamped "LS 7944" marking the centerline intersection of Solaire Drive and Santucci Boulevard;

thence along the centerline of Solaire Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following two courses, arcs and distances:

1. North 58°25'15" East a distance of 311.15 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944"; and
2. 427.74 feet along the arc of tangent 1000.00 foot radius curve to the right through a central angle of 24°30'28", subtended by a chord which bears North 70°40'28" East a distance of 424.49 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Solaire Drive and Daylight Drive;

thence along the centerline of Daylight Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following three courses, arcs and distances:

1. North 07°04'18" West a distance of 88.47 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 259.72 feet along the arc of a 2400.00 foot radius curve to the right through a central angle of 06°12'01", subtended by a chord which bears North 03°58'17" West a distance of 259.59 feet to a copperweld monument in a monument well stamped "LS 7944"; and

3. North $00^{\circ}52'17''$ West a distance of 1247.61 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Pleasant Grove Boulevard and Daylight Drive;

thence along the centerline of Pleasant Grove Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision North $89^{\circ}07'43''$ East a distance of 319.52 feet to the Point of Beginning.

Containing 32.082 acres of land, more of less.

AREA 2:

Commencing at a 3/4" iron pipe with a plastic plug stamped "LS 7944" marking the southwest corner of Lot 1, Sierra Vista-Federico Subdivision filed on February 16, 2018 in Book EE of Maps, at Page 6 also being a point on the north line of Section 35, Township 11 North, Range 5 East, Mount Diablo Meridian and centerline of Federico Drive as shown and so designated on said map; thence on said centerline, South $00^{\circ}34'39''$ West a distance of 57.51 feet to the True Point of Beginning; thence from said **True Point of Beginning**, continuing on the centerline of Federico Drive the following two courses, arcs and distances:

1. from a radial line which bears North $01^{\circ}36'14''$ West, 387.61 feet along the arc of a non-tangent 600.00 foot radius curve to the left through a central angle of $37^{\circ}00'50''$, subtended by a chord which bears South $69^{\circ}53'21''$ West a distance of 380.90 feet; and
2. South $51^{\circ}22'56''$ West a distance of 200.00 feet to the centerline intersection of Federico Drive and Santucci Boulevard;

thence along the centerline of Santucci Boulevard, North $38^{\circ}37'04''$ West a distance of 302.21 feet to a point on the north line of said Section 35; thence on said north line, North $88^{\circ}23'47''$ East a distance of 702.84 feet to the Point of Beginning.

Containing 1.487 acres of land, more or less.

See "Exhibit A-1 & A-2" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

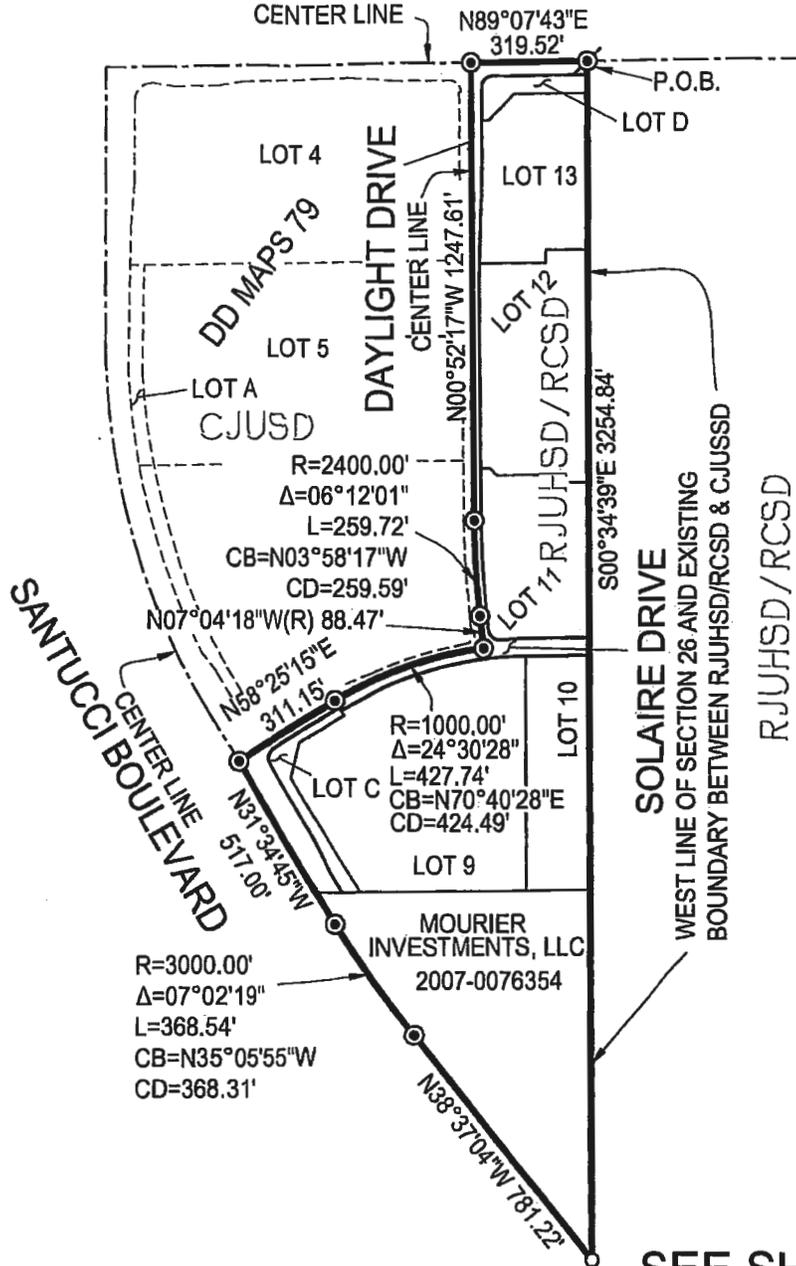
Date: 11/14/18



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661

P:\18254\survey-MS\mapping\desc\SCHOOL DISTRICT BOUNDARY\RUHSD ADDITION.DOC

PLEASANT GROVE BOULEVARD



LEGEND

- ⊙ 5/8" REBAR-STAMPED "LS 4533"
- ⊙ COPPERWELD MONUMENT IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT



SEE SHEET 2

SHEET 1 OF 2



IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "A-1"
ANNEXATION PARCEL AREA 1
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 26, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

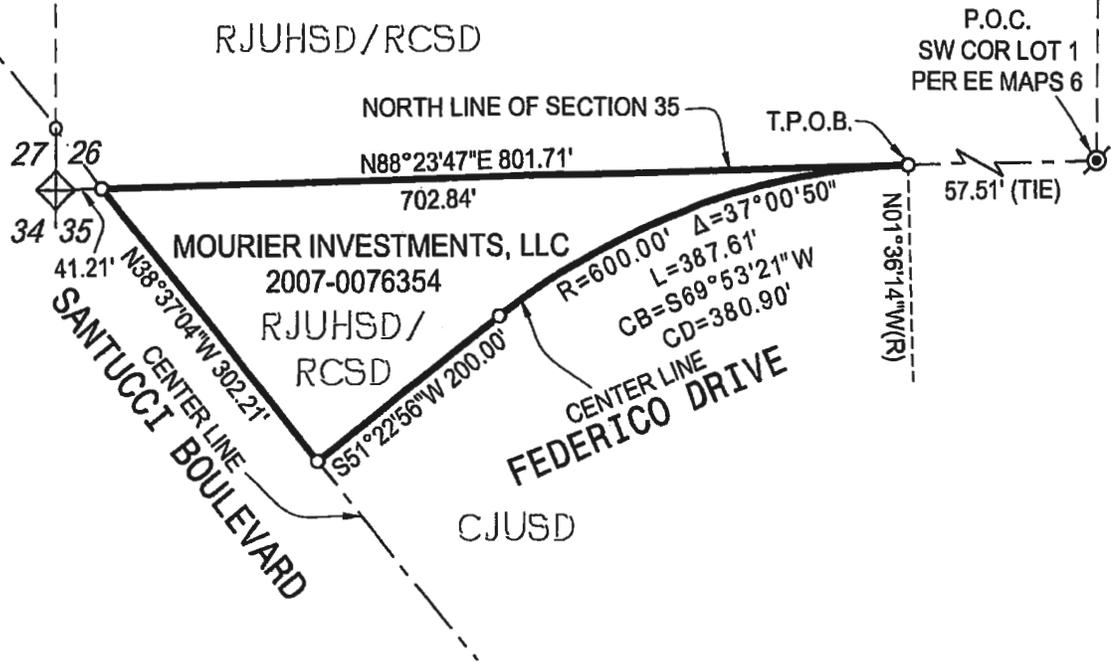
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1" = 500'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

LEGEND

- 3/4" IRON PIPE WITH PLASTIC PLUG
STAMPED "LS 7944" PER EE MAPS 6
- DIMENSION POINT
- RE-ESTABLISHED SECTION CORNER BY DOUBLE PROPORTIONATE
METHOD PER EE MAPS 6. NOTHING FOUND/SET.
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/ RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/
ROSEVILLE CITY SCHOOL DISTRICT

CJUSD
SEE SHEET 1



SHEET 2 OF 2



EXHIBIT "A-2"
ANNEXATION PARCEL AREA 2
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 160'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "A"
DESCRIPTION OF
CENTER JOINT UNION SCHOOL DISTRICT ADDITION

All that real property situated in the City of Roseville, County of Placer, State of California and located within the southeast one-quarter of Section 26, Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots 10, 11, 13 & 14 of "Subdivision No. PL15-0192 Sierra Vista-Federico Large Lot Subdivision", filed for record on February 16, 2018 in Book EE of Maps, at Page 6, Official Records of Placer County, being more particularly described as follows:

Beginning at a 1-1/2" brass disc on a 3/4" iron rod, set in concrete marking the section corner common with Sections 25, 26, 35 & 36, Township 11 North, Range 5 East, Mount Diablo Meridian; thence along the south line of Section 26, South 88°23'47" West a distance of 1778.58 feet to a point on the centerline of Federico Drive as shown and so designated on said map; thence along said centerline the following 4 courses, arcs and distances:

1. from a radial point which bears S01°36'13" East, 454.54 feet along the arc of a tangent 500.00 foot radius curve to the left through a central angle of 52°05'12", subtended by a chord which bears North 62°21'10" East a distance of 439.05 feet;
2. North 36°18'34" East a distance of 120.00 feet;
3. 464.13 feet along the arc of a tangent 500.00 foot radius curve to the right through a central angle of 53°11'06", subtended by a chord which bears North 62°54'07" East a distance of 447.64 feet; and
4. North 89°29'40" East a distance of 915.35 feet to a point on the east line of said Lot 10, also being the east line of Section 26;

thence along said east line, South 00°30'19" East a distance of 462.66 feet to the Point of Beginning.

Containing 14.716 acres of land, more or less.

See "Exhibit A-1" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.


Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

Date: 11/14/18



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661
P:\18254\survey-MS\mapping\desc\School District Boundary\CJUSD Addition.doc

LEGEND

-  FOUND SECTION CORNER AS NOTED
-  DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/ ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ ROSEVILLE CITY SCHOOL DISTRICT

RJUHSD/RCSD

FEDERICO DRIVE
CENTER LINE

N89°29'40"E 915.35'

MARKET STREET

EAST LINE LOT 10
S00°30'19"E 462.66'

26 25
35 36

CJUSD
LOT 11
EE MAPS 6

LOT 10

P.O.B.
1-1/2" BRASS DISC
ON 3/4" IRON ROD
SET IN CONCRETE

LOT 13

R=500.00'
Δ=53°11'06"
L=464.13'
CB=N62°54'07"E
CD=447.64'

R=500.00'
Δ=52°05'12"
L=454.54'
CB=N62°21'10"E
CD=439.05'

S01°36'13"E(R)

N36°18'34"E
120.00'

S88°23'47"W 1778.58'

LOT 14

SOUTH LINE SECTION 26

EE MAPS 6

SHEET 1 OF 1

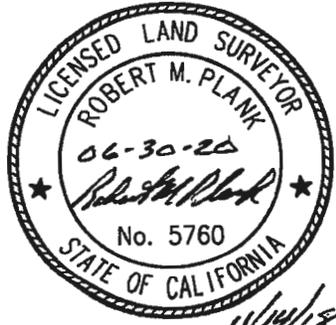


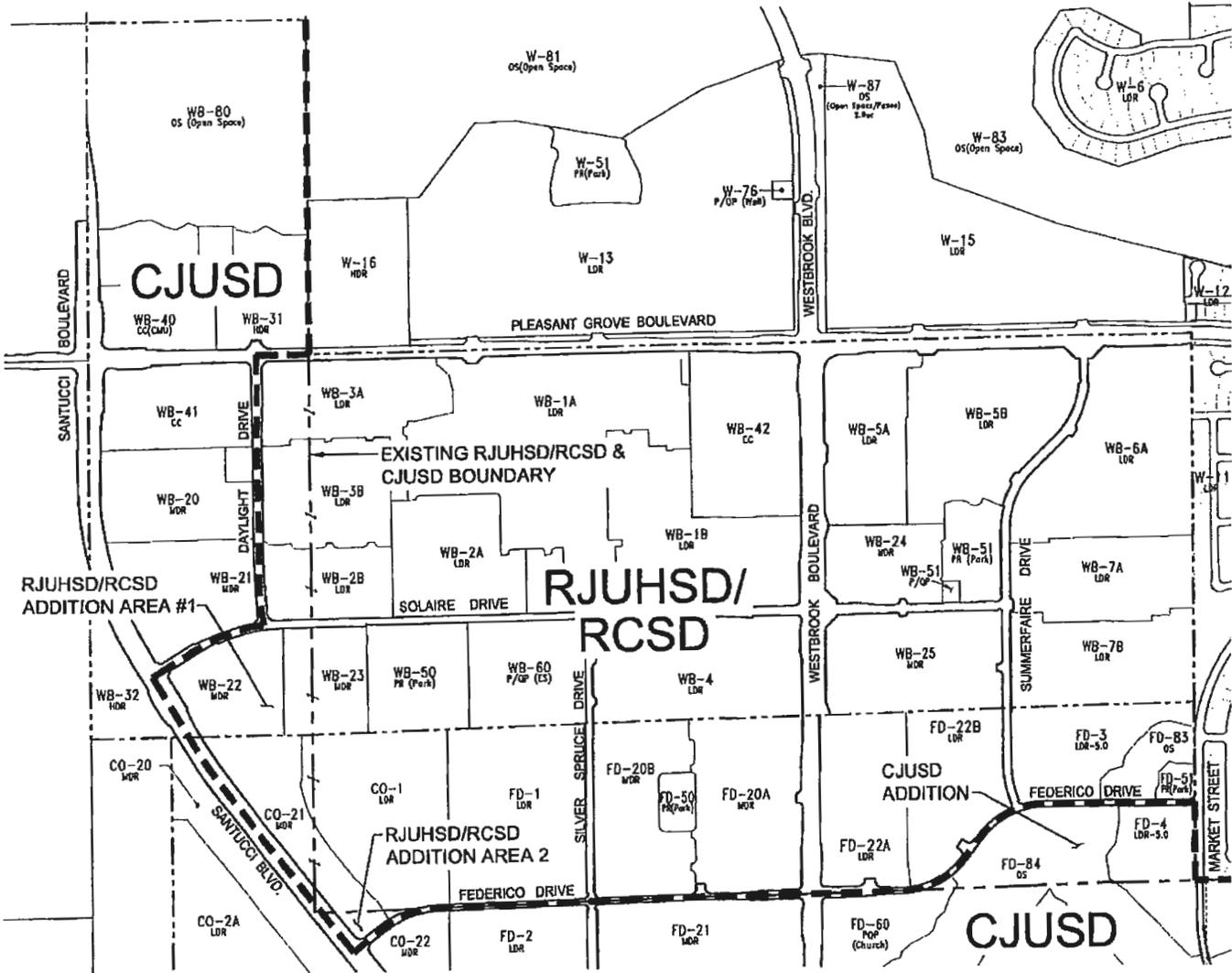
EXHIBIT "A-1"
ANNEXATION PARCEL
PORTION OF LOTS 10, 11, 13 & 14
SIERRA VISTA-FEDERICO
SE 1/4 SECTION 26, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 200'	11/09/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

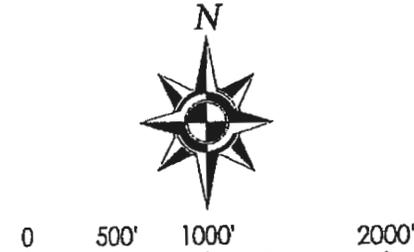
IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "B"
SCHOOL DISTRICT BOUNDARY
WESTBROOK & SIERRA VISTA
SPECIFIC PLANS



LEGEND

- SCHOOL DISTRICT BOUNDARY
- RJIHSD/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT
- CJUSD CENTER JOINT UNION SCHOOL DISTRICT



SCALE: 1"=1000' NOVEMBER, 2018

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

Exhibit “C”

Statement of Findings in Support of the Proposed Territory Transfer

I. **ADEQUACY OF STUDENT ENROLLMENT** [Education Code § 35753(a)(1); Title 5, CCR, §18573(a)(1)(A),(B).]

When territory transfers between school districts are proposed, it must be determined that the reorganized districts will be adequate in terms of the number of students enrolled.

The proposed territory transfer would have no current impact on student enrollment for the Roseville City School District since the areas proposed for transfer are uninhabited.

II. **THE TERRITORY TRANSFER IS PROPOSED ON THE BASIS OF A SUBSTANTIAL COMMUNITY IDENTITY** [Education Code § 35753(a)(2); Title 5, CCR, § 18573(a)(2).]

When a new district is created by reorganization, it must be determined whether the new district is organized on the basis of community identity. While the proposed territory transfers between the Roseville City School District and the Center Joint Unified School District will not result in the creation of a new district, it is significant nonetheless that community identity is a critical aspect of the proposed territory transfer.

The territory transfer is supported by city of Roseville and the land developer. The transfer is being proposed so that school district boundaries will conform to current property and future street boundaries while creating as close to a “net zero” impact as possible on the school districts in terms of the number of housing units being transferred.

III. **THE PROPOSED TERRITORY TRANSFER WILL RESULT IN EQUITABLE DIVISIONS OF PROPERTY AND FACILITIES OF THE ROSEVILLE CITY SCHOOL DISTRICT AND THE CENTER JOINT UNIFIED SCHOOL DISTRICT** [Education Code § 35753(a)(3); Title 5, CCR, §18573(a)(3).]

The territory proposed for transfer does not contain any school buildings or other personal property of either school district for which division is necessary.

The Roseville School District has outstanding bonded indebtedness of \$28,650,469 with bonds originally issued in 1992 and 2002. The bonds have maturity dates ranging from 2019 to 2032. The Center Joint Unified School District has outstanding bonded indebtedness of \$41,022,746 with bonds originally issued in 1997, 2001, 2007 and 2016. These bonds have maturity dates ranging from 2019 to 2031. Since the territory involves a net difference of only 18.9 acres and an estimated 120 housing units in favor of the Roseville City School District, there will be no resulting inequity.

IV. THE PROPOSED TERRITORY TRANSFER WILL NOT PROMOTE RACIAL OR ETHNIC DISCRIMINATION OR SEGREGATION [Education Code § 35753(a)(4); Title 5, CCR, § 18573(a)(4).]

NOTE: The following enrollment statistics for sections A and B below are based on data for the 2018-19 school year.

A. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville City School District

- American Indian: 82 (0.7% of total District enrollment)
- Asian: 707 (6.2% of District enrollment)
- Pacific Islander: 48 (0.6% of District enrollment)
- Filipino: 387 (3.4% of District enrollment)
- Hispanic: 1,800 (15.8% of District enrollment)
- African-American: 228 (2.1% of District enrollment)
- White: 8,119 (71.4% of District enrollment)

B. Number and Percentage of Pupils in Each Racial and Ethnic Group of the Center Joint Unified School District

- American Indian: 51 (1.2 % of total District enrollment)
- Asian: 295 (6.9% of District enrollment)
- Pacific Islander: 53 (1.2% of District enrollment)
- Filipino: 141 (3.3% of District enrollment)
- Hispanic: 1,136 (26.5% of District enrollment)
- African-American: 559 (13.1% of District enrollment)
- White: 1,886 (44.1% of District enrollment)
- Multiple Responses: 160 (3.7% of District enrollment)

There should be no change in the ethnic makeup of either school district as a result of this territory transfer.

V. EFFECT OF THE PROPOSED TERRITORY TRANSFER ON COSTS TO THE STATE [Education Code § 35753(a)(5); Title 5, CCR, § 18573(a)(1).]

Based on available data, the Roseville City School District does not anticipate that the territory transfer, if approved, would increase any costs to the State. There are no students presently in the area proposed for transfer.

Further, the Roseville City School District does not anticipate that the proposed territory transfer would have any impact whatsoever on any “Categorical Funds” currently received from the state.

VI. **THE TERRITORY TRANSFER WILL NOT SIGNIFICANTLY DISRUPT DISTRICT-WIDE OR SCHOOL SITE EDUCATIONAL PROGRAMS** [Education Code § 35753(a)(6); Title 5, CCR, § 18573(a)(5).]

Because the area involved in the proposed territory transfer is uninhabited, the territory transfer will not significantly disrupt district-wide or school-site educational programs.

VII. **EFFECT ON SCHOOL HOUSING COSTS** [Education Code § 35753(a)(7).]

The proposed territory transfer would have no impact on school housing costs.

VIII. **THE PROPOSED TERRITORY TRANSFER IS NOT PRIMARILY DESIGNED TO RESULT IN A SIGNIFICANT INCREASE IN PROPERTY VALUES** [Education Code § 35753(a)(8).]

The proposed territory transfer involves a very small area and is not intended to result in any increase in property values.

IX. **THE PROPOSED TERRITORY TRANSFER WILL NOT NEGATIVELY AFFECT THE FISCAL MANAGEMENT OR FISCAL STATUS OF THE ROSEVILLE CITY SCHOOL DISTRICT** [Education Code § 35753(a)(9).]

The proposed territory transfer, if approved, would have no impact on the fiscal management or fiscal status of the Roseville City School District.

X. **EFFECT OF THE PROPOSED TERRITORY TRANSFER ON ROSEVILLE CITY SCHOOL DISTRICT EMPLOYEES** [Education Code § 35753(a)(10).]

The proposed territory transfer would have no impact on employees of the Roseville City School District.

XI. **ENVIRONMENTAL IMPACTS OF THE PROPOSED TERRITORY TRANSFER** [Education Code § 35753(a)(10); School District Reorganization Handbook.]

The shifting of boundaries as proposed in the territory transfer would have no environmental impact.



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, California 95678-2649

December 6, 2018

Roseville City School District, Derk Garcia and Dennis Snelling

Roseville Joint Union High School District, Denise Herrman and Joe Landon

Center Joint Unified School District, Scott Loehr and Craig Deason

Re: Sierra Vista Specific Plan – School District Boundaries

This letter reiterates the City of Roseville's desire to support and encourage minor school district boundary adjustments that maintain residential neighborhoods so that homes within a single subdivision/neighborhood are contained within the same school district in the Sierra Vista Specific Plan. We understand that the Sierra Vista Specific Plan and the Westbrook Amendment thereto created large lot parcels that will require minor adjustments to district boundaries to ensure that students living within a single subdivision or across a residential street from each other are not located in different school districts.

During the Sierra Vista Specific Plan public hearings, all three School Districts indicated they understood the issue and would work together to balance the student attendance and keep neighborhoods whole. The City continues to support this effort.

If there is anything else we can provide to assist in this process, I can be reached at (916) 774-5294.

Sincerely,

Gregory W. Bitter, AICP
Planning Manager

cc: John Tallman, Westpark Communities



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

498-020-010-000 – Federico/Tyler Family LP

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled "School District Boundary Westbrook Sierra Vista Specific Plans", dated November 2018.

Sincerely,

WESTPARK SIERRA VISTA, LLC

A handwritten signature in black ink, appearing to be 'J Jones', written over a white background.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-036-000 – Westpark SV 400, LLC
496-100-035-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'Jeff Jones', is written over the typed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-088-000 – Westpark SV 400, LLC
496-100-086-000 – Westpark SV 400, LLC
496-100-083-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Please note that the ownership of the above referenced parcels will be transferred to Lennar Homes in January, and under separate cover I will provide you with contact information to include them on future meetings on this subject.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'J. Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHS
Scott Loehr, CJUSD
Larry Gualco, Lennar Homes of California

**MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BLVD., SUITE 190
ROSEVILLE, CA 95747
PHONE: (916) 969-2842 FAX: (916) 782-8903**

December 7, 2018

Mr. Dennis Snelling
Assistant Superintendent of Business
Roseville City School District
1050 Main Street
Roseville, CA 95678

RE: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers and in the attached APN map:

**499-010-005-000 – Mourier Investments, LLC
499-010-006-000 – Mourier Investments, LLC
499-010-025-000 – Mourier Investments, LLC
499-010-054-000 – Mourier Investments, LLC
499-010-055-000 – Mourier Investments, LLC**

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the attached Exhibit B, a copy of which is attached hereto, titled "School District Boundary Westbrook & Sierra Vista Specific Plans", dated November, 2018.

Sincerely,
MOURIER INVESTMENTS, LLC



Steven A. Schnable
Agent

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

SEC.35, POR 26, 27, & 34 T.11N., R.5E., M.D.B.&M.

499-01

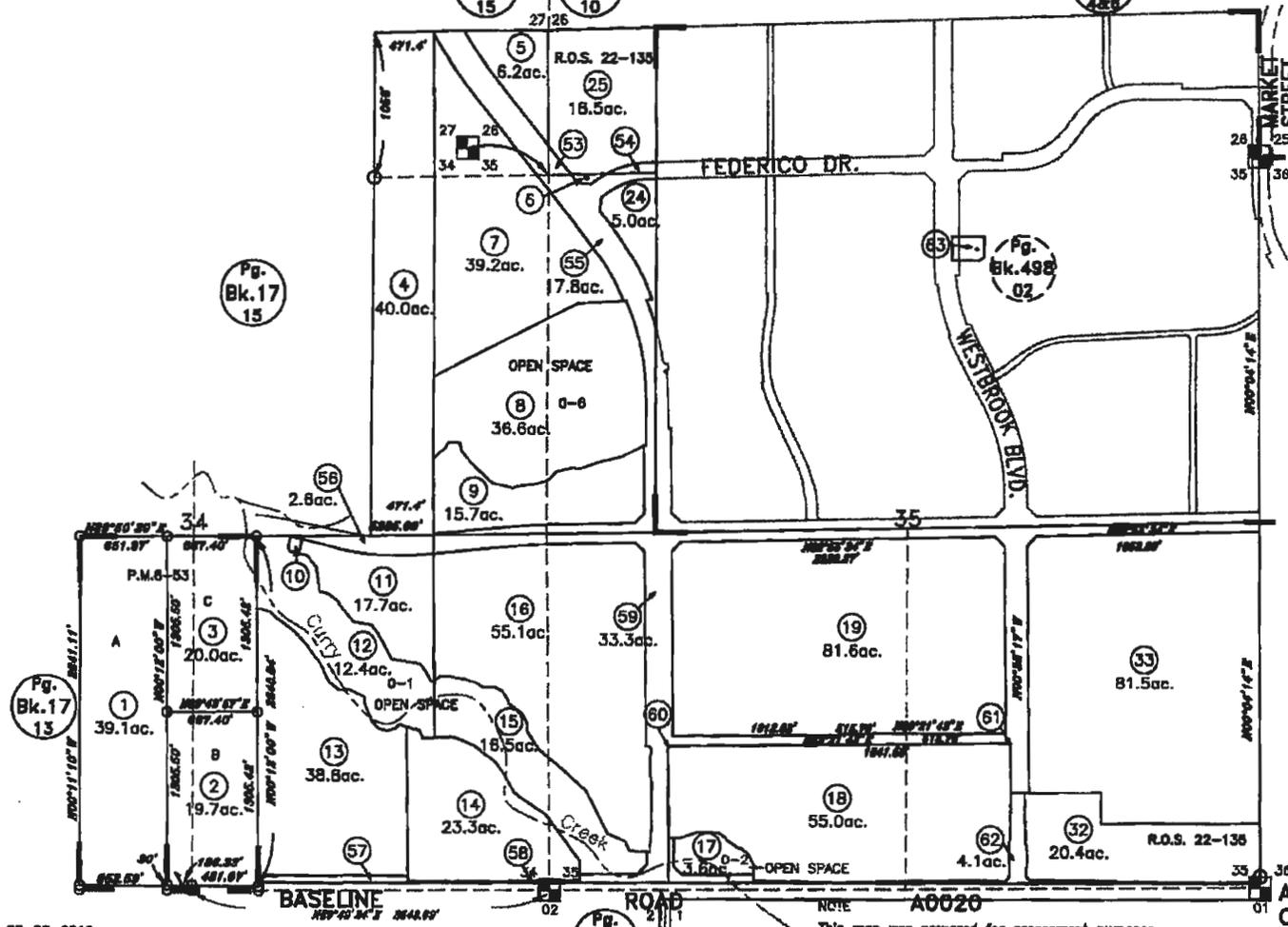
Pg. Bk.17 15

Pg. Bk.498 10

Parcel M.O.R. Bk. 8, Pg. 53
Survey M.O.R. Bk.22, Pg.135

Pg. Bk.402 4&8

Pg. Bk.490 31&33



08-25-2018
01-28-2018
07-28-2017
02-23-2016 DGV
Page drawn Electronically
Formerly Per 017-182

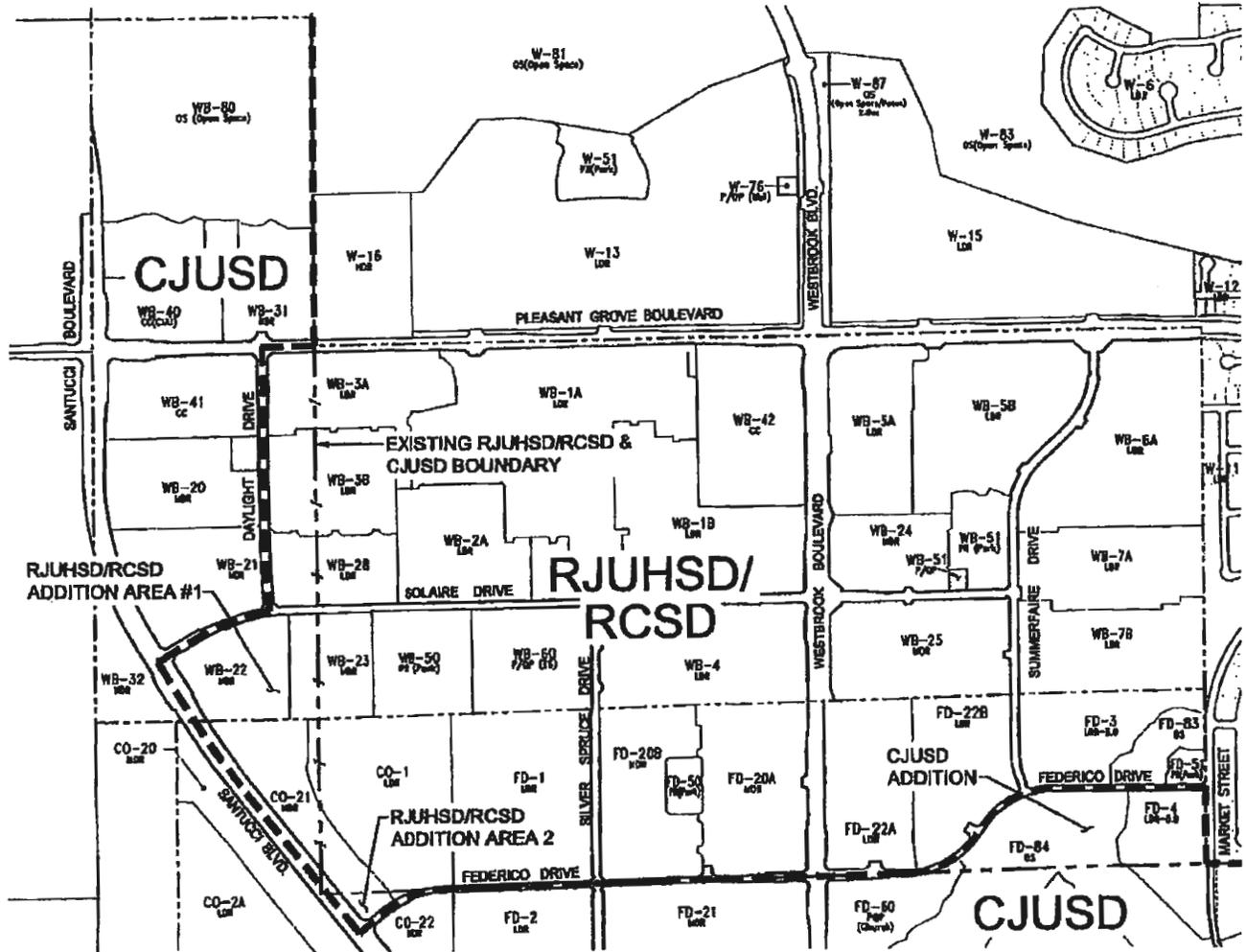
NOTE
All distances on curved lines are shown per recorded documentation

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.499Pg.01
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipse.
Assessor's Parcel Numbers Shown in Circles.

