

TwinRivers
UNIFIED SCHOOL DISTRICT



Site Details

Current Sites Under Consideration

Land	Address	Year Built	Acres
Futures High School/COA 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

Futures HS / Community Outreach Academy (COA)

Futures/COA

Location: 300 Bolivar Dr., North Highlands

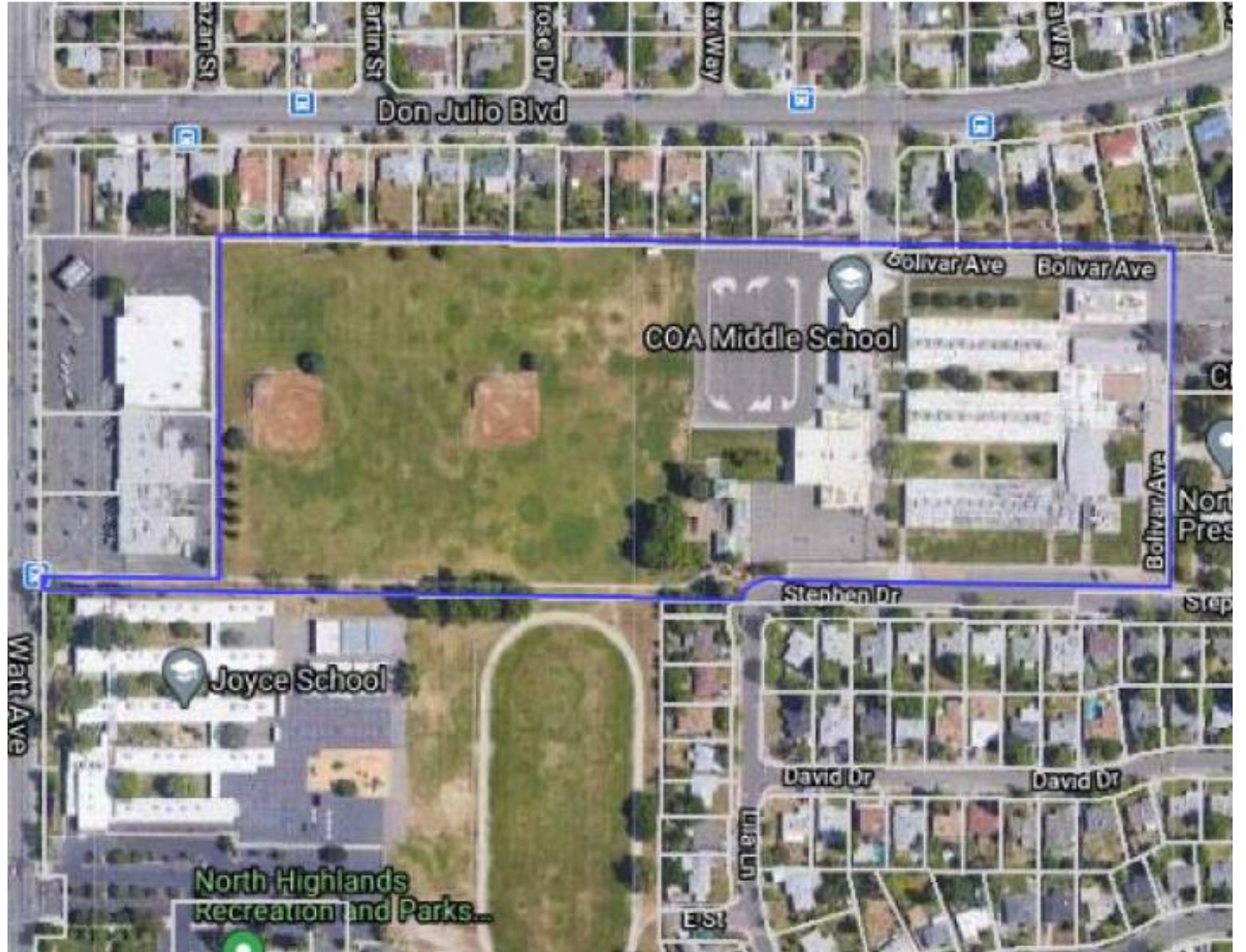
Current Use: Schools

Size: 16.61 Acres

Zoning: SPA – Special Planning Area

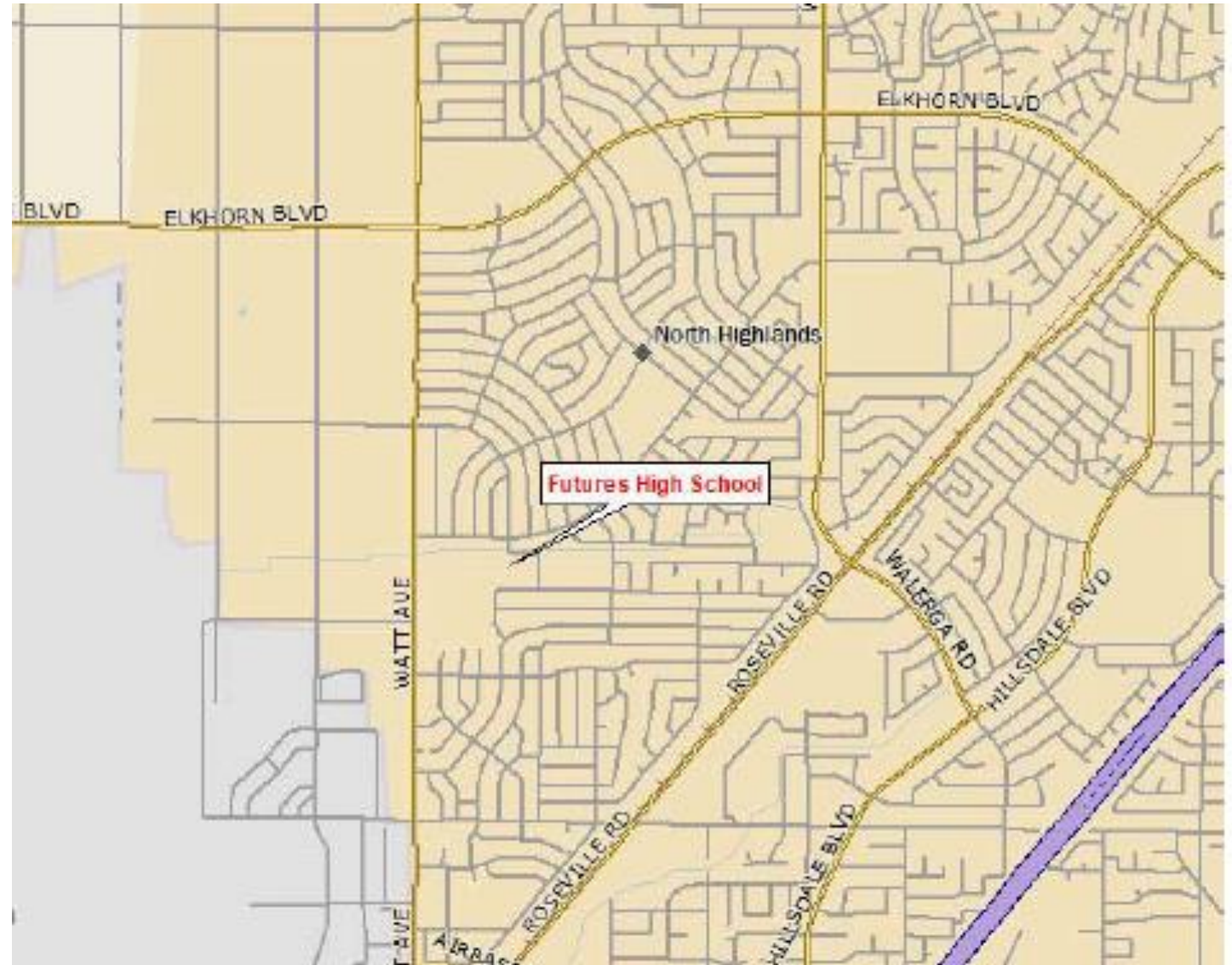
Tax rate: 059-008

Community Outreach Academy
part of Gateway Community Charters
Middle School currently serving 611
students.



Futures/COA (Cont')

The property is zoned for residential use. The property has an abundance of land, but the vacant land area, (field area west of buildings) is landlocked and unable to be redeveloped. The property is surrounded by residential use to the north and south, a church property to the east, commercial property to the west. And another school to the southwest. The highest and best use for the property is for continued use as a school site. (page 6)



Market value is estimated at \$6,900,000

Vineland

Vineland

Location: 6450 20th Street,
Rio Linda

Current Use: Schools

Size: 9.05 acres

Zoning: AR2 – Agriculture
Residential – 2 Acres

Tax rate: 59-106



Vineland (Cont')

Vineland is in a rural area and is surrounded by large lot residential property with some small-scale agricultural use mixed in. (page 10)

