

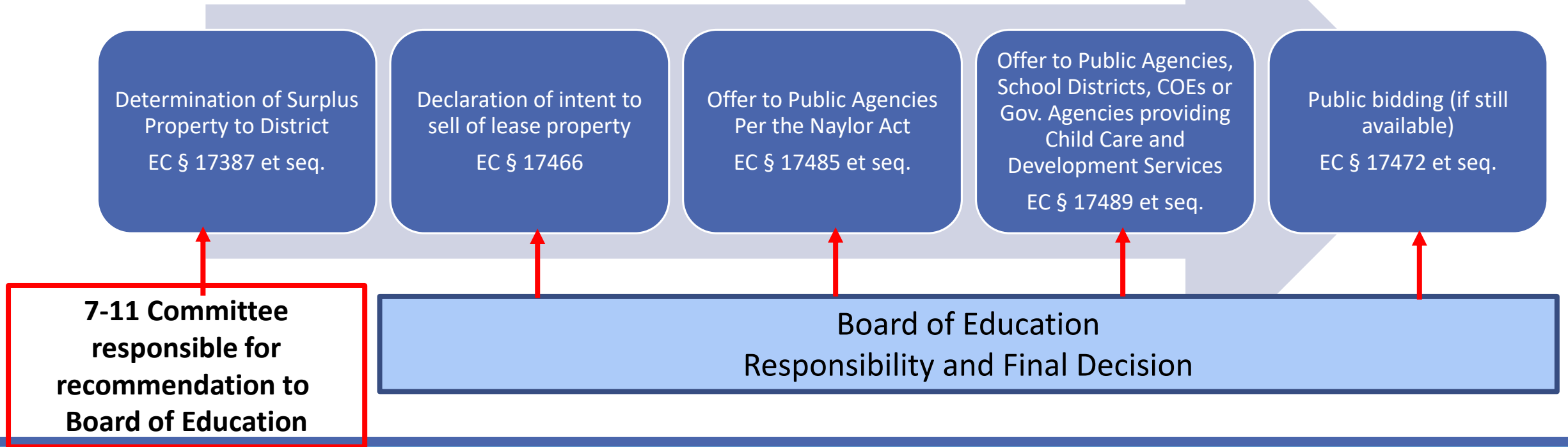
# Review of Properties

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# 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



# Responsibilities of the Committee

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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

