



Facilities Advisory 7-11 Committee

OCTOBER 14, 2020

Agenda, Welcome and Introductions

1. Welcome and Introductions – Dr. Coates
2. Public Comments
3. Role of School Services of California Inc.
4. Overview of Surplus Property Process
5. Overview of Committee Responsibilities and Organization
6. Brown Act and Conflict of Interest
7. Overview of Sites under Consideration
8. Next Steps
9. Adjournment

Role of School Services of California Inc.



Brianna García
Director, Management
Consulting Services

Brianna has twenty years of full-time, professional experience with responsibility for planning, design, funding, management, and development of major public facilities, more than fourteen of which have been in public K–12 education, including eight years as a Facilities Development Manager for the Los Angeles Unified School District. She also has extensive experience related to planning and development of charter school facilities, including Proposition 39 (2000). Brianna was actively involved in hundreds of hours of negotiations for the acquisition and relocation of property and the development of leases and agreements for various public projects.

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Surplus Property Process

Lease or Sale of Surplus Property

The Education Code authorizes a district to sell or lease, for a term not exceeding 99 years, any real property, together with any personal property located thereon, which is not needed nor will be needed for school classroom buildings (EC § 17455)

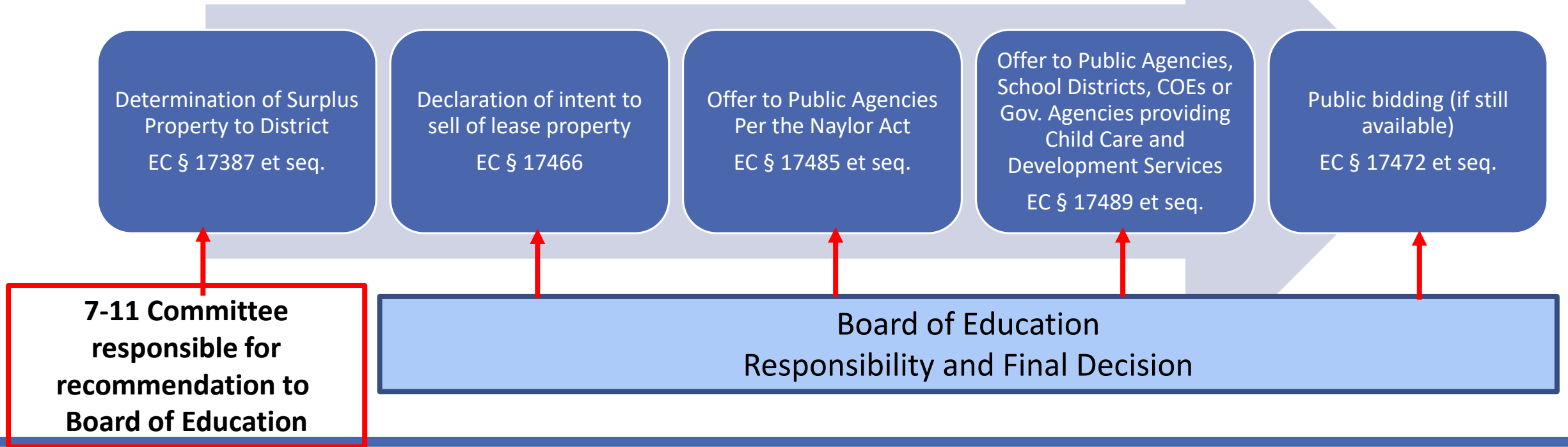
- Proceeds may be used solely for*:
 - Capital outlay purposes (e.g., acquisition of real property, and the construction, reconstruction, and renovation of school facilities); or
 - Cost of maintenance that will not recur within a five-year period

The governing board must appoint a district advisory committee to advise the governing board – prior to the sale, lease, or rental exceeding 30 days – on policies and procedures governing the use or disposition of school buildings or space in school buildings not needed for school purposes (EC § 17388)

*Senate Bill 98 (Chapter 24/2020) allows for the use of the proceeds for a one-time General Fund expense, if certain conditions and requirements are met, through June 30, 2024

Overview of the Surplus Property Process

Before a school district can sell or lease real property, Education Code Sections (EC §) 17388-17389 require that a specific process be followed



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Committee Responsibilities

About the Committee

The advisory committees must consist of at least 7, but not more than 11 members, and be representative of each of the following:

- a. The ethnic, age group, and socioeconomic composition of the district
- b. The business community, such as store owners, managers, or supervisors
- c. Landowners or renters, with preference to be given to representatives of neighborhood associations
- d. Teachers
- e. Administrators
- f. Parents of students
- g. Persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located