EXHIBIT "B"
SCHOOL DISTRICT BOUNDARY
WESTBROOK & SIERRA VISTA
SPECIFIC PLANS



LEGEND

- SCHOOL DISTRICT BOUNDARY
- RJUHS/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT
- CJUSD CENTER JOINT UNION SCHOOL DISTRICT



0 500' 1000' 2000'

SCALE: 1"=1000' NOVEMBER, 2018

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

RESOLUTION NO. 1901

RESOLUTION OF THE BOARD OF EDUCATION OF THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT INITIATING THE TRANSFER OF TERRITORY FROM THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT TO THE CENTER JOINT UNIFIED SCHOOL DISTRICT AND THE TRANSFER OF TERRITORY FROM THE CENTER JOINT UNIFIED SCHOOL DISTRICT TO THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

WHEREAS, the Roseville Joint Union School District (“RJUHSD”) is located in Placer and Sacramento Counties in the State of California and is governed by a Board of Education known as the Board of Education of the Roseville Joint Union High School District;

WHEREAS, RJUHSD has undertaken to study the feasibility of transferring to the Center Joint Unified School District (“CJUSD”) uninhabited territory located in a portion of RJUHSD and more particularly described in **Exhibit “AA,”** attached hereto;

WHEREAS, RJUHSD has also undertaken to study the feasibility of transferring uninhabited territory located in the Placer County portion of CJUSD to RJUHSD, as more particularly described in **Exhibit “AB,”** attached hereto;

WHEREAS, RJUHSD has undertaken said feasibility study on its own behalf;

WHEREAS, the Board of Education has made factual determinations as set forth in the accompanying “Statement of Findings in Support of the Proposed Territory Transfer,” which is attached as **Exhibit “C”** hereto;

WHEREAS, RJUHSD and CJUSD, with the cooperation of the Roseville City School District (“RCSD”), seek to jointly initiate the proposed territory transfer; and

WHEREAS, California Education Code section 35700(d) provides that an action to reorganize one or more school districts may be initiated upon the filing with the County Superintendent of Schools a petition signed by a majority of the members of the governing boards of each of the school districts that would be affected by the proposed reorganization.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the Roseville Joint Union High School District, as follows:

1. Pursuant to California Education Code section 35700(d), petition is hereby made, as evidenced by the “Signature Page,” attached hereto, for the transfer of certain uninhabited territory from RJUHSD to CJUSD and from CJUSD to RJUHSD. The territory to be transferred is located within Placer County and is more particularly described in **Exhibits “AA” and “AB,”** attached hereto. A map of the territory is set forth in an exhibit marked as **Exhibit “C”** and filed with the County Superintendent of Schools for Sacramento County as an additional exhibit attached hereto.

2. The transfer of territory as petitioned herein will result in a modification of the boundaries of RJUHSD, RCSD and CJUSD. The boundaries as modified are marked as **Exhibit "B."**

3. Letters of support from the Landowners and the City of Roseville are included and marked as **Exhibit "D."**

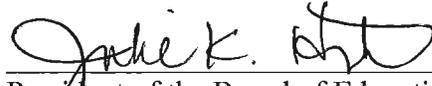
4. Upon approval by the majority of members of the Governing Board of RJUHSD of a resolution initiating the proposed territory transfer, RJUHSD's Superintendent shall submit a copy of this resolution and all pertinent exhibits and supplements contemplated herein to the County Superintendent of Schools of Sacramento County pursuant to Education Code 35700.

5. The Superintendent and his designees, are hereby authorized and directed, for and in the name of and on behalf of RJUHSD, to execute and deliver any and all such documents, to do any and all things and take any and all actions that may be necessary or advisable, in their discretion, in order to carry out the purposes of this resolution. All actions heretofore taken by officers, employees, and agents of RJUHSD that are in conformity with the purpose and intent of this resolution are hereby approved, confirmed, and ratified.

APPROVED, PASSED AND ADOPTED this 10th day of January, 2019 by the following vote of the Board of Education of the Roseville Joint Union High School District.

AYES	<u>5</u>
NOES	<u>0</u>
ABSENT	<u>NONE</u>
ABSTAIN	<u>NONE</u>

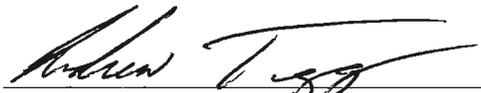
BOARD OF EDUCATION OF THE
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT



President of the Board of Education

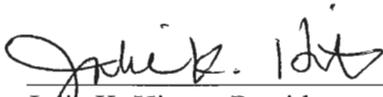
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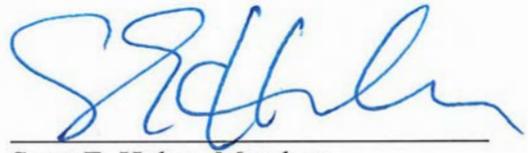
Attest:



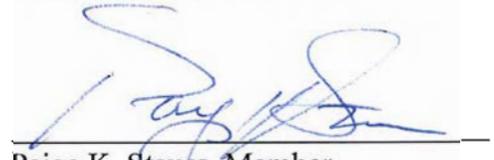
Clerk of the Board of Education

SIGNATURE PAGE


Julie K. Hirota, President


Scott E. Huber, Member


Gary T. Johnson, Vice President


Paige K. Stauss, Member

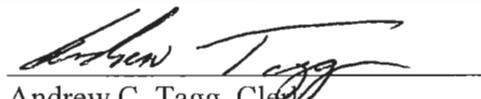

Andrew C. Tagg, Clerk

EXHIBIT "AA"
DESCRIPTION OF
CENTER JOINT UNION SCHOOL DISTRICT ADDITION

All that real property situated in the City of Roseville, County of Placer, State of California and located within the southeast one-quarter of Section 26, Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots 10, 11, 13 & 14 of "Subdivision No. PL15-0192 Sierra Vista-Federico Large Lot Subdivision", filed for record on February 16, 2018 in Book EE of Maps, at Page 6, Official Records of Placer County, being more particularly described as follows:

Beginning at a 1-1/2" brass disc on a 3/4" iron rod, set in concrete marking the section corner common with Sections 25, 26, 35 & 36, Township 11 North, Range 5 East, Mount Diablo Meridian; thence along the south line of Section 26, South 88°23'47" West a distance of 1778.58 feet to a point on the centerline of Federico Drive as shown and so designated on said map; thence along said centerline the following 4 courses, arcs and distances:

1. from a radial point which bears S01°36'13" East, 454.54 feet along the arc of a tangent 500.00 foot radius curve to the left through a central angle of 52°05'12", subtended by a chord which bears North 62°21'10" East a distance of 439.05 feet;
2. North 36°18'34" East a distance of 120.00 feet;
3. 464.13 feet along the arc of a tangent 500.00 foot radius curve to the right through a central angle of 53°11'06", subtended by a chord which bears North 62°54'07" East a distance of 447.64 feet; and
4. North 89°29'40" East a distance of 915.35 feet to a point on the east line of said Lot 10, also being the east line of Section 26;

thence along said east line, South 00°30'19" East a distance of 462.66 feet to the Point of Beginning.

Containing 14.716 acres of land, more or less.

See "Exhibit A-1" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Robert M. Plank

Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

Date: 11/14/18



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661
P:\18254\survey-MS\mapping\desc\School District Boundary\CJUSD Addition.doc

LEGEND

-  FOUND SECTION CORNER AS NOTED
-  DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHS/D/ ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ ROSEVILLE CITY SCHOOL DISTRICT

RJUHS/D/RCS/D

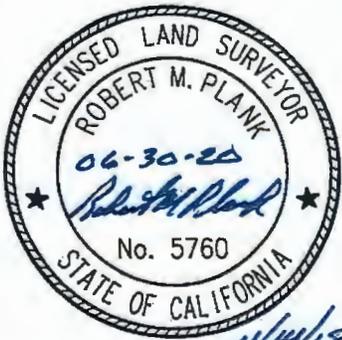
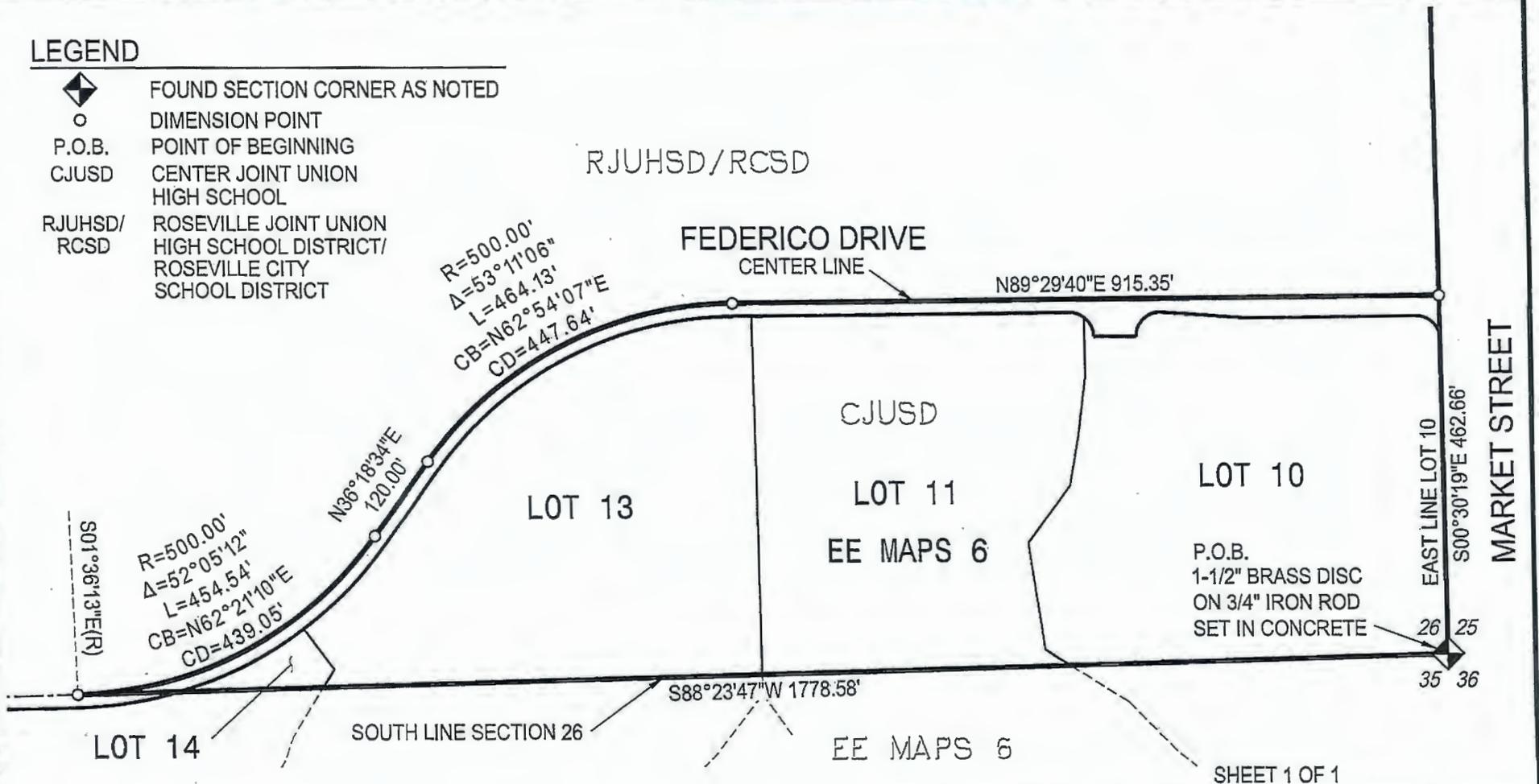


EXHIBIT "A-1"
ANNEXATION PARCEL
PORTION OF LOTS 10, 11, 13 & 14
SIERRA VISTA-FEDERICO
SE 1/4 SECTION 26, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1" = 200'	11/09/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "AB"
**DESCRIPTION OF ROSEVILLE JOINT UNION HIGH SCHOOL
DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT ADDITION**

All that real property situated in the City of Roseville, County of Placer, State of California and located within the Section 26 & 35 Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots C, D and 9 through 13 of "Subdivision No. PL13-0318 Westbrook Phases 2 & 3 Large Lot Subdivision", filed for record on December 8, 2016 in Book DD of Maps, at Page 79, and the Lands of Mourier Investments, LLC recorded under Document Number 2007 O.R. 0076354, Official Records of Placer County being more particularly described as follows:

AREA 1:

Beginning at a 5/8" rebar with plastic cap stamped "LS 4533" marking the southwest corner of the subdivision boundary for "Subdivision No. 0000147 Westpark-Phase 3 Large Lot Subdivision" filed in Book CC at Page 28 also being a point on the existing boundary between Roseville Joint Union High School District/Roseville City School District (RJUHSD/RCSD) and Center Joint Union School District (CJUSD) also being a point on the west line of said Section 26; thence from the **Point of Beginning** along said boundary line of RJUHSD/RCSD and CJUSD and said section line, South 00°34'39" East a distance of 3254.84 feet to a point on the centerline of Santucci Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision; thence departing said boundary and section lines, along the centerline of Santucci Boulevard the following three courses, arcs and distances:

1. North 38°37'04" West a distance of 781.22 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 368.54 feet along the arc of a tangent 3000.00 foot radius curve to the right through a central angle of 07°02'19", subtended by a chord which bears North 35°05'55" West a distance of 368.31 feet to a copperweld monument in a monument well stamped "LS 7944"; and
3. North 31°34'45" West a distance of 517.00 feet to the a copperweld monument in a monument well stamped "LS 7944" marking the centerline intersection of Solaire Drive and Santucci Boulevard;

thence along the centerline of Solaire Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following two courses, arcs and distances:

1. North 58°25'15" East a distance of 311.15 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944"; and
2. 427.74 feet along the arc of tangent 1000.00 foot radius curve to the right through a central angle of 24°30'28", subtended by a chord which bears North 70°40'28" East a distance of 424.49 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Solaire Drive and Daylight Drive;

thence along the centerline of Daylight Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following three courses, arcs and distances:

1. North 07°04'18" West a distance of 88.47 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 259.72 feet along the arc of a 2400.00 foot radius curve to the right through a central angle of 06°12'01", subtended by a chord which bears North 03°58'17" West a distance of 259.59 feet to a copperweld monument in a monument well stamped "LS 7944"; and

3. North 00°52'17" West a distance of 1247.61 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Pleasant Grove Boulevard and Daylight Drive;

thence along the centerline of Pleasant Grove Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision North 89°07'43" East a distance of 319.52 feet to the Point of Beginning.

Containing 32.082 acres of land, more of less.

AREA 2:

Commencing at a 3/4" iron pipe with a plastic plug stamped "LS 7944" marking the southwest corner of Lot 1, Sierra Vista-Federico Subdivision filed on February 16, 2018 in Book EE of Maps, at Page 6 also being a point on the north line of Section 35, Township 11 North, Range 5 East, Mount Diablo Meridian and centerline of Federico Drive as shown and so designated on said map; thence on said centerline, South 00°34'39" West a distance of 57.51 feet to the True Point of Beginning; thence from said **True Point of Beginning**, continuing on the centerline of Federico Drive the following two courses, arcs and distances:

1. from a radial line which bears North 01°36'14" West, 387.61 feet along the arc of a non-tangent 600.00 foot radius curve to the left through a central angle of 37°00'50", subtended by a chord which bears South 69°53'21" West a distance of 380.90 feet; and
2. South 51°22'56" West a distance of 200.00 feet to the centerline intersection of Federico Drive and Santucci Boulevard;

thence along the centerline of Santucci Boulevard, North 38°37'04" West a distance of 302.21 feet to a point on the north line of said Section 35; thence on said north line, North 88°23'47" East a distance of 702.84 feet to the Point of Beginning.

Containing 1.487 acres of land, more or less.

See "Exhibit A-1 & A-2" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

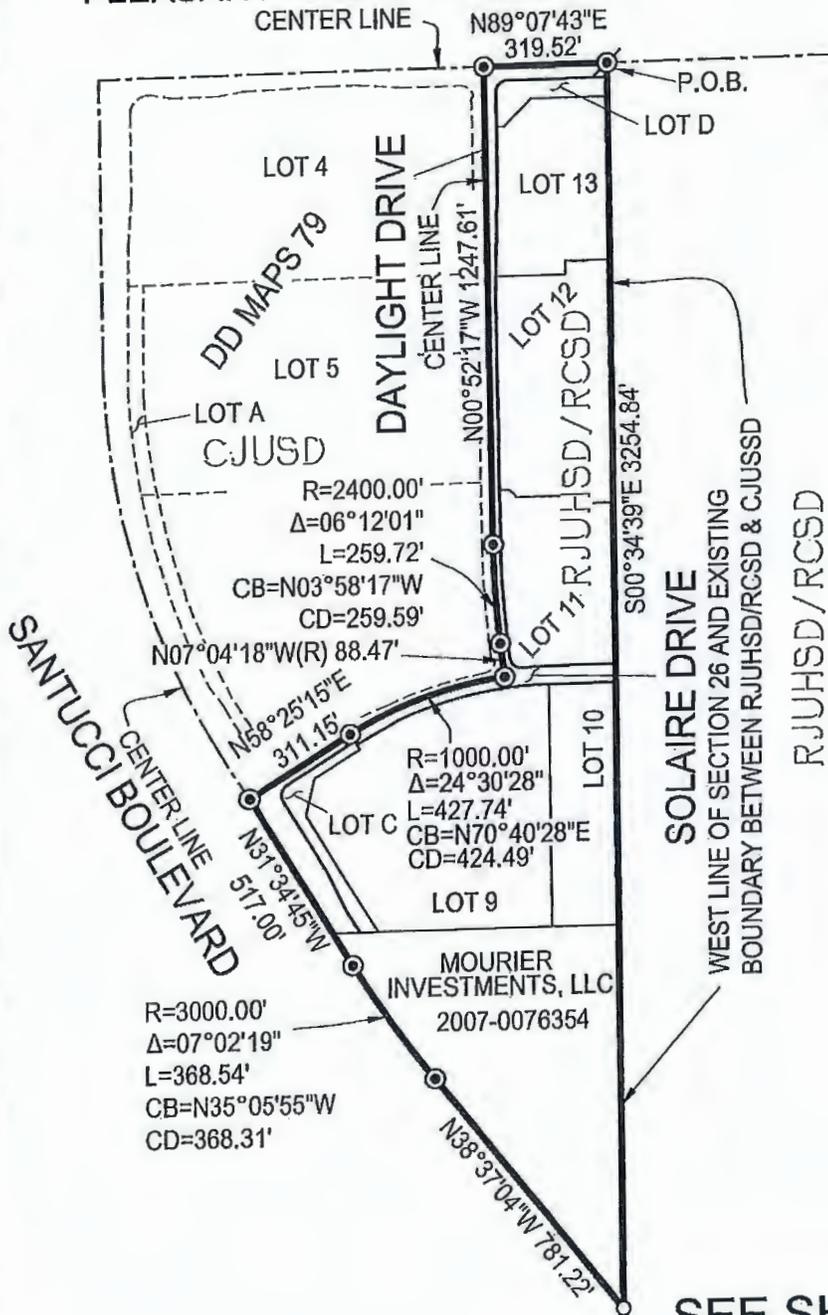
Date: 01/14/19



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661

P:\18254\survey-MS\mapping\desc\SCHOOL DISTRICT BOUNDARY\RUHSD ADDITION.DCC

PLEASANT GROVE BOULEVARD



LEGEND

- 5/8" REBAR-STAMPED "LS 4533"
- COPPERWELD MONUMENT IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT

SEE SHEET 2

SHEET 1 OF 2

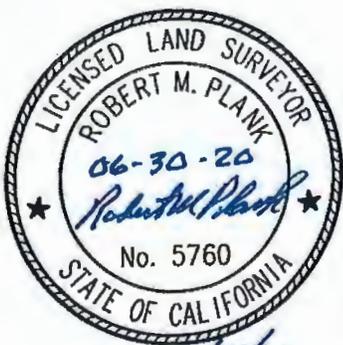


EXHIBIT "A-1"
ANNEXATION PARCEL AREA 1
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 26, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

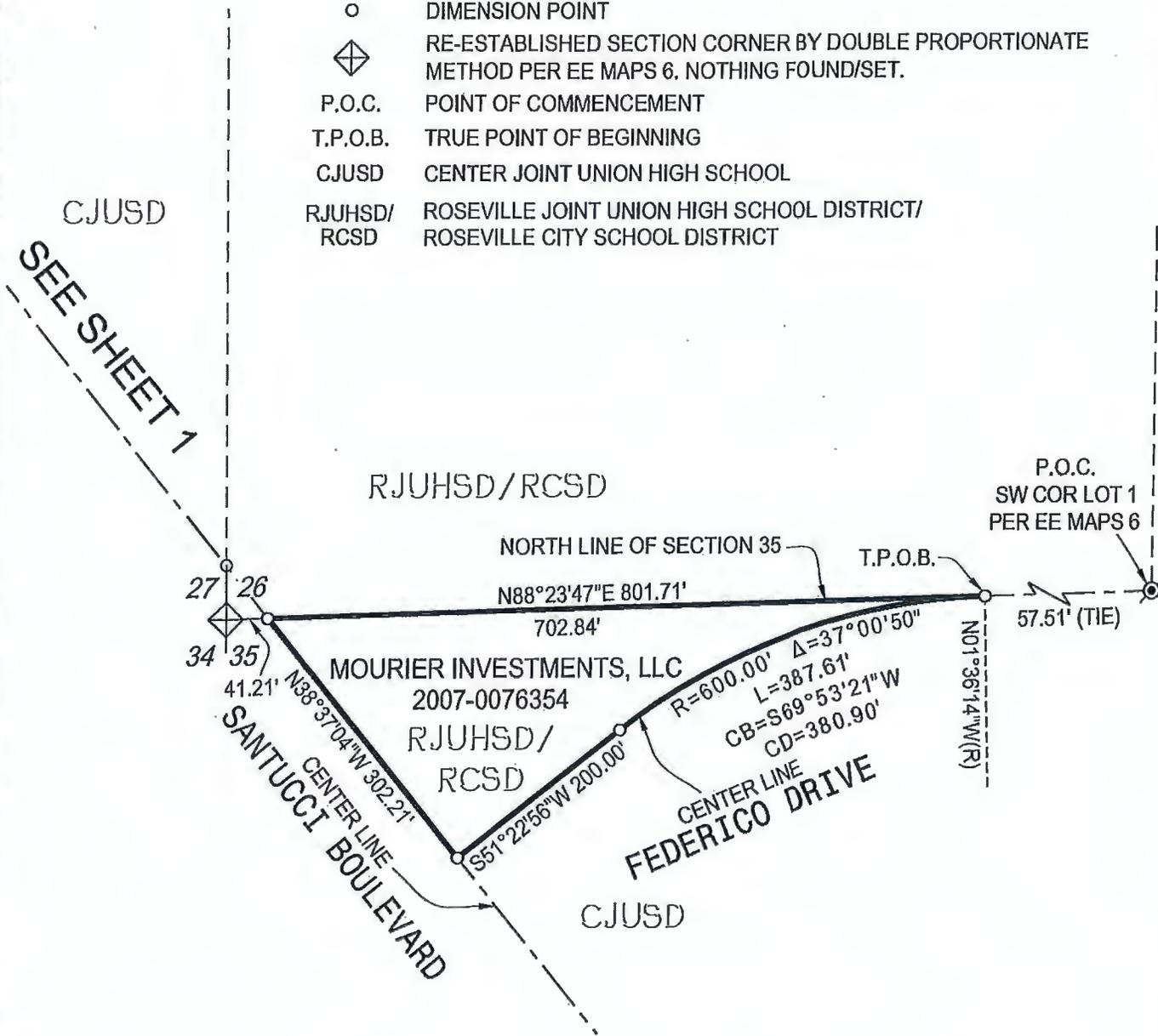
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 500'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. VI.A.33.

LEGEND

-  3/4" IRON PIPE WITH PLASTIC PLUG
STAMPED "LS 7944" PER EE MAPS 6
-  DIMENSION POINT
-  RE-ESTABLISHED SECTION CORNER BY DOUBLE PROPORTIONATE
METHOD PER EE MAPS 6. NOTHING FOUND/SET.
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/ RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/
ROSEVILLE CITY SCHOOL DISTRICT



SEE SHEET 1

RJUHSD/RCSD

P.O.C.
SW COR LOT 1
PER EE MAPS 6

NORTH LINE OF SECTION 35

T.P.O.B.

$N88^{\circ}23'47''E$ 801.71'

702.84'

57.51' (TIE)

MOURIER INVESTMENTS, LLC

2007-0076354

RJUHSD/

RCSD

$R=600.00'$ $\Delta=37^{\circ}00'50''$
 $L=387.61'$
 $CB=569^{\circ}53'21''W$
 $CD=380.90'$

CENTER LINE
FEDERICO DRIVE

SANTUCCI BOULEVARD
CENTER LINE

CJUSD

SHEET 2 OF 2



EXHIBIT "A-2"
ANNEXATION PARCEL AREA 2
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 160'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. VI.A.34

Exhibit “C”

Statement of Findings in Support of the Proposed Territory Transfer

I. **ADEQUACY OF STUDENT ENROLLMENT** [Education Code § 35753(a)(1); Title 5, CCR, §18573(a)(1)(A),(B).]

When territory transfers between school districts are proposed, it must be determined that the reorganized districts will be adequate in terms of the number of students enrolled.

The proposed territory transfer would have no current impact on student enrollment for the Roseville Joint Union High School District since the areas proposed for transfer are uninhabited.

II. **THE TERRITORY TRANSFER IS PROPOSED ON THE BASIS OF A SUBSTANTIAL COMMUNITY IDENTITY** [Education Code § 35753(a)(2); Title 5, CCR, § 18573(a)(2).]

When a new district is created by reorganization, it must be determined whether the new district is organized on the basis of community identity. While the proposed territory transfers between the Roseville Joint Union High School District and the Center Joint Unified School District will not result in the creation of a new district, it is significant nonetheless that community identity is a critical aspect of the proposed territory transfer.

The territory transfer is supported by city of Roseville and the land developer. The transfer is being proposed so that school district boundaries will conform to current property and future street boundaries while creating as close to a “net zero” impact as possible on the school districts in terms of the number of housing units being transferred.

III. **THE PROPOSED TERRITORY TRANSFER WILL RESULT IN EQUITABLE DIVISIONS OF PROPERTY AND FACILITIES OF THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT AND THE CENTER JOINT UNIFIED SCHOOL DISTRICT** [Education Code § 35753(a)(3); Title 5, CCR, §18573(a)(3).]

The territory proposed for transfer does not contain any school buildings or other personal property of either school district for which division is necessary.

The Roseville Joint Union High School District has outstanding bonded indebtedness of \$127,003,5663 with bonds originally issued in 1992, 2004, 2011, and 2017. The bonds have maturity dates ranging from 2018 to 2048. The Center Joint Unified School District has outstanding bonded indebtedness of \$41,022,746 with bonds originally issued in 1997, 2001, 2007 and 2016. These bonds have maturity dates ranging from 2019 to 2031. Since the territory involves a net difference of only 18.9 acres and an estimated 120

housing units in favor of the Roseville Joint Unified High School District, there will be no resulting inequity.

IV. **THE PROPOSED TERRITORY TRANSFER WILL NOT PROMOTE RACIAL OR ETHNIC DISCRIMINATION OR SEGREGATION** [Education Code § 35753(a)(4); Tit. 5, CCR, § 18573(a)(4).]

NOTE: The following enrollment statistics for sections A and B below are based on data for the 2018-19 school year.

A. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville Joint Union High School District

- American Indian: 361 (3.5% of total District enrollment)
- Asian: 393 (3.8% of District enrollment)
- Pacific Islander: 41 (0.4% of District enrollment)
- Filipino: 511 (5.0% of District enrollment)
- Hispanic: 1,642 (19.3% of District enrollment)
- African-American: 569 (5.6% of District enrollment)
- White: 6,618 (64.4% of District enrollment)

B. Number and Percentage of Pupils in Each Racial and Ethnic Group of the Center Joint Unified School District

- American Indian: 51 (1.2 % of total District enrollment)
- Asian: 295 (6.9% of District enrollment)
- Pacific Islander: 53 (1.2% of District enrollment)
- Filipino: 141 (3.3% of District enrollment)
- Hispanic: 1,136 (26.5% of District enrollment)
- African-American: 559 (13.1% of District enrollment)
- White: 1,886 (44.1% of District enrollment)
- Multiple Responses: 160 (3.7% of District enrollment)

There should be no change in the ethnic makeup of either school district as a result of this territory transfer.

V. **EFFECT OF THE PROPOSED TERRITORY TRANSFER ON COSTS TO THE STATE** [Education Code § 35753(a)(5); Tit. 5, CCR, § 18573(a)(1).]

Based on available data, the Roseville Joint Union High School District does not anticipate that the territory transfer, if approved, would increase any costs to the State. There are no students presently in the area proposed for transfer.

Further, the Roseville Joint Union High School District does not anticipate that the proposed territory transfer would have any impact whatsoever on any “Categorical

Funds” currently received from the state.

- VI. **THE TERRITORY TRANSFER WILL NOT SIGNIFICANTLY DISRUPT DISTRICT-WIDE OR SCHOOL SITE EDUCATIONAL PROGRAMS** [Education Code § 35753(a)(6); Tit. 5, CCR, § 18573(a)(5).]

Because the area involved in the proposed territory transfer is uninhabited, the territory transfer will not significantly disrupt district-wide or school-site educational programs.

- VII. **EFFECT ON SCHOOL HOUSING COSTS** [Education Code § 35753(a)(7).]

The proposed territory transfer would have no impact on school housing costs.

- VIII. **THE PROPOSED TERRITORY TRANSFER IS NOT PRIMARILY DESIGNED TO RESULT IN A SIGNIFICANT INCREASE IN PROPERTY VALUES** [Education Code § 35753(a)(8).]

The proposed territory transfer involves a very small area and is not intended to result in any increase in property values.

- IX. **THE PROPOSED TERRITORY TRANSFER WILL NOT NEGATIVELY AFFECT THE FISCAL MANAGEMENT OR FISCAL STATUS OF THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT** [Education Code § 35753(a)(9).]

The proposed territory transfer, if approved, would have no impact on the fiscal management or fiscal status of the Roseville Joint Union High School District.

- X. **EFFECT OF THE PROPOSED TERRITORY TRANSFER ON ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT EMPLOYEES** [Education Code § 35753(a)(10).]

The proposed territory transfer would have no impact on employees of the Roseville Joint Union High School District.

- XI. **ENVIRONMENTAL IMPACTS OF THE PROPOSED TERRITORY TRANSFER** [Education Code § 35753(a)(10); School District Reorganization Handbook.]

The shifting of boundaries as proposed in the territory transfer would have no environmental impact.