# Properties Under Consideration

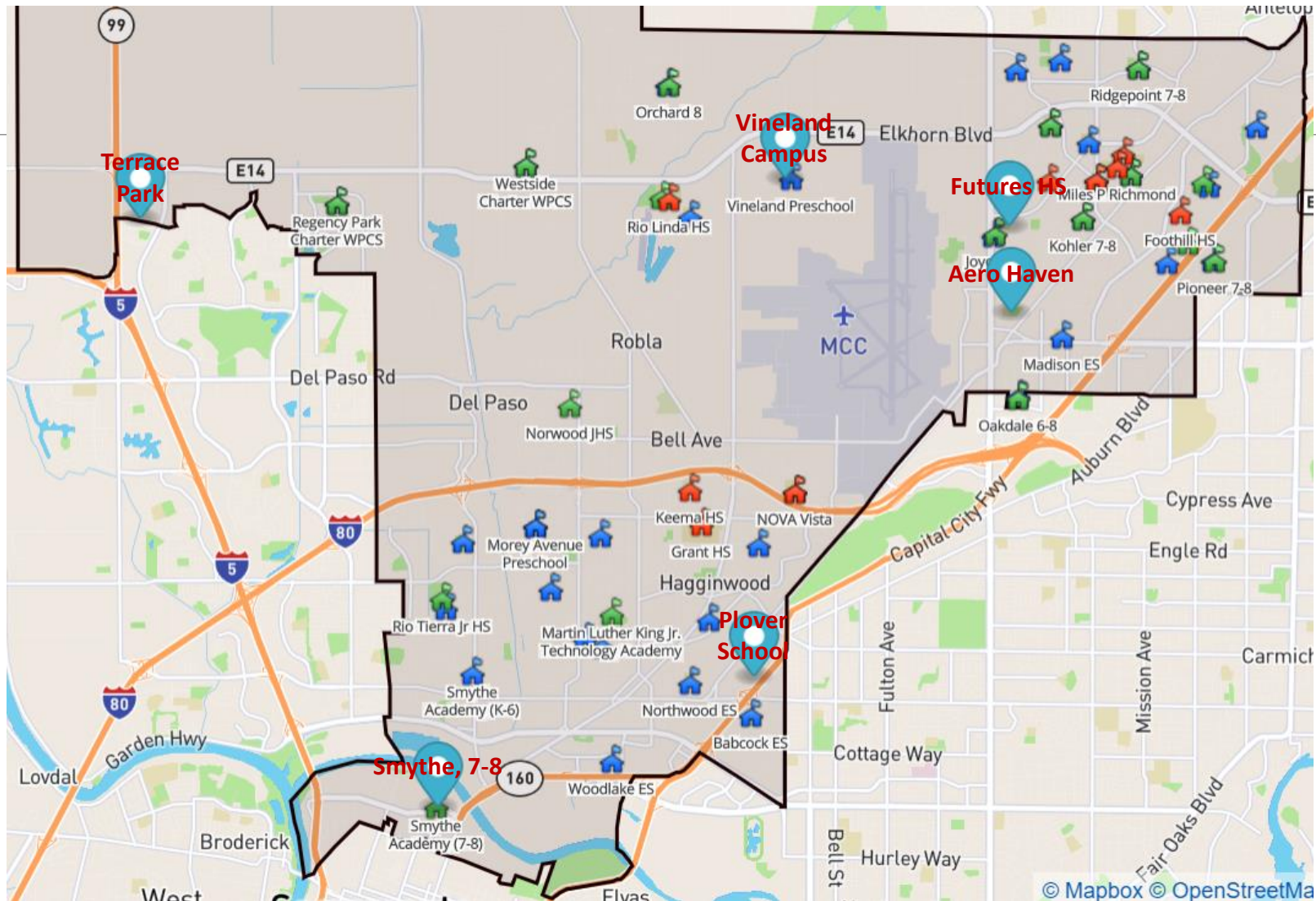
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- Review of Properties Under Consideration
- Committee Follow Up

# Current Sites Under Consideration

Land	Address	Year Built	Acres
Aero Haven APN #218-0261-001	5450 Georgia Dr. North Highlands, CA 95660	1956	10.48
Futures High School/COA APN #217-0110-006-0000	3800 Bolivar Dr. North Highlands, CA 95660	1959	16.61
Greg Thatch Circle / Terrace Park APN #201-1070-076	891 Greg Thatch Cr. Sacramento, CA 95835	n/a	8.21
Panhandle – Village 13 APN #204-0320-018 & APN #201-0320-019	E Levee Road Sacramento	NA	
Plover School APN #266-0321-004 & 266-0312-006	2625 Plover St. / 1731 & 1741 Fianza Ave. Sacramento, CA 95815	1958	4.12
Rio Linda Transportation Yard APN # 206-0251-040	6619 6 <sup>th</sup> Avenue Rio Linda, CA 95673	n/a	1.45
Smythe Academy of Arts & Science (7-8) APN #001-0082-001	700 Dos Rios St. Sacramento, CA 95811	1953	9.0
Vineland Campus APN #207-0221-016-0000	6450 20 <sup>th</sup> St. Rio Linda, CA 95673	1953	10.48

# Sites Under Consideration





# Aero Haven

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**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.

**Market Value:** Estimated at \$2,060,000



# Futures High School/COA

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**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.

**Market Value:** Estimated at \$6,900,000





# Current Operational Cost – COA/Futures High School

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Electricity	Lighting	Natural Gas	Refuse	Sewer	Storm Drainage	Street Sweeping	Water	Total
\$60,947.83	-----	\$12,429.84	\$6,149.04	\$5,524.77	-----	-----	\$24,532.31	\$109,583.79

Current Lease     \$126,265.00  
 Maintenance     \$ 50,000.00  
**Total**             **\$176,000.00**  
 Costs covered by Gateway Community  
 Charter

\*bills are split at varying amounts

# Greg Thatch Circle / Terrace Park

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**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.