Responsibilities of the Committee

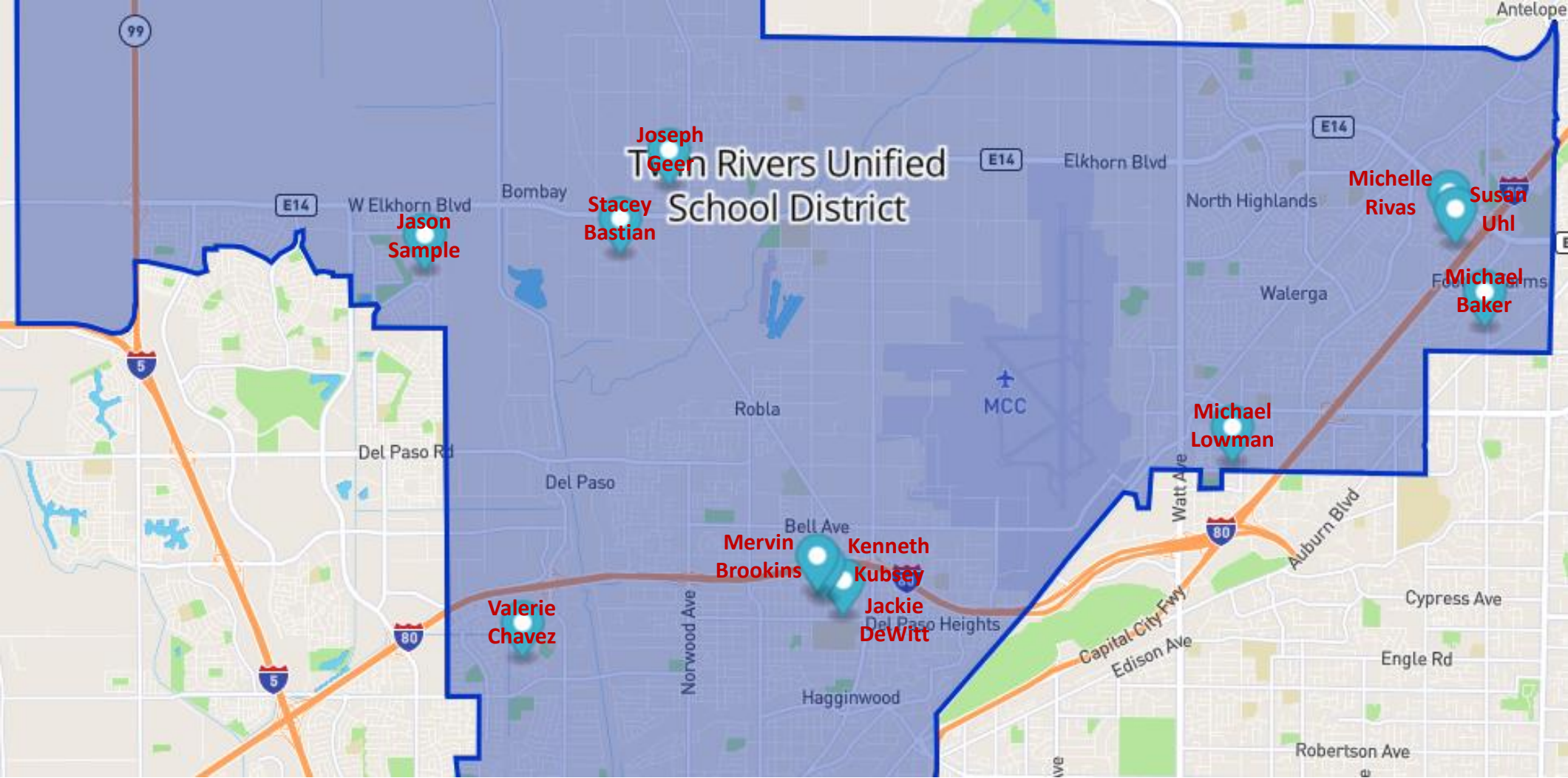
EC § 17390 then provides the responsibilities of the Committee:

- a. Review the projected school enrollment and other data as provided by the district to determine the amount of surplus space and real property
- b. Establish a priority list of use of surplus space and real property that will be acceptable to the community
- c. Cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings of community input to the committee on acceptable uses of space and real property, including the sale or lease of surplus real property for childcare development purposes pursuant to EC § 17458
- d. Make a final determination of limits of tolerance of use of space and real property
- e. Forward to the district governing board a report recommending uses of surplus space and real property

Committee Members

First	Last	Administrator	Business Community	Landowner or Renter	Parent	Special Expertise	Teacher
Michael	Baker			X	X		
Stacey	Bastian			X		X	
Mervin	Brookins		x	x			
Valerie	Chavez			X	X		
Jackie	DeWitt	X					
Joseph	Geer				X		
Kenneth	Kinsey		X	X		X	
Michael	Lowman						X
Michelle	Rivas		x	x			
Jason	Sample	X		X	X		
Susan	Uhl			X		X	

Committee Members, continued



Staff on the Committee

- Dr. Steve Martinez
- Dr. Kristen Coates
- Perry Herrera
- Armando Orozco
- Mark Giugni

Role of the Committee Members

Michelle Rivas – Current President of the Twin Rivers Unified Board of Trustees will act as the Facilities Advisory (7-11) Committee Chairperson.

Committee will need to Elect a Vice-Chairperson, should Ms. Rivas not be able to attend an Advisory Meeting.

Attendance Requirements

Committee members are strongly encouraged to attend all meetings of the Committee; to be informed of all aspects of the committee's work in making meaningful recommendations to the Board of Trustees.

- Members that miss two meetings in a row will forfeit their appointment by the Board of Trustees to the 7-11 Committee; unless Committee Chairperson excuses the member from attendance.
- Missing more than four meetings over the life of the committee will result in forfeit their appointment by the Board of Trustees to the 7-11 Committee

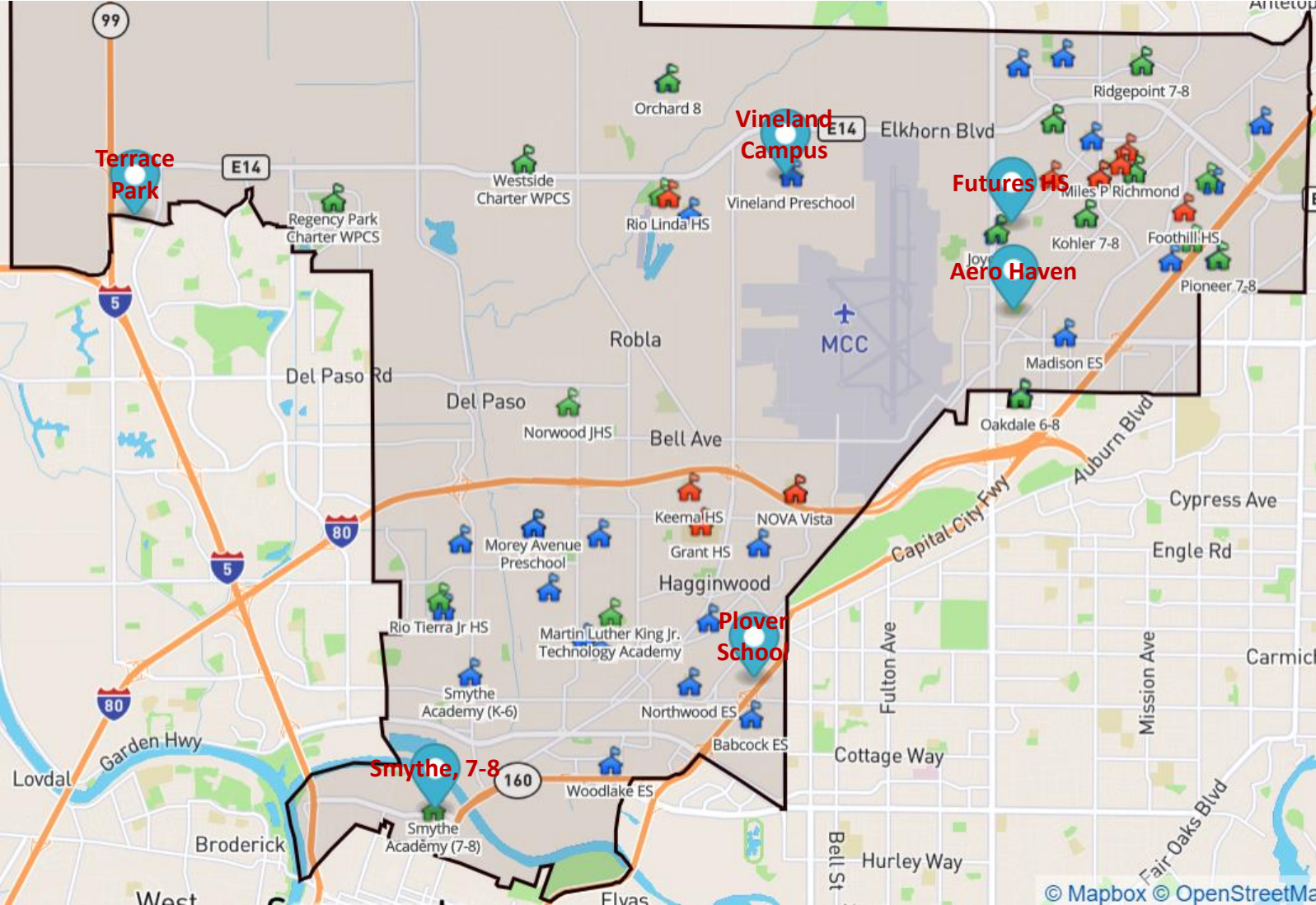
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Brown Act and Conflicts of Interest