EXHIBIT "D"



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, California 95678-2649

December 6, 2018

Roseville City School District, Derk Garcia and Dennis Snelling

Roseville Joint Union High School District, Denise Herrman and Joe Landon

Center Joint Unified School District, Scott Loehr and Craig Deason

Re: Sierra Vista Specific Plan – School District Boundaries

This letter reiterates the City of Roseville's desire to support and encourage minor school district boundary adjustments that maintain residential neighborhoods so that homes within a single subdivision/neighborhood are contained within the same school district in the Sierra Vista Specific Plan. We understand that the Sierra Vista Specific Plan and the Westbrook Amendment thereto created large lot parcels that will require minor adjustments to district boundaries to ensure that students living within a single subdivision or across a residential street from each other are not located in different school districts.

During the Sierra Vista Specific Plan public hearings, all three School Districts indicated they understood the issue and would work together to balance the student attendance and keep neighborhoods whole. The City continues to support this effort.

If there is anything else we can provide to assist in this process, I can be reached at (916) 774-5294.

Sincerely,

Gregory W. Bitter, AICP
Planning Manager

cc: John Tallman, Westpark Communities

**MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BLVD., SUITE 190
ROSEVILLE, CA 95747
PHONE: (916) 969-2842 FAX: (916) 782-8903**

December 7, 2018

Mr. Dennis Snelling
Assistant Superintendent of Business
Roseville City School District
1050 Main Street
Roseville, CA 95678

RE: Sierra Vista Specific Plan -- School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers and in the attached APN map:

**499-010-005-000 – Mourier Investments, LLC
499-010-006-000 – Mourier Investments, LLC
499-010-025-000 – Mourier Investments, LLC
499-010-054-000 – Mourier Investments, LLC
499-010-055-000 – Mourier Investments, LLC**

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the attached Exhibit B, a copy of which is attached hereto, titled "School District Boundary Westbrook & Sierra Vista Specific Plans", dated November, 2018.

Sincerely,
MOURIER INVESTMENTS, LLC



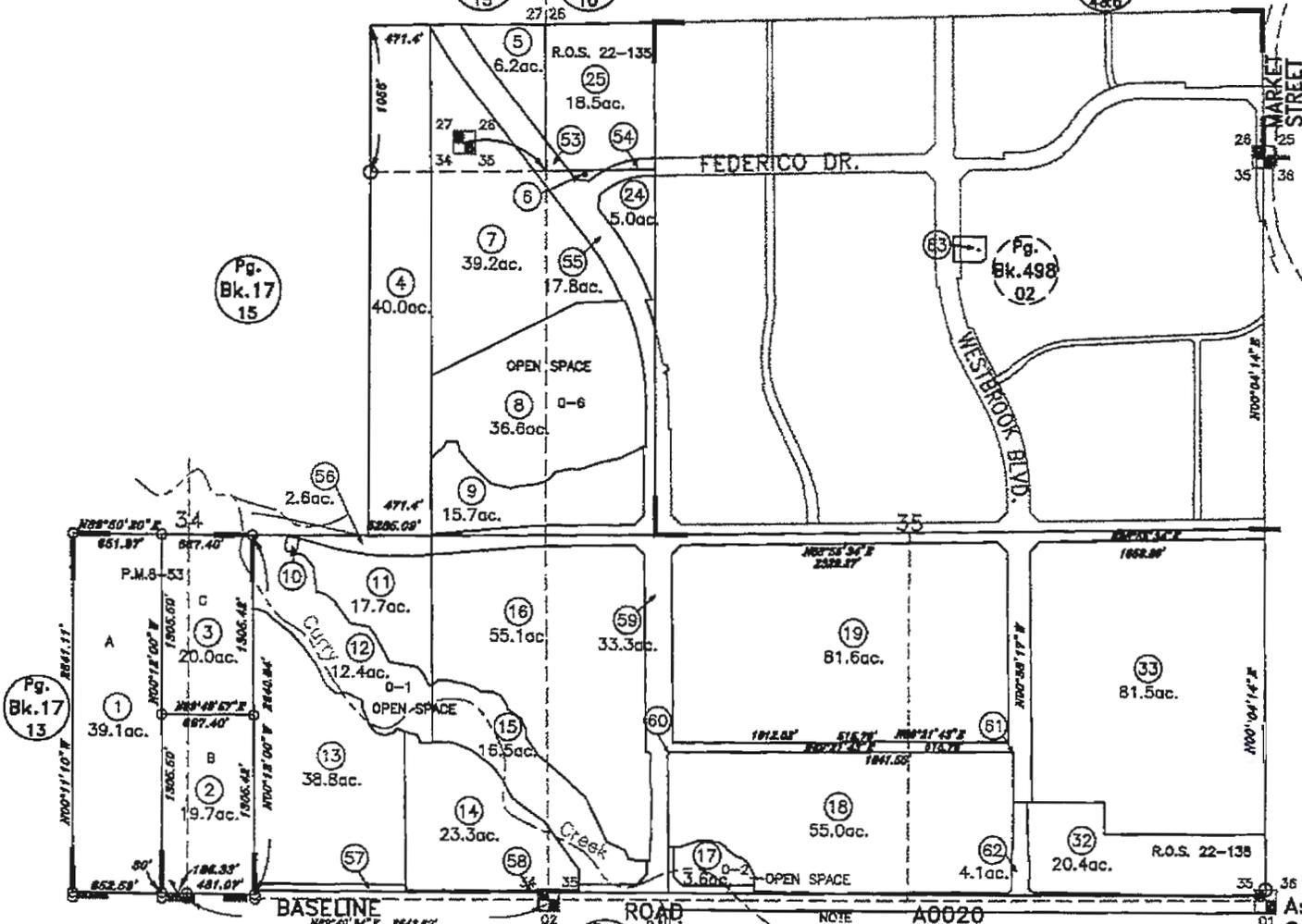
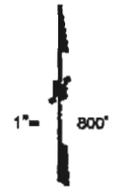
Steven A. Schnable
Agent

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

SEC.35, POR 26, 27, & 34 T.11N., R.5E., M.D.B.&M.

499-01

Pg. Bk.17 15 Parcel M.O.R. Bk. 8, Pg. 53 Survey M.O.R. Bk.22, Pg.135 Pg. Bk.498 4&6 Pg. Bk.490 31&33



08-28-2018
01-26-2018
07-26-2017
02-23-2016 DGV
Page drawn Electronically
Formerly Per 017-152

NOTE
All distances on curved lines are shown per recorded documentation

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.499Pg.01
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-036-000 – Westpark SV 400, LLC
496-100-035-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'Jeff Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-088-000 – Westpark SV 400, LLC
496-100-086-000 – Westpark SV 400, LLC
496-100-083-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Please note that the ownership of the above referenced parcels will be transferred to Lennar Homes in January, and under separate cover I will provide you with contact information to include them on future meetings on this subject.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'J. Jones', is written over the typed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD
Larry Gualco, Lennar Homes of California



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

498-020-010-000 – Federico/Tyler Family LP

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Sincerely,

WESTPARK SIERRA VISTA, LLC

A handwritten signature in black ink, appearing to read 'J. Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

RESOLUTION NO. 16/2018-19

RESOLUTION OF THE BOARD OF EDUCATION OF THE CENTER JOINT UNIFIED SCHOOL DISTRICT INITIATING THE TRANSFER OF TERRITORY FROM THE CENTER JOINT UNIFIED SCHOOL DISTRICT TO THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT AND THE ROSEVILLE CITY SCHOOL DISTRICT AND THE TRANSFER OF TERRITORY FROM THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT AND THE ROSEVILLE CITY SCHOOL DISTRICT TO THE CENTER JOINT UNIFIED SCHOOL DISTRICT

WHEREAS, the Center Joint Unified School District ("CJUSD") is located in Placer and Sacramento Counties in the State of California and is governed by a Board of Education known as the Board of Education of the Center Joint Unified School District;

WHEREAS, CJUSD has undertaken to study the feasibility of transferring to the Roseville Joint Union High School District ("RJUHSD") and the Roseville City School District ("RCSD") uninhabited territory located in a portion of CJUSD and more particularly described in **Exhibit A**, attached hereto;

WHEREAS, CJUSD has also undertaken to study the feasibility of transferring uninhabited territory located in the Placer County portion of RJUHSD and RCSD to CJUSD, as more particularly described in Exhibit A, attached hereto;

WHEREAS, CJUSD has undertaken said feasibility study on its own behalf;

WHEREAS, the Board of Education has made factual determinations as set forth in the accompanying "Statement of Findings in Support of the Proposed Territory Transfer," which is attached as **Exhibit C** hereto;

WHEREAS, RJUHSD and CJUSD, with the cooperation of the Roseville City School District ("RCSD"), seek to jointly initiate the proposed territory transfer; and

WHEREAS, California Education Code section 35700(d) provides that an action to reorganize one or more school districts may be initiated upon the filing with the County Superintendent of Schools a petition signed by a majority of the members of the governing boards of each of the school districts that would be affected by the proposed reorganization.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the Center Joint Unified School District, as follows:

1. Pursuant to California Education Code section 35700(d), petition is hereby made, as evidenced by the "Signature Page," attached hereto, for the transfer of certain uninhabited territory from RJUHSD and RCSD to CJUSD and from CJUSD to RJUHSD and RCSD. The territory to be transferred is located within Placer County and is more particularly described as "Exhibit A," attached hereto. A map of the territory is set forth in an exhibit marked as "**Exhibit**

A” and filed with the County Superintendent of Schools for Sacramento County as an additional exhibit attached hereto.

2. The transfer of territory as petitioned herein will result in a modification of the boundaries of RJUHSD, RCSD and CJUSD. The boundaries as modified are marked as “Exhibit B.”

3. Letters of support from the Landowners and the City of Roseville are included and marked as “Exhibit D.”

4. Upon approval by the majority of members of the Governing Board of CJUSD of a resolution initiating the proposed territory transfer, CJUSD’s Superintendent shall submit a copy of this resolution and all pertinent exhibits and supplements contemplated herein to the County Superintendent of Schools of Sacramento County pursuant to Education Code 35700.

5. The Superintendent and his designees, are hereby authorized and directed, for and in the name of and on behalf of CJUSD, to execute and deliver any and all such documents, to do any and all things and take any and all actions that may be necessary or advisable, in their discretion, in order to carry out the purposes of this resolution. All actions heretofore taken by officers, employees, and agents of CJUSD that are in conformity with the purpose and intent of this resolution are hereby approved, confirmed, and ratified.

APPROVED, PASSED AND ADOPTED this 16th day of January, 2019 by the following vote of the Board of Education of the Center Joint Unified School District.

AYES	<u>Anderson, Hunt, J'Beily, Pope</u>
NOES	<u>None</u>
ABSENT	<u>None</u>
ABSTAIN	<u>Wilson</u>

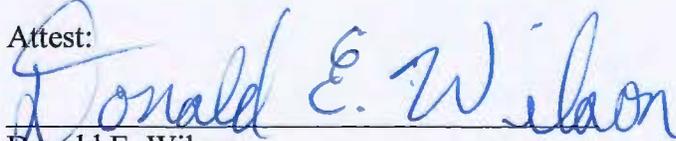
BOARD OF EDUCATION OF THE
CENTER JOINT UNIFIED SCHOOL DISTRICT



Jeremy Hunt
President of the Board of Education

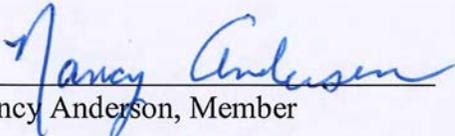


[Seal]

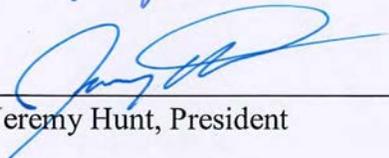
Attest:


Donald E. Wilson
Clerk of the Board of Education

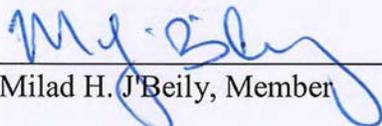
SIGNATURE PAGE



Nancy Anderson, Member



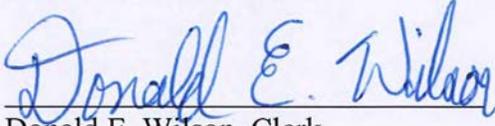
Jeremy Hunt, President



Milad H. J'Beily, Member



Delrae Pope, Member



Donald E. Wilson, Clerk

EXHIBIT "A"
DESCRIPTION OF
CENTER JOINT UNION SCHOOL DISTRICT ADDITION

All that real property situated in the City of Roseville, County of Placer, State of California and located within the southeast one-quarter of Section 26, Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots 10, 11, 13 & 14 of "Subdivision No. PL15-0192 Sierra Vista-Federico Large Lot Subdivision", filed for record on February 16, 2018 in Book EE of Maps, at Page 6, Official Records of Placer County, being more particularly described as follows:

Beginning at a 1-1/2" brass disc on a 3/4" iron rod, set in concrete marking the section corner common with Sections 25, 26, 35 & 36, Township 11 North, Range 5 East, Mount Diablo Meridian; thence along the south line of Section 26, South 88°23'47" West a distance of 1778.58 feet to a point on the centerline of Federico Drive as shown and so designated on said map; thence along said centerline the following 4 courses, arcs and distances:

1. from a radial point which bears S01°36'13" East, 454.54 feet along the arc of a tangent 500.00 foot radius curve to the left through a central angle of 52°05'12", subtended by a chord which bears North 62°21'10" East a distance of 439.05 feet;
2. North 36°18'34" East a distance of 120.00 feet;
3. 464.13 feet along the arc of a tangent 500.00 foot radius curve to the right through a central angle of 53°11'06", subtended by a chord which bears North 62°54'07" East a distance of 447.64 feet; and
4. North 89°29'40" East a distance of 915.35 feet to a point on the east line of said Lot 10, also being the east line of Section 26;

thence along said east line, South 00°30'19" East a distance of 462.66 feet to the Point of Beginning.

Containing 14.716 acres of land, more or less.

See "Exhibit A-1" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

Date: 11/14/18



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661
P:\18254\survey-MS\mapping\desc\School District Boundary\CJUSD Addition.doc

LEGEND

-  FOUND SECTION CORNER AS NOTED
-  DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHS/D ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ ROSEVILLE CITY SCHOOL DISTRICT

RJUHS/D/RCS/D

FEDERICO DRIVE

CENTER LINE

N89°29'40"E 915.35'

R=500.00'
Δ=53°11'06"
L=464.13'
CB=N62°54'07"E
CD=447.64'

N36°18'34"E
120.00'

R=500.00'
Δ=52°05'12"
L=454.54'
CB=N62°21'10"E
CD=439.05'

S01°36'13"E(R)

LOT 13

CJUSD

LOT 11

EE MAPS 6

LOT 10

P.O.B.
1-1/2" BRASS DISC
ON 3/4" IRON ROD
SET IN CONCRETE

EAST LINE LOT 10
S00°30'19"E 462.66'

MARKET STREET

S88°23'47"W 1778.58'

LOT 14

SOUTH LINE SECTION 26

EE MAPS 6

SHEET 1 OF 1

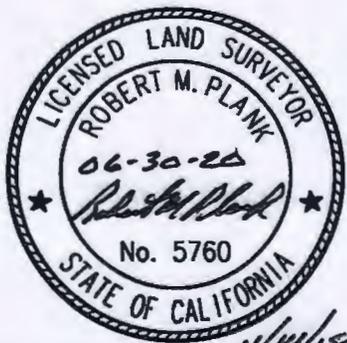


EXHIBIT "A-1"

ANNEXATION PARCEL
PORTION OF LOTS 10, 11, 13 & 14
SIERRA VISTA-FEDERICO

SE 1/4 SECTION 26, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE

COUNTY OF PLACER

STATE OF CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 200'	11/09/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "A"
**DESCRIPTION OF ROSEVILLE JOINT UNION HIGH SCHOOL
DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT ADDITION**

All that real property situated in the City of Roseville, County of Placer, State of California and located within the Section 26 & 35 Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots C, D and 9 through 13 of "Subdivision No. PL13-0318 Westbrook Phases 2 & 3 Large Lot Subdivision", filed for record on December 8, 2016 in Book DD of Maps, at Page 79, and the Lands of Mourier Investments, LLC recorded under Document Number 2007 O.R. 0076354, Official Records of Placer County being more particularly described as follows:

AREA 1:

Beginning at a 5/8" rebar with plastic cap stamped "LS 4533" marking the southwest corner of the subdivision boundary for "Subdivision No. 0000147 Westpark-Phase 3 Large Lot Subdivision" filed in Book CC at Page 28 also being a point on the existing boundary between Roseville Joint Union High School District/Roseville City School District (RJUHSD/RCSA) and Center Joint Union School District (CJUSD) also being a point on the west line of said Section 26; thence from the **Point of Beginning** along said boundary line of RJUHSD/RCSA and CJUSD and said section line, South 00°34'39" East a distance of 3254.84 feet to a point on the centerline of Santucci Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision; thence departing said boundary and section lines, along the centerline of Santucci Boulevard the following three courses, arcs and distances:

1. North 38°37'04" West a distance of 781.22 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 368.54 feet along the arc of a tangent 3000.00 foot radius curve to the right through a central angle of 07°02'19", subtended by a chord which bears North 35°05'55" West a distance of 368.31 feet to a copperweld monument in a monument well stamped "LS 7944"; and
3. North 31°34'45" West a distance of 517.00 feet to the a copperweld monument in a monument well stamped "LS 7944" marking the centerline intersection of Solaire Drive and Santucci Boulevard;

thence along the centerline of Solaire Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following two courses, arcs and distances:

1. North 58°25'15" East a distance of 311.15 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944"; and
2. 427.74 feet along the arc of tangent 1000.00 foot radius curve to the right through a central angle of 24°30'28", subtended by a chord which bears North 70°40'28" East a distance of 424.49 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Solaire Drive and Daylight Drive;

thence along the centerline of Daylight Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following three courses, arcs and distances:

1. North 07°04'18" West a distance of 88.47 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 259.72 feet along the arc of a 2400.00 foot radius curve to the right through a central angle of 06°12'01", subtended by a chord which bears North 03°58'17" West a distance of 259.59 feet to a copperweld monument in a monument well stamped "LS 7944"; and

3. North $00^{\circ}52'17''$ West a distance of 1247.61 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Pleasant Grove Boulevard and Daylight Drive;

thence along the centerline of Pleasant Grove Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision North $89^{\circ}07'43''$ East a distance of 319.52 feet to the Point of Beginning.

Containing 32.082 acres of land, more or less.

AREA 2:

Commencing at a 3/4" iron pipe with a plastic plug stamped "LS 7944" marking the southwest corner of Lot 1, Sierra Vista-Federico Subdivision filed on February 16, 2018 in Book EE of Maps, at Page 6 also being a point on the north line of Section 35, Township 11 North, Range 5 East, Mount Diablo Meridian and centerline of Federico Drive as shown and so designated on said map; thence on said centerline, South $00^{\circ}34'39''$ West a distance of 57.51 feet to the True Point of Beginning; thence from said **True Point of Beginning**, continuing on the centerline of Federico Drive the following two courses, arcs and distances:

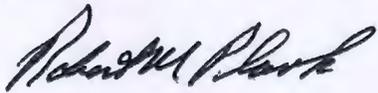
1. from a radial line which bears North $01^{\circ}36'14''$ West, 387.61 feet along the arc of a non-tangent 600.00 foot radius curve to the left through a central angle of $37^{\circ}00'50''$, subtended by a chord which bears South $69^{\circ}53'21''$ West a distance of 380.90 feet; and
2. South $51^{\circ}22'56''$ West a distance of 200.00 feet to the centerline intersection of Federico Drive and Santucci Boulevard;

thence along the centerline of Santucci Boulevard, North $38^{\circ}37'04''$ West a distance of 302.21 feet to a point on the north line of said Section 35; thence on said north line, North $88^{\circ}23'47''$ East a distance of 702.84 feet to the Point of Beginning.

Containing 1.487 acres of land, more or less.

See "Exhibit A-1 & A-2" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

Date: 11/14/18

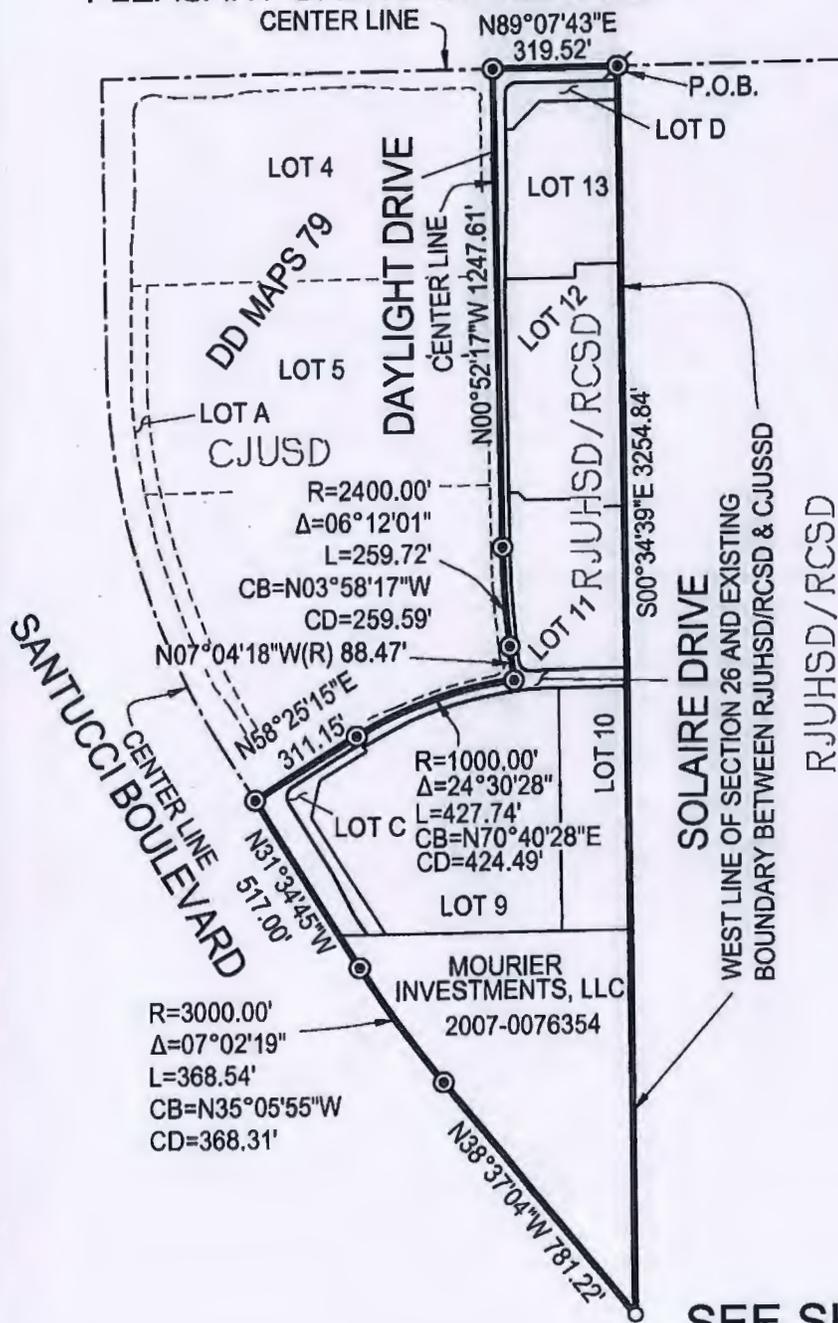


Description prepared by:

MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661

P:\18254\survey-MS\mapping\desc\SCHOOL DISTRICT BOUNDARY\RUHSD ADDITION.DOC

PLEASANT GROVE BOULEVARD



LEGEND

- ⊙ 5/8" REBAR-STAMPED "LS 4533"
- ⊙ COPPERWELD MONUMENT IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHS/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ ROSEVILLE CITY SCHOOL DISTRICT



SEE SHEET 2

SHEET 1 OF 2



IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

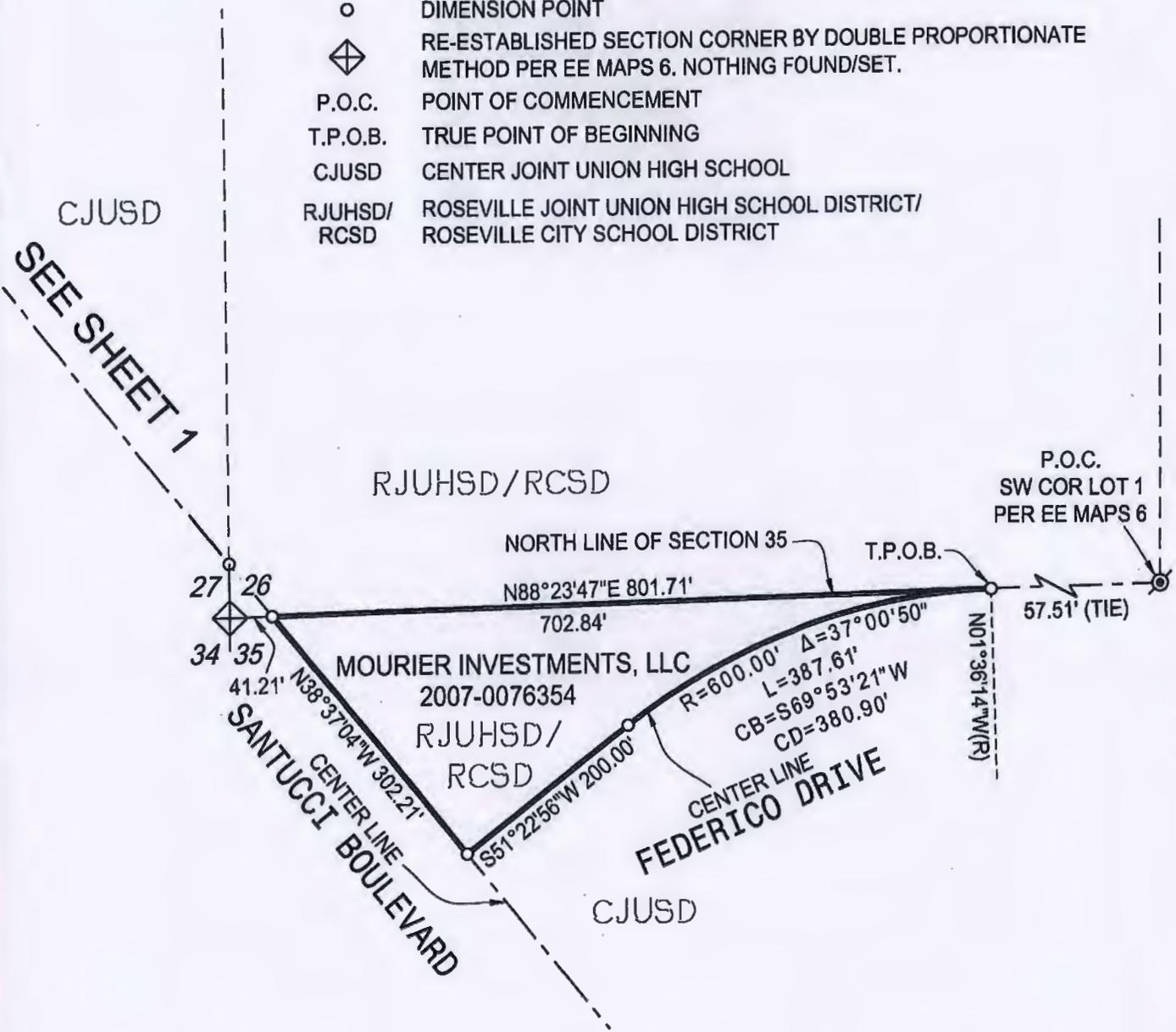
EXHIBIT "A-1"
 ANNEXATION PARCEL AREA 1
WESTBROOK-SIERRA VISTA
 PORTION OF SECTION 26, T. 11 N., R. 5 E., M.D.M.
 CITY OF ROSEVILLE
 COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1" = 500'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

LEGEND

- 3/4" IRON PIPE WITH PLASTIC PLUG
STAMPED "LS 7944" PER EE MAPS 6
- DIMENSION POINT
- RE-ESTABLISHED SECTION CORNER BY DOUBLE PROPORTIONATE
METHOD PER EE MAPS 6. NOTHING FOUND/SET.
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHS/ RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/
ROSEVILLE CITY SCHOOL DISTRICT



SHEET 2 OF 2



EXHIBIT "A-2"
ANNEXATION PARCEL AREA 2
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

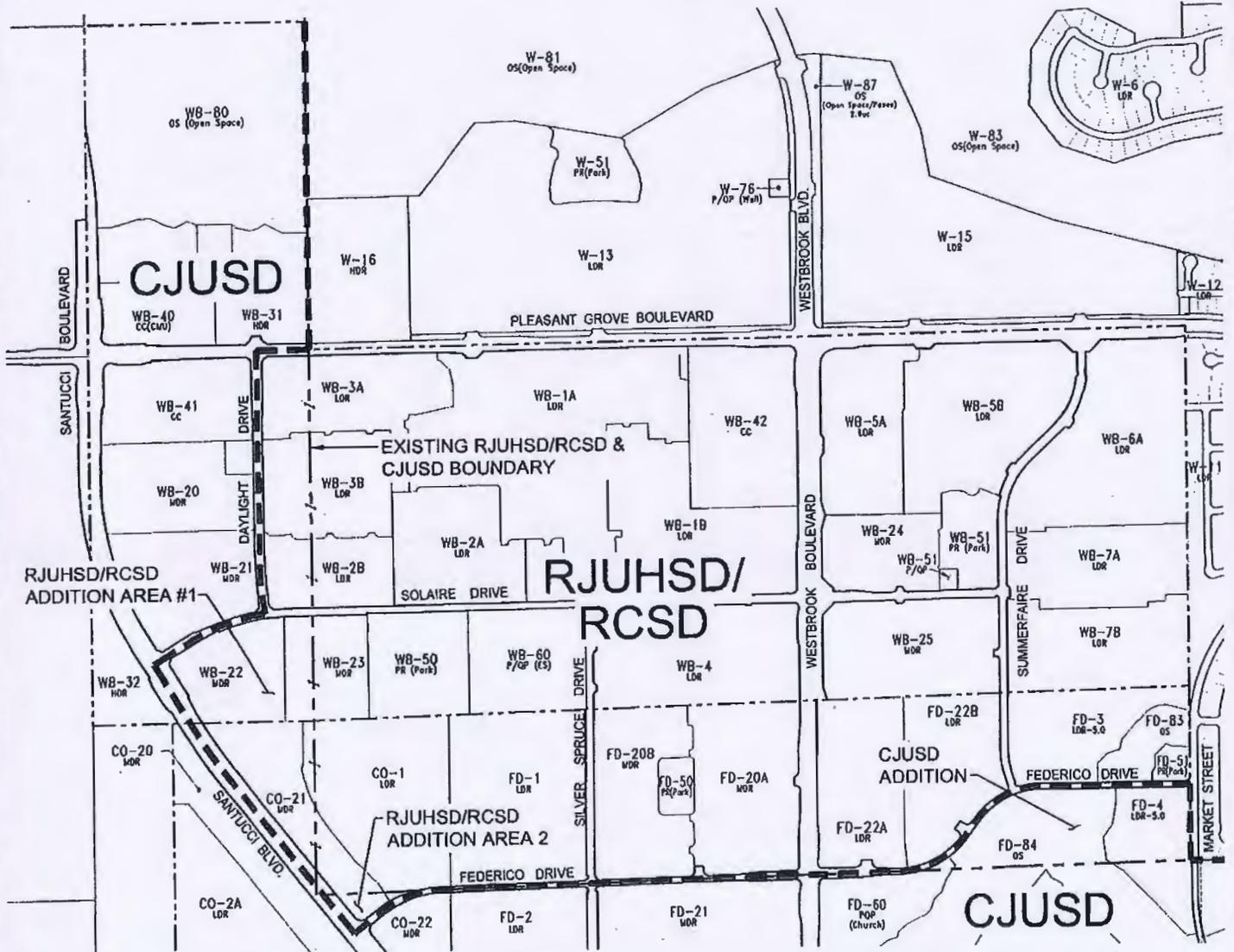
Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 160'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. VI.A.53.