**Market Value:** Estimated at \$3,040,040



# Panhandle (Village 13) (cont.)

**Location:** E Levee Road, Sacramento

**APN #:** 201-0320-018 and 201-0320-019

**Current Use:** Vacant Parcel

**Size:** 12.2

**Zoning:** AG-80 – Undefined

**Tax Rate Area:** 03-445

**Property Description:** Vacant

**Approximate Value:** \$1,020,000-1,530,000  
\$20,000 - \$30,000/unit (best guess)



# 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

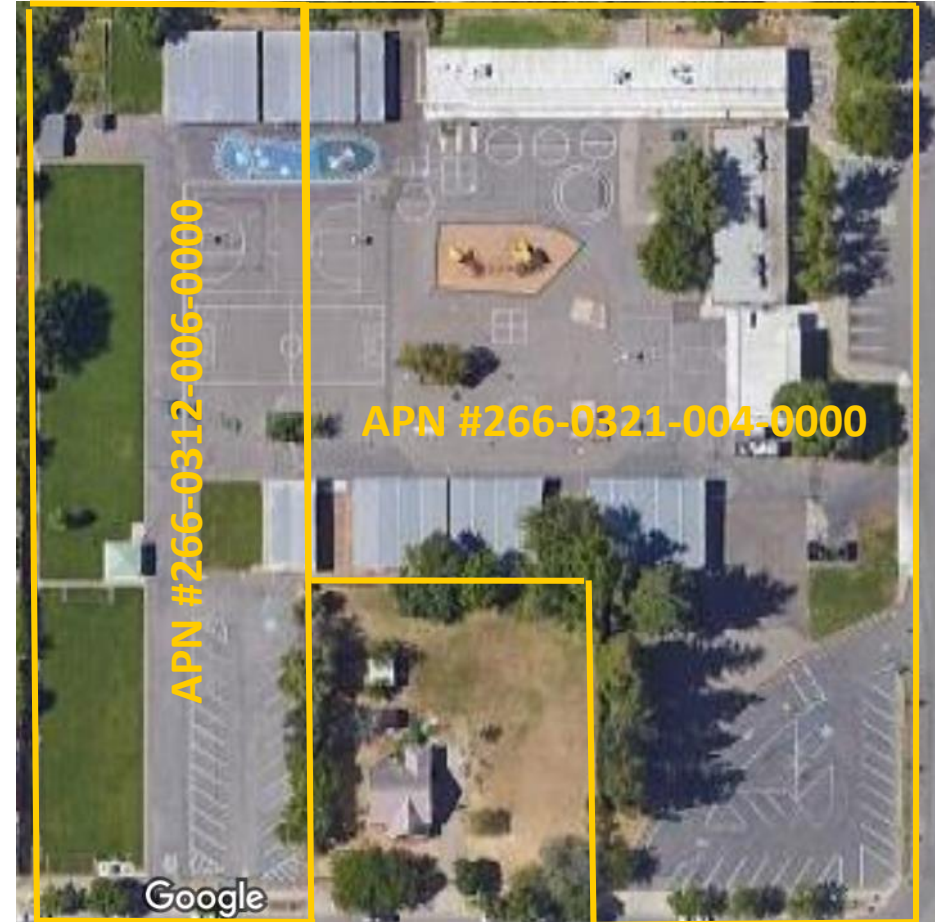
**Size:** 2.57 + 1.550 = 4.12 acres

**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.

**Market Value:** Estimated at \$600,000



# Current Operational Cost – Plover

Electricity	Lighting	Natural Gas	Refuse	Sewer	Storm Drainage	Street Sweeping	Water	Total
\$5,451.65	-----	\$136.94	-----	\$1,487.66	-----	-----	\$10,625.21	\$17,701.46



# Rio Linda Transportation Yard

**Location:** 6619 and 6633 6<sup>th</sup> Avenue

Rio Linda

**APN #:** 206-0251-040

**Current Use:** None

**Size:** 1.45 Acres

**Zoning:** RD - 5 – Residential

**Tax Rate Area:** 59-026

**Property Description:** Vacant

Cost of Demolition: \$85,000



# Smythe Academy of Arts & Science (7-8)

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**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.