Current Sites Under Consideration

Land	Address	Year Built	Acres
Futures High School APN #217-0110-006-0000	3800 Bolivar Dr. North Highlands, CA 95660	1959	16.61
Plover School APN #266-0321-004 & 266-0312-006	2625 Plover St. / 1731 & 1741 Frienza Ave. Sacramento, CA 95815	1958	4.12
Smythe Academy of Arts & Science (7-8) APN #001-0082-001	700 Dos Rios St. Sacramento, CA 95811	1953	9.0
Greg Thatch Circle / Terrace Park APN #201-1070-076	891 Greg Thatch Cr. Sacramento, CA 95835	n/a	8.21
Vineland Campus APN #207-0221-016-0000	6450 20 th St. Rio Linda, CA 95673	1953	9.05
Aero Haven APN #218-0261-001	5450 Georgia Dr. North Highlands, CA 95660	1956	10.48

Sites Under Consideration, continued



Futures High School

Location: 3800 Bolivar Dr.

North Highlands, CA 95660

APN #: 217-0110-006-0000

Current Use: Schools

Size: 16.61 Acres

Zoning: SPA - Special Planning Area

Tax Rate Area: 059-008

Property Description: School site, surrounded by commercial and residential.



Futures HS - Sac County Assessors Map

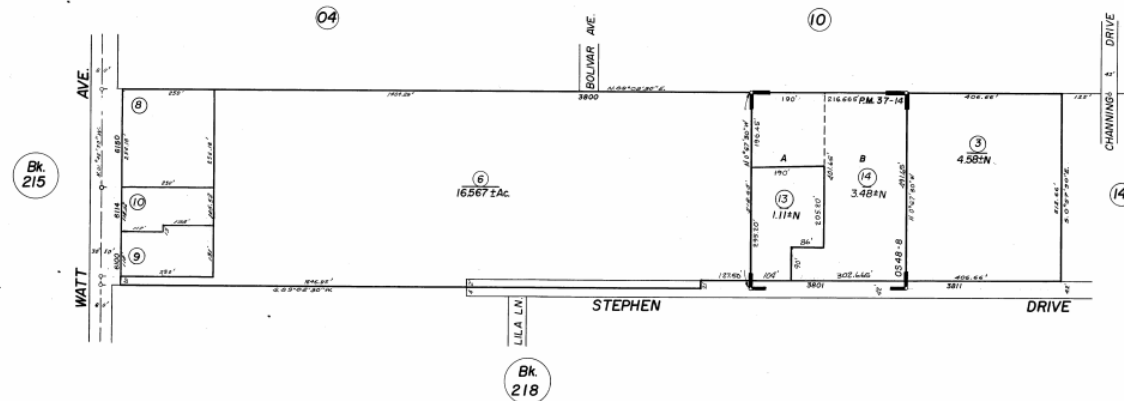
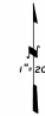
APN #: 217-0110-006-0000

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PARCELQUEST

POR. SEC. 37 RANCHO DEL PASO

Tax Area Code

217-11



Record of Survey, O.S. Bk. 48 Pg. 8 (9-20-90)

Assessor's Map Bk. 217-Pg. 11
County of Sacramento, Calif.

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

Plover School

Location: 2625 Plover St. (1731 Frienza Ave. & 1741 Frienza Ave.), Sacramento, CA 95815