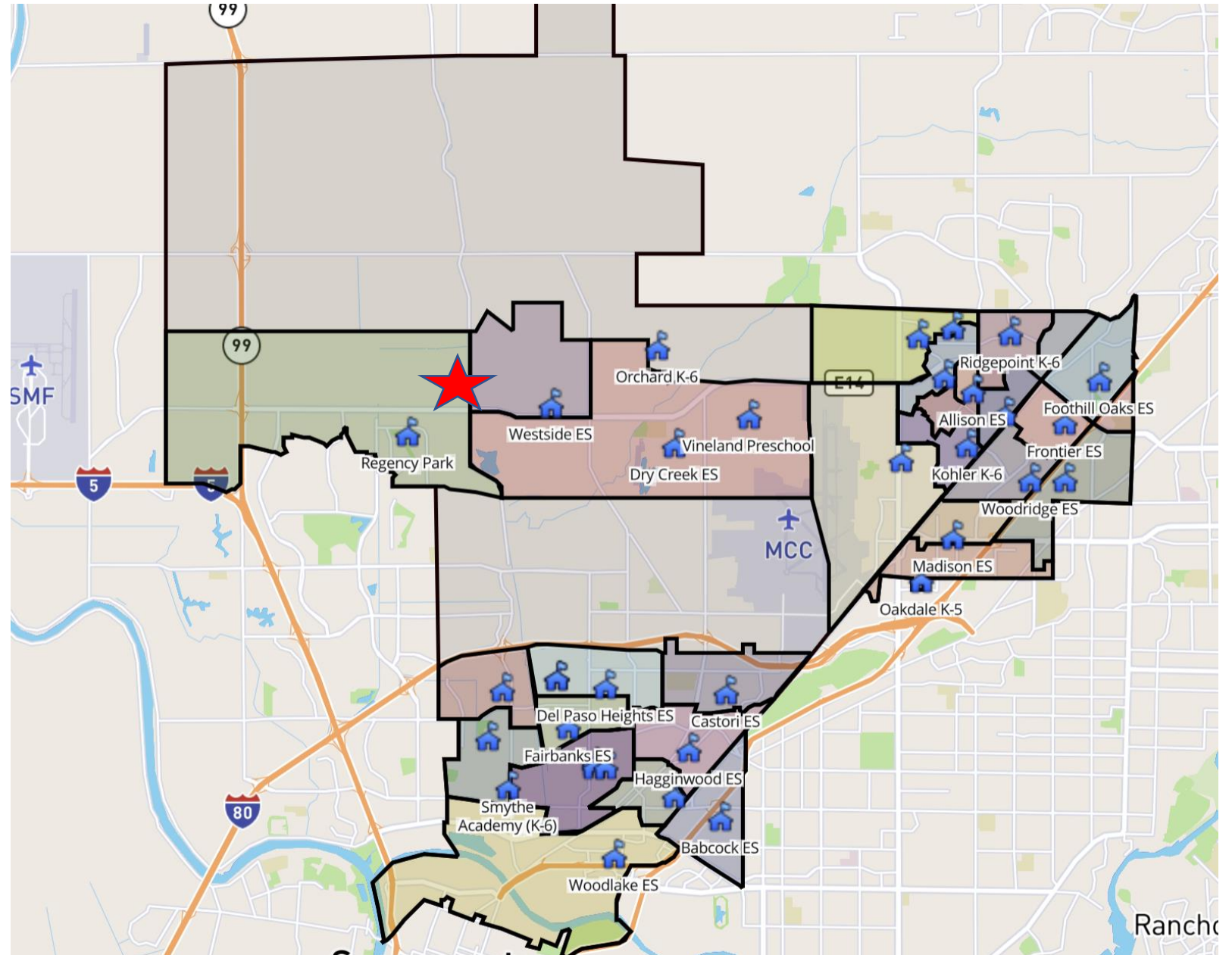
Market value is estimated at \$1,520,000



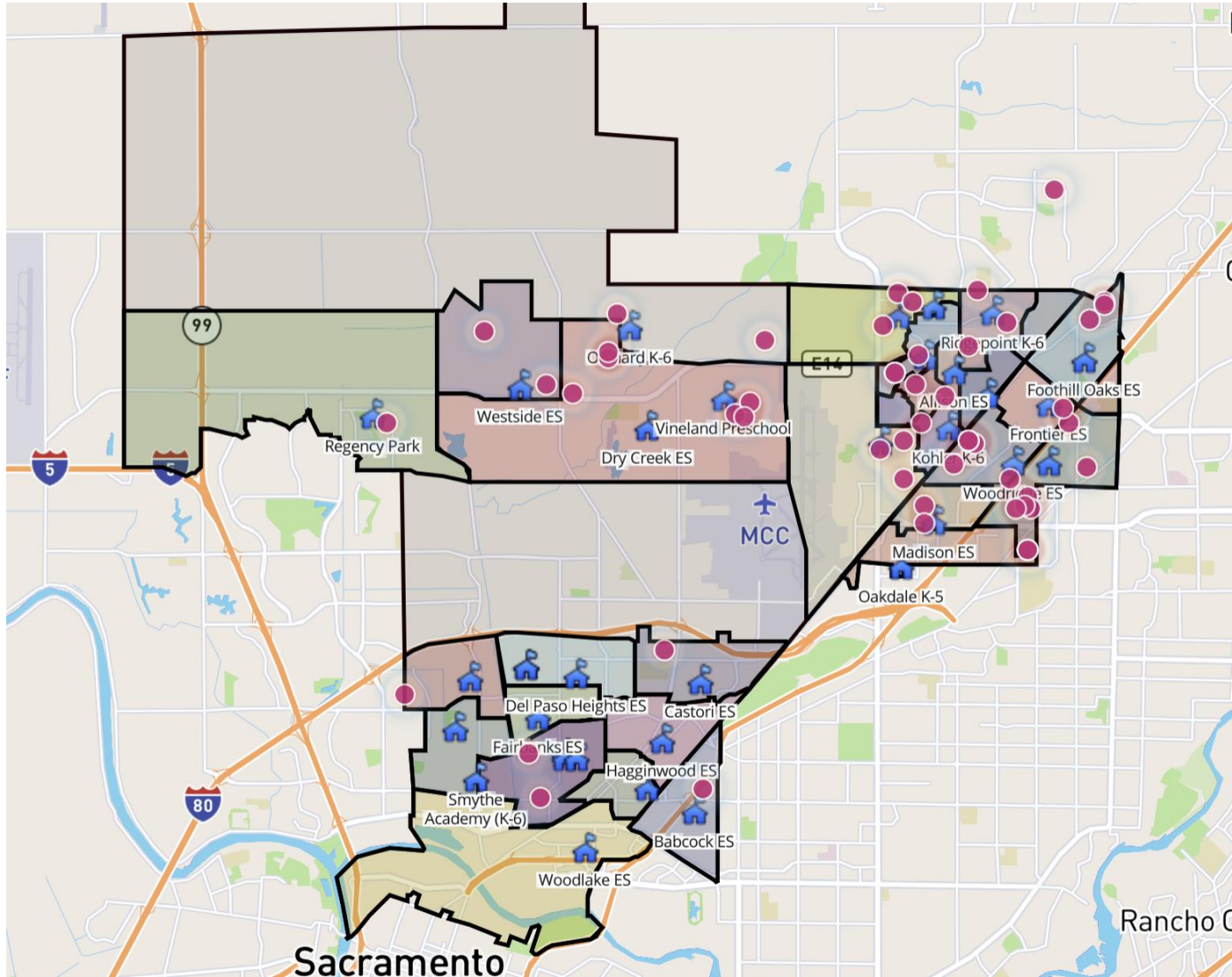
Vineland (Cont')

Vineland is currently a Special Needs Preschool with 51 total students coming from all over the district.

- 18 students are 3 years old.
- 33 students are 4 years old.



Vineland (Cont')



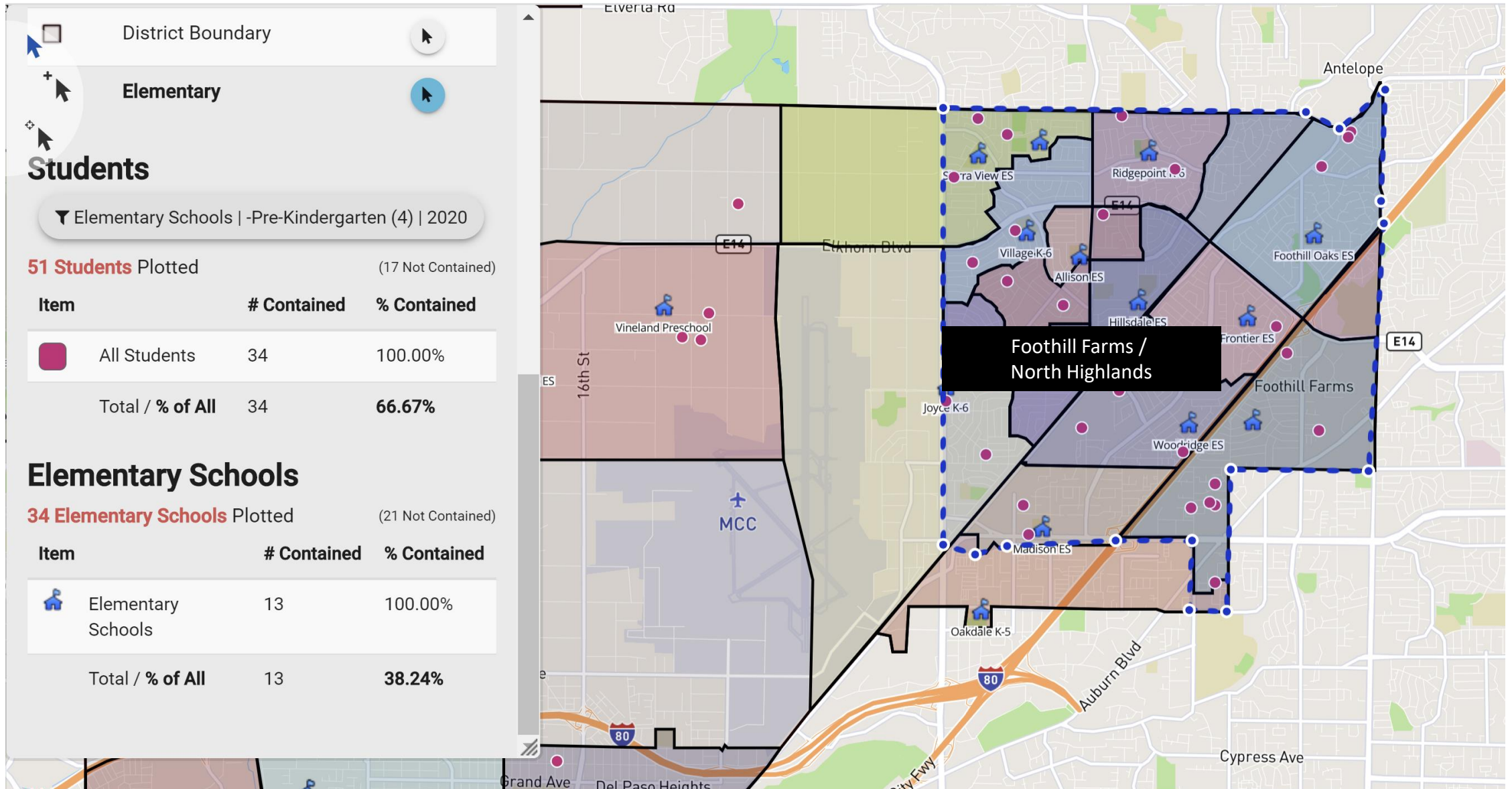
Big picture of Vineland students.