**Market Value:** Estimated at \$5,560,000



# MLK Capacity

MLK Jr. Tech Academy

## 2019-20 Capacity Analysis

TRUSD Capacity Calculations			OPTIONS FOR AVAILABILITY	
<b>4-8</b>	20	<b>District Capacity 2019-20</b>	<b>Room #</b>	<b>Current Assignment</b>
Students / Rm.	30		13	PBIS Room
Subtotal	600		20	Staff Lounge
<b>SDC-ED</b>	0	<b>1,446</b>	21	Counseling Center
Students / Rm.	12		22	Parent Resource Center
Subtotal	0		23	Campus Life
<b>SDC-MM</b>	2	<b>Avg. of Reg CRs</b>	24	Clothes Closet/Resources
Students / Rm.	18		25	RFDC
Subtotal	36		26	RFDC
<b>Support</b>	27		27	RFDC
Students / Rm.	30		28	RFDC
Subtotal	810		31	AIS/Tutoring Center
Enrollment: 530		36	RFDC	
% Utilization: 37%		37	RFDC	
2024 Projection: 512		41	Library Annex	
% Utilization: 35%		47	Small Group Support/Paras	
		48	AVID	
		53	Learning Center	
		54	RSP, 8th	
		55	RSP, 7th	
		59	Mindfulness Room	
		60	VAPA / Just Dream Gallery	
		61	VAPA / Just Dream Gallery	
		61A	VAPA / Just Dream Gallery	
		62	VAPA / Just Dream Gallery	
		62A	VAPA / Just Dream Gallery	
		71	Staff Mtg Room	

# Rio Tierra Capacity

Rio Tierra Jr. High School

## 2019-20 Capacity Analysis

TRUSD Capacity Calculations			OPTIONS FOR AVAILABILITY	
<b>4-8</b>	14	<b>District Capacity 2019-20</b>	<b>Room #</b>	<b>Current Assignment</b>
Students / Rm.	30		10	Staff Lounge
Subtotal	420		21	University Class
<b>SDC-MM</b>	1	<b>900</b>	22	University Class
Students / Rm.	18		23	University Class
Subtotal	18		70 (25)	After School
<b>SDC-MS</b>	1	<b>Avg. of Reg CRs</b>	71 (26)	Student Alliance/PE/After School Program
Students / Rm.	12		31	Unassigned
Subtotal	12		33	English Intervention
<b>Support</b>	15		42	RSP
Students / Rm.	30		50	Storage
Subtotal	450		51B	PSO/Clothes Closet
Enrollment: 448		52	RSP	
% Utilization: 50%		53	RSP	
2024 Projection: 443		57	Fitness Room/Storage Closets/IT/Psych Intern Office	
% Utilization: 49%				

# Current Operational Cost Smythe Academy of Arts and Science 7-8

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Electricity	Lighting	Natural Gas	Refuse	Sewer	Storm Drainage	Street Sweeping	Water	Custodial Cost*	*Total
\$46,377.8	-----	\$5,419.09	\$2,460.34	\$7,777.49	\$9,070.12	-----	\$18,913.84	\$152,917.23	\$242,935.91

\*2.0 FTE



# Vineland Campus

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**Location:** 6450 20<sup>th</sup> 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 20<sup>th</sup> St. and I St. surrounded by rural, residential.

**Market Value:** Estimated at \$1,520,000





# Vineland & Program Considerations

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## **Program:**

- Focus on Inclusive practices and interactions with the general education setting;
- Classroom setup – bathroom and changing setup
- Sensory room
- Assessment space

## **Transportation**

- Reduction in Transportation cost due to reduced dead head time (Driving without students)
- Increased Driver availability
- Reduced ride time for students
- Reduced ride time will allow for better student management