APN #: 266-0321-004-0000 & 266-0312-006-0000

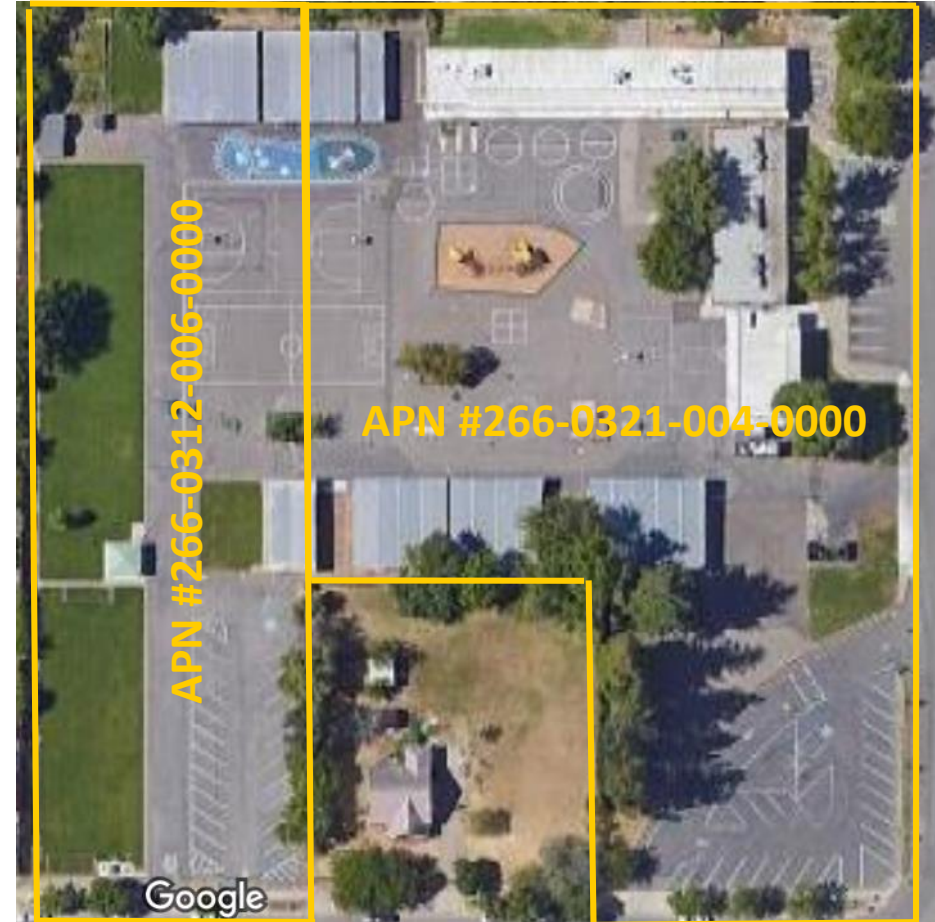
Current Use: Schools

Size: 2.57 + 1.550 = 4.12 acres

Zoning: R-2A – Multi-Family Residential 17 Units / Acre

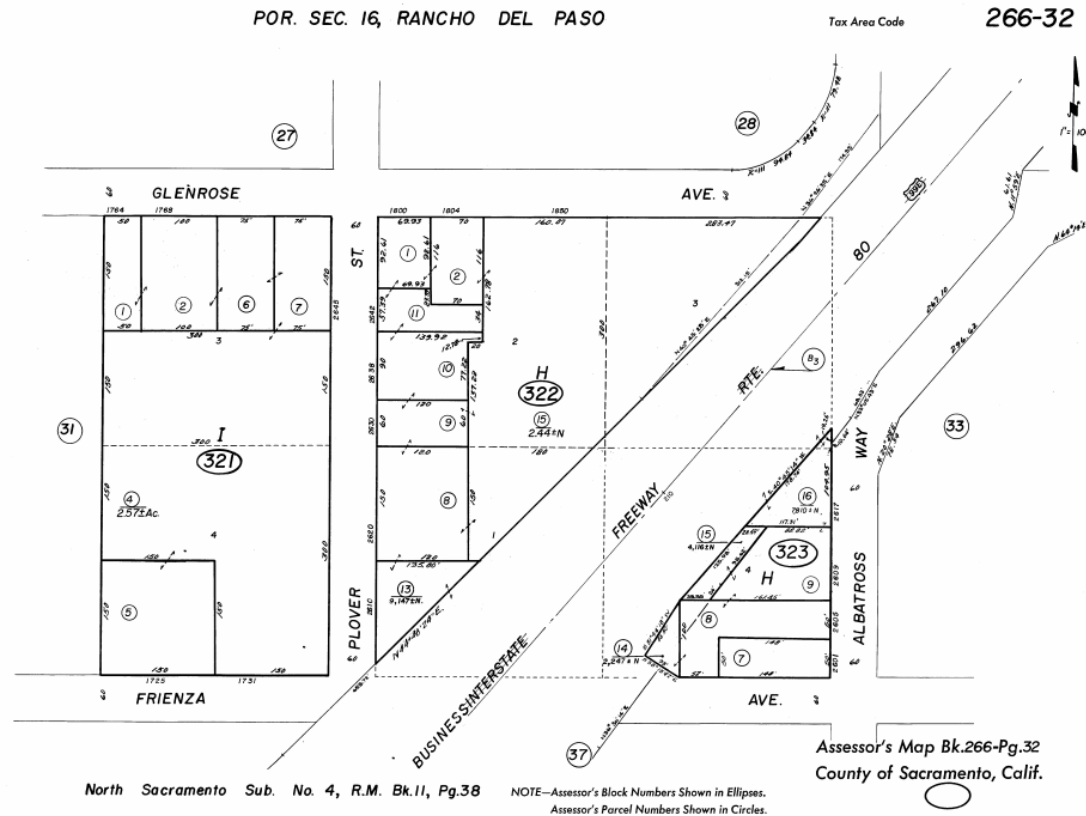
Tax Rate Area: 03-089

Property Description: Located at northwest corner of Plover St. and Frienza Ave. Surrounded by commercial and residential.