EXHIBIT "B"

SCHOOL DISTRICT BOUNDARY WESTBROOK & SIERRA VISTA SPECIFIC PLANS



LEGEND

- SCHOOL DISTRICT BOUNDARY
- ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT
- CJUSD CENTER JOINT UNION SCHOOL DISTRICT



0 500' 1000' 2000'

SCALE: 1"=1000' NOVEMBER, 2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Exhibit "C"

Statement of Findings in Support of the Proposed Territory Transfer

I. **ADEQUACY OF STUDENT ENROLLMENT** [Education Code § 35753(a)(1); Title 5, CCR, §18573(a)(1)(A),(B).]

When territory transfers between school districts are proposed, it must be determined that the reorganized districts will be adequate in terms of the number of students enrolled.

The proposed territory transfer would have no current impact on student enrollment for the Center Joint Unified School District since the areas proposed for transfer are uninhabited.

II. **THE TERRITORY TRANSFER IS PROPOSED ON THE BASIS OF A SUBSTANTIAL COMMUNITY IDENTITY** [Education Code § 35753(a)(2); Title 5, CCR, § 18573(a)(2).]

When a new district is created by reorganization, it must be determined whether the new district is organized on the basis of community identity. While the proposed territory transfers between the Roseville City School District, the Roseville Joint Union High School District and the Center Joint Unified School District will not result in the creation of a new district, it is significant nonetheless that community identity is a critical aspect of the proposed territory transfer.

The territory transfer is supported by city of Roseville and the land developer. The transfer is being proposed so that school district boundaries will conform to current future property and future street boundaries while creating as close to a "net zero" impact as possible on the school districts in terms of the number of housing units being transferred.

III. **THE PROPOSED TERRITORY TRANSFER WILL RESULT IN EQUITABLE DIVISIONS OF PROPERTY AND FACILITIES OF THE ROSEVILLE CITY SCHOOL DISTRICT, THE ROSEVILLE JOINT UNION SCHOOL DISTRICT AND THE CENTER JOINT UNIFIED SCHOOL DISTRICT** [Education Code § 35753(a)(3); Title 5, CCR, §18573(a)(3).]

The territory proposed for transfer does not contain any school buildings or other personal property of any of the school districts for which division is necessary.

The Roseville School District has outstanding bonded indebtedness of \$28,560,469 with bonds originally issued in 1992 and 2002. The bonds have maturity dates ranging from 2019 to 2032. The Roseville Joint Union High School District has outstanding bonded indebtedness of \$127,003,563 with bonds originally issued in 1992, 2004, 2011 and

2017. The bonds have maturity dates ranging from 2018 to 2048. The Center Joint Unified School District has outstanding bonded indebtedness of \$41,022,746 with bonds originally issued in 1997, 2001, 2007, and 2016. These bonds have maturity dates ranging from 2019 to 2031. Since the territory involves a net difference of only 18.9 acres, and a potential 120 housing units in favor of the Roseville City School District and the Roseville Joint Union High School District, there will be no resulting inequity.

IV. THE PROPOSED TERRITORY TRANSFER WILL NOT PROMOTE RACIAL OR ETHNIC DISCRIMINATION OR SEGREGATION [Education Code § 35753(a)(4); Title 5, CCR, § 18573(a)(4).]

NOTE: The following enrollment statistics for sections A and B below are based on data for the 2018-19 school year.

A. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville City School District

- American Indian: 82 (0.7% of total District enrollment)
- Asian: 707 (6.2% of District enrollment)
- Pacific Islander: 48 (0.4% of District enrollment)
- Filipino: 387 (3.4% of District enrollment)
- Hispanic: 1,800 (15.8% of District enrollment)
- African-American: 228 (2.1% of District enrollment)
- White: 8,119 (71.4% of District enrollment)

B. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville Joint Union High School District

- American Indian: 361 (3.5% of total District enrollment)
- Asian: 393 (3.8% of District enrollment)
- Pacific Islander: 41 (0.4% of District enrollment)
- Filipino: 511 (5.0% of District enrollment)
- Hispanic: 1,642 (19.3% of District enrollment)
- African-American: 569 (5.6% of District enrollment)
- White: 6,618 (64.4% of District enrollment)

C. Number and Percentage of Pupils in Each Racial and Ethnic Group of the Center Joint Unified School District

- American Indian: 51 (1.2 % of total District enrollment)
- Asian: 295 (6.9% of District enrollment)
- Pacific Islander: 53 (1.2% of District enrollment)
- Filipino: 141 (3.3% of District enrollment)
- Hispanic: 1,136 (26.5% of District enrollment)
- African-American: 559 (13.1% of District enrollment)

- White: 1,886 (44.1% of District enrollment)
- Multiple Responses: 160 (3.7% of District enrollment)

There should be no change in the ethnic makeup of any of the school districts as a result of this territory transfer.

V. EFFECT OF THE PROPOSED TERRITORY TRANSFER ON COSTS TO THE STATE [Education Code § 35753(a)(5); Title 5, CCR, § 18573(a)(1).]

Based on available data, the Center Joint Union School District does not anticipate that the territory transfer, if approved, would increase any costs to the State. There are no students presently in the area proposed for transfer.

Further, the Center Joint Union School District does not anticipate that the proposed territory transfer would have any impact whatsoever on the any “Categorical Funds” currently received from the state.

VI. THE TERRITORY TRANSFER WILL NOT SIGNIFICANTLY DISRUPT DISTRICT-WIDE OR SCHOOL SITE EDUCATIONAL PROGRAMS [Education Code § 35753(a)(6); Title 5, CCR, § 18573(a)(5).]

Because the area involved in the proposed territory transfer is uninhabited, the territory transfer will not significantly disrupt district-wide or school-site educational programs.

VII. EFFECT ON SCHOOL HOUSING COSTS [Education Code § 35753(a)(7).]

The proposed territory transfer would have no impact on school housing costs.

VIII. THE PROPOSED TERRITORY TRANSFER IS NOT PRIMARILY DESIGNED TO RESULT IN A SIGNIFICANT INCREASE IN PROPERTY VALUES [Education Code § 35753(a)(8).]

The proposed territory transfer involves a very small area and is not intended to result in any increase in property values.

IX. THE PROPOSED TERRITORY TRANSFER WILL NOT NEGATIVELY AFFECT THE FISCAL MANAGEMENT OR FISCAL STATUS OF THE CENTER JOINT UNIFIED SCHOOL DISTRICT [Education Code § 35753(a)(9).]

The proposed territory transfer, if approved, would have no impact on the fiscal management or fiscal status of the Center Joint Unified School District.

X. EFFECT OF THE PROPOSED TERRITORY TRANSFER ON CENTER JOINT UNIFIED SCHOOL DISTRICT EMPLOYEES [Education Code § 35753(a)(10).]

The proposed territory transfer would have no impact on employees of the Center Joint Unified School District.

XI. **ENVIRONMENTAL IMPACTS OF THE PROPOSED TERRITORY TRANSFER**
[Education Code § 35753(a)(10); School District Reorganization Handbook.]

The shifting of boundaries as proposed in the territory transfer would have no environmental impact.

Exhibit D
Letters in Support of Proposed Transfer Area

**MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BLVD., SUITE 190
ROSEVILLE, CA 95747
PHONE: (916) 969-2842 FAX: (916) 782-8903**

December 7, 2018

Mr. Dennis Snelling
Assistant Superintendent of Business
Roseville City School District
1050 Main Street
Roseville, CA 95678

RE: Sierra Vista Specific Plan -- School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers and in the attached APN map:

**499-010-005-000 – Mourier Investments, LLC
499-010-006-000 – Mourier Investments, LLC
499-010-025-000 – Mourier Investments, LLC
499-010-054-000 – Mourier Investments, LLC
499-010-055-000 – Mourier Investments, LLC**

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the attached Exhibit B, a copy of which is attached hereto, titled "School District Boundary Westbrook & Sierra Vista Specific Plans", dated November, 2018.

Sincerely,
MOURIER INVESTMENTS, LLC



Steven A. Schnable
Agent

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

SEC.35, POR 26, 27, & 34 T.11N., R.5E., M.D.B.&M.

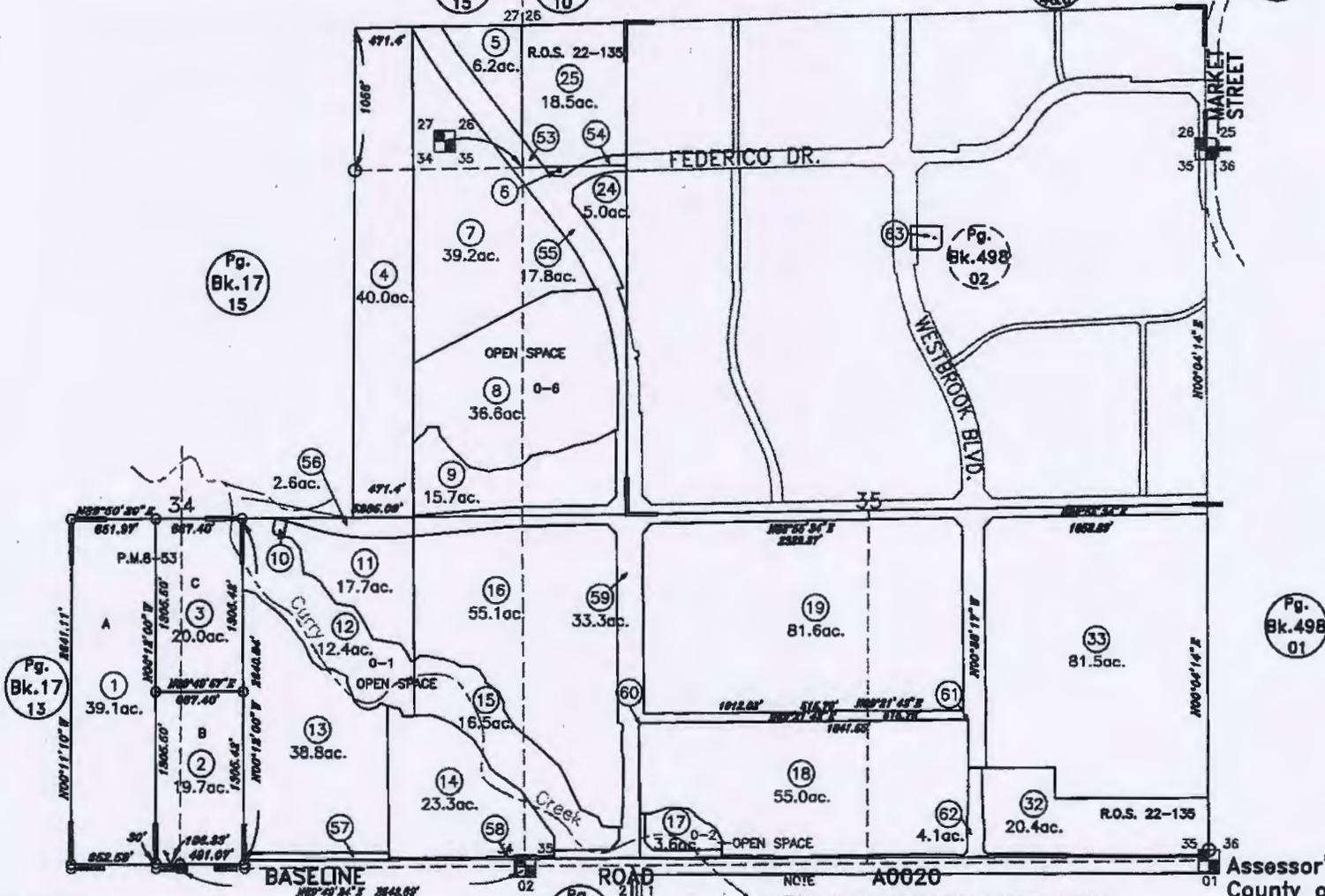
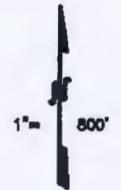
499-01

Pg. Bk.17 15

Pg. Bk.496 Parcel M.O.R. Bk. 8, Pg. 53 Survey M.O.R. Bk.22, Pg.135

Pg. Bk.402 4&6

Pg. Bk.490 31&33



08-28-2018
01-28-2018
07-20-2017
02-23-2016 DGV
Page drawn Electronically
Formerly Per 017-152

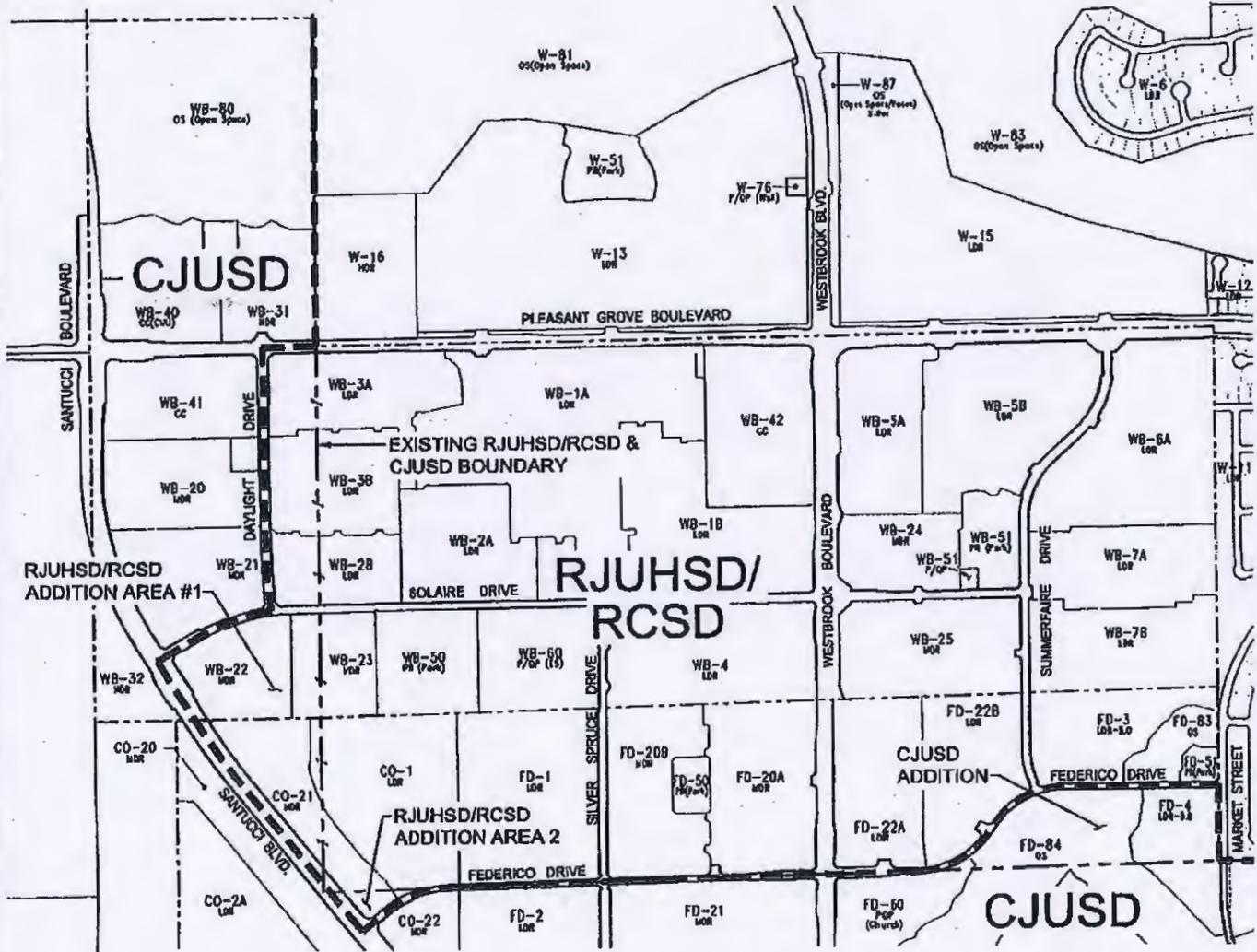
NOTE
All distances on curved lines are shown per recorded documentation

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.499Pg.01
County of Placer, Calif.

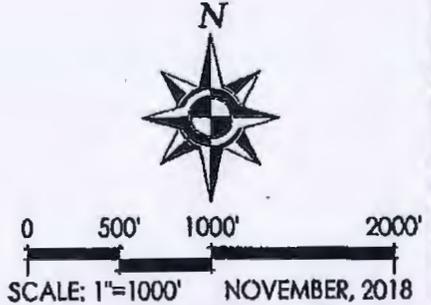
NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

EXHIBIT "B"
SCHOOL DISTRICT BOUNDARY
WESTBROOK & SIERRA VISTA
SPECIFIC PLANS



LEGEND

- SCHOOL DISTRICT BOUNDARY
- RJUHS/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ ROSEVILLE CITY SCHOOL DISTRICT
- CJUSD CENTER JOINT UNION SCHOOL DISTRICT



MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

498-020-010-000 – Federico/Tyler Family LP

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled "School District Boundary Westbrook Sierra Vista Specific Plans", dated November 2018.

Sincerely,

WESTPARK SIERRA VISTA, LLC

A handwritten signature in black ink, appearing to be 'J Jones', written over a white background.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

VI.A.64.



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-036-000 – Westpark SV 400, LLC
496-100-035-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'J. Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

**496-100-088-000 – Westpark SV 400, LLC
496-100-086-000 – Westpark SV 400, LLC
496-100-083-000 – Westpark SV 400, LLC**

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled "School District Boundary Westbrook Sierra Vista Specific Plans", dated November 2018.

Please note that the ownership of the above referenced parcels will be transferred to Lennar Homes in January, and under separate cover I will provide you with contact information to include them on future meetings on this subject.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'Jeff Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD
Larry Gualco, Lennar Homes of California

VI.A.66.



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, California 95678-2649

December 6, 2018

Roseville City School District, Derk Garcia and Dennis Snelling

Roseville Joint Union High School District, Denise Herrman and Joe Landon

Center Joint Unified School District, Scott Loehr and Craig Deason

Re: Sierra Vista Specific Plan – School District Boundaries

This letter reiterates the City of Roseville's desire to support and encourage minor school district boundary adjustments that maintain residential neighborhoods so that homes within a single subdivision/neighborhood are contained within the same school district in the Sierra Vista Specific Plan. We understand that the Sierra Vista Specific Plan and the Westbrook Amendment thereto created large lot parcels that will require minor adjustments to district boundaries to ensure that students living within a single subdivision or across a residential street from each other are not located in different school districts.

During the Sierra Vista Specific Plan public hearings, all three School Districts indicated they understood the issue and would work together to balance the student attendance and keep neighborhoods whole. The City continues to support this effort.

If there is anything else we can provide to assist in this process, I can be reached at (916) 774-5294.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory W. Bitter".

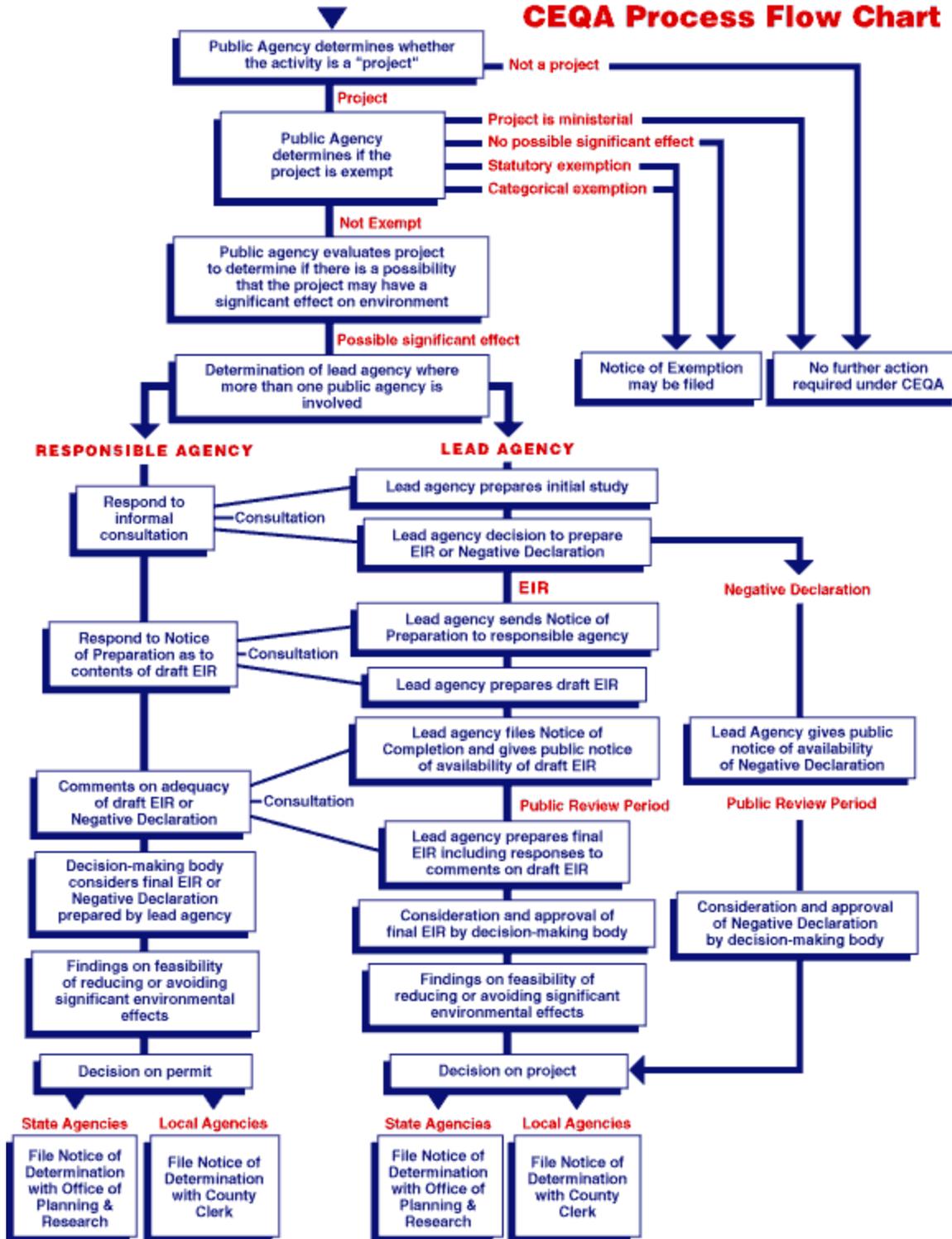
Gregory W. Bitter, AICP
Planning Manager

cc: John Tallman, Westpark Communities

VI.A.67.

[Credits](#) | [Disclaimer](#)

CEQA Process Flow Chart



| [CERES](#) | [CEQA Home](#) | [LUPIN](#) | [Wetlands](#) |



This file last modified on: Wednesday, May 25, 2005.
 Document URL: <http://ceres.ca.gov/ceqa/flowchart/index.html>
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SACRAMENTO COUNTY COMMITTEE ON SCHOOL DISTRICT ORGANIZATION

10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003

Subject: Public Hearing and Action Regarding Petition to Transfer Uninhabited Territory Between Center Joint Unified School District, Roseville Joint Union High School District, and Roseville City School District	Agenda Item No.: VI.B. Enclosures: 80
Reason: Action	From: David W. Gordon Prepared By: Teresa Stinson Board Meeting Date: 03/26/19

BACKGROUND:

On January 28, 2019, the Sacramento County Office of Education received a completed petition to transfer territory between the Center Joint Unified School District (Center), the Roseville Joint Union High School District, and the Roseville City School District (Roseville school districts). The request seeks to swap approximately 48.3 acres of uninhabited territory between the three school districts for neighborhood planning purposes. Specifically, it would transfer about 33.6 acres from Center to the Roseville school districts; and about 14.7 acres from the Roseville school districts to Center, with an estimated potential of 120 housing units in favor of the Roseville City School District. The affected school districts, the Roseville City Planning Department, and the property owners all support the territory transfer. (Attachment 1)

If approved, this transfer would make minor school district boundary adjustments so that future homes within a single subdivision remain within the same school district. According to the petition materials in Attachment 1, this will avoid having future residents of particular neighborhoods and residential streets attend different schools.

Because the petition involves school districts within the jurisdiction of both the Sacramento and Placer County Committees on School District Organization (County Committee), both County Committees must consider the petition, make necessary findings, and exchange these findings before the petition may be granted or denied. (Ed. Code, § 35524.)

As part of the petition consideration, public hearings must be held in each of the affected school districts. The Placer County Committee held a public hearing in the Roseville school districts on March 4, 2019. The Sacramento County Committee is holding this March 26, 2019 public hearing in the Center school district. At least 10 days before this hearing, the attached public hearing notice and description of the petition was publicly posted and provided to the affected school districts and the Sacramento and Placer County Local Agency Formation Commissions. (Ed. Code, §§ 35700.5, 35705, 35705.5.)

REQUIRED CONDITIONS FOR REORGANIZATION:

Before approving a proposal to reorganize school districts, the County Committee must determine if the proposal substantially meets the conditions in Education Code section 35753. In addition, the County Committee may add to or amend the petition as appropriate. (Ed. Code, §§ 35730–35738.)

Attachment 2 is an Analysis of the Proposed Territory Transfer that concludes:

1. The reorganized districts will be adequate in terms of the number of pupils enrolled. (Ed. Code, § 35753(a)(1); Cal. Code Regs., title 5, § 18573(a)(1)(A),(B).)
2. The school districts are each organized on the basis of a substantial community identity. (Ed. Code, § 35753(a)(2); Cal. Code Regs., title 5, § 18573(a)(2).)
3. The proposal will result in an equitable division of property and facilities of the original district or districts. (Ed. Code, § 35753(a)(3); Cal. Code Regs., title 5, § 18573(a)(3).)
4. The reorganization of the school districts will preserve each affected district's ability to educate pupils in an integrated environment and will not promote racial or ethnic discrimination or segregation. (Ed. Code, § 35753(a)(4); Cal. Code Regs., title 5, § 18573(a)(4).)
5. Any increase in costs to the state as a result of the proposed reorganization will be insignificant and otherwise incidental to the reorganization. (Ed. Code, § 35753(a)(5); Cal. Code Regs., title 5, § 18573(a)(1).)
6. The proposed reorganization will continue to promote sound education performance and will not significantly disrupt the educational programs in the affected districts. (Ed. Code, § 35753(a)(6); Cal. Code Regs., title 5, § 18573(a)(5).)
7. Any increase in school facilities costs as a result of the proposed reorganization will be insignificant and otherwise incidental to the reorganization. (Ed. Code, § 35753(a)(7).)
8. The proposed reorganization is primarily designed for purposes other than to significantly increase property values. (Ed. Code, § 35753(a)(8).)
9. The proposed reorganization will continue to promote sound fiscal management and not cause a substantial negative effect on the fiscal status of the affected district. (Ed. Code, § 35753(a)(9); Cal. Code Regs., title 5, § 18573(a)(3).)
10. The proposed reorganization will have no impact on employees of the districts. (Ed. Code, § 35753(a)(10).)

After conducting its public hearing, the County Committee should review the Education Code section 35753 conditions described in Attachment 2, determine whether the proposed territory transfer substantially meets each of these conditions, and adopt findings and tentative conclusions. The Sacramento and Placer County Committees' findings and tentative conclusions will then be transmitted to each other for consideration.

Once the County Committees consider each other's findings and tentative conclusions, they may choose to grant or deny the petition at a subsequent meeting. (Ed. Code, §§ 35520, 35524.) The territory is uninhabited (i.e., there are no registered voters in the area), and the property owners and affected school districts consent to the transfer. Therefore, if approved by both County Committees, the petition would be granted without an election. (Ed. Code, §§ 35709, 35710.1.)

SUPERINTENDENT'S RECOMMENDATION:

The Superintendent recommends that the County Committee hold a public hearing, determine whether each of the conditions set forth in Education Code section 35753 have been substantially met, and adopt findings and tentative conclusions.

SACRAMENTO COUNTY COMMITTEE ON SCHOOL DISTRICT ORGANIZATION

10474 Mather Boulevard, P.O. Box 269003
Sacramento, CA 95826-9003 916.228.2410

****PLEASE POST****

NOTICE OF PUBLIC HEARING

**Proposed Transfer of Uninhabited Territory
Between Center Joint Unified School District,
Roseville Joint Union High School District, and Roseville City School District**

The Sacramento County Committee on School District Organization (County Committee) will conduct a public hearing to obtain public response to a petition to transfer approximately 48.3 acres of uninhabited territory between the Center Joint Unified School District, the Roseville Joint Union High School District, and the Roseville City School District. Attached is a description of the proposed transfer. At the conclusion of the public hearing, the County Committee may take action on the petition.

The public hearing is scheduled as follows:

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Tuesday, March 26, 2019	6:00 p.m. or thereafter	Center Joint Unified School District Board Room Wilson C. Riles Middle School Campus 4747 PFE Road Roseville, CA 95747

Individuals wishing to address the County Committee should complete a speaker card and submit it to the Recording Secretary. Speaker cards will be available in the Board Room. Speakers will be called in the order in which the cards are received and will be limited to two minutes each to ensure that all who wish to address the County Committee on this matter may be heard.

Materials regarding the proposed territory transfer will be available at the public hearing. If you would like a copy of the materials prior to that time, contact the Sacramento County Office of Education at 10474 Mather Boulevard, Mather, CA 95655 or P.O. Box 269003, Sacramento, CA 95826-9003 or call 916.228.2410.

**DESCRIPTION OF PETITION TO TRANSFER UNINHABITED TERRITORY
BETWEEN CENTER JOINT UNIFIED SCHOOL DISTRICT,
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT,
AND ROSEVILLE CITY SCHOOL DISTRICT**

Education Code section 35705.5 requires that the County Committee on School District Organization make available to the public and to the governing boards affected by the petition a description of the petition.

Description of Petition

The proposal requests transfer of approximately 48.3 acres of uninhabited territory between the Center Joint Unified School District, the Roseville Joint Union High School District, and the Roseville City School District. The petition seeks to transfer approximately 33.6 acres from Center to the Roseville school districts; and approximately 14.7 acres from the Roseville school districts to Center. A map of the territory proposed for transfer and a list of the Assessor Parcel Numbers (APNs) are attached.

The chief petitioner is: Dennis Snelling, Assistant Superintendent, Business
Roseville City School District
1050 Main Street
Roseville, CA 95678

1. *The rights of the employees in the affected districts to continued employment.*

Not applicable to the current proposal. The rights of the employees to continued employment will not be affected by the proposed territory transfer.

2. *The local control funding formula allocation pursuant to Education Code section 42238.02, as implemented by Education Code section 42238.03, per pupil, for each affected district and the effect of the petition, if approved, on that allocation.*

The projected rates of per pupil revenue by grade level for the three districts subject to this petition are as follows:

Grade	LCFF per Grade	20% Supplemental
K-3	\$8,520	\$1,704
4-6	\$7,833	\$1,567
7-8	\$8,066	\$1,613
9-12	\$9,590	\$1,918

The territory proposed for transfer is uninhabited and there are currently 0 public school students in the area proposed for transfer. If the petition is approved, there will be no immediate impact on the revenue of the affected school districts.

3. *Whether the school districts involved will be governed, in part, by provisions of a city charter and, if so, in what way.*

Not applicable to the current petition.

4. *Whether the governing boards of any proposed new district will have five or seven members.*

Not applicable to the current petition. The petition does not propose the creation of any new district(s).

5. *A description of the territory or school districts in which the election, if any, will be held.*

Pursuant to Education Code section 35710.1, an election may not be called to vote on a petition to transfer territory if the election area for that petition is

uninhabited territory. As there are no registered voters in the area proposed for transfer, this area is uninhabited. (Ed. Code, § 35517.) Therefore, no election will be held and the decision whether to transfer the territory will be made by the Sacramento and Placer County Committees on School District Organization.

6. *Where the proposal is to create two or more districts, whether the proposal will be voted on as a single proposition.*

Not applicable to the current petition. The petition does not propose the creation of any new district(s).

