



7-11 Committee on Surplus District Property

Recommendations and Priorities
for Uses of District Sites
May 2, 2017

Twin Rivers Unified School District: *Inspiring each student to extraordinary achievement every day!*



Purpose

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Update the Board of Trustees on the work of the 7-11 Committee completed since being appointed by the Board.

Members of the Committee would like to express appreciation for the opportunity provided by the Board of Trustees to serve the students and community of Twin Rivers Unified.

This is the start of the Surplus Property process for educational purposes in Twin Rivers Unified with our Committee's recommendation to the Board of Trustees.

The Committee looks forward to the next steps by the Board of Trustees in the Surplus Property process.



7-11 Committee Members

Jason Sample, Chair

Sonja Cameron, Vice Chair

Sondra Betancourt

Donald Clark

Peggy Curtis

Jacqueline DeWitt

Janet Edwards

Angelica Guzman

Barbara Longo

Neil Pople

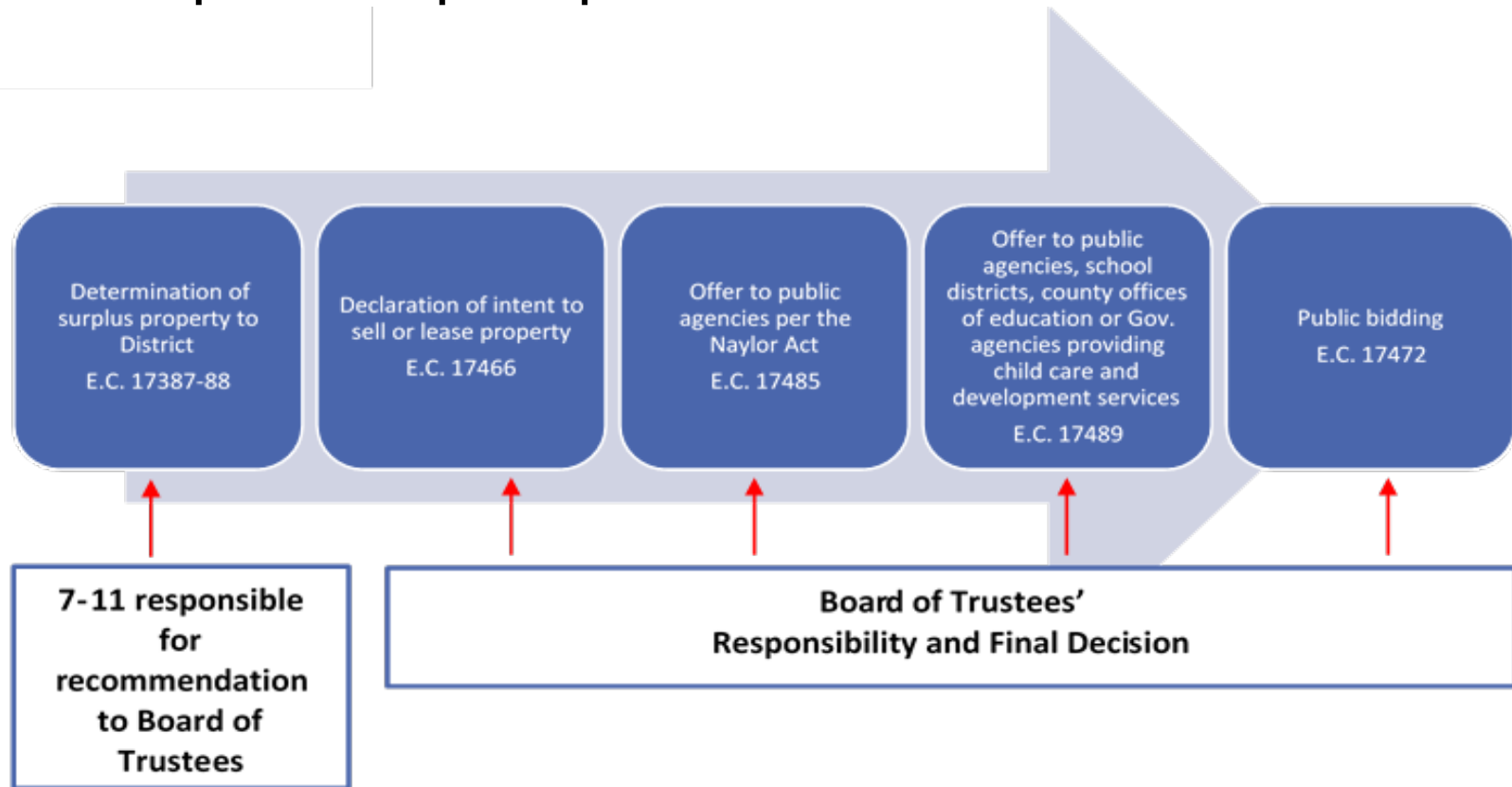
Michael Shepherd

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Overview of the Surplus Property Process