35 students live in the Foothill Farms/ North Highlands Area

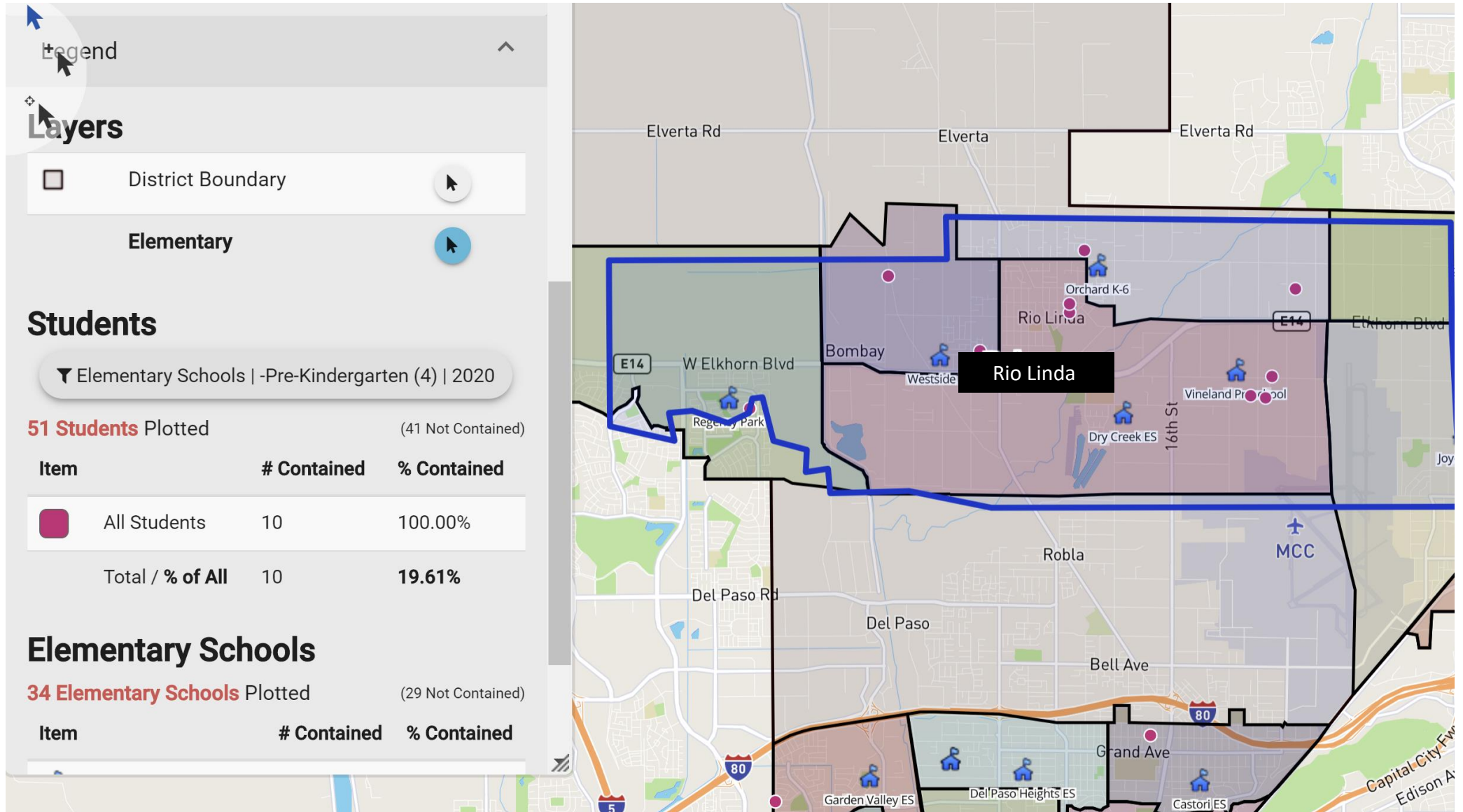
10 students live in the Rio Linda Area.

6 students live in the Del Paso Heights Area.

Vineland (Cont')



Vineland (Cont')



Vineland Transportation Cost

Vineland 2018 - 2019 SY Students Routed		
Vineland	35 students total	Routed
School Year	Average Annual Cost	Average Annual Cost Per Route (4 Routes)
2018-2019	\$40,000.00	\$120,000.00
2019-2020	\$44,000.00	\$176,000.00

Smythe Academy of Arts and Science 7-8

Smythe 7-8

Location: 700 Dos Rios St. Sacramento

Current Use: Schools

Size: 9.0 acres

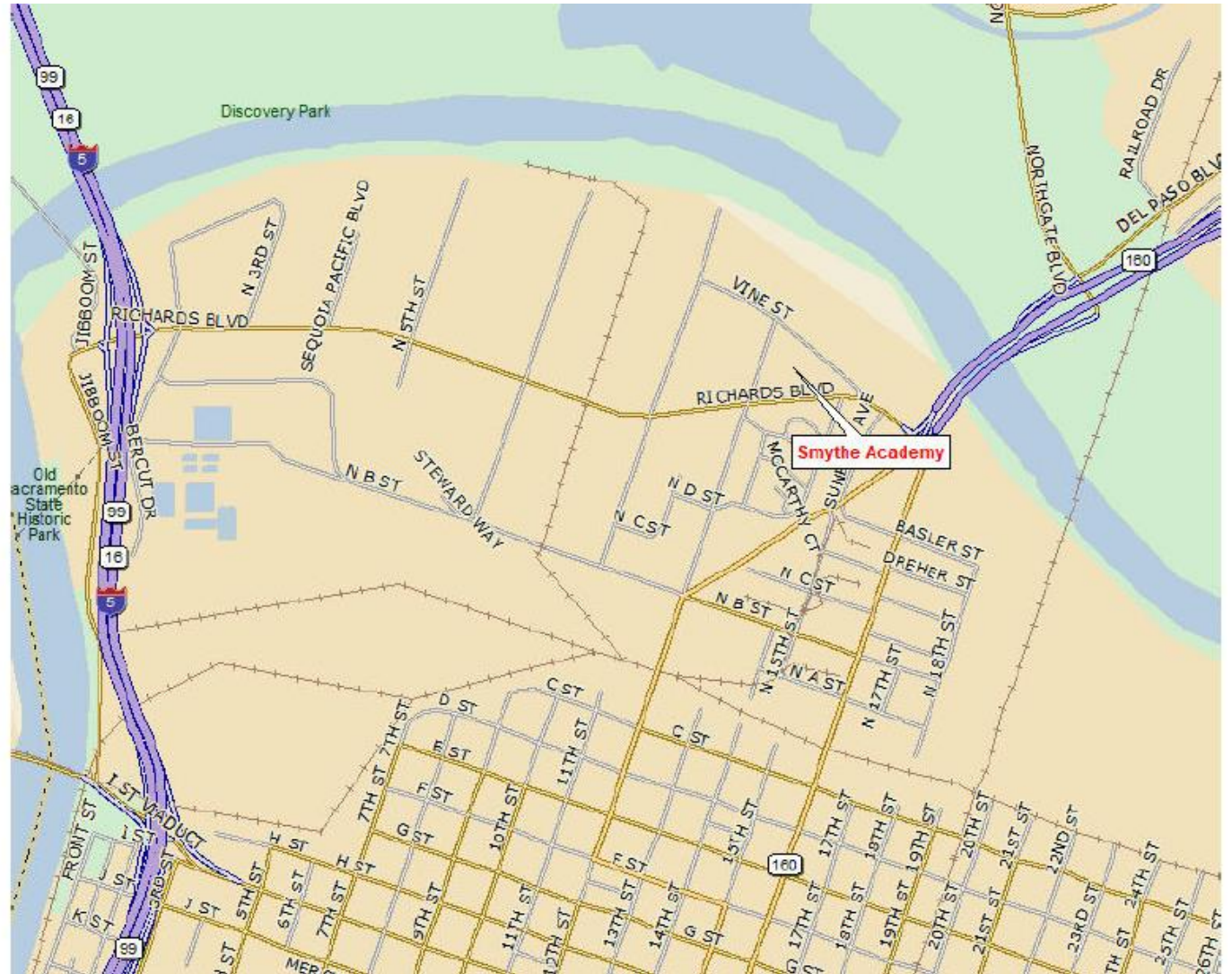
Zoning: RMX-SPD
(Residential Mixed Use/Special)

Tax rate: 03-083



Smythe 7-8 (Cont')

Smythe 7-8 is surrounded by industrial use to the north, east, and west. To the south there is an affordable housing development that is under construction replacing the old industrial development. (Page 8)