7. *Whether the governing board of any new district will have trustee areas and, if so, whether the trustees will be elected by only the voters of that trustee area or by voters of the entire school district.*

Not applicable to the current petition. The petition does not propose the creation of any new district(s). The proposed territory transfer will not impact the membership or election of governing boards in the affected school districts.

8. *A description of how the property, obligations, and bonded indebtedness of original districts will be divided.*

The area proposed for transfer contains no public school property or buildings to be divided. The plans and recommendations of the County Committee on School District Organization would stipulate the division of any other property, funds or obligations (except bonded indebtedness) affected by the proposed transfer. (Ed. Code, §§ 35560, 35736.)

If the territory is transferred, it will drop any liability for outstanding bonded indebtedness in its former district and assume its proportionate share of the outstanding bonded indebtedness of the district of which it becomes a part. (Ed. Code, § 35575.)

Provisions for the exchange of property tax revenue are set forth in Revenue and Taxation Code section 99(i).

9. *A description of when the first governing board of any new district will be elected and how the terms of office for each new trustee will be determined.*

Not applicable to the current petition. This petition does not propose the creation of any new district(s).

The petition proposes to transfer portions of the following Assessor Parcel Numbers:

496-100-035-000
496-100-036-000
496-100-083-000
496-100-086-000
496-100-088-000
498-020-010-000
499-010-005-000
499-010-006-000
499-010-025-000
499-010-054-000
499-010-055-000

ATTACHMENT 1

Petition for Transfer of Territory Between
Center Joint Unified School District,
Roseville Joint Union High School District,
and Roseville City School District



Rob Baquera Julie Constant Alisa Fong

Valerie Gross Gary Miller

Derk Garcia, Superintendent

January 23, 2019

Teresa Stinson, General Counsel
Sacramento County Office of Education
10474 Mather Boulevard
Mather, CA 95655

Re: Request for Territory Transfer

Ms. Stinson,

This serves as notice of a petition to the County Committee on School District Organization of Sacramento County for a transfer of territory between the Roseville City School District, the Roseville Joint Union High School District and the Center Joint Unified School District. The districts are working cooperatively in this transfer, which involves an "uninhabited" area.

Included with this letter are resolutions adopted by each school board, as well as a statement of findings for each. There is also a map showing the areas to be transferred as well as letters of support from the developer and the City of Roseville.

The area, known as the Sierra Vista development, is located in Placer County. However, because the Roseville districts report to the Placer County Office of Education while the Center Joint Unified reports to the Sacramento County Office of Education, petitions must be filed with both county offices. We request that the two County Committees coordinate their efforts so that one set of meetings can be held in each district in order to expedite the process.

We also request that the process be completed prior to August 31, 2019, if possible in order for the territory transfer to take effect before homes are sold in what is now uninhabited area.

Please let me know if you have any further questions or require additional information.

Dennis Snelling
Assistant Superintendent, Business
dsnelling@rcsdk8.org
(916) 771-1600, ext. 50109

C: Gayle Garbolino-Mojica, Superintendent, Placer County Office of Education

RECEIVED
SACRAMENTO COUNTY
OFFICE OF EDUCATION
2019 JAN 28 PM 3:53
ADMINISTRATION

RESOLUTION NO. 2018-19.12

RESOLUTION OF THE BOARD OF EDUCATION OF THE ROSEVILLE CITY SCHOOL DISTRICT INITIATING THE TRANSFER OF TERRITORY FROM THE ROSEVILLE CITY SCHOOL DISTRICT TO THE CENTER JOINT UNIFIED SCHOOL DISTRICT AND THE TRANSFER OF TERRITORY FROM THE CENTER JOINT UNIFIED SCHOOL DISTRICT TO THE ROSEVILLE CITY SCHOOL DISTRICT

WHEREAS, the Roseville City School District (“RCSD”) is located in Placer County in the State of California and is governed by a Board of Education known as the Board of Education of the Roseville City School District;

WHEREAS, RCSD has undertaken to study the feasibility of transferring to the Center Joint Unified School District (“CJUSD”) uninhabited territory located in a portion of RCSD and more particularly described in **Exhibit A**, attached hereto;

WHEREAS, RCSD has also undertaken to study the feasibility of transferring uninhabited territory located in the Placer County portion of CJUSD to RCSD, as more particularly described in Exhibit A, attached hereto;

WHEREAS, RCSD has undertaken said feasibility study on its own behalf;

WHEREAS, the Board of Education has made factual determinations as set forth in the accompanying “Statement of Findings in Support of the Proposed Territory Transfer,” which is attached as **Exhibit C** hereto;

WHEREAS, RCSD and CJUSD, with the cooperation of the Roseville Joint Union High School District “RJUHS,” seek to jointly initiate the proposed territory transfer; and

WHEREAS, California Education Code section 35700(d) provides that an action to reorganize one or more school districts may be initiated upon the filing with the County Superintendent of Schools a petition signed by a majority of the members of the governing boards of each of the school districts that would be affected by the proposed reorganization.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the Roseville City School District, as follows:

1. Pursuant to California Education Code section 35700(d), petition is hereby made, as evidenced by the “Signature Page,” attached hereto, for the transfer of certain uninhabited territory from RCSD to CJUSD and from CJUSD to RCSD. The territory to be transferred is located within Placer County and is more particularly described in “Exhibit A,” attached hereto. A map of the territory is set forth in an exhibit marked as “**Exhibit C**” and filed with the County Superintendent of Schools for Sacramento County as an additional exhibit attached hereto.

2. The transfer of territory as petitioned herein will result in a modification of the boundaries of RJUHSD, RCSD and CJUSD. The boundaries as modified are marked as **“Exhibit B.”**

3. Letters of support from the Landowners and the City of Roseville are included and marked as **“Exhibit D.”**

4. Upon approval by the majority of members of the Governing Board of RCSD of a resolution initiating the proposed territory transfer, RCSD’s Superintendent shall submit a copy of this resolution and all pertinent exhibits and supplements contemplated herein to the County Superintendent of Schools of Sacramento County pursuant to Education Code 35700.

5. The Superintendent and his designees, are hereby authorized and directed, for and in the name of and on behalf of RCSD, to execute and deliver any and all such documents, to do any and all things and take any and all actions that may be necessary or advisable, in their discretion, in order to carry out the purposes of this resolution. All actions heretofore taken by officers, employees, and agents of RCSD that are in conformity with the purpose and intent of this resolution are hereby approved, confirmed, and ratified.

APPROVED, PASSED AND ADOPTED this 17th day of January, 2019 by the following vote of the Board of Education of the Roseville City School District.

AYES	<u>5</u>
NOES	<u>0</u>
ABSENT	<u>0</u>
ABSTAIN	<u>0</u>

BOARD OF EDUCATION OF THE
ROSEVILLE CITY SCHOOL DISTRICT



President of the Board of Education

[Seal]

Attest:

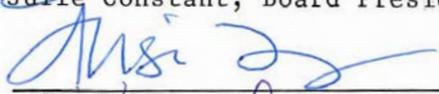


Clerk of the Board of Education

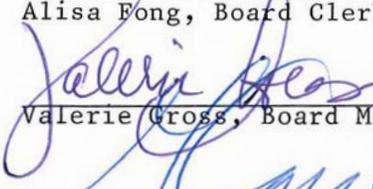
SIGNATURE PAGE



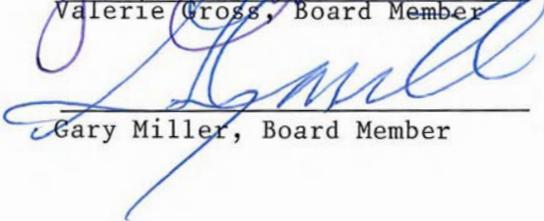
Julie Constant, Board President



Alisa Fong, Board Clerk



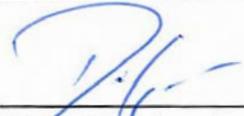
Valerie Cross, Board Member



Gary Miller, Board Member



Rob Baquera, Board Member



Derk Garcia, Superintendent

EXHIBIT "A"
**DESCRIPTION OF ROSEVILLE JOINT UNION HIGH SCHOOL
DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT ADDITION**

All that real property situated in the City of Roseville, County of Placer, State of California and located within the Section 26 & 35 Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots C, D and 9 through 13 of "Subdivision No. PL13-0318 Westbrook Phases 2 & 3 Large Lot Subdivision", filed for record on December 8, 2016 in Book DD of Maps, at Page 79, and the Lands of Mourier Investments, LLC recorded under Document Number 2007 O.R. 0076354, Official Records of Placer County being more particularly described as follows:

AREA 1:

Beginning at a 5/8" rebar with plastic cap stamped "LS 4533" marking the southwest corner of the subdivision boundary for "Subdivision No. 0000147 Westpark-Phase 3 Large Lot Subdivision" filed in Book CC at Page 28 also being a point on the existing boundary between Roseville Joint Union High School District/Roseville City School District (RJUHS/D/RCS/D) and Center Joint Union School District (CJUSD) also being a point on the west line of said Section 26; thence from the **Point of Beginning** along said boundary line of RJUHS/D/RCS/D and CJUSD and said section line, South 00°34'39" East a distance of 3254.84 feet to a point on the centerline of Santucci Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision; thence departing said boundary and section lines, along the centerline of Santucci Boulevard the following three courses, arcs and distances:

1. North 38°37'04" West a distance of 781.22 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 368.54 feet along the arc of a tangent 3000.00 foot radius curve to the right through a central angle of 07°02'19", subtended by a chord which bears North 35°05'55" West a distance of 368.31 feet to a copperweld monument in a monument well stamped "LS 7944"; and
3. North 31°34'45" West a distance of 517.00 feet to the a copperweld monument in a monument well stamped "LS 7944" marking the centerline intersection of Solaire Drive and Santucci Boulevard;

thence along the centerline of Solaire Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following two courses, arcs and distances:

1. North 58°25'15" East a distance of 311.15 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944"; and
2. 427.74 feet along the arc of tangent 1000.00 foot radius curve to the right through a central angle of 24°30'28", subtended by a chord which bears North 70°40'28" East a distance of 424.49 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Solaire Drive and Daylight Drive;

thence along the centerline of Daylight Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following three courses, arcs and distances:

1. North 07°04'18" West a distance of 88.47 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 259.72 feet along the arc of a 2400.00 foot radius curve to the right through a central angle of 06°12'01", subtended by a chord which bears North 03°58'17" West a distance of 259.59 feet to a copperweld monument in a monument well stamped "LS 7944"; and

3. North $00^{\circ}52'17''$ West a distance of 1247.61 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Pleasant Grove Boulevard and Daylight Drive;

thence along the centerline of Pleasant Grove Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision North $89^{\circ}07'43''$ East a distance of 319.52 feet to the Point of Beginning.

Containing 32.082 acres of land, more of less.

AREA 2:

Commencing at a 3/4" iron pipe with a plastic plug stamped "LS 7944" marking the southwest corner of Lot 1, Sierra Vista-Federico Subdivision filed on February 16, 2018 in Book EE of Maps, at Page 6 also being a point on the north line of Section 35, Township 11 North, Range 5 East, Mount Diablo Meridian and centerline of Federico Drive as shown and so designated on said map; thence on said centerline, South $00^{\circ}34'39''$ West a distance of 57.51 feet to the True Point of Beginning; thence from said **True Point of Beginning**, continuing on the centerline of Federico Drive the following two courses, arcs and distances:

1. from a radial line which bears North $01^{\circ}36'14''$ West, 387.61 feet along the arc of a non-tangent 600.00 foot radius curve to the left through a central angle of $37^{\circ}00'50''$, subtended by a chord which bears South $69^{\circ}53'21''$ West a distance of 380.90 feet; and
2. South $51^{\circ}22'56''$ West a distance of 200.00 feet to the centerline intersection of Federico Drive and Santucci Boulevard;

thence along the centerline of Santucci Boulevard, North $38^{\circ}37'04''$ West a distance of 302.21 feet to a point on the north line of said Section 35; thence on said north line, North $88^{\circ}23'47''$ East a distance of 702.84 feet to the Point of Beginning.

Containing 1.487 acres of land, more or less.

See "Exhibit A-1 & A-2" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

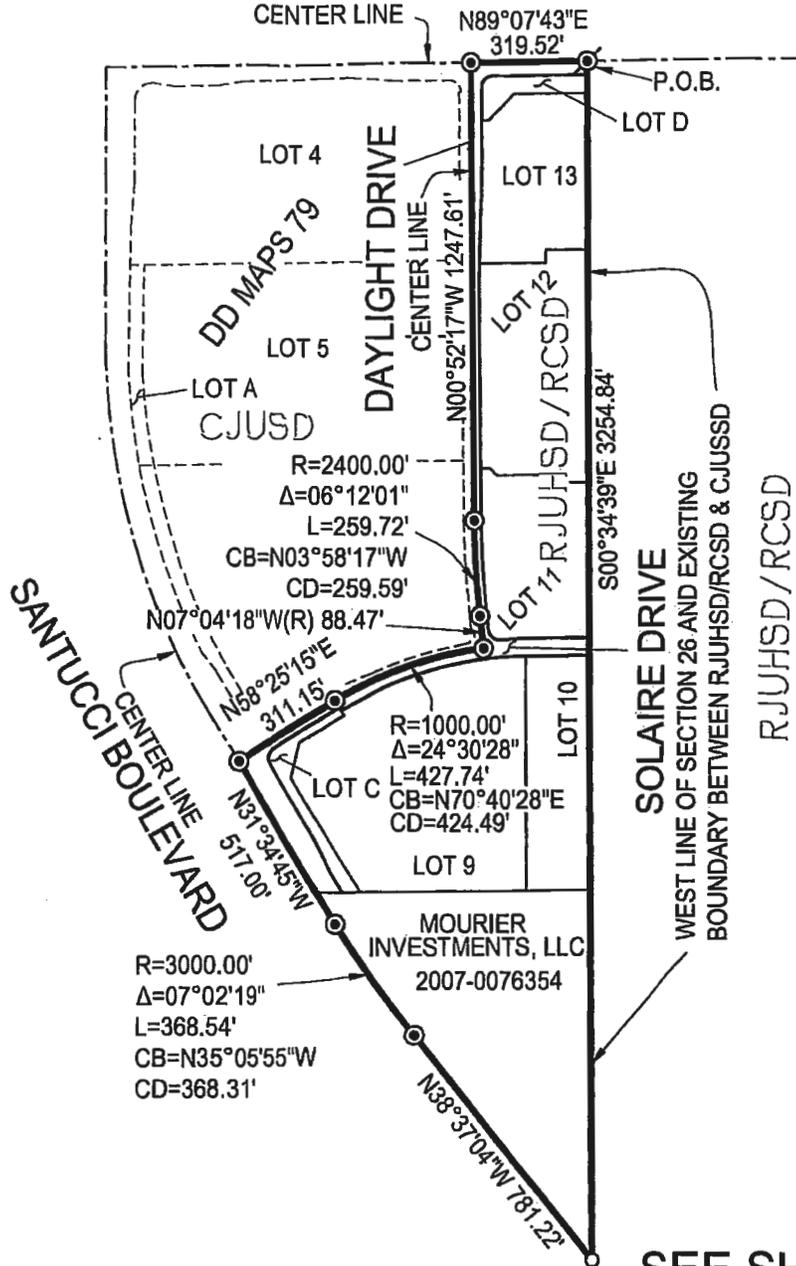
Date: 11/14/18



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661

P:\18254\survey-MS\mapping\desc\SCHOOL DISTRICT BOUNDARY\RUHSD ADDITION.DOC

PLEASANT GROVE BOULEVARD



LEGEND

- ⊙ 5/8" REBAR-STAMPED "LS 4533"
- ⊙ COPPERWELD MONUMENT IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSJ/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT



SEE SHEET 2

SHEET 1 OF 2



IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "A-1"
ANNEXATION PARCEL AREA 1
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 26, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

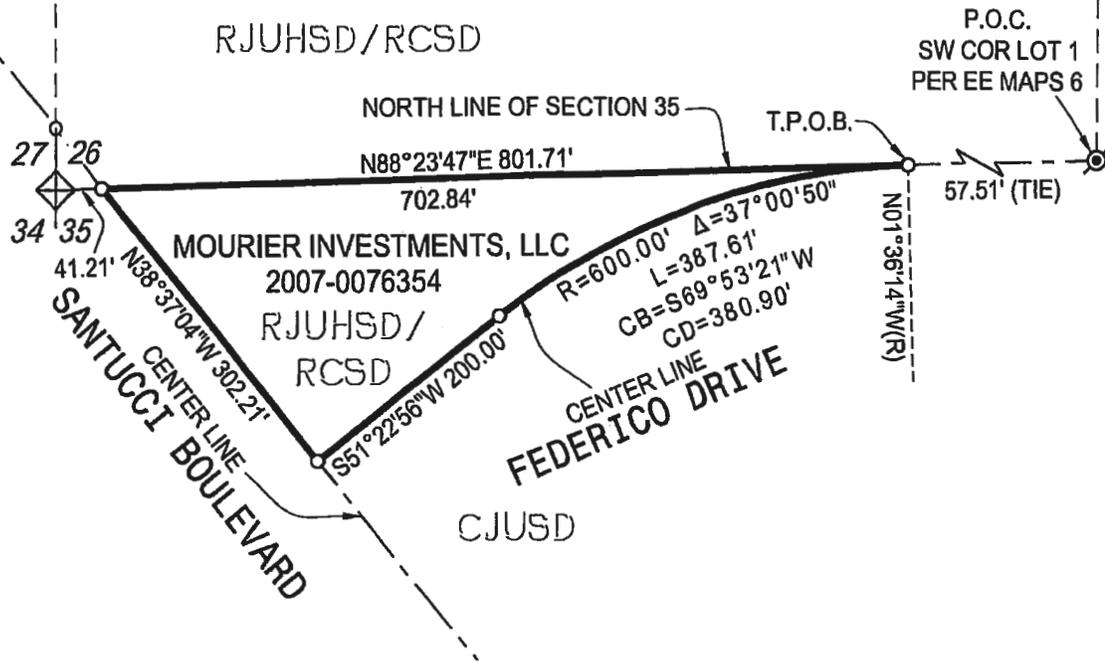
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 500'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

LEGEND

- 3/4" IRON PIPE WITH PLASTIC PLUG
STAMPED "LS 7944" PER EE MAPS 6
- DIMENSION POINT
- RE-ESTABLISHED SECTION CORNER BY DOUBLE PROPORTIONATE
METHOD PER EE MAPS 6. NOTHING FOUND/SET.
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/ RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/
ROSEVILLE CITY SCHOOL DISTRICT

CJUSD
SEE SHEET 1



SHEET 2 OF 2



EXHIBIT "A-2"
ANNEXATION PARCEL AREA 2
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 160'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "A"
DESCRIPTION OF
CENTER JOINT UNION SCHOOL DISTRICT ADDITION

All that real property situated in the City of Roseville, County of Placer, State of California and located within the southeast one-quarter of Section 26, Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots 10, 11, 13 & 14 of "Subdivision No. PL15-0192 Sierra Vista-Federico Large Lot Subdivision", filed for record on February 16, 2018 in Book EE of Maps, at Page 6, Official Records of Placer County, being more particularly described as follows:

Beginning at a 1-1/2" brass disc on a 3/4" iron rod, set in concrete marking the section corner common with Sections 25, 26, 35 & 36, Township 11 North, Range 5 East, Mount Diablo Meridian; thence along the south line of Section 26, South 88°23'47" West a distance of 1778.58 feet to a point on the centerline of Federico Drive as shown and so designated on said map; thence along said centerline the following 4 courses, arcs and distances:

1. from a radial point which bears S01°36'13" East, 454.54 feet along the arc of a tangent 500.00 foot radius curve to the left through a central angle of 52°05'12", subtended by a chord which bears North 62°21'10" East a distance of 439.05 feet;
2. North 36°18'34" East a distance of 120.00 feet;
3. 464.13 feet along the arc of a tangent 500.00 foot radius curve to the right through a central angle of 53°11'06", subtended by a chord which bears North 62°54'07" East a distance of 447.64 feet; and
4. North 89°29'40" East a distance of 915.35 feet to a point on the east line of said Lot 10, also being the east line of Section 26;

thence along said east line, South 00°30'19" East a distance of 462.66 feet to the Point of Beginning.

Containing 14.716 acres of land, more or less.

See "Exhibit A-1" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.


Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

Date: 11/14/18



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661
P:\18254\survey-MS\mapping\desc\School District Boundary\CJUSD Addition.doc

LEGEND

-  FOUND SECTION CORNER AS NOTED
-  DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/ ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ ROSEVILLE CITY SCHOOL DISTRICT

RJUHSD/RCSD

FEDERICO DRIVE
CENTER LINE

N89°29'40"E 915.35'

MARKET STREET

EAST LINE LOT 10
S00°30'19"E 462.66'

26 25
35 36

CJUSD
LOT 11
EE MAPS 6

LOT 10

P.O.B.
1-1/2" BRASS DISC
ON 3/4" IRON ROD
SET IN CONCRETE

LOT 13

R=500.00'
Δ=53°11'06"
L=464.13'
CB=N62°54'07"E
CD=447.64'

N36°18'34"E
120.00'

R=500.00'
Δ=52°05'12"
L=454.54'
CB=N62°21'10"E
CD=439.05'

S01°36'13"E(R)

S88°23'47"W 1778.58'

SOUTH LINE SECTION 26

LOT 14

EE MAPS 6

SHEET 1 OF 1

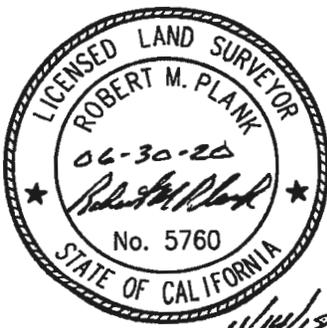


EXHIBIT "A-1"
ANNEXATION PARCEL
PORTION OF LOTS 10, 11, 13 & 14
SIERRA VISTA-FEDERICO

SE 1/4 SECTION 26, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE

COUNTY OF PLACER STATE OF CALIFORNIA

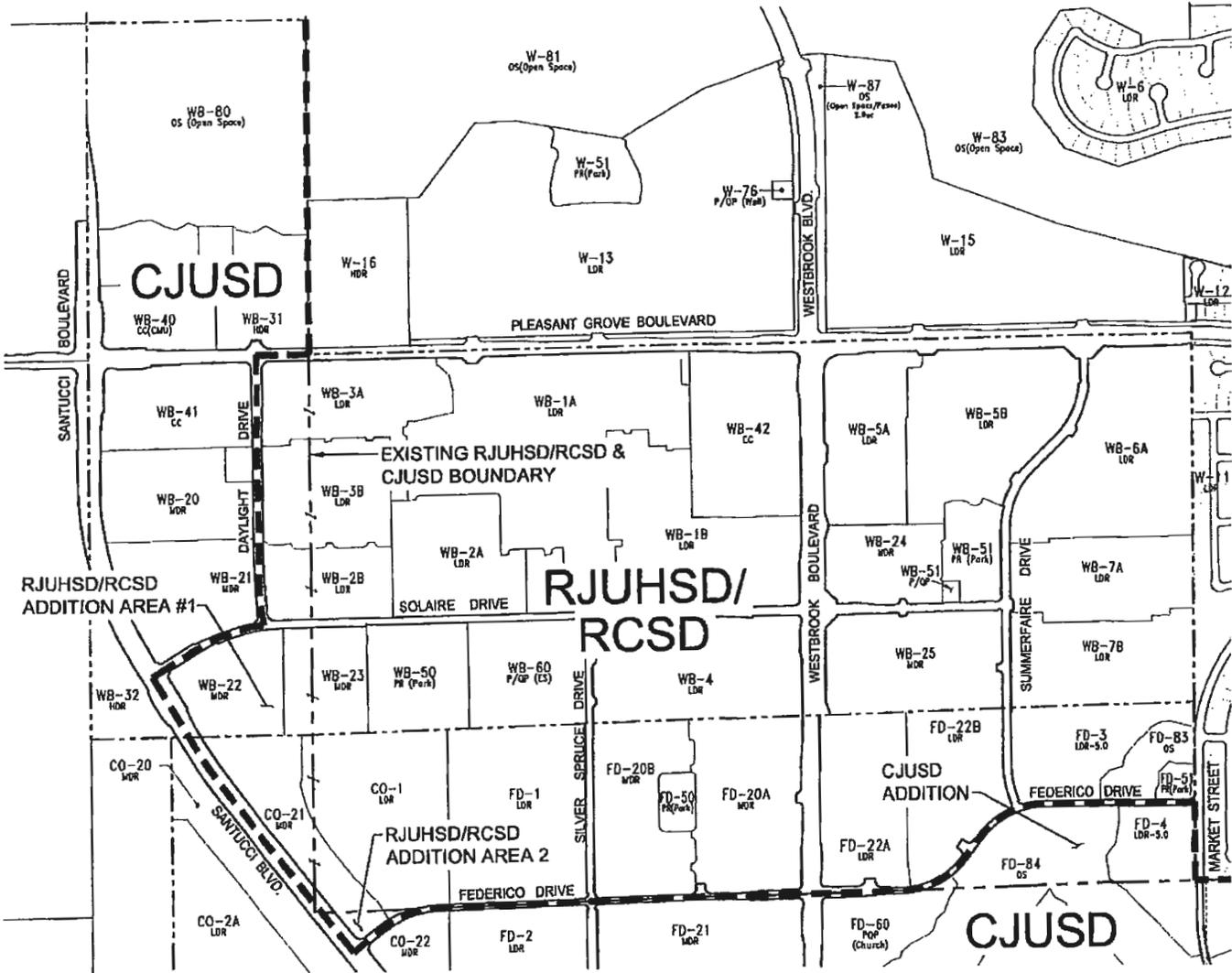
Mackay & Somps
ENGINEERS PLANNERS SURVEYORS

1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 200'	11/09/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "B"
SCHOOL DISTRICT BOUNDARY
WESTBROOK & SIERRA VISTA
SPECIFIC PLANS



LEGEND

- SCHOOL DISTRICT BOUNDARY
- RJUHSD/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT
- CJUSD CENTER JOINT UNION SCHOOL DISTRICT



0 500' 1000' 2000'

SCALE: 1"=1000' NOVEMBER, 2018

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

Exhibit “C”

Statement of Findings in Support of the Proposed Territory Transfer

I. **ADEQUACY OF STUDENT ENROLLMENT** [Education Code § 35753(a)(1); Title 5, CCR, §18573(a)(1)(A),(B).]

When territory transfers between school districts are proposed, it must be determined that the reorganized districts will be adequate in terms of the number of students enrolled.

The proposed territory transfer would have no current impact on student enrollment for the Roseville City School District since the areas proposed for transfer are uninhabited.

II. **THE TERRITORY TRANSFER IS PROPOSED ON THE BASIS OF A SUBSTANTIAL COMMUNITY IDENTITY** [Education Code § 35753(a)(2); Title 5, CCR, § 18573(a)(2).]

When a new district is created by reorganization, it must be determined whether the new district is organized on the basis of community identity. While the proposed territory transfers between the Roseville City School District and the Center Joint Unified School District will not result in the creation of a new district, it is significant nonetheless that community identity is a critical aspect of the proposed territory transfer.

The territory transfer is supported by city of Roseville and the land developer. The transfer is being proposed so that school district boundaries will conform to current property and future street boundaries while creating as close to a “net zero” impact as possible on the school districts in terms of the number of housing units being transferred.

III. **THE PROPOSED TERRITORY TRANSFER WILL RESULT IN EQUITABLE DIVISIONS OF PROPERTY AND FACILITIES OF THE ROSEVILLE CITY SCHOOL DISTRICT AND THE CENTER JOINT UNIFIED SCHOOL DISTRICT** [Education Code § 35753(a)(3); Title 5, CCR, §18573(a)(3).]

The territory proposed for transfer does not contain any school buildings or other personal property of either school district for which division is necessary.

The Roseville School District has outstanding bonded indebtedness of \$28,650,469 with bonds originally issued in 1992 and 2002. The bonds have maturity dates ranging from 2019 to 2032. The Center Joint Unified School District has outstanding bonded indebtedness of \$41,022,746 with bonds originally issued in 1997, 2001, 2007 and 2016. These bonds have maturity dates ranging from 2019 to 2031. Since the territory involves a net difference of only 18.9 acres and an estimated 120 housing units in favor of the Roseville City School District, there will be no resulting inequity.

IV. THE PROPOSED TERRITORY TRANSFER WILL NOT PROMOTE RACIAL OR ETHNIC DISCRIMINATION OR SEGREGATION [Education Code § 35753(a)(4); Title 5, CCR, § 18573(a)(4).]

NOTE: The following enrollment statistics for sections A and B below are based on data for the 2018-19 school year.

A. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville City School District

- American Indian: 82 (0.7% of total District enrollment)
- Asian: 707 (6.2% of District enrollment)
- Pacific Islander: 48 (0.6% of District enrollment)
- Filipino: 387 (3.4% of District enrollment)
- Hispanic: 1,800 (15.8% of District enrollment)
- African-American: 228 (2.1% of District enrollment)
- White: 8,119 (71.4% of District enrollment)

B. Number and Percentage of Pupils in Each Racial and Ethnic Group of the Center Joint Unified School District

- American Indian: 51 (1.2 % of total District enrollment)
- Asian: 295 (6.9% of District enrollment)
- Pacific Islander: 53 (1.2% of District enrollment)
- Filipino: 141 (3.3% of District enrollment)
- Hispanic: 1,136 (26.5% of District enrollment)
- African-American: 559 (13.1% of District enrollment)
- White: 1,886 (44.1% of District enrollment)
- Multiple Responses: 160 (3.7% of District enrollment)

There should be no change in the ethnic makeup of either school district as a result of this territory transfer.

V. EFFECT OF THE PROPOSED TERRITORY TRANSFER ON COSTS TO THE STATE [Education Code § 35753(a)(5); Title 5, CCR, § 18573(a)(1).]

Based on available data, the Roseville City School District does not anticipate that the territory transfer, if approved, would increase any costs to the State. There are no students presently in the area proposed for transfer.

Further, the Roseville City School District does not anticipate that the proposed territory transfer would have any impact whatsoever on any “Categorical Funds” currently received from the state.

VI. **THE TERRITORY TRANSFER WILL NOT SIGNIFICANTLY DISRUPT DISTRICT-WIDE OR SCHOOL SITE EDUCATIONAL PROGRAMS** [Education Code § 35753(a)(6); Title 5, CCR, § 18573(a)(5).]

Because the area involved in the proposed territory transfer is uninhabited, the territory transfer will not significantly disrupt district-wide or school-site educational programs.

VII. **EFFECT ON SCHOOL HOUSING COSTS** [Education Code § 35753(a)(7).]

The proposed territory transfer would have no impact on school housing costs.

VIII. **THE PROPOSED TERRITORY TRANSFER IS NOT PRIMARILY DESIGNED TO RESULT IN A SIGNIFICANT INCREASE IN PROPERTY VALUES** [Education Code § 35753(a)(8).]

The proposed territory transfer involves a very small area and is not intended to result in any increase in property values.

IX. **THE PROPOSED TERRITORY TRANSFER WILL NOT NEGATIVELY AFFECT THE FISCAL MANAGEMENT OR FISCAL STATUS OF THE ROSEVILLE CITY SCHOOL DISTRICT** [Education Code § 35753(a)(9).]

The proposed territory transfer, if approved, would have no impact on the fiscal management or fiscal status of the Roseville City School District.

X. **EFFECT OF THE PROPOSED TERRITORY TRANSFER ON ROSEVILLE CITY SCHOOL DISTRICT EMPLOYEES** [Education Code § 35753(a)(10).]

The proposed territory transfer would have no impact on employees of the Roseville City School District.

XI. **ENVIRONMENTAL IMPACTS OF THE PROPOSED TERRITORY TRANSFER** [Education Code § 35753(a)(10); School District Reorganization Handbook.]

The shifting of boundaries as proposed in the territory transfer would have no environmental impact.