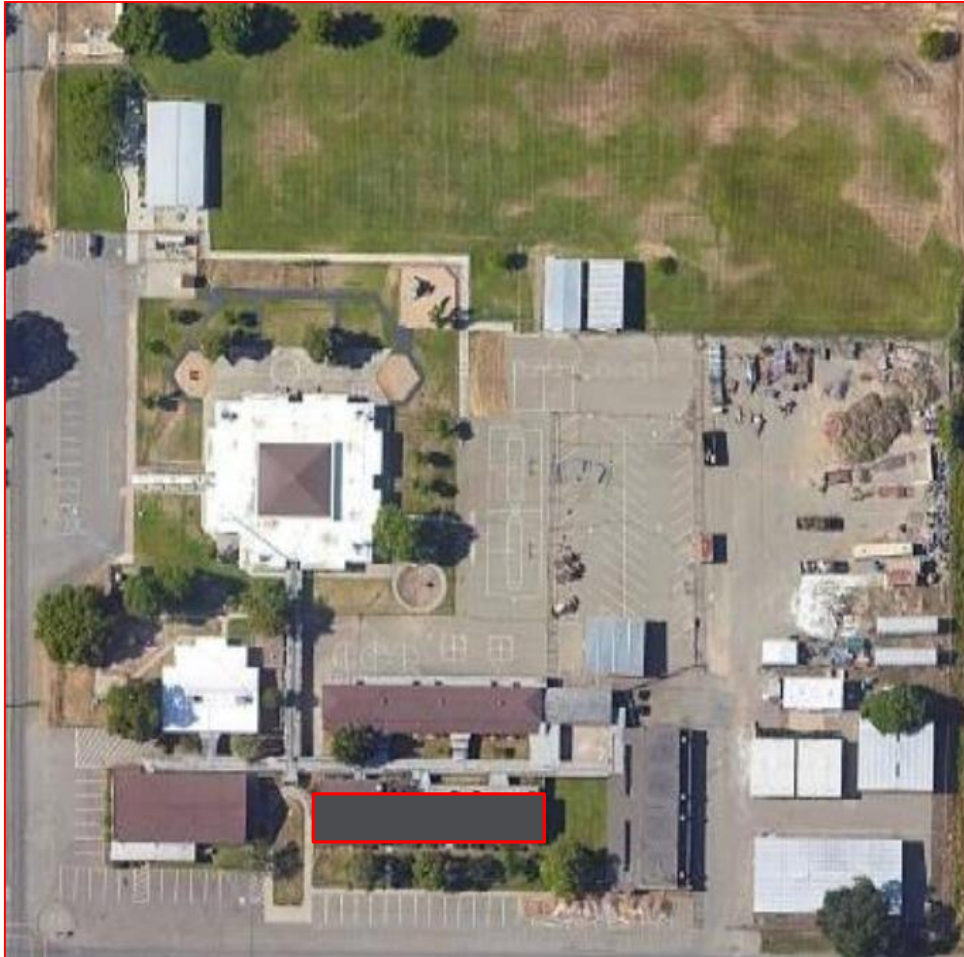
# Current Operational Cost – Vineland

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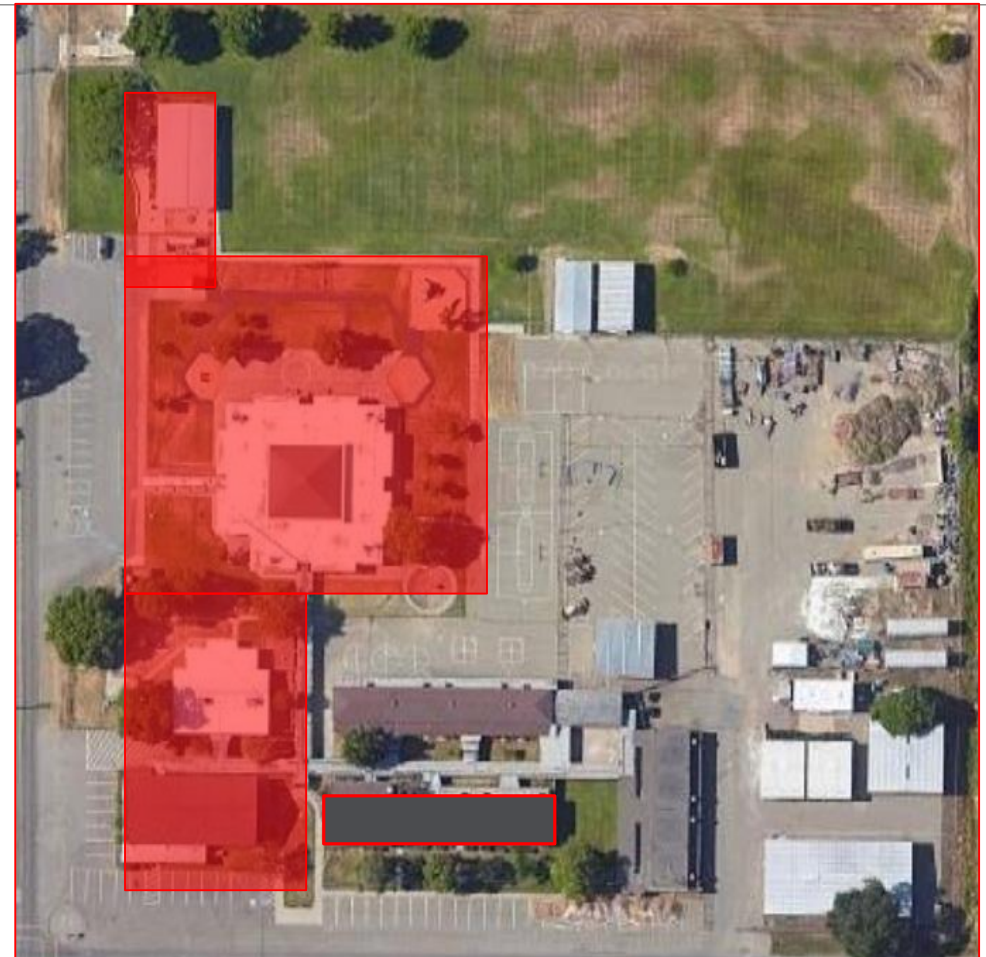
Electricity	Lighting	Natural Gas	Refuse	Sewer	Storm Drainage	Street Sweeping	Water	Custodial Cost*	Total
\$21,051.56	-----	\$5,336.90	\$1,945.66	-----	----- -	----- -	\$2,308.27	\$41,077.28	\$71,719.67