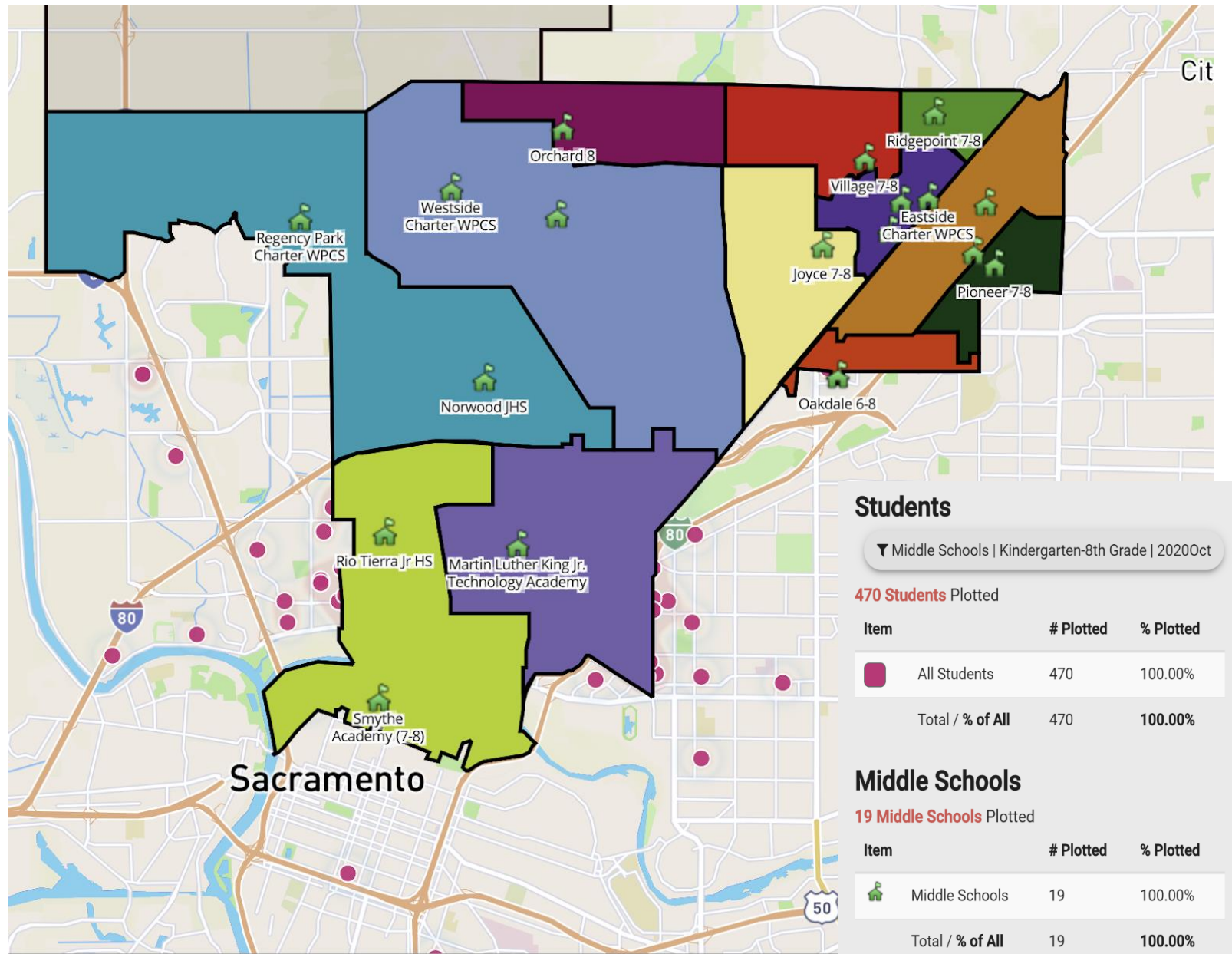
Market value is estimated at \$5,560,000

Smythe 7-8 (Cont')

Smythe is a dependent charter school located on the Twin Rivers boundary line, bordering Sacramento City Unified School District.

Smythe 7 – 8s enrollment is 470 students. This has remained consistent over the last 5 years due to it being "capped" and a charter school.

The 470 students come from throughout the district, but predominantly from Rio Tierra and MLK Jr. Technology Academy area.






Smythe 7-8 Enrollment

Reports ^

Enrollment History

Smythe Academy (7-8)

Grade	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
7	235	235	221	228	220	240	261	252	255	248	239
8	215	197	195	206	210	207	203	228	212	231	231
Subtotals:	450	432	416	434	430	447	464	480	467	479	470
Pct Chg:	0	-4%	-3.7%	4.33%	-0.92%	3.95%	3.8%	3.45%	-2.71%	2.57%	-1.88%
SDC:	0	0	0	0	0	0	0	0	0	0	0
Totals:	450	432	416	434	430	447	464	480	467	479	470

Charter – Steady Enrollment because it is capped and there's an application process.

Smythe 7-8 – Enrollment 2020-2021

	7th Grade	8th Grade	Total
FC Joyce K-8		2	2
Foothill Ranch School		1	1
Kohler K-8	3	1	4
Martin Luther King Jr. Technology Academy	149	138	287
Natomas Unified	3	5	8
Northwood Elementary	1		1
Norwood Junior High School	5	5	10
Oakdale K-8		2	2
Regency Park		1	1
Rio Linda Preparatory Academy	2		2
Rio Tierra Junior High School	70	70	140
Elk Grove Unified	1	1	2
Sac City Unified		2	2
San Juan Unified	5	4	9
Grand Total	239	232	471

Smythe 7-8 (Cont')

Legend ^

Layers

- District Boundary
- Middle

Students

▼ Middle Schools | Kindergarten-8th Grade | 2020Oct

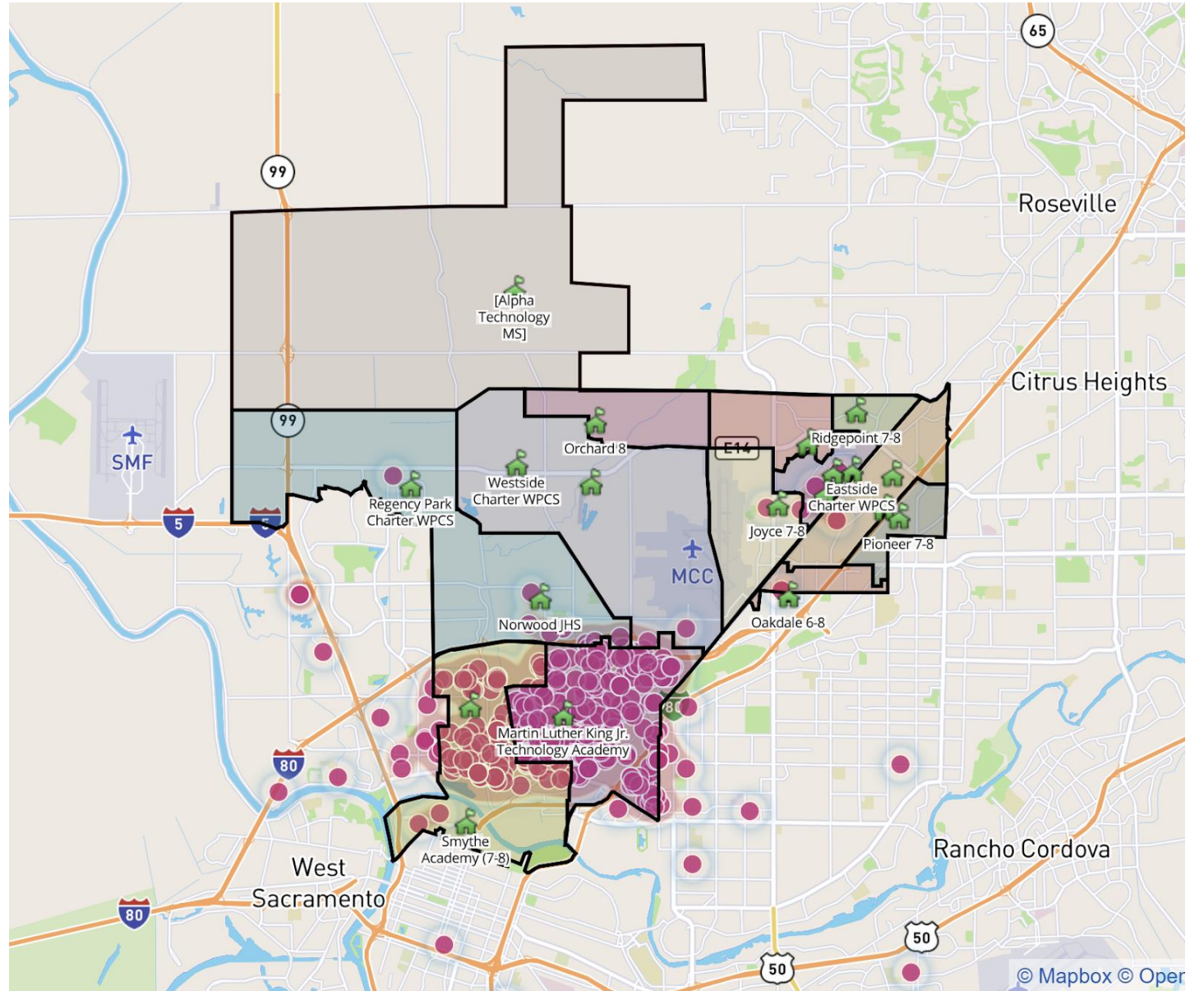
470 Students Plotted (330 Not Contained)

Item	# Contained	% Contained
■ All Students	140	100.00%
Total / % of All	140	29.79%

Middle Schools

19 Middle Schools Plotted (17 Not Contained)

Item	# Contained	% Contained
🏫 Middle Schools	2	100.00%
Total / % of All	2	10.53%



Smythe 7-8 (Cont')