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



About the Committee

The advisory committee 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

E.C. 17390 then provides the responsibilities of the 7-11 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 child care development purposes pursuant to E.C. 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**



Summary of the Meetings

- All 7-11 Committee meetings were open to the public, noticed at least 72 hours in advance, and held in accordance with the Brown Act.
- All meetings were held in the Board Room at the Twin Rivers Unified School District office, located at 5115 Dudley Boulevard, Bay A, McClellan, CA 95652, from 5:30 p.m. to 7:30 p.m. on:
 - February 22, 2017
 - March 1, 2017
 - March 22, 2017
 - April 5, 2017
 - April 19, 2017
- Meeting agendas and minutes are included in Appendix A to the report and are available on the District's website at <http://www.twinriversusd.org/misc/surplus-district-property/>.



Property List Summary

- Ascot
- Bell Avenue
- Former Harmon Johnson Elementary School Site
- West 4th and Q Street (Selma Clark)
- West 4th and E Street (Dorcus Ryan)
- Chuckwagon Park
- Greg Thatch Circle/Terrace Park
- RAFT Building
- GMTI (Grant McClellan Technical Institute)
- Taft Site Maintenance and Operations Yard
- Del Paso Shop
- Aero Haven Elementary School (Play Field Only)
- Grand Avenue Office Complex
- Fred K. Robinson Center (Dixieanne Site)
- Rio Linda Elementary School (Former District Office and Multipurpose Room)



Ascot Site

Location: 1710 Ascot Avenue, Rio Linda

Size: 24.87 acres

Zoning: M-1 (Light Industrial)

General Plan (GP): Employment Center Low Rise

Property Description: The property is a large vacant parcel of land surrounded by industrial uses and rural residential in close proximity to McClellan Airfield. There is a water retention issue on the site.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: None



Bell Avenue

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Location: 1690 Bell Avenue, Sacramento

Size: 21.13 acres

Zoning: Upper portion – M-1-SPD (Light Industrial, SPD);
lower portion – R-1A-SPD (Single-Family Alternative, SPD)

GP: Employment Center Low Rise

Property Description: The property is a large vacant parcel of land that was originally intended to be the transportation headquarters for Grant Joint Union High School District (HSD).

The land is surrounded by single family residential to the southwest, a mobile home park to the east, and commercial/industrial uses to the north and northwest.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: The 7-11 Committee requests priority to given to a neighborhood ball park or sports complex as the community could benefit from this type of improvement.



Former Harmon Johnson Elementary School

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Location: 2591 Edgewater Road, Sacramento

Size: 8.07 acres

Zoning: R-1 (Single-Unit Dwelling)

GP: Public/Quasi-Public

Property Description: This site is the former location of the Harmon Johnson Elementary School (ES). The students were relocated to another District school site, and the remaining school buildings were demolished due to the presence of a gas line on a nearby property. The site is currently vacant and is leased to Sacramento Flood Control for one year. The property was acquired by Grant Joint Union HSD.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: None



West 4th and Q Street (Selma Clark Site)

Location: West 4th and Q Street, Rio Linda

Size: 9.07 acres

Zoning: AR2 (Agriculture Residential [AG-RES])

GP: AG-RES

Property Description: The property is a square vacant parcel of land surrounded by rural residential and agricultural land in Rio Linda. The property was acquired by the Rio Linda Union School District (SD).

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: The 7-11 Committee requests that priority be given to: 1) the community for a farm to fork and/or agricultural educational institute; and/or 2) the adjacent property owners for expansion of their agricultural interests.



West 4th and E Street (Dorcus Ryan)

Location: West 4th and E Street, Rio Linda

Size: 9.18 acres

Zoning: AR2 (Agriculture Residential)

GP: AG-RES

Property Description: The property is a square vacant parcel of land surrounded by rural residential and agricultural land in Rio Linda. The property was acquired by the Rio Linda Union School District (SD).

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: The 7-11 Committee requests that priority be given to: 1) the community for a farm to fork and/or agricultural educational institute; and/or 2) the adjacent property owners for expansion of their agricultural interests.