\*0.5 FTE

Entire Site - 9.05 Acres



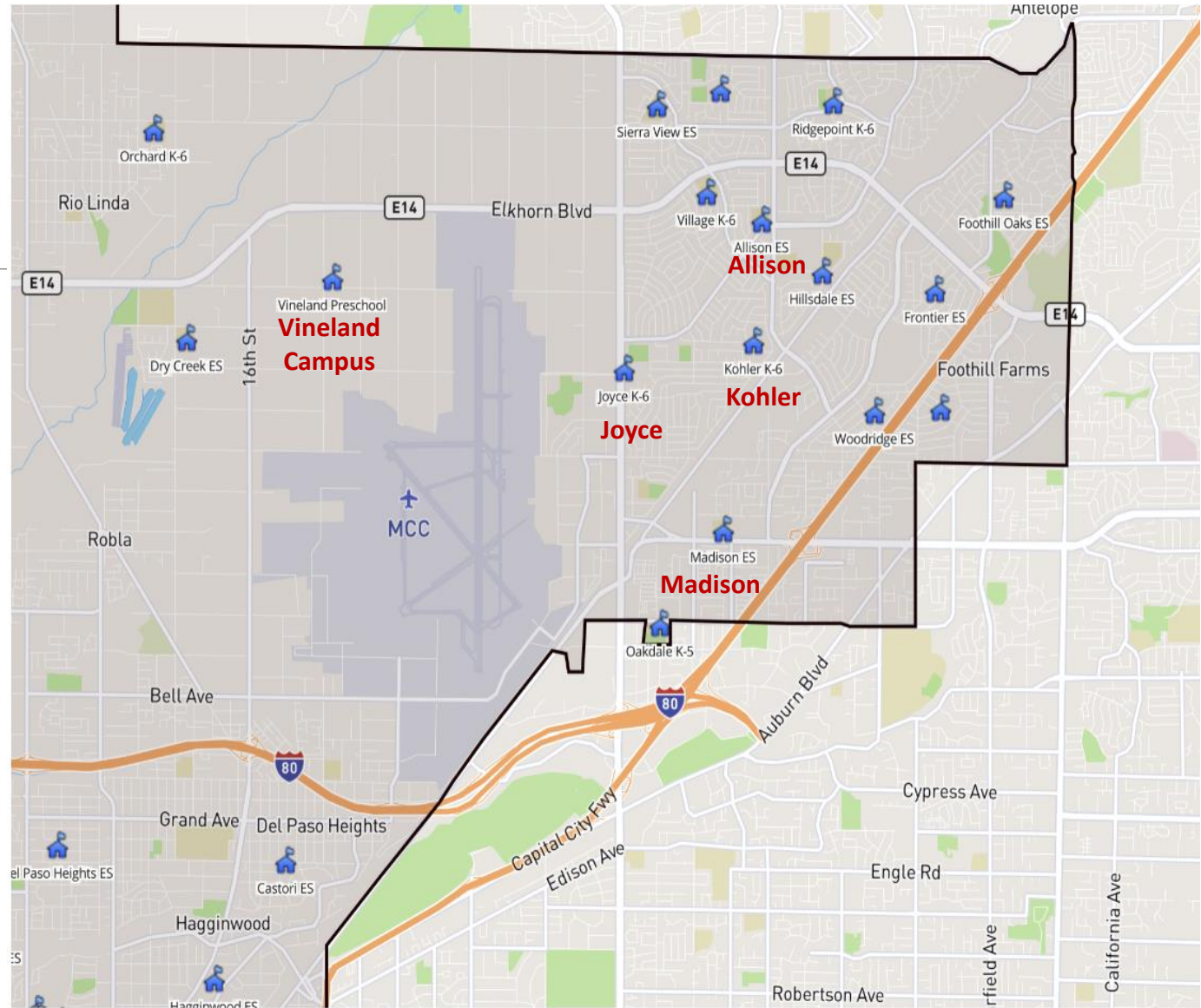
Without School Site  
Approximately 7.05 acres