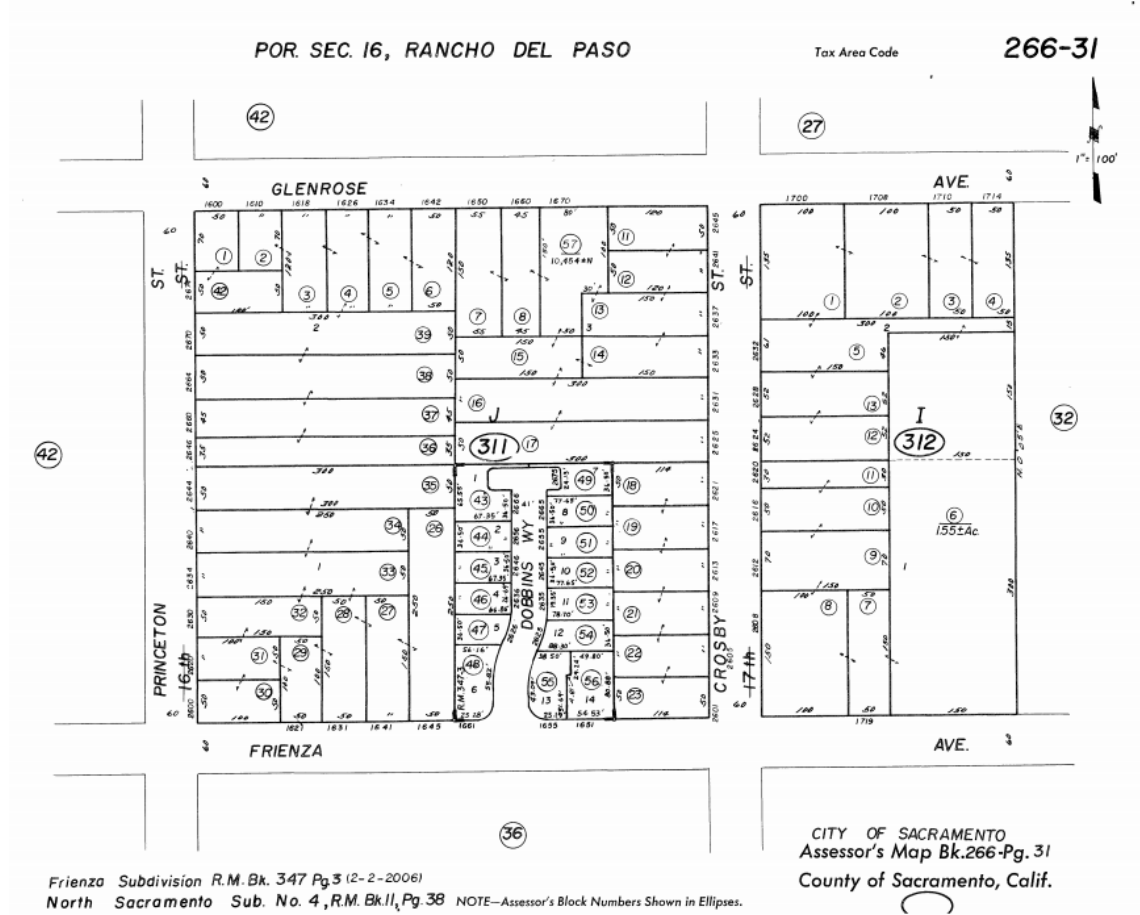
Plover School - Sac County Assessors Map #1

APN #: 266-0321-004-0000



Plover School - Sac County Assessors Map #2

APN #: 266-0312-006-0000



Smythe Academy of Arts & Science (7-8)

Location: 700 Dos Rios St., Sacramento, CA 95811

APN #: 001-0082-001-0000

Current Use: Charter School

Size: 9.0 acres

Zoning: RMX-SPD (Residential Mixed Use/Special Planning District)

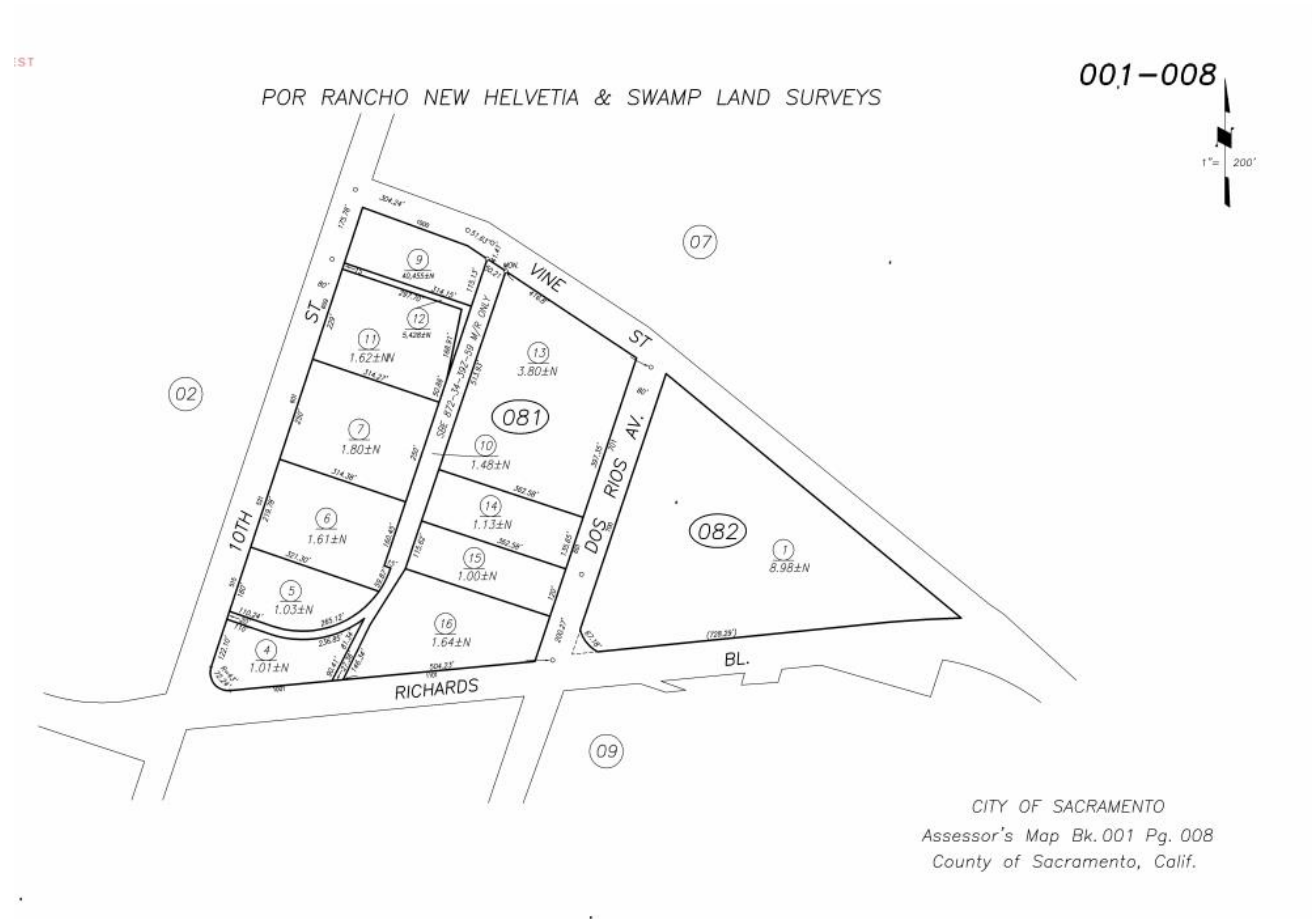
Tax Rate Area: 03-083

Property Description: School site, located at the northeast corner of Richards Blvd. and Dos Rios St. Surrounded by industrial and commercial uses.