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, California 95678-2649

December 6, 2018

Roseville City School District, Derk Garcia and Dennis Snelling

Roseville Joint Union High School District, Denise Herrman and Joe Landon

Center Joint Unified School District, Scott Loehr and Craig Deason

Re: Sierra Vista Specific Plan – School District Boundaries

This letter reiterates the City of Roseville's desire to support and encourage minor school district boundary adjustments that maintain residential neighborhoods so that homes within a single subdivision/neighborhood are contained within the same school district in the Sierra Vista Specific Plan. We understand that the Sierra Vista Specific Plan and the Westbrook Amendment thereto created large lot parcels that will require minor adjustments to district boundaries to ensure that students living within a single subdivision or across a residential street from each other are not located in different school districts.

During the Sierra Vista Specific Plan public hearings, all three School Districts indicated they understood the issue and would work together to balance the student attendance and keep neighborhoods whole. The City continues to support this effort.

If there is anything else we can provide to assist in this process, I can be reached at (916) 774-5294.

Sincerely,

Gregory W. Bitter, AICP
Planning Manager

cc: John Tallman, Westpark Communities



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

498-020-010-000 – Federico/Tyler Family LP

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled "School District Boundary Westbrook Sierra Vista Specific Plans", dated November 2018.

Sincerely,

WESTPARK SIERRA VISTA, LLC

A handwritten signature in black ink, appearing to be 'J. Jones', written over a white background.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-036-000 – Westpark SV 400, LLC
496-100-035-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'J. Jones', is written over the name of the signatory.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-088-000 – Westpark SV 400, LLC
496-100-086-000 – Westpark SV 400, LLC
496-100-083-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled "School District Boundary Westbrook Sierra Vista Specific Plans", dated November 2018.

Please note that the ownership of the above referenced parcels will be transferred to Lennar Homes in January, and under separate cover I will provide you with contact information to include them on future meetings on this subject.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'Jeff Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD
Larry Gualco, Lennar Homes of California

**MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BLVD., SUITE 190
ROSEVILLE, CA 95747
PHONE: (916) 969-2842 FAX: (916) 782-8903**

December 7, 2018

Mr. Dennis Snelling
Assistant Superintendent of Business
Roseville City School District
1050 Main Street
Roseville, CA 95678

RE: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers and in the attached APN map:

**499-010-005-000 – Mourier Investments, LLC
499-010-006-000 – Mourier Investments, LLC
499-010-025-000 – Mourier Investments, LLC
499-010-054-000 – Mourier Investments, LLC
499-010-055-000 – Mourier Investments, LLC**

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the attached Exhibit B, a copy of which is attached hereto, titled “School District Boundary Westbrook & Sierra Vista Specific Plans”, dated November, 2018.

Sincerely,
MOURIER INVESTMENTS, LLC



Steven A. Schnable
Agent

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

SEC.35, POR 26, 27, & 34 T.11N., R.5E., M.D.B.&M.

499-01

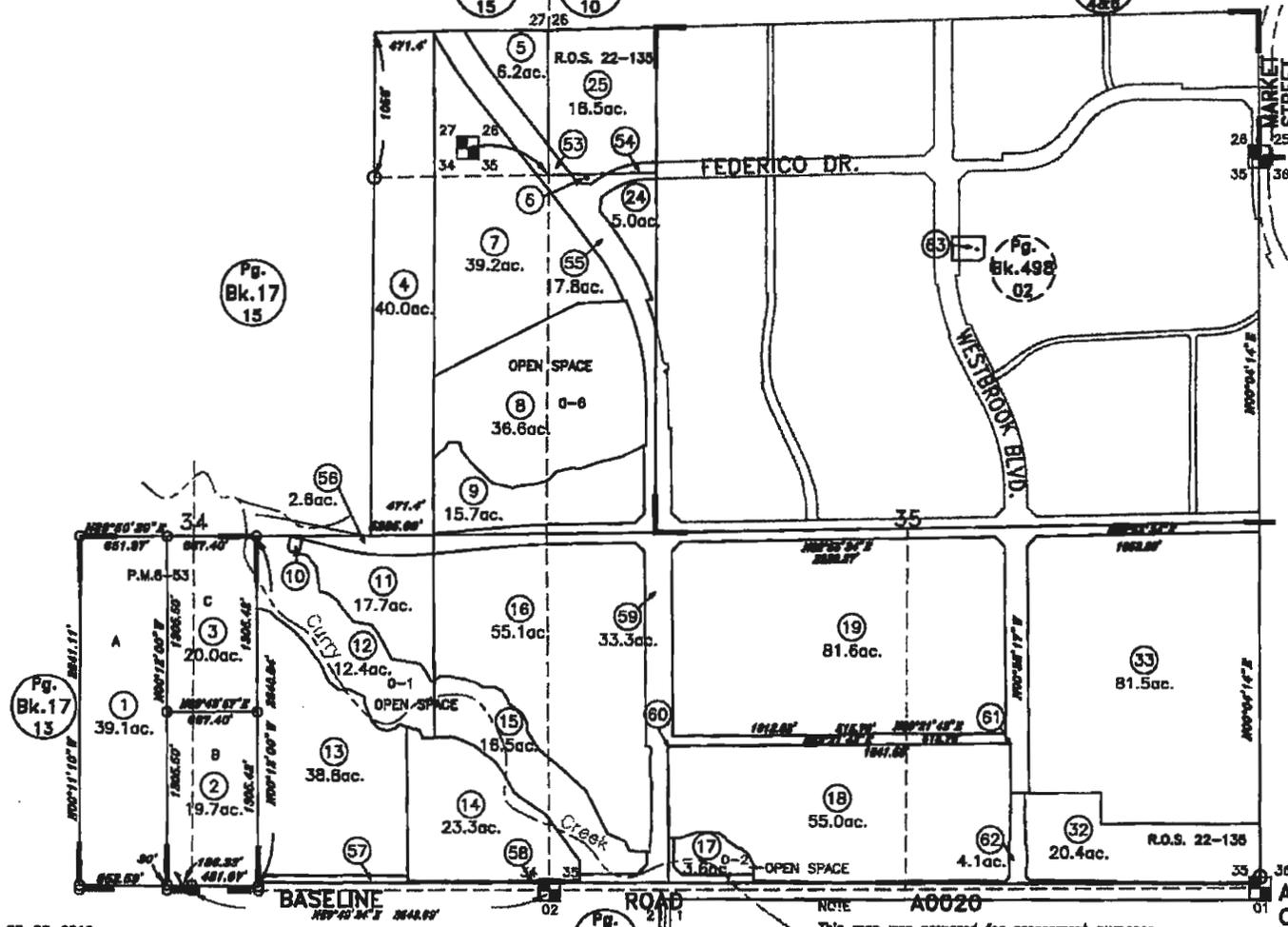
Pg. Bk.17 15

Pg. Bk.498 10

Parcel M.O.R. Bk. 8, Pg. 53
Survey M.O.R. Bk.22, Pg.135

Pg. Bk.402 4&8

Pg. Bk.490 31&33



08-25-2018
01-28-2018
07-28-2017
02-23-2016 DGV
Page drawn Electronically
Formerly Per 017-182

NOTE
All distances on curved lines are shown per recorded documentation

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.499Pg.01
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipse.
Assessor's Parcel Numbers Shown in Circles.

RESOLUTION NO. 1901

RESOLUTION OF THE BOARD OF EDUCATION OF THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT INITIATING THE TRANSFER OF TERRITORY FROM THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT TO THE CENTER JOINT UNIFIED SCHOOL DISTRICT AND THE TRANSFER OF TERRITORY FROM THE CENTER JOINT UNIFIED SCHOOL DISTRICT TO THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

WHEREAS, the Roseville Joint Union School District (“RJUHSD”) is located in Placer and Sacramento Counties in the State of California and is governed by a Board of Education known as the Board of Education of the Roseville Joint Union High School District;

WHEREAS, RJUHSD has undertaken to study the feasibility of transferring to the Center Joint Unified School District (“CJUSD”) uninhabited territory located in a portion of RJUHSD and more particularly described in **Exhibit “AA,”** attached hereto;

WHEREAS, RJUHSD has also undertaken to study the feasibility of transferring uninhabited territory located in the Placer County portion of CJUSD to RJUHSD, as more particularly described in **Exhibit “AB,”** attached hereto;

WHEREAS, RJUHSD has undertaken said feasibility study on its own behalf;

WHEREAS, the Board of Education has made factual determinations as set forth in the accompanying “Statement of Findings in Support of the Proposed Territory Transfer,” which is attached as **Exhibit “C”** hereto;

WHEREAS, RJUHSD and CJUSD, with the cooperation of the Roseville City School District (“RCSD”), seek to jointly initiate the proposed territory transfer; and

WHEREAS, California Education Code section 35700(d) provides that an action to reorganize one or more school districts may be initiated upon the filing with the County Superintendent of Schools a petition signed by a majority of the members of the governing boards of each of the school districts that would be affected by the proposed reorganization.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the Roseville Joint Union High School District, as follows:

1. Pursuant to California Education Code section 35700(d), petition is hereby made, as evidenced by the “Signature Page,” attached hereto, for the transfer of certain uninhabited territory from RJUHSD to CJUSD and from CJUSD to RJUHSD. The territory to be transferred is located within Placer County and is more particularly described in **Exhibits “AA” and “AB,”** attached hereto. A map of the territory is set forth in an exhibit marked as **Exhibit “C”** and filed with the County Superintendent of Schools for Sacramento County as an additional exhibit attached hereto.

2. The transfer of territory as petitioned herein will result in a modification of the boundaries of RJUHSD, RCSD and CJUSD. The boundaries as modified are marked as **Exhibit "B."**

3. Letters of support from the Landowners and the City of Roseville are included and marked as **Exhibit "D."**

4. Upon approval by the majority of members of the Governing Board of RJUHSD of a resolution initiating the proposed territory transfer, RJUHSD's Superintendent shall submit a copy of this resolution and all pertinent exhibits and supplements contemplated herein to the County Superintendent of Schools of Sacramento County pursuant to Education Code 35700.

5. The Superintendent and his designees, are hereby authorized and directed, for and in the name of and on behalf of RJUHSD, to execute and deliver any and all such documents, to do any and all things and take any and all actions that may be necessary or advisable, in their discretion, in order to carry out the purposes of this resolution. All actions heretofore taken by officers, employees, and agents of RJUHSD that are in conformity with the purpose and intent of this resolution are hereby approved, confirmed, and ratified.

APPROVED, PASSED AND ADOPTED this 10th day of January, 2019 by the following vote of the Board of Education of the Roseville Joint Union High School District.

AYES	<u>5</u>
NOES	<u>0</u>
ABSENT	<u>NONE</u>
ABSTAIN	<u>NONE</u>

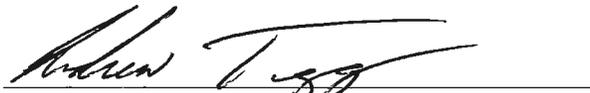
BOARD OF EDUCATION OF THE
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT



President of the Board of Education

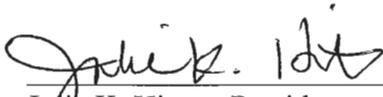
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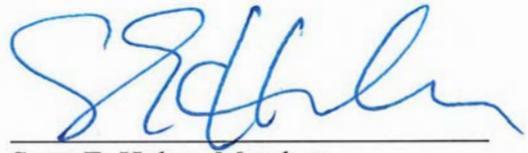
Attest:



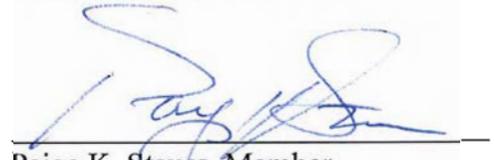
Clerk of the Board of Education

SIGNATURE PAGE


Julie K. Hirota, President


Scott E. Huber, Member


Gary T. Johnson, Vice President


Paige K. Stauss, Member

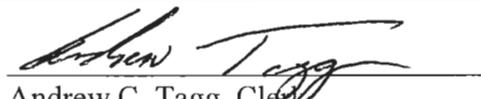

Andrew C. Tagg, Clerk

EXHIBIT "AA"
DESCRIPTION OF
CENTER JOINT UNION SCHOOL DISTRICT ADDITION

All that real property situated in the City of Roseville, County of Placer, State of California and located within the southeast one-quarter of Section 26, Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots 10, 11, 13 & 14 of "Subdivision No. PL15-0192 Sierra Vista-Federico Large Lot Subdivision", filed for record on February 16, 2018 in Book EE of Maps, at Page 6, Official Records of Placer County, being more particularly described as follows:

Beginning at a 1-1/2" brass disc on a 3/4" iron rod, set in concrete marking the section corner common with Sections 25, 26, 35 & 36, Township 11 North, Range 5 East, Mount Diablo Meridian; thence along the south line of Section 26, South 88°23'47" West a distance of 1778.58 feet to a point on the centerline of Federico Drive as shown and so designated on said map; thence along said centerline the following 4 courses, arcs and distances:

1. from a radial point which bears S01°36'13" East, 454.54 feet along the arc of a tangent 500.00 foot radius curve to the left through a central angle of 52°05'12", subtended by a chord which bears North 62°21'10" East a distance of 439.05 feet;
2. North 36°18'34" East a distance of 120.00 feet;
3. 464.13 feet along the arc of a tangent 500.00 foot radius curve to the right through a central angle of 53°11'06", subtended by a chord which bears North 62°54'07" East a distance of 447.64 feet; and
4. North 89°29'40" East a distance of 915.35 feet to a point on the east line of said Lot 10, also being the east line of Section 26;

thence along said east line, South 00°30'19" East a distance of 462.66 feet to the Point of Beginning.

Containing 14.716 acres of land, more or less.

See "Exhibit A-1" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Robert M. Plank

Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

Date: 11/14/18



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661
P:\18254\survey-MS\mapping\desc\School District Boundary\CJUSD Addition.doc

LEGEND

-  FOUND SECTION CORNER AS NOTED
-  DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHS/D/ RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ ROSEVILLE CITY SCHOOL DISTRICT

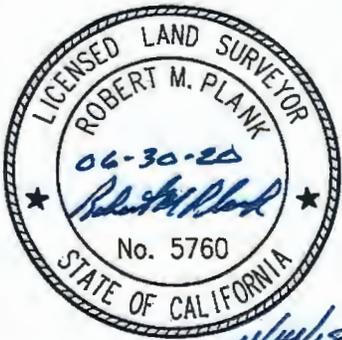
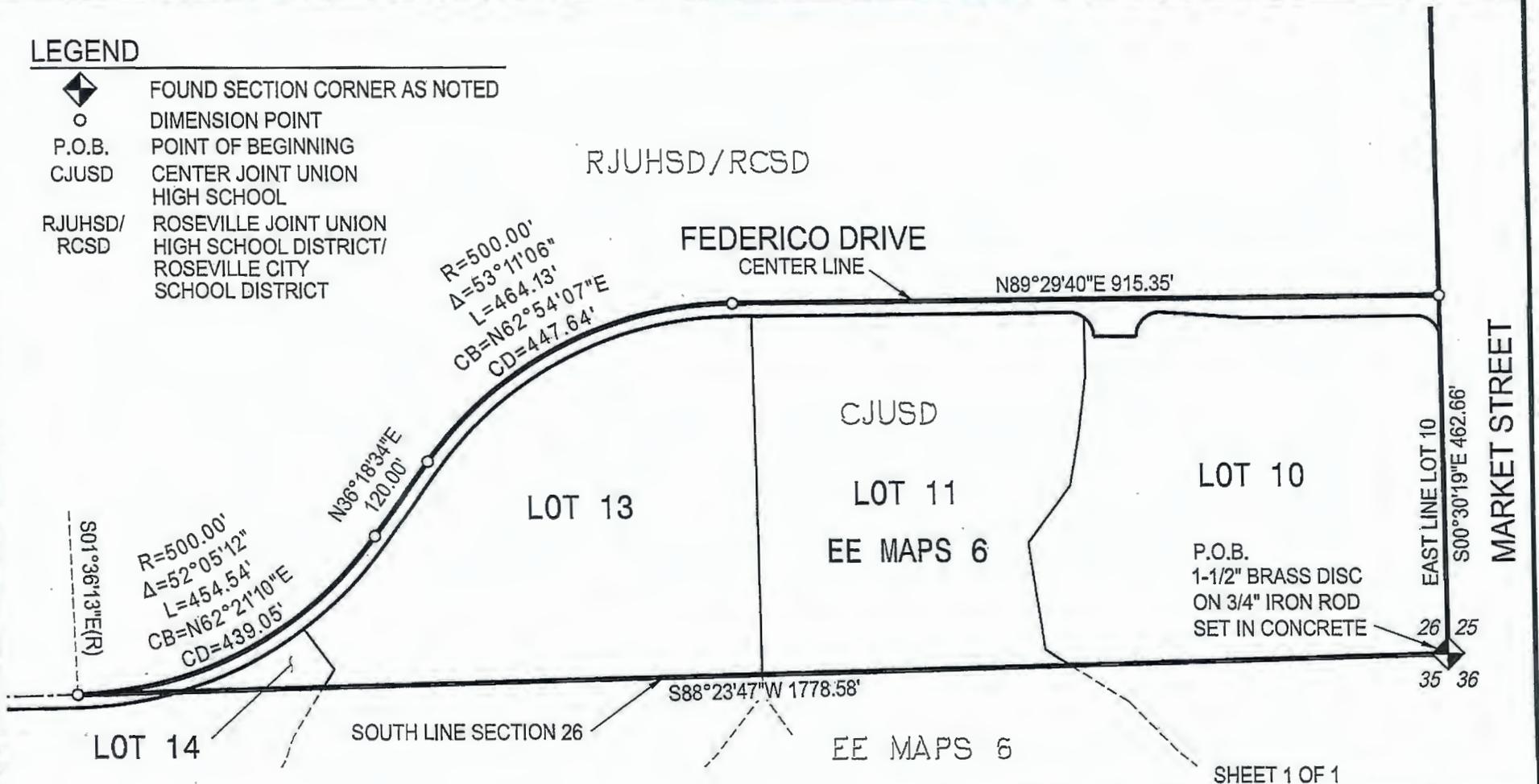


EXHIBIT "A-1"
ANNEXATION PARCEL
PORTION OF LOTS 10, 11, 13 & 14
SIERRA VISTA-FEDERICO
SE 1/4 SECTION 26, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1" = 200'	11/09/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "AB"
**DESCRIPTION OF ROSEVILLE JOINT UNION HIGH SCHOOL
DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT ADDITION**

All that real property situated in the City of Roseville, County of Placer, State of California and located within the Section 26 & 35 Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots C, D and 9 through 13 of "Subdivision No. PL13-0318 Westbrook Phases 2 & 3 Large Lot Subdivision", filed for record on December 8, 2016 in Book DD of Maps, at Page 79, and the Lands of Mourier Investments, LLC recorded under Document Number 2007 O.R. 0076354, Official Records of Placer County being more particularly described as follows:

AREA 1:

Beginning at a 5/8" rebar with plastic cap stamped "LS 4533" marking the southwest corner of the subdivision boundary for "Subdivision No. 0000147 Westpark-Phase 3 Large Lot Subdivision" filed in Book CC at Page 28 also being a point on the existing boundary between Roseville Joint Union High School District/Roseville City School District (RJUHSD/RCSD) and Center Joint Union School District (CJUSD) also being a point on the west line of said Section 26; thence from the **Point of Beginning** along said boundary line of RJUHSD/RCSD and CJUSD and said section line, South 00°34'39" East a distance of 3254.84 feet to a point on the centerline of Santucci Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision; thence departing said boundary and section lines, along the centerline of Santucci Boulevard the following three courses, arcs and distances:

1. North 38°37'04" West a distance of 781.22 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 368.54 feet along the arc of a tangent 3000.00 foot radius curve to the right through a central angle of 07°02'19", subtended by a chord which bears North 35°05'55" West a distance of 368.31 feet to a copperweld monument in a monument well stamped "LS 7944"; and
3. North 31°34'45" West a distance of 517.00 feet to the a copperweld monument in a monument well stamped "LS 7944" marking the centerline intersection of Solaire Drive and Santucci Boulevard;

thence along the centerline of Solaire Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following two courses, arcs and distances:

1. North 58°25'15" East a distance of 311.15 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944"; and
2. 427.74 feet along the arc of tangent 1000.00 foot radius curve to the right through a central angle of 24°30'28", subtended by a chord which bears North 70°40'28" East a distance of 424.49 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Solaire Drive and Daylight Drive;

thence along the centerline of Daylight Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following three courses, arcs and distances:

1. North 07°04'18" West a distance of 88.47 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 259.72 feet along the arc of a 2400.00 foot radius curve to the right through a central angle of 06°12'01", subtended by a chord which bears North 03°58'17" West a distance of 259.59 feet to a copperweld monument in a monument well stamped "LS 7944"; and

3. North 00°52'17" West a distance of 1247.61 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Pleasant Grove Boulevard and Daylight Drive;

thence along the centerline of Pleasant Grove Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision North 89°07'43" East a distance of 319.52 feet to the Point of Beginning.

Containing 32.082 acres of land, more of less.

AREA 2:

Commencing at a 3/4" iron pipe with a plastic plug stamped "LS 7944" marking the southwest corner of Lot 1, Sierra Vista-Federico Subdivision filed on February 16, 2018 in Book EE of Maps, at Page 6 also being a point on the north line of Section 35, Township 11 North, Range 5 East, Mount Diablo Meridian and centerline of Federico Drive as shown and so designated on said map; thence on said centerline, South 00°34'39" West a distance of 57.51 feet to the True Point of Beginning; thence from said **True Point of Beginning**, continuing on the centerline of Federico Drive the following two courses, arcs and distances:

1. from a radial line which bears North 01°36'14" West, 387.61 feet along the arc of a non-tangent 600.00 foot radius curve to the left through a central angle of 37°00'50", subtended by a chord which bears South 69°53'21" West a distance of 380.90 feet; and
2. South 51°22'56" West a distance of 200.00 feet to the centerline intersection of Federico Drive and Santucci Boulevard;

thence along the centerline of Santucci Boulevard, North 38°37'04" West a distance of 302.21 feet to a point on the north line of said Section 35; thence on said north line, North 88°23'47" East a distance of 702.84 feet to the Point of Beginning.

Containing 1.487 acres of land, more or less.

See "Exhibit A-1 & A-2" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

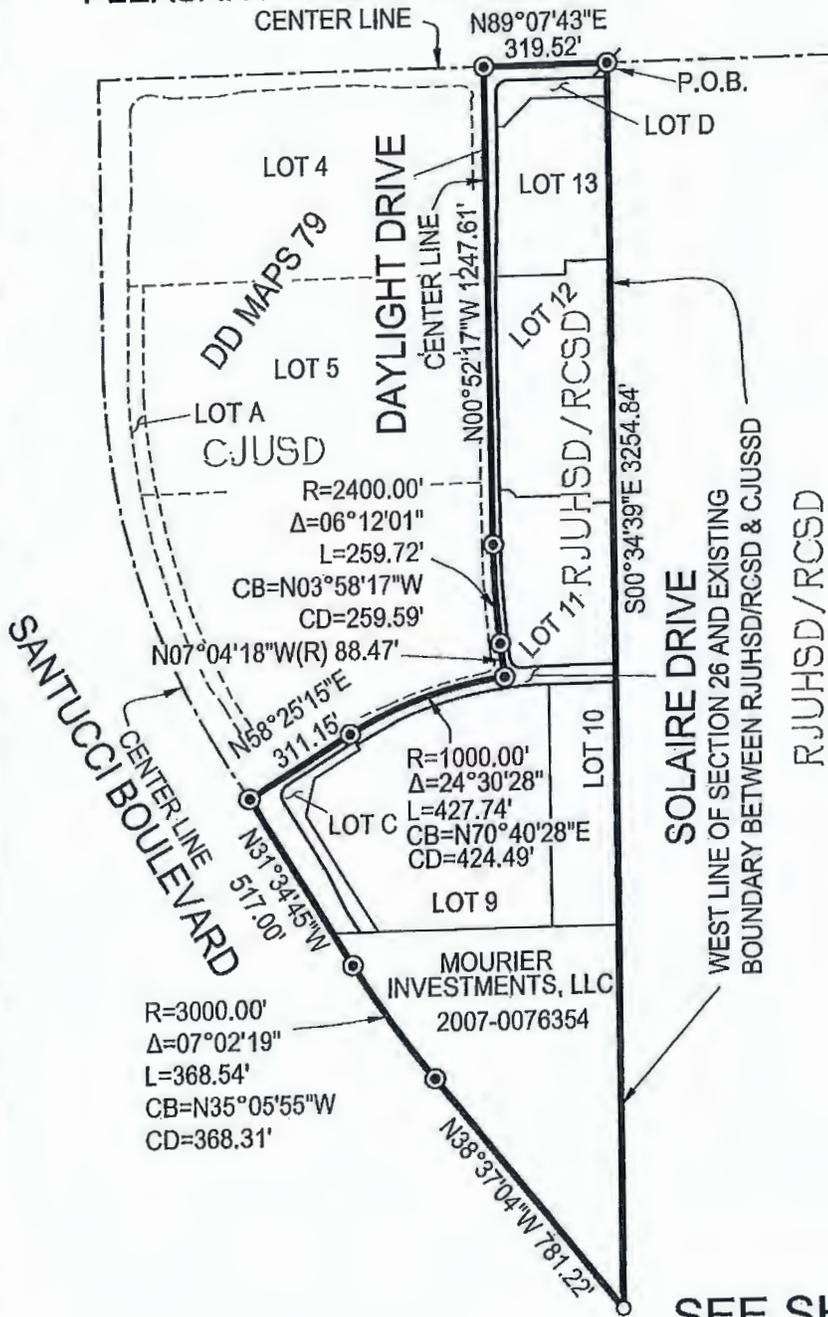
Date: 01/14/19



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661

P:\18254\survey-MS\mapping\desc\SCHOOL DISTRICT BOUNDARY\RUHSD ADDITION.DCC

PLEASANT GROVE BOULEVARD



LEGEND

- ⊙ 5/8" REBAR-STAMPED "LS 4533"
- ⊙ COPPERWELD MONUMENT IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT



SEE SHEET 2

SHEET 1 OF 2

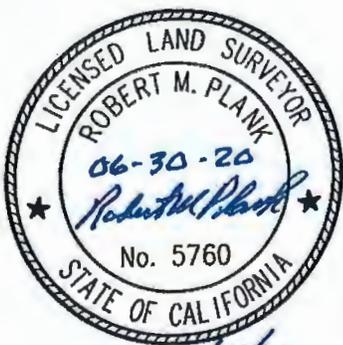


EXHIBIT "A-1"
 ANNEXATION PARCEL AREA 1
WESTBROOK-SIERRA VISTA
 PORTION OF SECTION 26, T. 11 N., R. 5 E., M.D.M.
 CITY OF ROSEVILLE
 COUNTY OF PLACER STATE OF CALIFORNIA

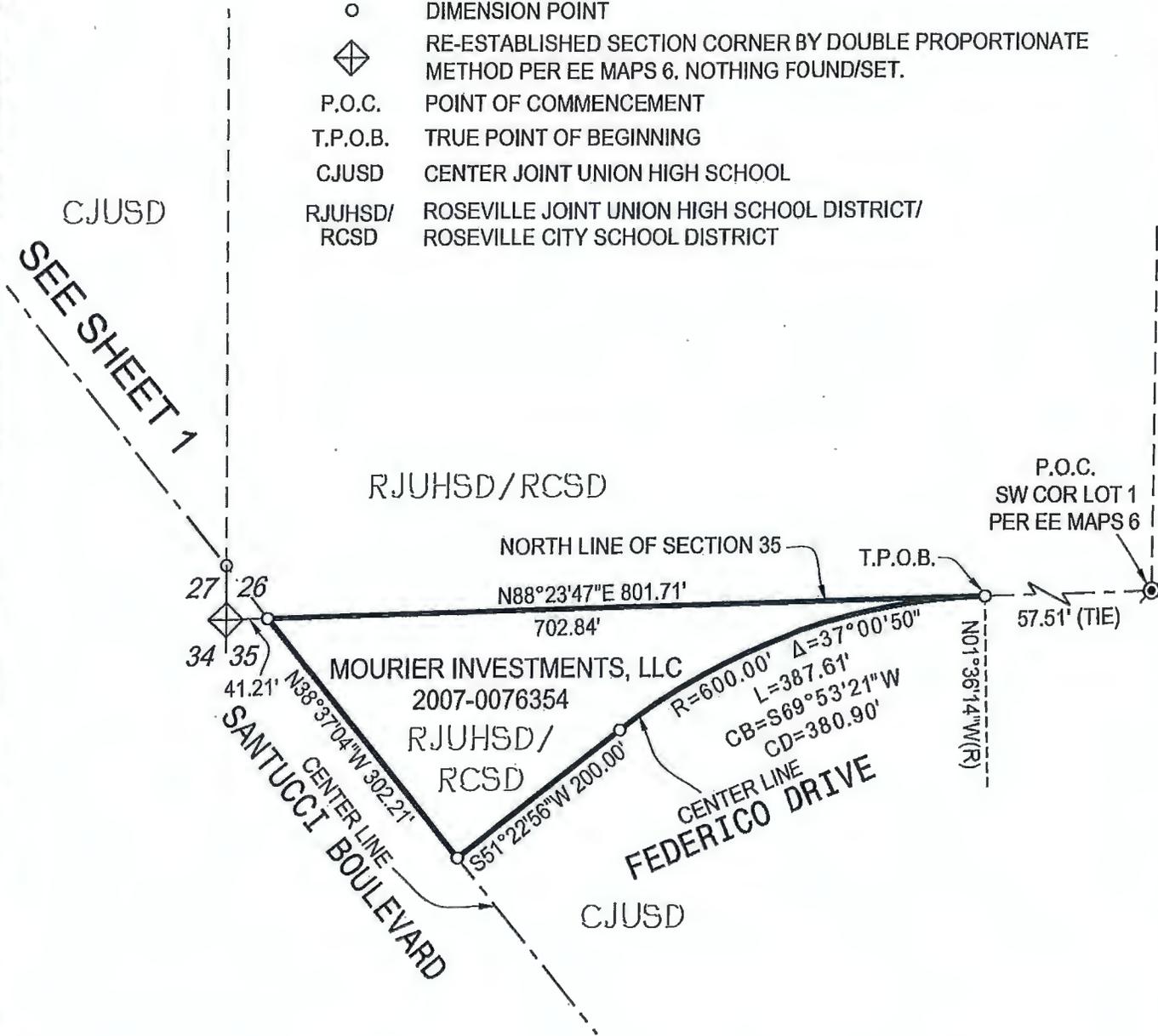
MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"=500'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. V.I.B.40.

LEGEND

-  3/4" IRON PIPE WITH PLASTIC PLUG
STAMPED "LS 7944" PER EE MAPS 6
-  DIMENSION POINT
-  RE-ESTABLISHED SECTION CORNER BY DOUBLE PROPORTIONATE
METHOD PER EE MAPS 6. NOTHING FOUND/SET.
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/ RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/
ROSEVILLE CITY SCHOOL DISTRICT



SEE SHEET 1

SHEET 2 OF 2



EXHIBIT "A-2"
ANNEXATION PARCEL AREA 2
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

RMP	1"= 160'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

Exhibit “C”

Statement of Findings in Support of the Proposed Territory Transfer

I. **ADEQUACY OF STUDENT ENROLLMENT** [Education Code § 35753(a)(1); Title 5, CCR, §18573(a)(1)(A),(B).]

When territory transfers between school districts are proposed, it must be determined that the reorganized districts will be adequate in terms of the number of students enrolled.

The proposed territory transfer would have no current impact on student enrollment for the Roseville Joint Union High School District since the areas proposed for transfer are uninhabited.

II. **THE TERRITORY TRANSFER IS PROPOSED ON THE BASIS OF A SUBSTANTIAL COMMUNITY IDENTITY** [Education Code § 35753(a)(2); Title 5, CCR, § 18573(a)(2).]