Layers

- District Boundary
- Middle

Students

▼ Middle Schools | Kindergarten-8th Grade | 2020Oct

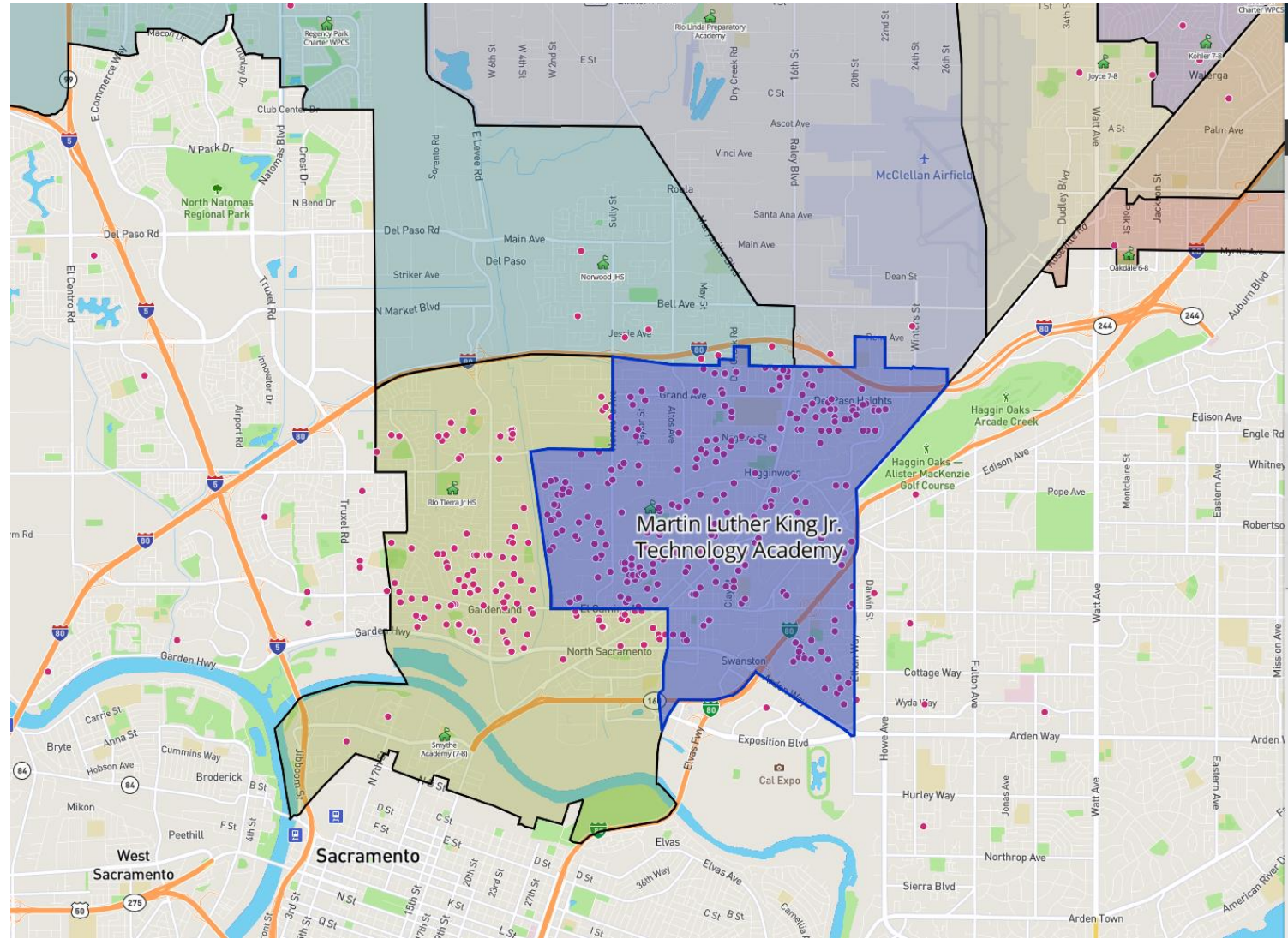
470 Students Plotted (186 Not Contained)

Item	# Contained	% Contained
All Students	284	100.00%
Total / % of All	284	60.43%

Middle Schools

19 Middle Schools Plotted (18 Not Contained)

Item	# Contained	% Contained
Middle Schools	1	100.00%
Total / % of All	1	5.26%



Smythe 7-8 (Cont')

Rio Tierra Jr. High School 2019-20 Capacity Analysis

TRUSD Capacity Calculations		
4-8	14	District Capacity 2019-20
Students / Rm.	30	
Subtotal	420	
		900
SDC-MM	1	
Students / Rm.	18	
Subtotal	18	
SDC-MS	1	
Students / Rm.	12	
Subtotal	12	
Support	15	
Students / Rm.	30	Avg. of Reg CRs
Subtotal	450	
Enrollment:		448
% Utilization:		50%
2024 Projection:		443
% Utilization:		49%

MLK Jr. Tech. Academy 2019-20 Capacity Analysis

TRUSD Capacity Calculations		
4-8	20	District Capacity 2019-20
Students / Rm.	30	
Subtotal	600	
		1,446
SDC-ED	0	
Students / Rm.	12	
Subtotal	0	
SDC-MM	2	
Students / Rm.	18	
Subtotal	36	
Support	27	
Students / Rm.	30	Avg. of Reg CRs
Subtotal	810	
Enrollment:		530
% Utilization:		37%
2024 Projection:		512
% Utilization:		35%

From the 2019 – 20
Site Capacity Study

Possible Options for
Smythe 7 – 8

Smythe 7-8 (Cont')

Vandalism cost and PD calls for Smythe 7-8

- No property loss reports recorded since 2017
- PD calls for service Richards/Dos Rios Street, service reports include Officer and citizen-initiated calls regarding burglary, vandalism, suspicious activities, citizen assist, etc
- **TRPD**
 - 2018 - 35
 - 2019 – 69
 - 2020 - 74 (January 1 – November 3)
- **Sac PD (Richards Blvd/Dos Rios Street)**
 - 2018 – 107
 - 2019 – 82
 - 2020 – 68 (January 1 – November 3)

Plover School

Plover School

Location: 2625 Plover Street, Sacramento

Current Use: Schools

Size: 4.12 acres

Zoning: R-2A-Multi-Family Residential

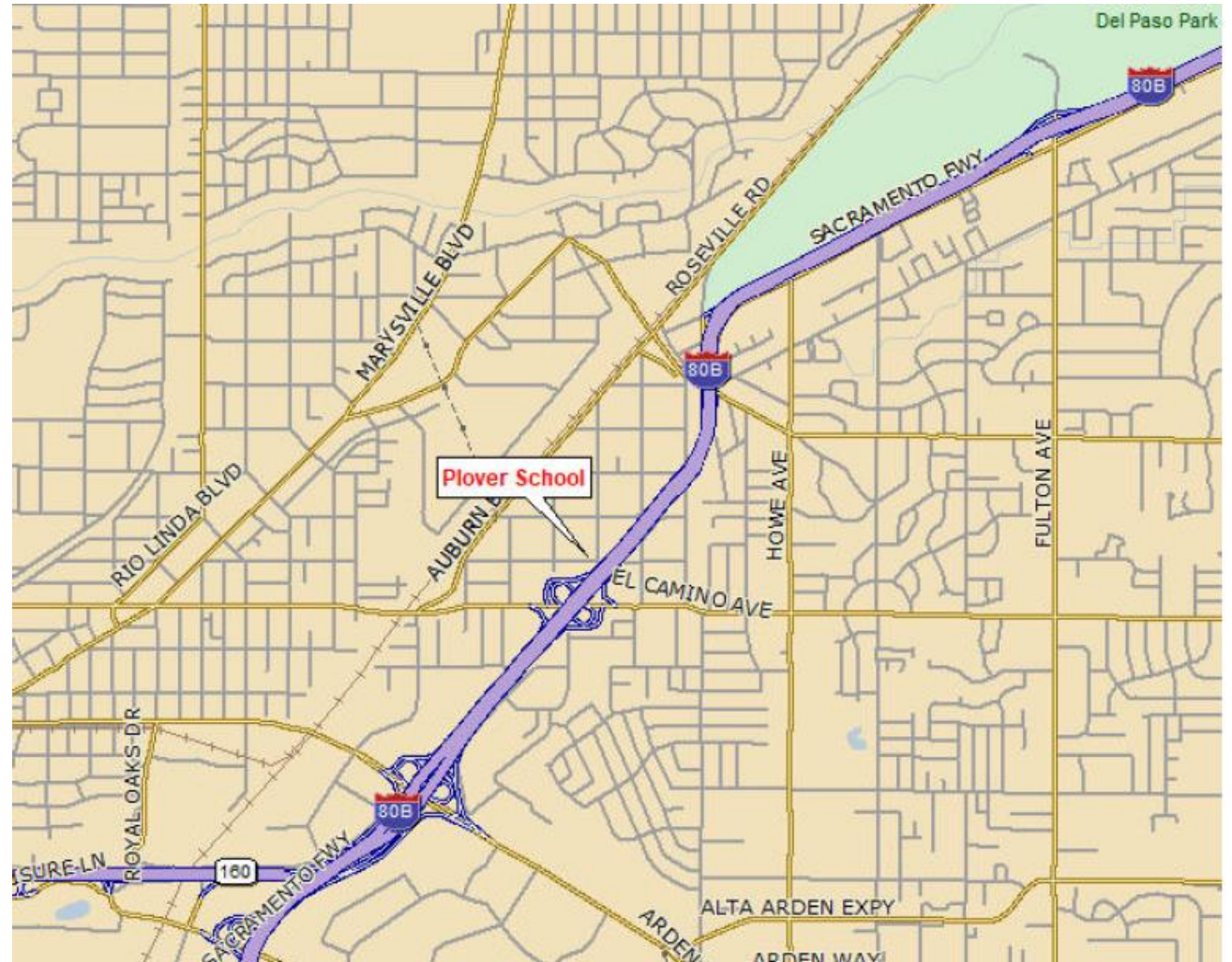
Tax rate: 03-089



Plover School (Cont')