Smythe Academy of Arts & Science (7-8)

Sac County Assessors Map, APN #: 001-0082-001-0000



Greg Thatch Circle / Terrace Park

Location: 891 Greg Thatch Circle, Sacramento, CA 95835

APN #: 201-1070-076-0000

Current Use: Vacant Land

Size: 8.2 Acres

Zoning: R-1 Single-Unit Dwelling

Tax Rate Area: 03-325

Property Description: Vacant land surrounded by residential development on three sides with Magnolia Park bordering the North.

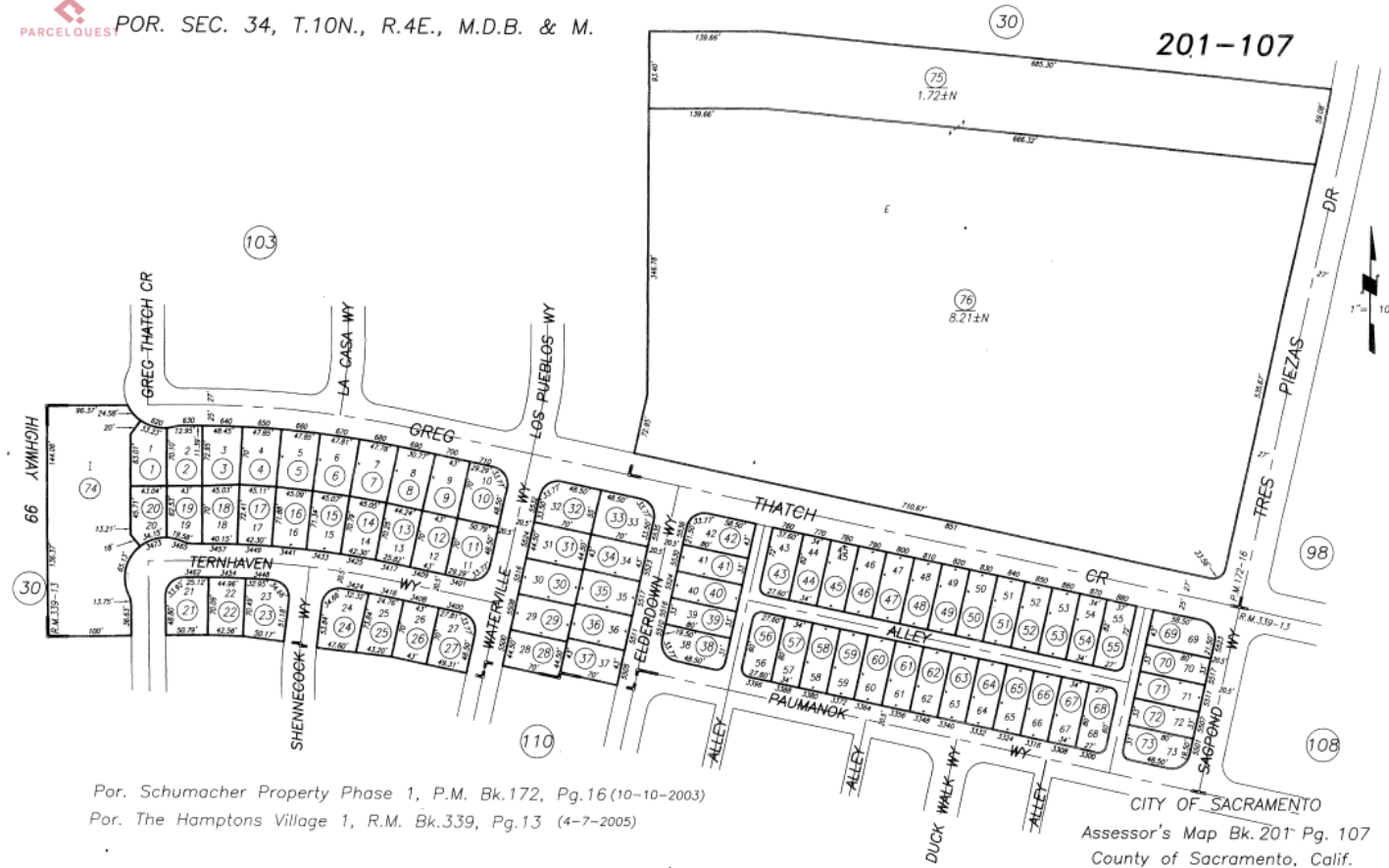


Greg Thatch Circle / Terrace Park - Sac County

Assessors Map

APN #: 201-1070-076-0000

Provided by:
PARCELQUES POR. SEC. 34, T.10N., R.4E., M.D.B. & M.



Vineland Campus

Location: 6450 20th St., Rio Linda, CA 95673

APN #: 207-0221-016-0000

Current Use: Schools

Size: 9.05 Acres

Zoning: AR-2 (Agricultural-Residential – 2 Acres)