School Size – Approximately 2.0 acres

# Possible Program Options

Site	Total Capacity (2019/2020 Enrollment)	2019-2020 Utilization	2024 Projections
Allison	498 (437)	88%	99%
Hillsdale*	471 (316)	67%	58%
Joyce	832 (570)	69%	68%
Kohler	644 (452)	70%	71%
Madison	771 (698)	91%	114%



\*Special Education Classes

Hillsdale - 2 MM, 2 MS and 1 Autistic class



## 2019-20 Capacity Analysis

TRUSD Capacity Calculations			OPTIONS FOR AVAILABILITY	
<b>TK</b>	1	<b>District Capacity 2019-20  832</b>	<b>Room #</b>	<b>Current Assignment</b>
Students / Rm.	26		7	MTSS
Subtotal	26		8 & 9	VP + Counselor/Psych
			10	Lounge
<b>K</b>	2		14	Behavior Intervention
Students / Rm.	22		17	RSP
Subtotal	44		22	RSP
<b>1-3</b>	9			
Students / Rm.	26		11	PreK
Subtotal	234			
<b>4-8</b>	11			
Students / Rm.	30			
Subtotal	330			
<b>SDC-MM</b>	2			
Students / Rm.	15			
Subtotal	30			
<b>Support</b>	6			
Students / Rm.	28	Avg. of Reg CRs		
Subtotal	168			
Enrollment: 570				
% Utilization: 69%				
2024 Projection: 562				
% Utilization: 68%				

## 2019-20 Capacity Analysis

TRUSD Capacity Calculations			OPTIONS FOR AVAILABILITY	
<b>K</b>	2	<b>District Capacity 2019-20  644</b>	<b>Room #</b>	<b>Current Assignment</b>
Students / Rm.	22		K4	RSP
Subtotal	44		9	SST/MTSS
			27	Lounge/YMCA/Book Room
<b>1-3</b>	6			
Students / Rm.	26		K2	Preschool
Subtotal	156		3	Preschool
<b>4-8</b>	12			
Students / Rm.	30			
Subtotal	360			
<b>Support</b>	3			
Students / Rm.	28	Avg of Reg CRs		
Subtotal	84			
Enrollment: 452				
% Utilization: 70%				
2024 Projection: 456				
% Utilization: 71%				



# Questions?

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# Questions before the Committee

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1. Do you understand the property's existing use?
2. Do you have sufficient information to make a recommendation on this property? If not, what additional information do you need?"
3. Was the panel discussion sufficient to help you form an opinion about this property?
4. Is the property needed for any educational purpose by Twin Rivers Unified?
5. Would you recommend the property be deemed surplus due to lack of an educational purpose for Twin Rivers Unified?
6. Is there a priority list of uses for the property that will be acceptable to the community?

# Meeting Overview

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## **Meeting 6:**

Draft Report Review

February 17

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### **February 2021 Board Meetings**

- 02-09-21
- 02-23-21

### **March 2021 Board Meetings**

- 03-09-21
- 03-23-21

# Questions?

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Thank you

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