Plover school is surrounded by residential use on all sides. In addition to the residential space there is a mini storage property to the east of the property and a small industrial building to the south of the property. (page 7)

The site is currently vacant, but there is a Joint Use Park Agreement with the City of Sacramento



Market value is estimated at \$660,000

Greg Thatch/Terrace Park

Greg Thatch /Terrace Park

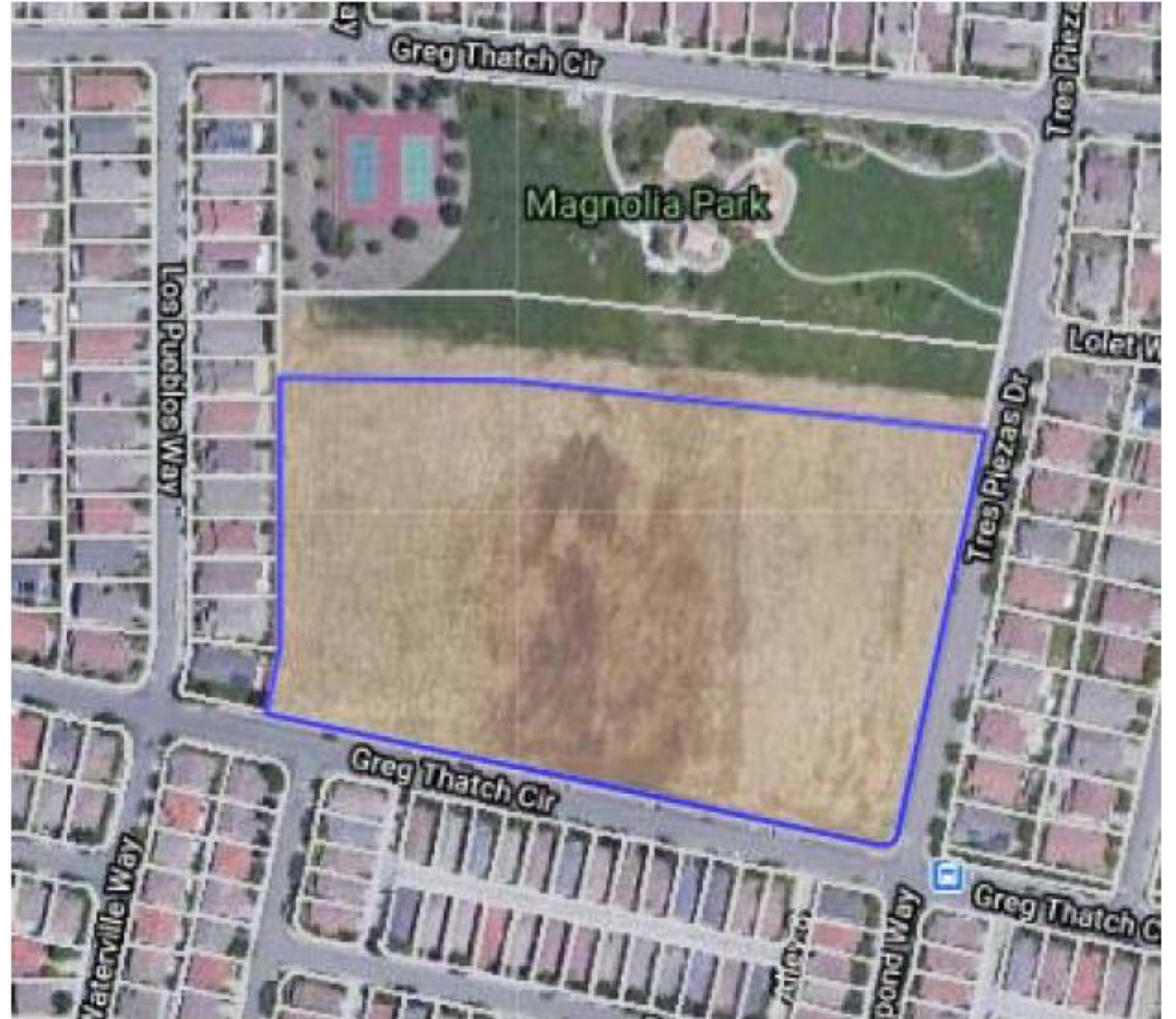
Location: 891 Greg Thatch Circle,
Sacramento

Current Use: Vacant
Land

Size: 8.2 acres

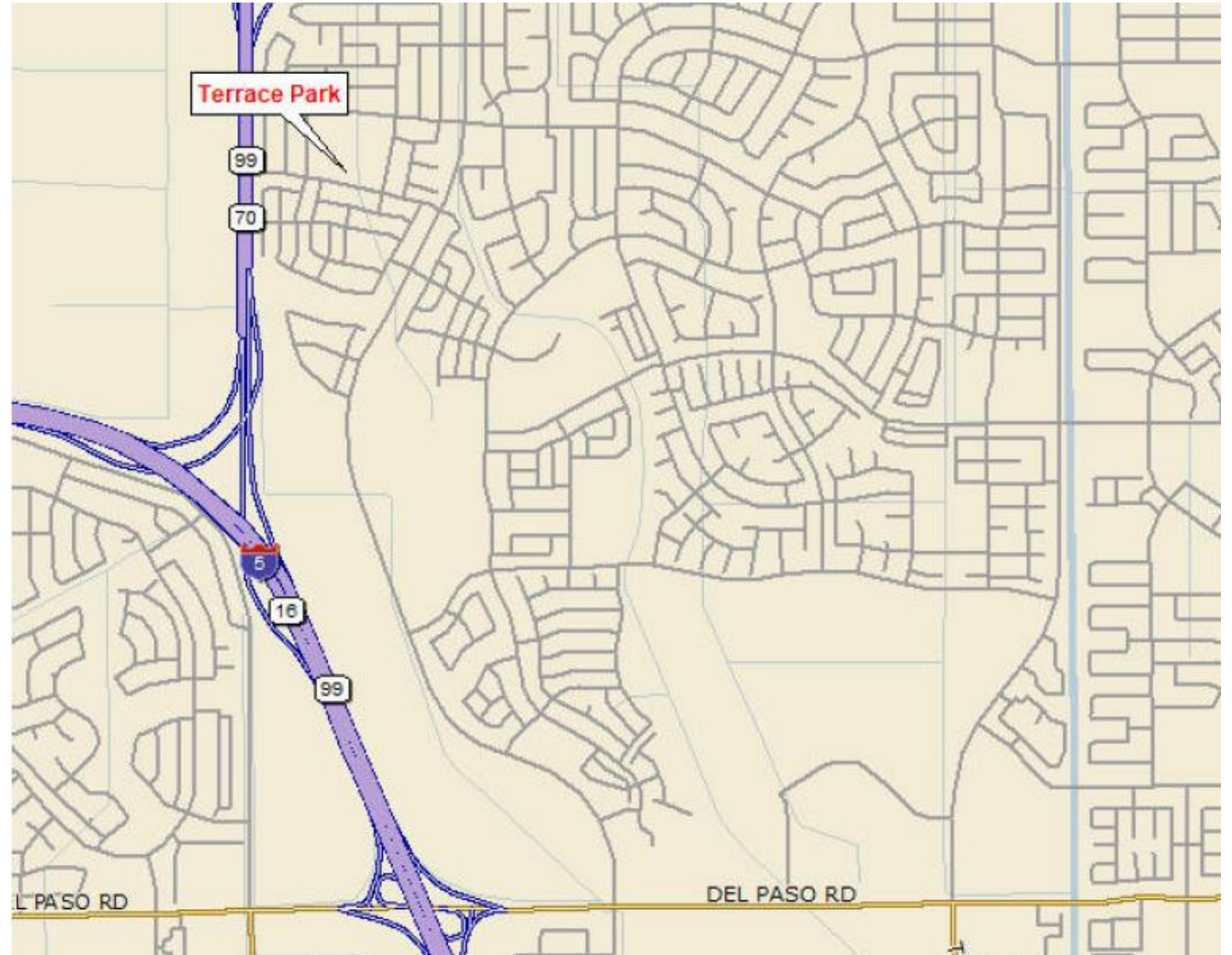
Zoning: R-1 Single-Unit
Dwelling

Tax rate: 03-325



Greg Thatch /Terrace Park (Cont')

Greg Thatch/Terrace Park is zoned for residential use. The property is within a subdivision in Natomas and is surrounded by single family housing. There is a park to the north of the property. The highest and best use for this property is residential development. (page 9)