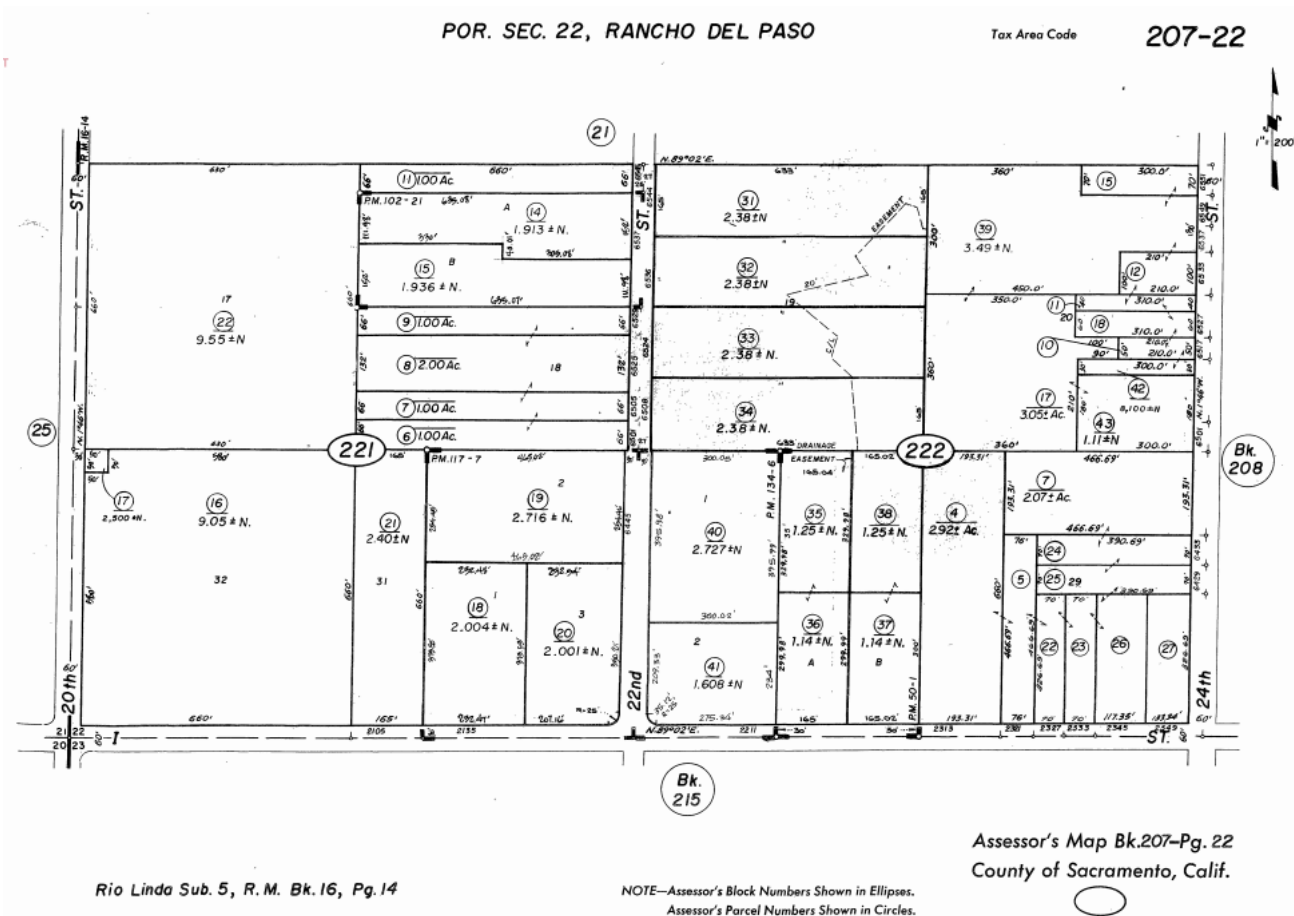
Tax Rate Area: 59-106

Property Description: School site, located at the northwest corner of 20th St. and I St. surrounded by rural, residential.



Vineland Campus - Sac County Assessors Map

APN #: 207-0221-016-0000



Aero Haven

Location: 5450 Georgia Dr., North Highlands, CA 95660

APN #: 218-0261-001

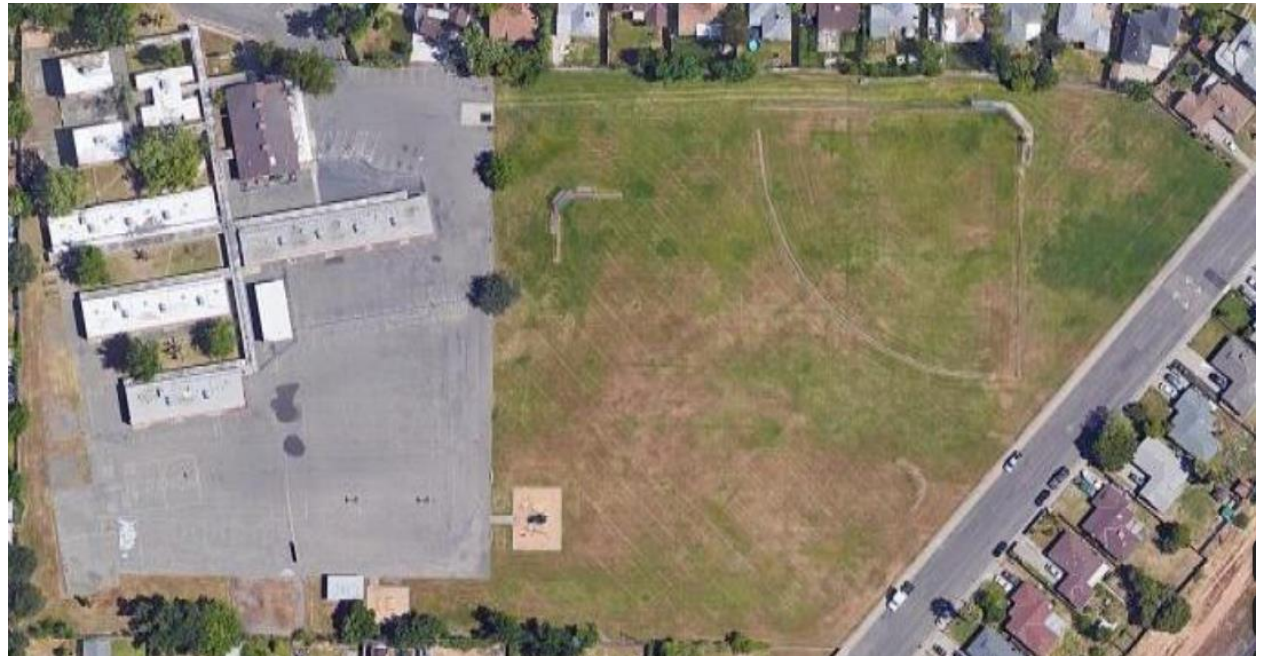
Current Use: Schools

Size: 10.48 Acres

Zoning: RD-5 (Residential)