When a new district is created by reorganization, it must be determined whether the new district is organized on the basis of community identity. While the proposed territory transfers between the Roseville Joint Union High School District and the Center Joint Unified School District will not result in the creation of a new district, it is significant nonetheless that community identity is a critical aspect of the proposed territory transfer.

The territory transfer is supported by city of Roseville and the land developer. The transfer is being proposed so that school district boundaries will conform to current property and future street boundaries while creating as close to a “net zero” impact as possible on the school districts in terms of the number of housing units being transferred.

III. **THE PROPOSED TERRITORY TRANSFER WILL RESULT IN EQUITABLE DIVISIONS OF PROPERTY AND FACILITIES OF THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT AND THE CENTER JOINT UNIFIED SCHOOL DISTRICT** [Education Code § 35753(a)(3); Title 5, CCR, §18573(a)(3).]

The territory proposed for transfer does not contain any school buildings or other personal property of either school district for which division is necessary.

The Roseville Joint Union High School District has outstanding bonded indebtedness of \$127,003,5663 with bonds originally issued in 1992, 2004, 2011, and 2017. The bonds have maturity dates ranging from 2018 to 2048. The Center Joint Unified School District has outstanding bonded indebtedness of \$41,022,746 with bonds originally issued in 1997, 2001, 2007 and 2016. These bonds have maturity dates ranging from 2019 to 2031. Since the territory involves a net difference of only 18.9 acres and an estimated 120

housing units in favor of the Roseville Joint Unified High School District, there will be no resulting inequity.

IV. **THE PROPOSED TERRITORY TRANSFER WILL NOT PROMOTE RACIAL OR ETHNIC DISCRIMINATION OR SEGREGATION** [Education Code § 35753(a)(4); Tit. 5, CCR, § 18573(a)(4).]

NOTE: The following enrollment statistics for sections A and B below are based on data for the 2018-19 school year.

A. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville Joint Union High School District

- American Indian: 361 (3.5% of total District enrollment)
- Asian: 393 (3.8% of District enrollment)
- Pacific Islander: 41 (0.4% of District enrollment)
- Filipino: 511 (5.0% of District enrollment)
- Hispanic: 1,642 (19.3% of District enrollment)
- African-American: 569 (5.6% of District enrollment)
- White: 6,618 (64.4% of District enrollment)

B. Number and Percentage of Pupils in Each Racial and Ethnic Group of the Center Joint Unified School District

- American Indian: 51 (1.2 % of total District enrollment)
- Asian: 295 (6.9% of District enrollment)
- Pacific Islander: 53 (1.2% of District enrollment)
- Filipino: 141 (3.3% of District enrollment)
- Hispanic: 1,136 (26.5% of District enrollment)
- African-American: 559 (13.1% of District enrollment)
- White: 1,886 (44.1% of District enrollment)
- Multiple Responses: 160 (3.7% of District enrollment)

There should be no change in the ethnic makeup of either school district as a result of this territory transfer.

V. **EFFECT OF THE PROPOSED TERRITORY TRANSFER ON COSTS TO THE STATE** [Education Code § 35753(a)(5); Tit. 5, CCR, § 18573(a)(1).]

Based on available data, the Roseville Joint Union High School District does not anticipate that the territory transfer, if approved, would increase any costs to the State. There are no students presently in the area proposed for transfer.

Further, the Roseville Joint Union High School District does not anticipate that the proposed territory transfer would have any impact whatsoever on any “Categorical

Funds” currently received from the state.

- VI. **THE TERRITORY TRANSFER WILL NOT SIGNIFICANTLY DISRUPT DISTRICT-WIDE OR SCHOOL SITE EDUCATIONAL PROGRAMS** [Education Code § 35753(a)(6); Tit. 5, CCR, § 18573(a)(5).]

Because the area involved in the proposed territory transfer is uninhabited, the territory transfer will not significantly disrupt district-wide or school-site educational programs.

- VII. **EFFECT ON SCHOOL HOUSING COSTS** [Education Code § 35753(a)(7).]

The proposed territory transfer would have no impact on school housing costs.

- VIII. **THE PROPOSED TERRITORY TRANSFER IS NOT PRIMARILY DESIGNED TO RESULT IN A SIGNIFICANT INCREASE IN PROPERTY VALUES** [Education Code § 35753(a)(8).]

The proposed territory transfer involves a very small area and is not intended to result in any increase in property values.

- IX. **THE PROPOSED TERRITORY TRANSFER WILL NOT NEGATIVELY AFFECT THE FISCAL MANAGEMENT OR FISCAL STATUS OF THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT** [Education Code § 35753(a)(9).]

The proposed territory transfer, if approved, would have no impact on the fiscal management or fiscal status of the Roseville Joint Union High School District.

- X. **EFFECT OF THE PROPOSED TERRITORY TRANSFER ON ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT EMPLOYEES** [Education Code § 35753(a)(10).]

The proposed territory transfer would have no impact on employees of the Roseville Joint Union High School District.

- XI. **ENVIRONMENTAL IMPACTS OF THE PROPOSED TERRITORY TRANSFER** [Education Code § 35753(a)(10); School District Reorganization Handbook.]

The shifting of boundaries as proposed in the territory transfer would have no environmental impact.

EXHIBIT "D"



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, California 95678-2649

December 6, 2018

Roseville City School District, Derk Garcia and Dennis Snelling

Roseville Joint Union High School District, Denise Herrman and Joe Landon

Center Joint Unified School District, Scott Loehr and Craig Deason

Re: Sierra Vista Specific Plan – School District Boundaries

This letter reiterates the City of Roseville's desire to support and encourage minor school district boundary adjustments that maintain residential neighborhoods so that homes within a single subdivision/neighborhood are contained within the same school district in the Sierra Vista Specific Plan. We understand that the Sierra Vista Specific Plan and the Westbrook Amendment thereto created large lot parcels that will require minor adjustments to district boundaries to ensure that students living within a single subdivision or across a residential street from each other are not located in different school districts.

During the Sierra Vista Specific Plan public hearings, all three School Districts indicated they understood the issue and would work together to balance the student attendance and keep neighborhoods whole. The City continues to support this effort.

If there is anything else we can provide to assist in this process, I can be reached at (916) 774-5294.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory W. Bitter", is written over a horizontal line.

Gregory W. Bitter, AICP
Planning Manager

cc: John Tallman, Westpark Communities

**MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BLVD., SUITE 190
ROSEVILLE, CA 95747
PHONE: (916) 969-2842 FAX: (916) 782-8903**

December 7, 2018

Mr. Dennis Snelling
Assistant Superintendent of Business
Roseville City School District
1050 Main Street
Roseville, CA 95678

RE: Sierra Vista Specific Plan -- School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers and in the attached APN map:

**499-010-005-000 – Mourier Investments, LLC
499-010-006-000 – Mourier Investments, LLC
499-010-025-000 – Mourier Investments, LLC
499-010-054-000 – Mourier Investments, LLC
499-010-055-000 – Mourier Investments, LLC**

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the attached Exhibit B, a copy of which is attached hereto, titled "School District Boundary Westbrook & Sierra Vista Specific Plans", dated November, 2018.

Sincerely,
MOURIER INVESTMENTS, LLC



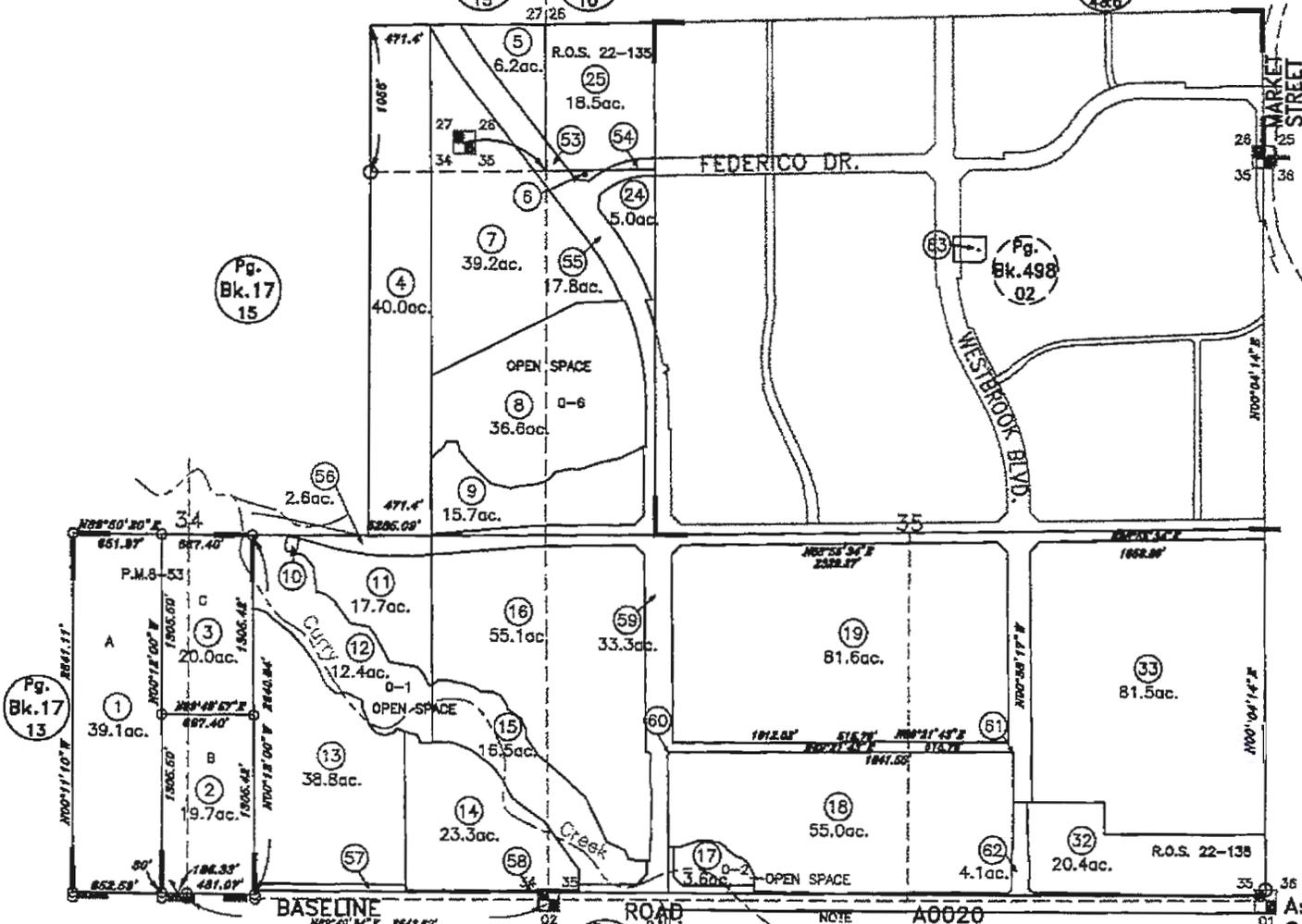
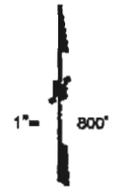
Steven A. Schnable
Agent

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

SEC.35, POR 26, 27, & 34 T.11N., R.5E., M.D.B.&M.

499-01

Pg. Bk.17 15 Parcel M.O.R. Bk. 8, Pg. 53 Survey M.O.R. Bk.22, Pg.135 Pg. Bk.498 4&6 Pg. Bk.490 31&33



08-28-2018
01-26-2018
07-26-2017
02-23-2016 DGV
Page drawn Electronically
Formerly Per 017-152

NOTE
All distances on curved lines are shown per recorded documentation

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.499Pg.01
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-036-000 – Westpark SV 400, LLC
496-100-035-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'J. Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-088-000 – Westpark SV 400, LLC
496-100-086-000 – Westpark SV 400, LLC
496-100-083-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Please note that the ownership of the above referenced parcels will be transferred to Lennar Homes in January, and under separate cover I will provide you with contact information to include them on future meetings on this subject.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'J. Jones', is written over the typed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD
Larry Gualco, Lennar Homes of California

VI.B.50.



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

498-020-010-000 – Federico/Tyler Family LP

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled “School District Boundary Westbrook Sierra Vista Specific Plans”, dated November 2018.

Sincerely,

WESTPARK SIERRA VISTA, LLC

A handwritten signature in black ink, appearing to read 'J. Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

VI.B.51.

RESOLUTION NO. 16/2018-19

RESOLUTION OF THE BOARD OF EDUCATION OF THE CENTER JOINT UNIFIED SCHOOL DISTRICT INITIATING THE TRANSFER OF TERRITORY FROM THE CENTER JOINT UNIFIED SCHOOL DISTRICT TO THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT AND THE ROSEVILLE CITY SCHOOL DISTRICT AND THE TRANSFER OF TERRITORY FROM THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT AND THE ROSEVILLE CITY SCHOOL DISTRICT TO THE CENTER JOINT UNIFIED SCHOOL DISTRICT

WHEREAS, the Center Joint Unified School District ("CJUSD") is located in Placer and Sacramento Counties in the State of California and is governed by a Board of Education known as the Board of Education of the Center Joint Unified School District;

WHEREAS, CJUSD has undertaken to study the feasibility of transferring to the Roseville Joint Union High School District ("RJUHSD") and the Roseville City School District ("RCSD") uninhabited territory located in a portion of CJUSD and more particularly described in **Exhibit A**, attached hereto;

WHEREAS, CJUSD has also undertaken to study the feasibility of transferring uninhabited territory located in the Placer County portion of RJUHSD and RCSD to CJUSD, as more particularly described in Exhibit A, attached hereto;

WHEREAS, CJUSD has undertaken said feasibility study on its own behalf;

WHEREAS, the Board of Education has made factual determinations as set forth in the accompanying "Statement of Findings in Support of the Proposed Territory Transfer," which is attached as **Exhibit C** hereto;

WHEREAS, RJUHSD and CJUSD, with the cooperation of the Roseville City School District ("RCSD"), seek to jointly initiate the proposed territory transfer; and

WHEREAS, California Education Code section 35700(d) provides that an action to reorganize one or more school districts may be initiated upon the filing with the County Superintendent of Schools a petition signed by a majority of the members of the governing boards of each of the school districts that would be affected by the proposed reorganization.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the Center Joint Unified School District, as follows:

1. Pursuant to California Education Code section 35700(d), petition is hereby made, as evidenced by the "Signature Page," attached hereto, for the transfer of certain uninhabited territory from RJUHSD and RCSD to CJUSD and from CJUSD to RJUHSD and RCSD. The territory to be transferred is located within Placer County and is more particularly described as "Exhibit A," attached hereto. A map of the territory is set forth in an exhibit marked as "**Exhibit**

A” and filed with the County Superintendent of Schools for Sacramento County as an additional exhibit attached hereto.

2. The transfer of territory as petitioned herein will result in a modification of the boundaries of RJUHSD, RCSD and CJUSD. The boundaries as modified are marked as “Exhibit B.”

3. Letters of support from the Landowners and the City of Roseville are included and marked as “Exhibit D.”

4. Upon approval by the majority of members of the Governing Board of CJUSD of a resolution initiating the proposed territory transfer, CJUSD’s Superintendent shall submit a copy of this resolution and all pertinent exhibits and supplements contemplated herein to the County Superintendent of Schools of Sacramento County pursuant to Education Code 35700.

5. The Superintendent and his designees, are hereby authorized and directed, for and in the name of and on behalf of CJUSD, to execute and deliver any and all such documents, to do any and all things and take any and all actions that may be necessary or advisable, in their discretion, in order to carry out the purposes of this resolution. All actions heretofore taken by officers, employees, and agents of CJUSD that are in conformity with the purpose and intent of this resolution are hereby approved, confirmed, and ratified.

APPROVED, PASSED AND ADOPTED this 16th day of January, 2019 by the following vote of the Board of Education of the Center Joint Unified School District.

AYES	<u>Anderson, Hunt, J'Beily, Pope</u>
NOES	<u>None</u>
ABSENT	<u>None</u>
ABSTAIN	<u>Wilson</u>

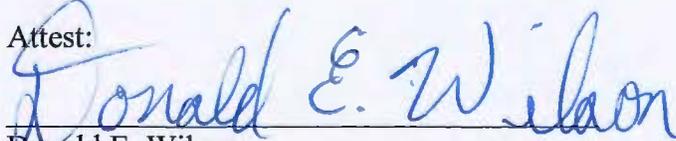
BOARD OF EDUCATION OF THE
CENTER JOINT UNIFIED SCHOOL DISTRICT



Jeremy Hunt
President of the Board of Education

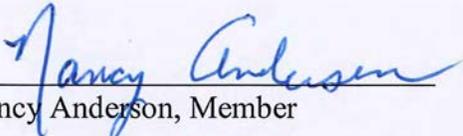


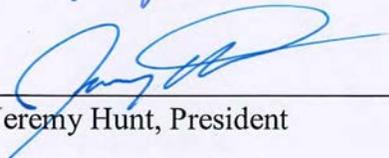
[Seal]

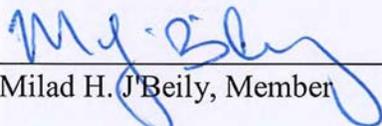
Attest:


Donald E. Wilson
Clerk of the Board of Education

SIGNATURE PAGE


Nancy Anderson, Member


Jeremy Hunt, President


Milad H. J'Beily, Member


Delrae Pope, Member

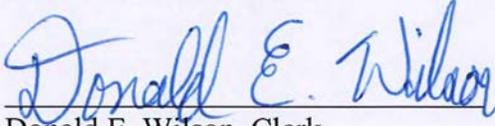

Donald E. Wilson, Clerk

EXHIBIT "A"
DESCRIPTION OF
CENTER JOINT UNION SCHOOL DISTRICT ADDITION

All that real property situated in the City of Roseville, County of Placer, State of California and located within the southeast one-quarter of Section 26, Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots 10, 11, 13 & 14 of "Subdivision No. PL15-0192 Sierra Vista-Federico Large Lot Subdivision", filed for record on February 16, 2018 in Book EE of Maps, at Page 6, Official Records of Placer County, being more particularly described as follows:

Beginning at a 1-1/2" brass disc on a 3/4" iron rod, set in concrete marking the section corner common with Sections 25, 26, 35 & 36, Township 11 North, Range 5 East, Mount Diablo Meridian; thence along the south line of Section 26, South 88°23'47" West a distance of 1778.58 feet to a point on the centerline of Federico Drive as shown and so designated on said map; thence along said centerline the following 4 courses, arcs and distances:

1. from a radial point which bears S01°36'13" East, 454.54 feet along the arc of a tangent 500.00 foot radius curve to the left through a central angle of 52°05'12", subtended by a chord which bears North 62°21'10" East a distance of 439.05 feet;
2. North 36°18'34" East a distance of 120.00 feet;
3. 464.13 feet along the arc of a tangent 500.00 foot radius curve to the right through a central angle of 53°11'06", subtended by a chord which bears North 62°54'07" East a distance of 447.64 feet; and
4. North 89°29'40" East a distance of 915.35 feet to a point on the east line of said Lot 10, also being the east line of Section 26;

thence along said east line, South 00°30'19" East a distance of 462.66 feet to the Point of Beginning.

Containing 14.716 acres of land, more or less.

See "Exhibit A-1" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

Date: 11/14/18



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661
P:\18254\survey-MS\mapping\desc\School District Boundary\CJUSD Addition.doc

LEGEND

-  FOUND SECTION CORNER AS NOTED
-  DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHS/D ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ ROSEVILLE CITY SCHOOL DISTRICT

RJUHS/D/RCS/D

FEDERICO DRIVE

CENTER LINE

N89°29'40"E 915.35'

R=500.00'
 $\Delta=53^{\circ}11'06''$
 L=464.13'
 CB=N62°54'07"E
 CD=447.64'

N36°18'34"E
 120.00'

R=500.00'
 $\Delta=52^{\circ}05'12''$
 L=454.54'
 CB=N62°21'10"E
 CD=439.05'

S01°36'13"E(R)

LOT 13

CJUSD

LOT 11

EE MAPS 6

LOT 10

P.O.B.
 1-1/2" BRASS DISC
 ON 3/4" IRON ROD
 SET IN CONCRETE

EAST LINE LOT 10
 S00°30'19"E 462.66'

MARKET STREET

S88°23'47"W 1778.58'

LOT 14

SOUTH LINE SECTION 26

EE MAPS 6

SHEET 1 OF 1



EXHIBIT "A-1"
 ANNEXATION PARCEL
 PORTION OF LOTS 10, 11, 13 & 14
SIERRA VISTA-FEDERICO

SE 1/4 SECTION 26, T. 11 N., R. 5 E., M.D.M.
 CITY OF ROSEVILLE

COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 200'	11/09/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "A"
**DESCRIPTION OF ROSEVILLE JOINT UNION HIGH SCHOOL
DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT ADDITION**

All that real property situated in the City of Roseville, County of Placer, State of California and located within the Section 26 & 35 Township 11 North, Range 5 East, Mount Diablo Meridian also being a portion of Lots C, D and 9 through 13 of "Subdivision No. PL13-0318 Westbrook Phases 2 & 3 Large Lot Subdivision", filed for record on December 8, 2016 in Book DD of Maps, at Page 79, and the Lands of Mourier Investments, LLC recorded under Document Number 2007 O.R. 0076354, Official Records of Placer County being more particularly described as follows:

AREA 1:

Beginning at a 5/8" rebar with plastic cap stamped "LS 4533" marking the southwest corner of the subdivision boundary for "Subdivision No. 0000147 Westpark-Phase 3 Large Lot Subdivision" filed in Book CC at Page 28 also being a point on the existing boundary between Roseville Joint Union High School District/Roseville City School District (RJUHSD/RCSA) and Center Joint Union School District (CJUSD) also being a point on the west line of said Section 26; thence from the **Point of Beginning** along said boundary line of RJUHSD/RCSA and CJUSD and said section line, South 00°34'39" East a distance of 3254.84 feet to a point on the centerline of Santucci Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision; thence departing said boundary and section lines, along the centerline of Santucci Boulevard the following three courses, arcs and distances:

1. North 38°37'04" West a distance of 781.22 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 368.54 feet along the arc of a tangent 3000.00 foot radius curve to the right through a central angle of 07°02'19", subtended by a chord which bears North 35°05'55" West a distance of 368.31 feet to a copperweld monument in a monument well stamped "LS 7944"; and
3. North 31°34'45" West a distance of 517.00 feet to the a copperweld monument in a monument well stamped "LS 7944" marking the centerline intersection of Solaire Drive and Santucci Boulevard;

thence along the centerline of Solaire Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following two courses, arcs and distances:

1. North 58°25'15" East a distance of 311.15 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944"; and
2. 427.74 feet along the arc of tangent 1000.00 foot radius curve to the right through a central angle of 24°30'28", subtended by a chord which bears North 70°40'28" East a distance of 424.49 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Solaire Drive and Daylight Drive;

thence along the centerline of Daylight Drive as shown and so designated of said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision the following three courses, arcs and distances:

1. North 07°04'18" West a distance of 88.47 feet to a point of curvature marked with a copperweld monument in a monument well stamped "LS 7944";
2. 259.72 feet along the arc of a 2400.00 foot radius curve to the right through a central angle of 06°12'01", subtended by a chord which bears North 03°58'17" West a distance of 259.59 feet to a copperweld monument in a monument well stamped "LS 7944"; and

3. North $00^{\circ}52'17''$ West a distance of 1247.61 feet to a copperweld monument in a monument well stamped "LS 7944" marking the intersection of Pleasant Grove Boulevard and Daylight Drive;

thence along the centerline of Pleasant Grove Boulevard as shown and so designated on said Final Map of Westbrook Phases 2 & 3 Large Lot Subdivision North $89^{\circ}07'43''$ East a distance of 319.52 feet to the Point of Beginning.

Containing 32.082 acres of land, more or less.

AREA 2:

Commencing at a 3/4" iron pipe with a plastic plug stamped "LS 7944" marking the southwest corner of Lot 1, Sierra Vista-Federico Subdivision filed on February 16, 2018 in Book EE of Maps, at Page 6 also being a point on the north line of Section 35, Township 11 North, Range 5 East, Mount Diablo Meridian and centerline of Federico Drive as shown and so designated on said map; thence on said centerline, South $00^{\circ}34'39''$ West a distance of 57.51 feet to the True Point of Beginning; thence from said **True Point of Beginning**, continuing on the centerline of Federico Drive the following two courses, arcs and distances:

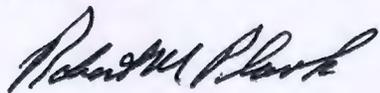
1. from a radial line which bears North $01^{\circ}36'14''$ West, 387.61 feet along the arc of a non-tangent 600.00 foot radius curve to the left through a central angle of $37^{\circ}00'50''$, subtended by a chord which bears South $69^{\circ}53'21''$ West a distance of 380.90 feet; and
2. South $51^{\circ}22'56''$ West a distance of 200.00 feet to the centerline intersection of Federico Drive and Santucci Boulevard;

thence along the centerline of Santucci Boulevard, North $38^{\circ}37'04''$ West a distance of 302.21 feet to a point on the north line of said Section 35; thence on said north line, North $88^{\circ}23'47''$ East a distance of 702.84 feet to the Point of Beginning.

Containing 1.487 acres of land, more or less.

See "Exhibit A-1 & A-2" plats to accompany description attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

Date: 11/14/18

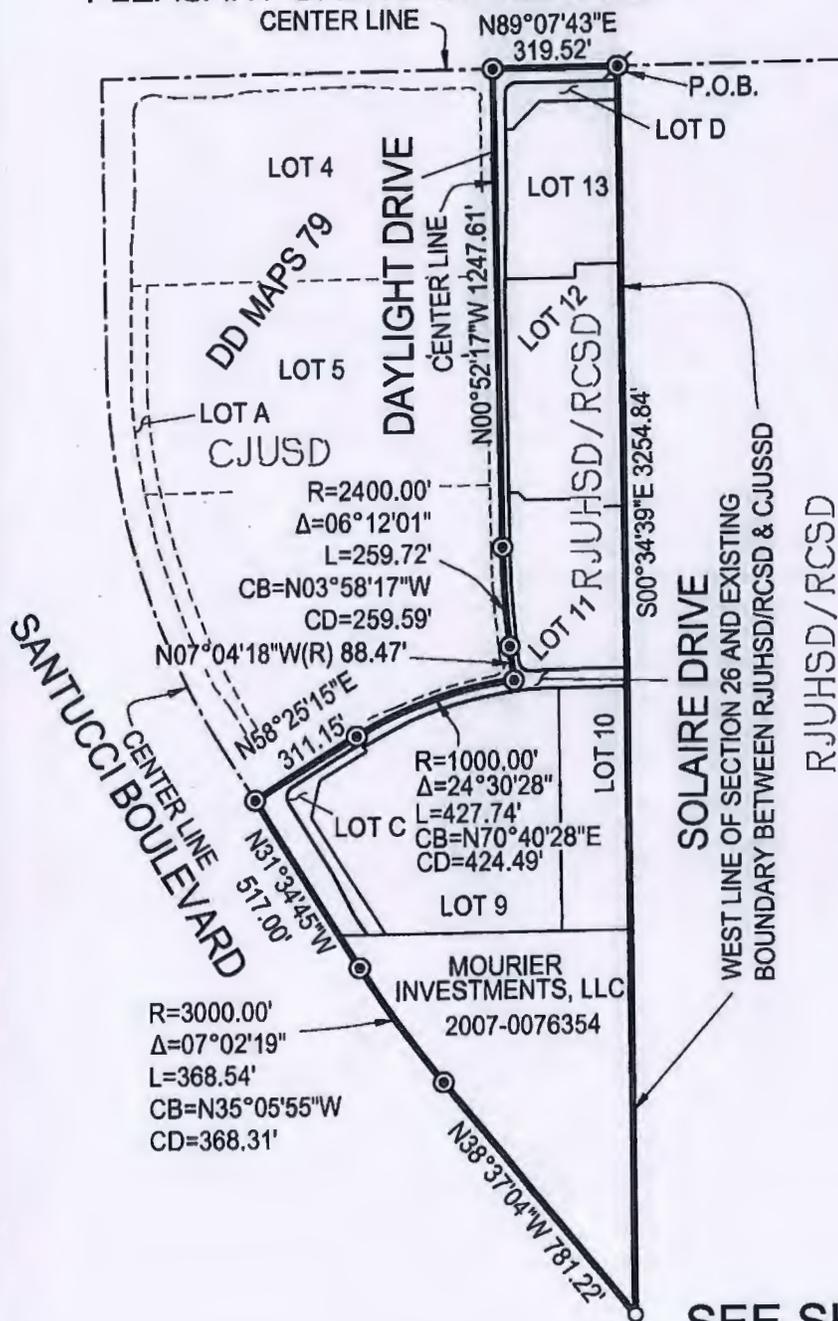


Description prepared by:

MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, Ca. 95661

P:\18254\survey-MS\mapping\desc\SCHOOL DISTRICT BOUNDARY\RUHSD ADDITION.DOC

PLEASANT GROVE BOULEVARD



LEGEND

- ⊙ 5/8" REBAR-STAMPED "LS 4533"
- ⊙ COPPERWELD MONUMENT IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHSD/ RCSd ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ ROSEVILLE CITY SCHOOL DISTRICT



SEE SHEET 2

SHEET 1 OF 2



IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

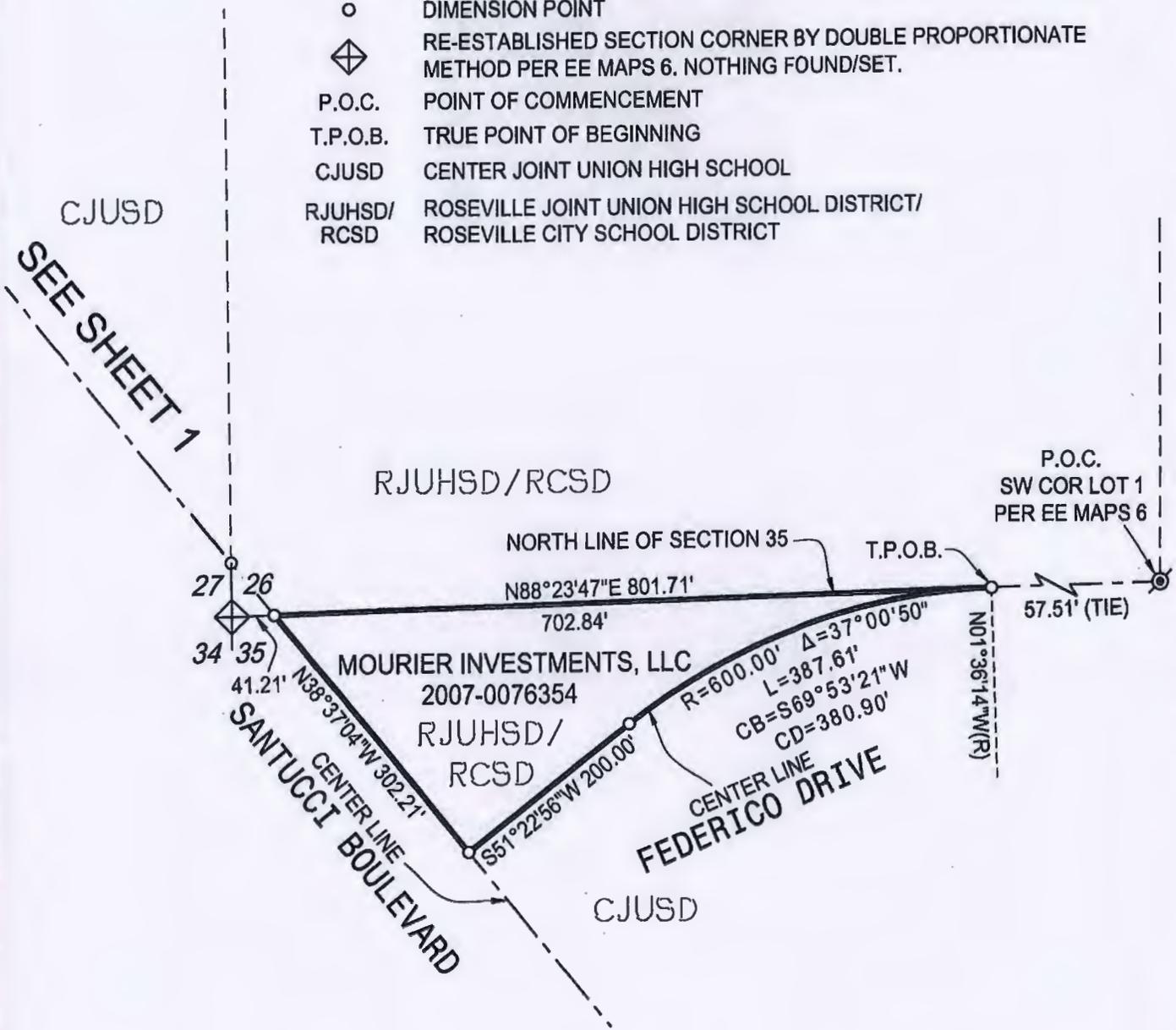
EXHIBIT "A-1"
ANNEXATION PARCEL AREA 1
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 26, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1" = 500'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