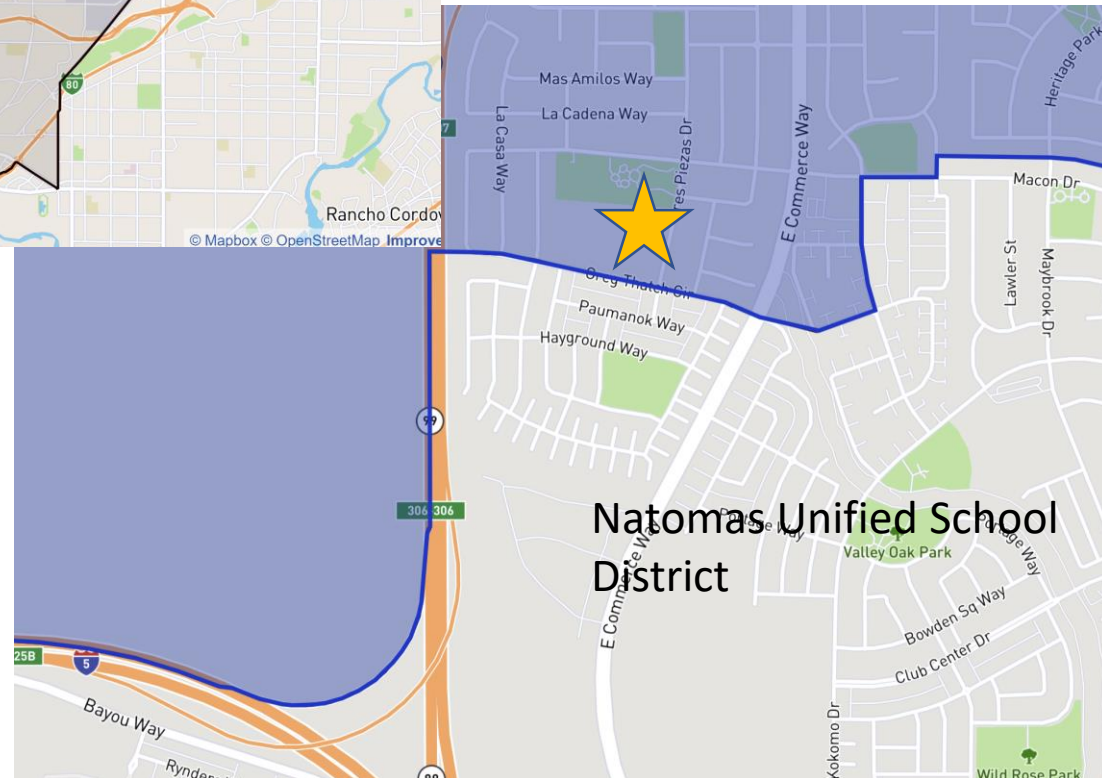
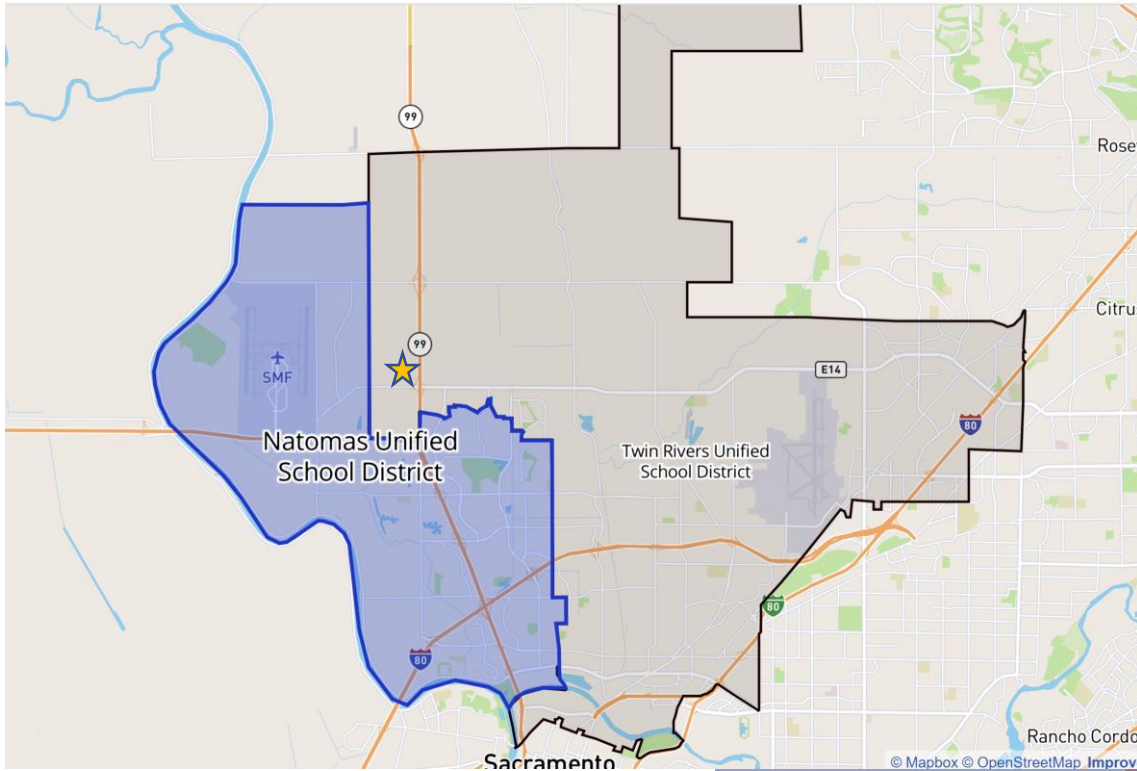
Market value is estimated at \$3,040,000

Greg Thatch /Terrace Park (Cont')

Greg Thatch Circle was considered by the 2016 7 – 11 Committee and at the time *not* recommended for surplus. Thinking that it could be used for a future site.

The image on the left shows the location of Northlake Development and the approximate location for the K – 8 elementary school preparing for a 2024 opening. Below shows the location of the vacant land and its proximity to Natomas Unified.

As things have changed, it is up for consideration again.