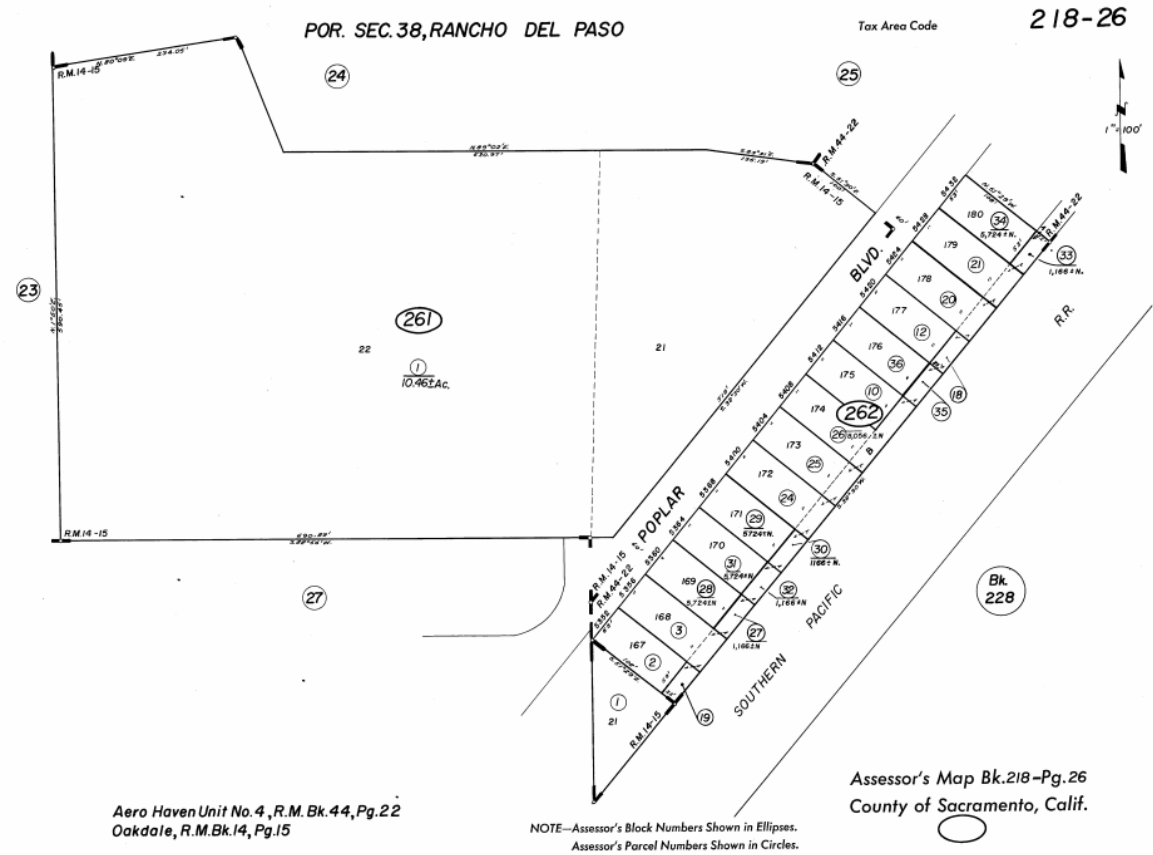
Tax Rate: 59-023

Property Description: School site surrounded by residential development on three sides and Poplar Blvd. on the east side.



Aero Haven - Sac County Assessors Map

APN #: 218-0261-001-0000



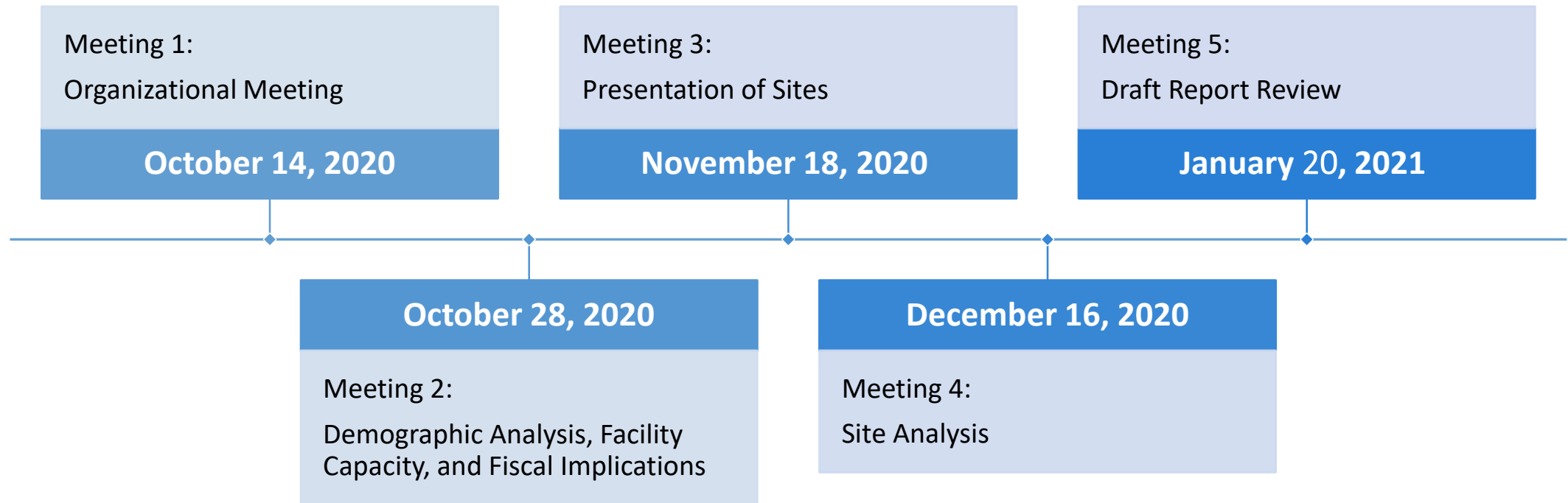
Aero Haven Unit No. 4, R.M. Bk. 44, Pg. 22
Oakdale, R.M. Bk. 14, Pg. 15

Prior 7 –11 Committee – Board Approved Surplus Properties Status

Previously Approved Surplus Properties	Status
Ascot Avenue	Sold
Bell Avenue	Sold
Edgewater “Former Harmon Johnson Elementary”	Ready for Bid
West 4 th Avenue & Q Street “Selma Clark Site”	Sold
West 4 th and E Street “Dorcus Ryan)	Sold
Chuckwagon Park	Awaiting new legal description
Raft Building	Owned by McClellan Business Park
GMTI	Not ready for bid
Taft Site Maintenance and Operations Yard	Not ready for bid
Del Paso Shop	Sold
Aero Haven Elementary (Play Field)	Not ready for bid.
Grand Avenue Office Complex	Leased HCCTS
Fred K. Robinson Center (Dixieanne Site)	Ready for Bid
Rio Linda Elementary School (Former District Office)	Not ready for bid.

The previous 7- 11 Committee on Surplus Property was in place February 2017 through April 2017. At that time, the Committee was tasked to review 15 vacant or underutilized properties, 14 sites were recommended and approved by the Board in May 2017.

Meeting Overview



Questions?

Thank you

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