LEGEND

-  3/4" IRON PIPE WITH PLASTIC PLUG
STAMPED "LS 7944" PER EE MAPS 6
-  DIMENSION POINT
-  RE-ESTABLISHED SECTION CORNER BY DOUBLE PROPORTIONATE
METHOD PER EE MAPS 6. NOTHING FOUND/SET.
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- CJUSD CENTER JOINT UNION HIGH SCHOOL
- RJUHS/ RCSD ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/
ROSEVILLE CITY SCHOOL DISTRICT



SHEET 2 OF 2



EXHIBIT "A-2"
ANNEXATION PARCEL AREA 2
WESTBROOK-SIERRA VISTA
PORTION OF SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

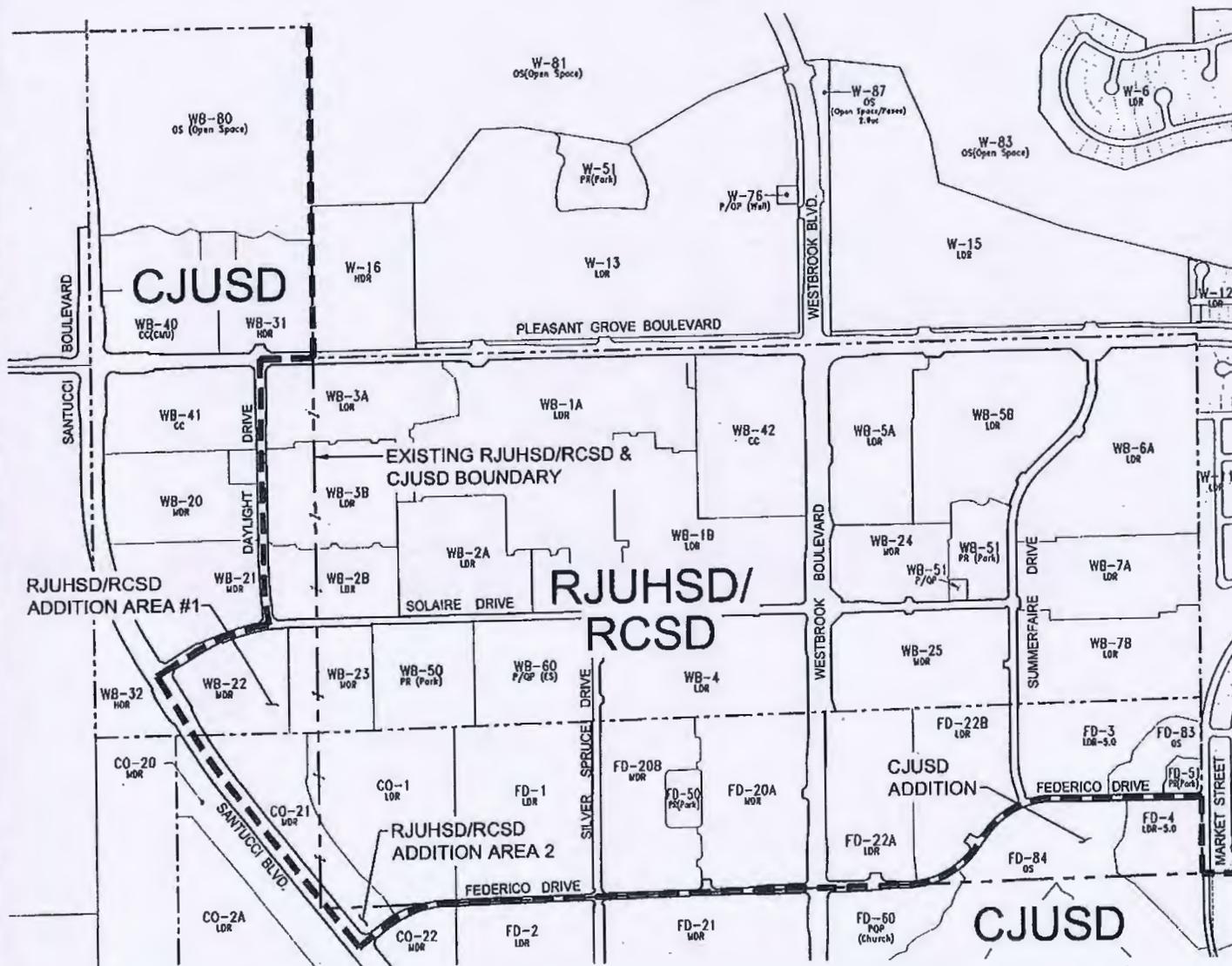
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"= 160'	11/12/18	18254.FED
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. VI.B.60.

EXHIBIT "B"

SCHOOL DISTRICT BOUNDARY WESTBROOK & SIERRA VISTA SPECIFIC PLANS



LEGEND

- SCHOOL DISTRICT BOUNDARY
- ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT/ROSEVILLE CITY SCHOOL DISTRICT
- CJUSD CENTER JOINT UNION SCHOOL DISTRICT



0 500' 1000' 2000'

SCALE: 1"=1000' NOVEMBER, 2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Exhibit "C"

Statement of Findings in Support of the Proposed Territory Transfer

I. **ADEQUACY OF STUDENT ENROLLMENT** [Education Code § 35753(a)(1); Title 5, CCR, §18573(a)(1)(A),(B).]

When territory transfers between school districts are proposed, it must be determined that the reorganized districts will be adequate in terms of the number of students enrolled.

The proposed territory transfer would have no current impact on student enrollment for the Center Joint Unified School District since the areas proposed for transfer are uninhabited.

II. **THE TERRITORY TRANSFER IS PROPOSED ON THE BASIS OF A SUBSTANTIAL COMMUNITY IDENTITY** [Education Code § 35753(a)(2); Title 5, CCR, § 18573(a)(2).]

When a new district is created by reorganization, it must be determined whether the new district is organized on the basis of community identity. While the proposed territory transfers between the Roseville City School District, the Roseville Joint Union High School District and the Center Joint Unified School District will not result in the creation of a new district, it is significant nonetheless that community identity is a critical aspect of the proposed territory transfer.

The territory transfer is supported by city of Roseville and the land developer. The transfer is being proposed so that school district boundaries will conform to current future property and future street boundaries while creating as close to a "net zero" impact as possible on the school districts in terms of the number of housing units being transferred.

III. **THE PROPOSED TERRITORY TRANSFER WILL RESULT IN EQUITABLE DIVISIONS OF PROPERTY AND FACILITIES OF THE ROSEVILLE CITY SCHOOL DISTRICT, THE ROSEVILLE JOINT UNION SCHOOL DISTRICT AND THE CENTER JOINT UNIFIED SCHOOL DISTRICT** [Education Code § 35753(a)(3); Title 5, CCR, §18573(a)(3).]

The territory proposed for transfer does not contain any school buildings or other personal property of any of the school districts for which division is necessary.

The Roseville School District has outstanding bonded indebtedness of \$28,560,469 with bonds originally issued in 1992 and 2002. The bonds have maturity dates ranging from 2019 to 2032. The Roseville Joint Union High School District has outstanding bonded indebtedness of \$127,003,563 with bonds originally issued in 1992, 2004, 2011 and

2017. The bonds have maturity dates ranging from 2018 to 2048. The Center Joint Unified School District has outstanding bonded indebtedness of \$41,022,746 with bonds originally issued in 1997, 2001, 2007, and 2016. These bonds have maturity dates ranging from 2019 to 2031. Since the territory involves a net difference of only 18.9 acres, and a potential 120 housing units in favor of the Roseville City School District and the Roseville Joint Union High School District, there will be no resulting inequity.

IV. THE PROPOSED TERRITORY TRANSFER WILL NOT PROMOTE RACIAL OR ETHNIC DISCRIMINATION OR SEGREGATION [Education Code § 35753(a)(4); Title 5, CCR, § 18573(a)(4).]

NOTE: The following enrollment statistics for sections A and B below are based on data for the 2018-19 school year.

A. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville City School District

- American Indian: 82 (0.7% of total District enrollment)
- Asian: 707 (6.2% of District enrollment)
- Pacific Islander: 48 (0.4% of District enrollment)
- Filipino: 387 (3.4% of District enrollment)
- Hispanic: 1,800 (15.8% of District enrollment)
- African-American: 228 (2.1% of District enrollment)
- White: 8,119 (71.4% of District enrollment)

B. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville Joint Union High School District

- American Indian: 361 (3.5% of total District enrollment)
- Asian: 393 (3.8% of District enrollment)
- Pacific Islander: 41 (0.4% of District enrollment)
- Filipino: 511 (5.0% of District enrollment)
- Hispanic: 1,642 (19.3% of District enrollment)
- African-American: 569 (5.6% of District enrollment)
- White: 6,618 (64.4% of District enrollment)

C. Number and Percentage of Pupils in Each Racial and Ethnic Group of the Center Joint Unified School District

- American Indian: 51 (1.2 % of total District enrollment)
- Asian: 295 (6.9% of District enrollment)
- Pacific Islander: 53 (1.2% of District enrollment)
- Filipino: 141 (3.3% of District enrollment)
- Hispanic: 1,136 (26.5% of District enrollment)
- African-American: 559 (13.1% of District enrollment)

- White: 1,886 (44.1% of District enrollment)
- Multiple Responses: 160 (3.7% of District enrollment)

There should be no change in the ethnic makeup of any of the school districts as a result of this territory transfer.

V. EFFECT OF THE PROPOSED TERRITORY TRANSFER ON COSTS TO THE STATE [Education Code § 35753(a)(5); Title 5, CCR, § 18573(a)(1).]

Based on available data, the Center Joint Union School District does not anticipate that the territory transfer, if approved, would increase any costs to the State. There are no students presently in the area proposed for transfer.

Further, the Center Joint Union School District does not anticipate that the proposed territory transfer would have any impact whatsoever on the any “Categorical Funds” currently received from the state.

VI. THE TERRITORY TRANSFER WILL NOT SIGNIFICANTLY DISRUPT DISTRICT-WIDE OR SCHOOL SITE EDUCATIONAL PROGRAMS [Education Code § 35753(a)(6); Title 5, CCR, § 18573(a)(5).]

Because the area involved in the proposed territory transfer is uninhabited, the territory transfer will not significantly disrupt district-wide or school-site educational programs.

VII. EFFECT ON SCHOOL HOUSING COSTS [Education Code § 35753(a)(7).]

The proposed territory transfer would have no impact on school housing costs.

VIII. THE PROPOSED TERRITORY TRANSFER IS NOT PRIMARILY DESIGNED TO RESULT IN A SIGNIFICANT INCREASE IN PROPERTY VALUES [Education Code § 35753(a)(8).]

The proposed territory transfer involves a very small area and is not intended to result in any increase in property values.

IX. THE PROPOSED TERRITORY TRANSFER WILL NOT NEGATIVELY AFFECT THE FISCAL MANAGEMENT OR FISCAL STATUS OF THE CENTER JOINT UNIFIED SCHOOL DISTRICT [Education Code § 35753(a)(9).]

The proposed territory transfer, if approved, would have no impact on the fiscal management or fiscal status of the Center Joint Unified School District.

X. EFFECT OF THE PROPOSED TERRITORY TRANSFER ON CENTER JOINT UNIFIED SCHOOL DISTRICT EMPLOYEES [Education Code § 35753(a)(10).]

The proposed territory transfer would have no impact on employees of the Center Joint Unified School District.

XI. **ENVIRONMENTAL IMPACTS OF THE PROPOSED TERRITORY TRANSFER**
[Education Code § 35753(a)(10); School District Reorganization Handbook.]

The shifting of boundaries as proposed in the territory transfer would have no environmental impact.

Exhibit D
Letters in Support of Proposed Transfer Area

MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BLVD., SUITE 190
ROSEVILLE, CA 95747
PHONE: (916) 969-2842 FAX: (916) 782-8903

December 7, 2018

Mr. Dennis Snelling
Assistant Superintendent of Business
Roseville City School District
1050 Main Street
Roseville, CA 95678

RE: Sierra Vista Specific Plan -- School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers and in the attached APN map:

499-010-005-000 – Mourier Investments, LLC
499-010-006-000 – Mourier Investments, LLC
499-010-025-000 – Mourier Investments, LLC
499-010-054-000 – Mourier Investments, LLC
499-010-055-000 – Mourier Investments, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the attached Exhibit B, a copy of which is attached hereto, titled "School District Boundary Westbrook & Sierra Vista Specific Plans", dated November, 2018.

Sincerely,
MOURIER INVESTMENTS, LLC



Steven A. Schnable
Agent

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

SEC.35, POR 26, 27, & 34 T.11N., R.5E., M.D.B.&M.

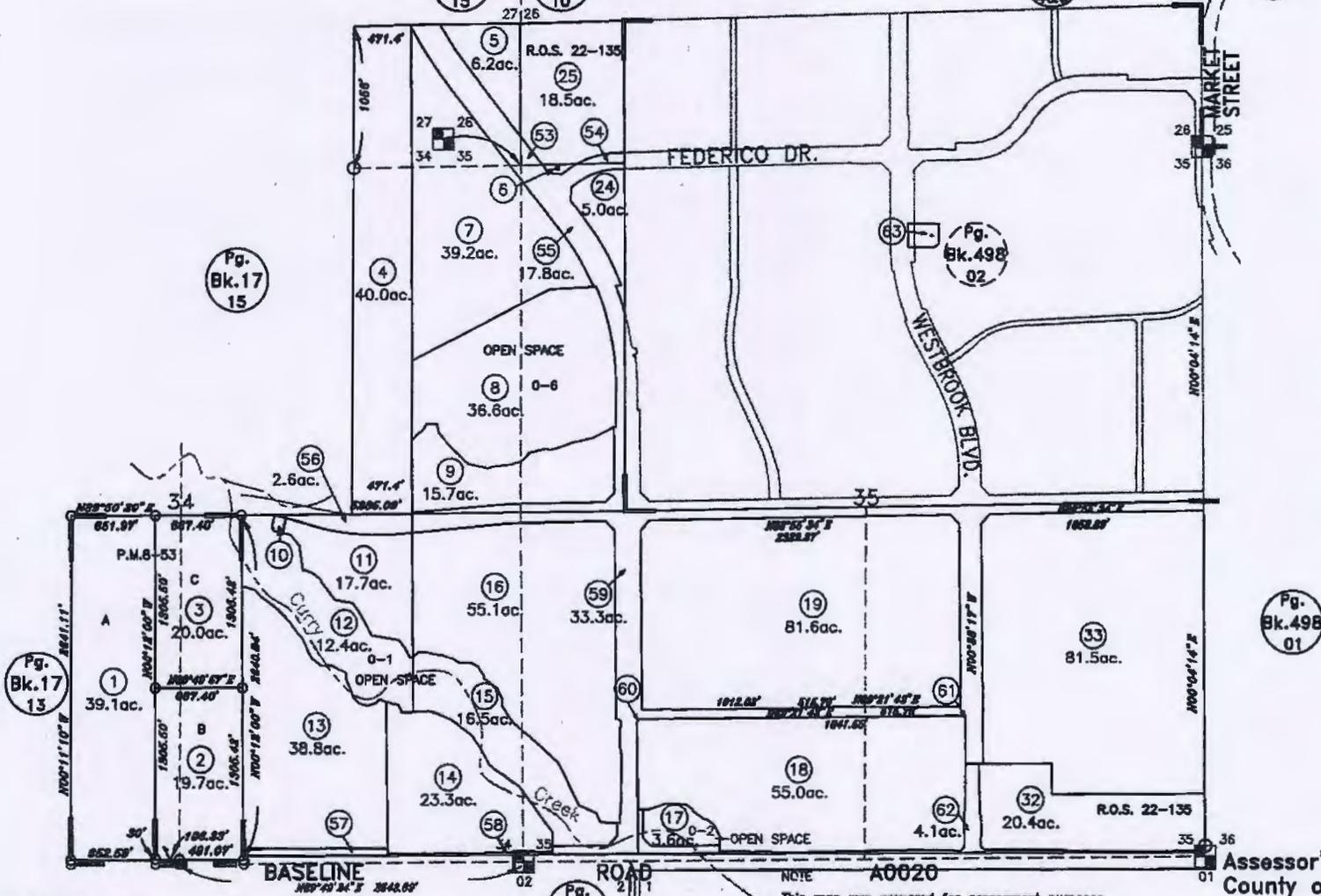
499-01

Pg. Bk.17 15

Pg. Bk.496 Parcel M.O.R. Bk. 8, Pg. 53 Survey M.O.R. Bk.22, Pg.135

Pg. Bk.402 4&6

Pg. Bk.490 31&33



08-28-2018
01-28-2018
07-20-2017
02-23-2016 DGV
Page drawn Electronically
Formerly Per 017-152

NOTE
All distances on curved lines are shown per recorded documentation

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.499Pg.01
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

498-020-010-000 – Federico/Tyler Family LP

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled "School District Boundary Westbrook Sierra Vista Specific Plans", dated November 2018.

Sincerely,

WESTPARK SIERRA VISTA, LLC

A handwritten signature in black ink, appearing to be 'J Jones', written over a white background.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD

VI.B.71.



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

496-100-036-000 – Westpark SV 400, LLC
496-100-035-000 – Westpark SV 400, LLC

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled "School District Boundary Westbrook Sierra Vista Specific Plans", dated November 2018.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'J. Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD



December 5, 2018

Mr. Dennis Snelling
ROSEVILLE CITY SCHOOL DISTRICT
1050 Main Street
Roseville, CA 95678

Re: Sierra Vista Specific Plan – School District Boundary Adjustments

Dear Dennis,

The signatory below owns or is authorized to act on behalf of the owners of lands that are subject to the proposed school district boundary adjustments between the Roseville City School District, Roseville Joint Union High School District and the Center Unified School District. The adjustment to the boundary between the districts is to conform to the land use approved in the Sierra Vista Specific Plan so as to avoid instances where neighborhoods are split by the boundary resulting in neighbors attending different schools in different districts. The affected parcels are identified by the following Placer County Assessor Parcel Numbers:

**496-100-088-000 – Westpark SV 400, LLC
496-100-086-000 – Westpark SV 400, LLC
496-100-083-000 – Westpark SV 400, LLC**

We wish to acknowledge and support the request to modify the boundaries of the above referenced school districts as shown on the exhibit, a copy of which is attached hereto, titled "School District Boundary Westbrook Sierra Vista Specific Plans", dated November 2018.

Please note that the ownership of the above referenced parcels will be transferred to Lennar Homes in January, and under separate cover I will provide you with contact information to include them on future meetings on this subject.

Sincerely,

WESTPARK SV 400, LLC

A handwritten signature in black ink, appearing to read 'Jeff Jones', is written over the printed name.

Jeff Jones
Manager

cc: Denise Herrman, RJUHSD
Scott Loehr, CJUSD
Larry Gualco, Lennar Homes of California

VI.B.73.



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, California 95678-2649

December 6, 2018

Roseville City School District, Derk Garcia and Dennis Snelling

Roseville Joint Union High School District, Denise Herrman and Joe Landon

Center Joint Unified School District, Scott Loehr and Craig Deason

Re: Sierra Vista Specific Plan – School District Boundaries

This letter reiterates the City of Roseville's desire to support and encourage minor school district boundary adjustments that maintain residential neighborhoods so that homes within a single subdivision/neighborhood are contained within the same school district in the Sierra Vista Specific Plan. We understand that the Sierra Vista Specific Plan and the Westbrook Amendment thereto created large lot parcels that will require minor adjustments to district boundaries to ensure that students living within a single subdivision or across a residential street from each other are not located in different school districts.

During the Sierra Vista Specific Plan public hearings, all three School Districts indicated they understood the issue and would work together to balance the student attendance and keep neighborhoods whole. The City continues to support this effort.

If there is anything else we can provide to assist in this process, I can be reached at (916) 774-5294.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory W. Bitter".

Gregory W. Bitter, AICP
Planning Manager

cc: John Tallman, Westpark Communities

VI.B.74.

ATTACHMENT 2

Analysis of Proposed Territory Transfer Between
Center Joint Unified School District,
Roseville Joint Union High School District,
and Roseville City School District

Sacramento County Committee on School District Organization

Analysis of Proposed Territory Transfer Between Center Joint Unified School District, Roseville Joint Union High School District, and Roseville City School District

Prepared by the Sacramento County Office of Education

Background

A petition to transfer approximately 48.3 acres of uninhabited territory between the Center Joint Unified School District (Center), the Roseville Joint Union High School District, and the Roseville City School District (Roseville school districts) has been presented to the Sacramento County and Placer County Committees on School District Organization (County Committee). The petition seeks to transfer approximately 33.6 acres from Center to the Roseville school districts; and approximately 14.7 acres from the Roseville school districts to Center.

According to the petition materials, the transfer would make minor school district boundary adjustments so that future homes within a single subdivision would remain within the same school district. This will avoid having future residents of particular neighborhoods and residential streets attend different schools.

The proposed transfer area is located in Placer County, and includes portions of 11 parcels. A map of the area and a list of the Assessor Parcel Numbers (APNs) are attached to the County Committee's Public Hearing Notice.

Because the petition involves school districts within the jurisdiction of both the Sacramento and Placer County Committees on School District Organization, both County Committees must consider and act upon the petition.

Position of Affected Parties

The three affected school districts have requested the territory transfer. The Roseville City Planning Department and the property owners all support the transfer.

Timeline

A completed territory transfer petition was submitted to the Placer County Office of Education and to the Sacramento County Office of Education on January 22 and 28, 2019, respectively. The Sacramento and Placer County Superintendents of Schools each determined that the petition was sufficient and signed as required by law, and the petition was transmitted to the Sacramento and Placer County Committees and the State Board of Education on February 22, 2019.

The Placer County Committee held a public hearing on the petition in the Roseville school districts on March 4, 2019. The Sacramento County Committee held a public hearing in the Center school district on March 26, 2019.

Analysis of Education Code Section 35753 Conditions

Before approving a proposal to reorganize school districts, the County Committee must determine if the proposal substantially meets the conditions set forth in Education Code section 35753. Below is an analysis of each of these conditions.

1. **THE REORGANIZED DISTRICTS WILL BE ADEQUATE IN TERMS OF NUMBER OF PUPILS ENROLLED** (Ed. Code, § 35753(a)(1); Cal. Code Regs., title 5, § 18573(a)(1)(A),(B).)

Direct service districts should not be created that will become more dependent upon county offices of education and state support unless unusual circumstances exist. Therefore, the reorganized districts must be adequate in terms of the number of students enrolled. Each such district should have the following projected enrollment on the date the proposal becomes effective for all purposes:

- Elementary District – 901
- High School District – 301
- Unified District – 1,501

According to data from the California Department of Education, the 2017-2018 enrollment for the affected school districts was:

- Roseville City Elementary – 10,850
- Roseville Joint Union High – 10,282
- Center Joint Unified – 4,332

The affected school districts all exceed the required enrollment projections. Moreover, the proposed territory transfer would have no current impact on student enrollment for the affected school districts, since the areas proposed for transfer are uninhabited. Therefore, condition 1 is substantially met.

2. **THE SCHOOL DISTRICTS ARE EACH ORGANIZED ON THE BASIS OF A SUBSTANTIAL COMMUNITY IDENTITY** (Ed. Code, § 35753(a)(2); Cal. Code Regs., title 5, § 18573(a)(2).)

The proposed territory transfer would make minor school district boundary adjustments between the Center and Roseville school districts. The transfer has been proposed so that school district boundaries will conform to future street boundaries while creating as close to a "net zero" impact as possible on the school districts in the number of housing units being transferred.

As reported by the City of Roseville Planning Department and the property owners, these school district boundary adjustments will maintain residential neighborhoods so that future homes within a single subdivision/neighborhood are contained within the same school district in the Westbrook Sierra Vista

Specific Plan areas. Thus, the transfer is proposed for the purpose of maintaining community identity.

Based upon these considerations, condition 2 is substantially met.

3. THE PROPOSAL WILL RESULT IN AN EQUITABLE DIVISION OF PROPERTY AND FACILITIES OF THE ORIGINAL DISTRICT OR DISTRICTS (Ed. Code, § 35753(a)(3); Cal. Code Regs., title 5, § 18573(a)(3).)

The territory proposed for transfer contains no public school property or facilities to be divided. The affected school districts have reported the following outstanding bonded indebtedness:

<u>School District</u>	<u>Amount</u>	<u>Issuance Date(s)</u>	<u>Maturity Dates</u>
Roseville City	\$28,650,469	1992, 2002	2019–2032
Roseville Joint	\$127,003,563	1992, 2004, 2011, 2017	2018–2048
Center Joint	\$41,022,746	1997, 2001, 2007, 2016	2019–2031

If the territory is transferred, each district will drop any liability for outstanding bonded indebtedness in its former district and assume its proportionate share of the outstanding bonded indebtedness of the district of which it becomes a part. (Ed. Code, § 35575.) Transfer of property tax revenues will be controlled by Revenue and Taxation Code section 99(i).

The proposed territory transfer involves 48.3 acres, with a net difference of 18.9 acres, and an estimated potential of 120 housing units in favor of the Roseville City School District.

Based on the above, condition 3 is substantially met.

4. THE REORGANIZATION OF THE SCHOOL DISTRICTS WILL PRESERVE EACH AFFECTED DISTRICT'S ABILITY TO EDUCATE PUPILS IN AN INTEGRATED ENVIRONMENT AND WILL NOT PROMOTE RACIAL OR ETHNIC DISCRIMINATION OR SEGREGATION (Ed. Code, § 35753(a)(4); Cal. Code Regs., title 5, § 18573(a)(4).)

The following enrollment statistics provided by the districts are for the 2018-2019 school year.

A. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville City School District:

- American Indian: 82 (0.7% of total District enrollment)
- Asian: 707 (6.2% of District enrollment)
- Pacific Islander: 48 (0.6% of District enrollment)
- Filipino: 387 (3.4% of District enrollment)
- Hispanic: 1,800 (15.8% of District enrollment)
- African American: 228 (2.1% of District enrollment)
- White: 8,119 (71.4% of District enrollment)

B. Number and Percentage of Pupils in Each Racial and Ethnic Group in the Roseville Joint Union High School District:

- American Indian: 361 (3.5% of total District enrollment)
- Asian: 393 (3.8% of District enrollment)
- Pacific Islander: 41 (0.4% of District enrollment)
- Filipino: 511 (5.0% of District enrollment)
- Hispanic: 1,642 (19.3% of District enrollment)
- African American: 569 (5.6% of District enrollment)
- White: 6,618 (64.4% of District enrollment)

C. Number and Percentage of Pupils in Each Racial and Ethnic Group of the Center Joint Unified School District:

- American Indian: 51 (1.2% of total District enrollment)
- Asian: 295 (6.9% of District enrollment)
- Pacific Islander: 53 (1.2% of District enrollment)
- Filipino: 141 (3.3% of District enrollment)
- Hispanic: 1,136 (26.5% of District enrollment)
- African American: 559 (13.1% of District enrollment)
- White: 1,886 (44.1% of District enrollment)
- Multiple Responses: 160 (3.7% of District enrollment)

The proposed territory transfer is proposed to maintain residential neighborhoods so that future homes within a single subdivision/neighborhood remain within the same school district, and so that future students living on the same street are not located in different school districts.

As the territory is uninhabited and the change in potential future housing units is statistically insignificant, the territory transfer should cause no impact on the ethnic and racial composition of any of the affected schools districts. Therefore, condition 4 is substantially met.

5. **ANY INCREASE IN COSTS TO THE STATE AS A RESULT OF THE PROPOSED REORGANIZATION WILL BE INSIGNIFICANT AND OTHERWISE INCIDENTAL TO THE REORGANIZATION** (Ed. Code, § 35753(a)(5); Cal. Code Regs., title 5, § 18573(a)(1).)

The territory proposed for transfer is uninhabited and currently no public school students reside in the area proposed for transfer. If the petition is approved, there will be no immediate impact on the revenue of the affected school districts or the costs to the state. Because of the small amount of territory involved, to the extent that students later reside in this territory, any increase in costs to the state would be insignificant and otherwise incidental to the organization.

Based upon the above, condition 5 is substantially met.

6. **THE PROPOSED REORGANIZATION WILL CONTINUE TO PROMOTE SOUND EDUCATION PERFORMANCE AND WILL NOT SIGNIFICANTLY DISRUPT THE EDUCATIONAL PROGRAMS IN THE AFFECTED DISTRICTS** (Ed. Code, § 35753(a)(6); Cal. Code Regs., title 5, § 18573(a)(5).)

The area involved in the proposed territory transfer is uninhabited. No new students will be enrolled and no students will be displaced or transferred to different schools as a result of the proposed reorganization. Therefore, the territory transfer will not significantly disrupt districtwide or school site educational programs. Condition 6 is substantially met.

7. **ANY INCREASE IN SCHOOL FACILITIES COSTS AS A RESULT OF THE PROPOSED REORGANIZATION WILL BE INSIGNIFICANT AND OTHERWISE INCIDENTAL TO THE REORGANIZATION** (Ed. Code, § 35753(a)(7).)

The proposed territory transfer would have no impact on school housing costs. No new students will be enrolled, no students will be displaced or transferred to different schools, and no additional facilities will be required as a result of the proposed transfer. Therefore, condition 7 is substantially met.

8. **THE PROPOSED REORGANIZATION IS PRIMARILY DESIGNED FOR PURPOSES OTHER THAN TO SIGNIFICANTLY INCREASE PROPERTY VALUES** (Ed. Code, § 35753(a)(8).)

The proposed territory transfer involves a very small area. This small exchange of uninhabited land has resulted in no evidence or indication that the proposed territory transfer would increase property values. Nor is there any evidence from which it can be discerned that an increase in property values could be the

primary motivation for the proposed reorganization. Therefore, condition 8 is substantially met.

9. **THE PROPOSED REORGANIZATION WILL CONTINUE TO PROMOTE SOUND FISCAL MANAGEMENT AND NOT CAUSE A SUBSTANTIAL NEGATIVE EFFECT ON THE FISCAL STATUS OF THE AFFECTED DISTRICT** (Ed. Code, § 35753(a)(9).)

The Sacramento County Office of Education has approved the Center Joint Unified School District's 2018–2019 adopted budget. The Placer County Office of Education has approved the 2018-2019 adopted budgets for the Roseville Joint Union High School District and the Roseville City School District.

The proposed territory transfer involves 48.3 acres, with a net difference of 18.9 acres, and a potential of 120 housing units in favor of the Roseville City School District. The proposed territory transfer would have no significant impact on the revenues or liabilities of the affected school districts. If approved, the transfer would have no impact on the fiscal management or fiscal status of the affected school districts. Therefore, condition 9 is substantially met.

10. **OTHER CONSIDERATIONS** (Ed. Code, § 35753(a)(10).)

The proposed territory transfer would have no impact on employees of the Center Joint Unified School District, the Roseville Joint Union High School District or the Roseville City School District.

The nine criteria set forth in Education Code section 35753 are the minimum criteria the County Committee must examine prior to approving or disapproving a request to transfer territory from one school district to another. If the County Committee determines that these conditions are substantially met, it has the discretion, but not the obligation, to approve the proposal based upon local needs and concerns. (Ed. Code, § 35500.)