Aero Haven

Aero Haven

Location: 5450 Georgia
Dr. North Highlands

Current Use: Schools

Size: 10.48 acres

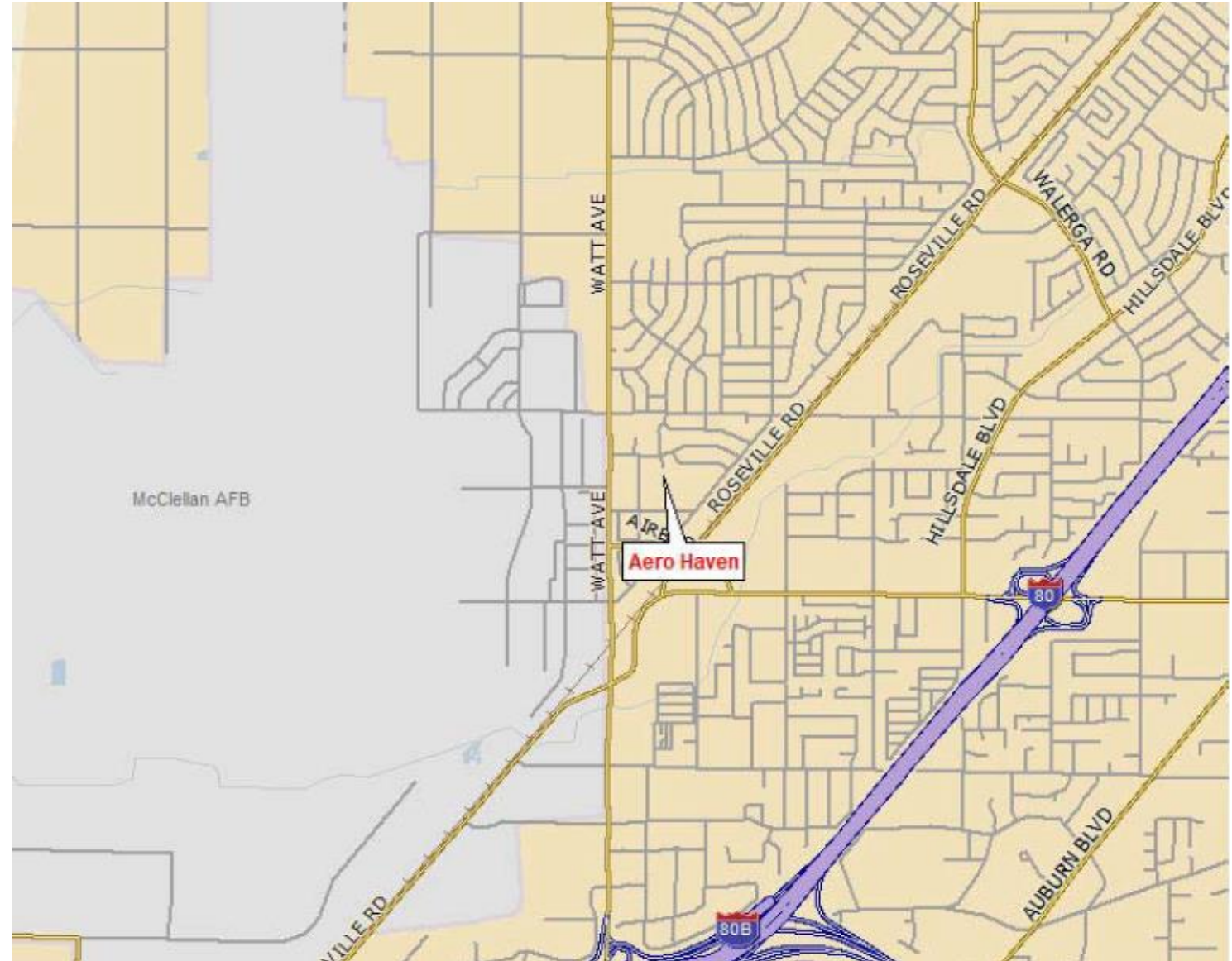
Zoning: R-5 (Residential

Tax rate: 59-023



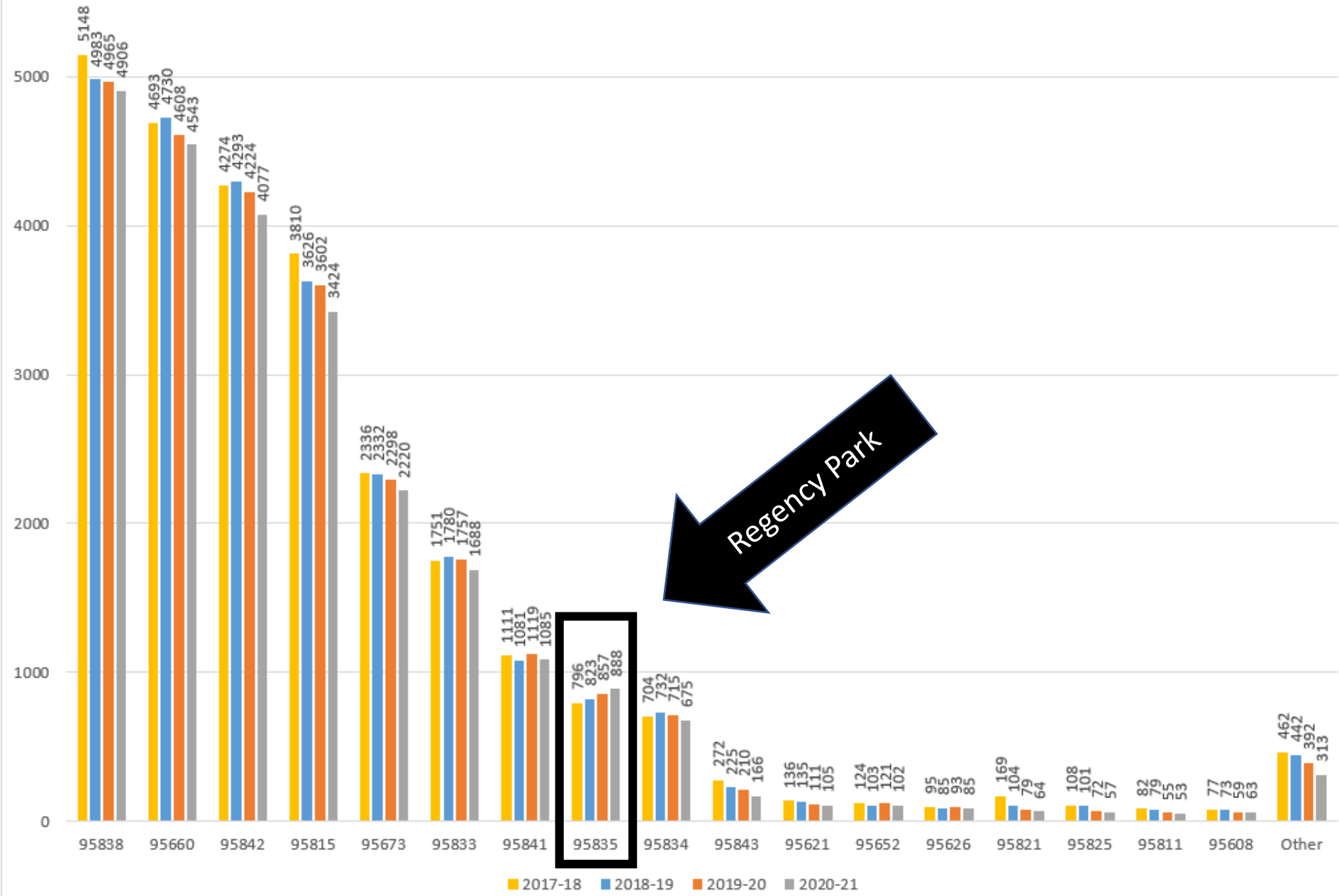
Aero Haven (Cont')

Aero Haven is zoned for residential use. The property is surrounded by residential use on all sides. The highest and best property is to redevelop the site with residential development. (page 11)

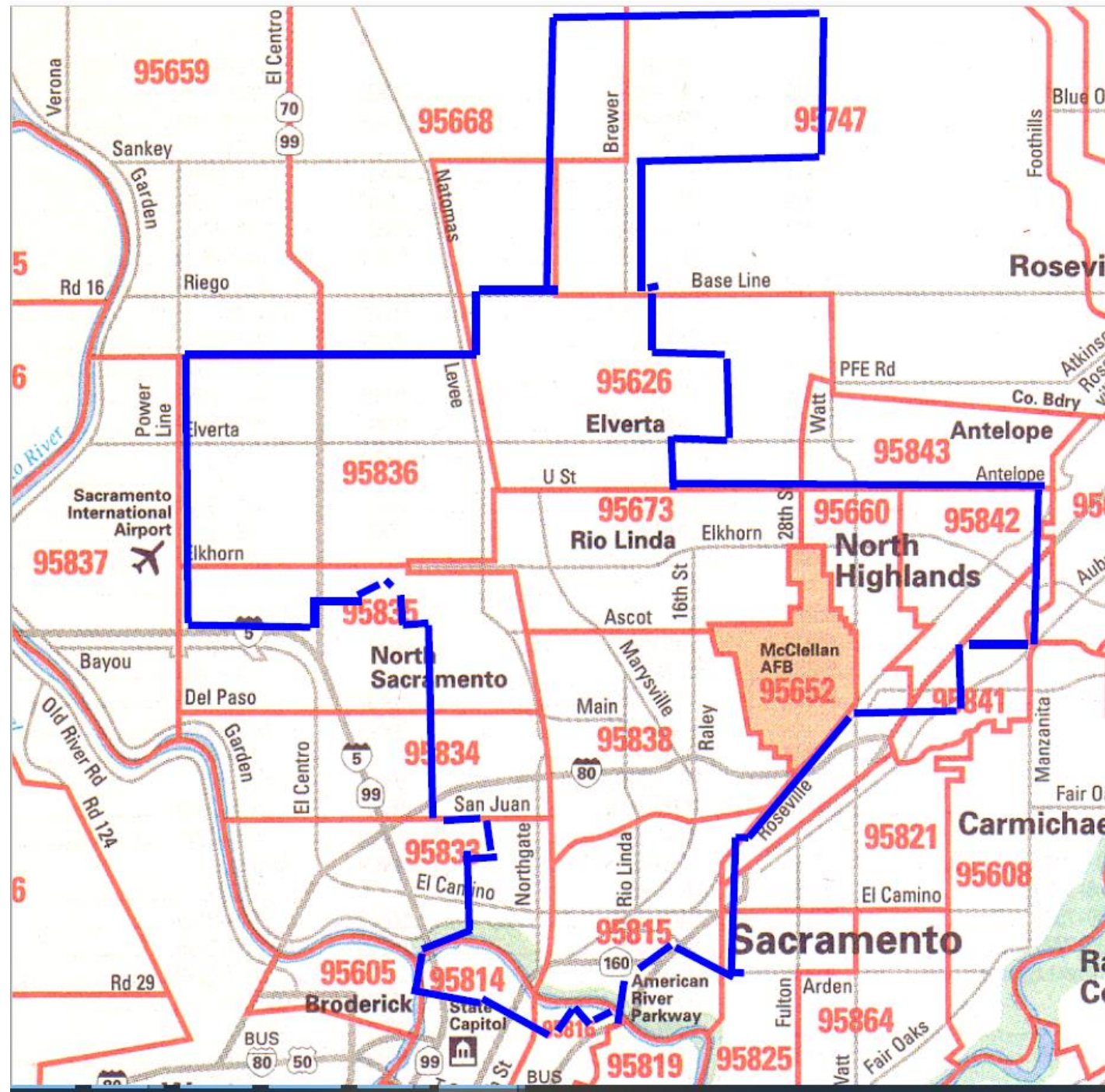


Market value is estimated at \$2,060,000

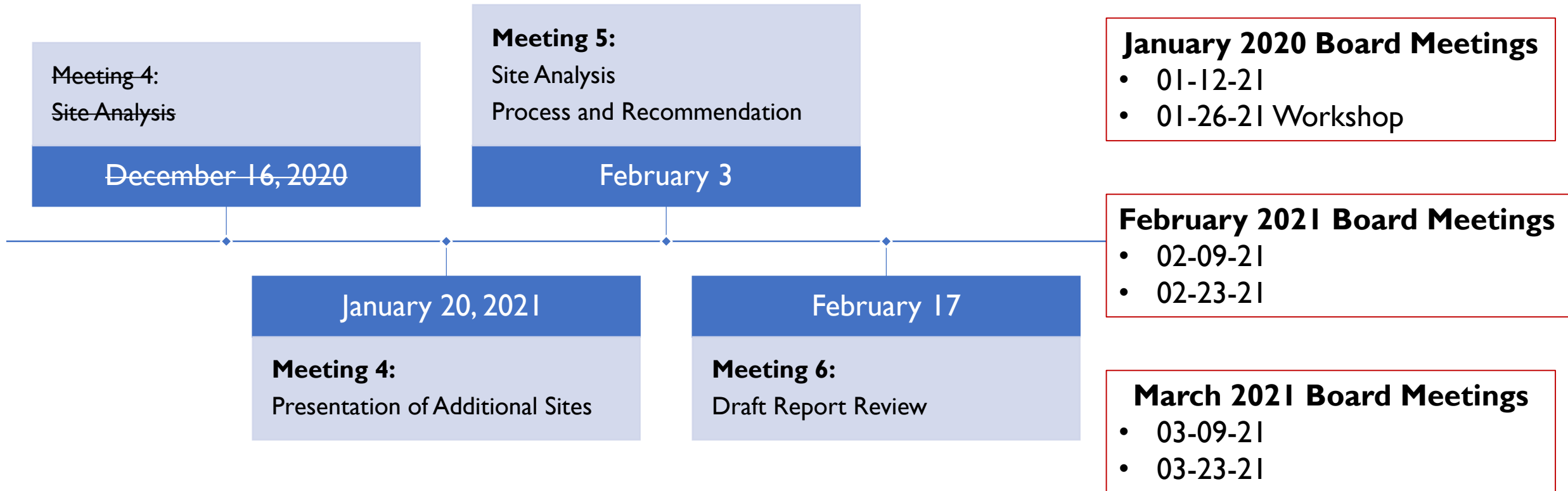
Twin Rivers Enrollment by Zip Code



TRUSD Boundary Map and Zip Code



Meeting Overview – Proposed Changes



Questions?

Thank you