Chuckwagon Park

Location: 1251 Chuckwagon Drive, Sacramento

Size: 11.46 acres

Zoning: R-1 (Single-Unit Dwelling)

GP: Public/Quasi-Public

Property Description: The property is located in the South Natomas region of the city of Sacramento. The site is currently vacant with the eastern portion of the site incorporated into Chuckwagon Park. Further exploration into the joint use agreement between the District and the city is recommended to determine usage and property boundaries. The property was acquired by Del Paso Heights SD.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: The 7-11 Committee requests that priority be given to the city of Sacramento for use as a baseball complex/park or a skate park.



RAFT Building

Location: 3136 Howard Street, McClellan Park

Size: 0.85 acres

Zoning: Commercial and Offices

GP: Public/Quasi-Public

Property Description: The site is a single-story building comprised of a large open warehouse space and separate offices in the western portion of the building. There is a dedicated parking area with some shared outdoor space. This property is located within McClellan Business Park submarket and was acquired by Twin Rivers USD after decommissioning of McClellan Air Force Base.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: None



GMTI (Grant McClellan Technical Institute)

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Location: 5201 Arnold Avenue, McClellan

Size: 1.6 acres

Zoning: Commercial and Offices

GP: Public Government

Property Description: The site is a two-story building with a full basement, a roll-up door on the south side, and a generator room. There is dedicated parking behind the building. This property is located within McClellan Business Park submarket and was acquired by Twin Rivers USD after decommissioning of McClellan Air Force Base.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: None



Taft Site (Maintenance and Operations Yard)

Location: 2630 Taft Street, Sacramento

Size: Approximately 2.76 acres (Total—11.3 acres)

Zoning: R-1 (Single-Unit Dwelling)

GP: Public/Quasi-Public

Property Description: The site is the former maintenance and operations yard for North Sacramento SD prior to the unification. Its current use is storage for surplus material. The portion under consideration is the lower portion shaded red.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: None



Del Paso Shop

Location: 505 Morey Avenue, Sacramento

Size: 0.28 acres

Zoning: R-1 (Single-Unit Dwelling)

GP: Traditional Neighborhood Low

Property Description: The site is the former warehouse and maintenance shed for Del Paso Heights Elementary School District (ESD) prior to the unification. Its current use is storage for surplus material. The property was previously leased to a small landscaping business.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers USD.

Priority Uses: None



Aero Haven Elementary School (Play Field Only)

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Location: 5450 Georgia Drive, North Highlands

Size: Approximately 5.14 acres (Total—10.48 acres)

Zoning: RD-5 (Residential)

GP: LDR – Low Density Residential

Property Description: This site is the site of Aero Haven ES. The school site is leased to United Cerebral Palsy of Sacramento and Northern California through June 30, 2017 at a rate of \$0.35 square foot per month (which equates to a starting monthly rent of \$7,147.35). The vacant land under consideration (on the right and shaded red) is approximately 5.14 acres and is currently not in use by the District. The property was acquired by Rio Linda Union SD.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given for a baseball field or use by parks and recreation.



Grand Avenue Office Complex

Location: 1333 Grand Avenue, Sacramento

Size: 8.04 acres

Zoning: R-1 (Single-Unit Dwelling)

GP: Public/Quasi-Public

Property Description: The site is currently being used by the District and leased to a number of different entities.

The combined total of permanent structures and relocatable buildings is approximately 54,692 square feet with 31,728 square feet leased to non-District entities. The property was acquired by Grant Joint Union HSD.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given to academic/educational uses or nonprofits.



Fred K. Robinson Center (Dixieanne Site)

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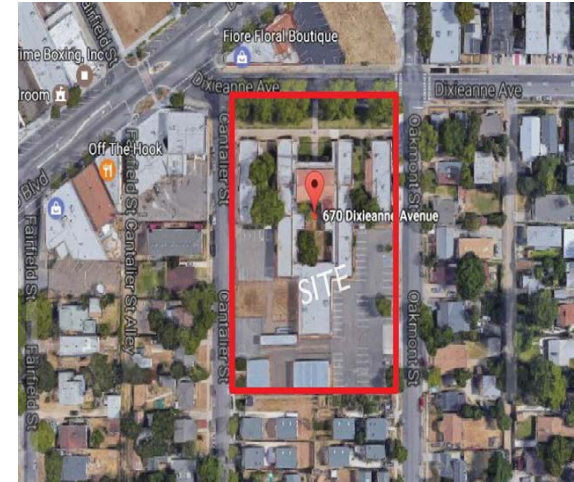
Location: 670 Dixieanne Avenue, Sacramento

Size: 2.53 acres

Zoning: C-2-SPD (General Commercial, SPD)

GP: Public/Quasi-Public

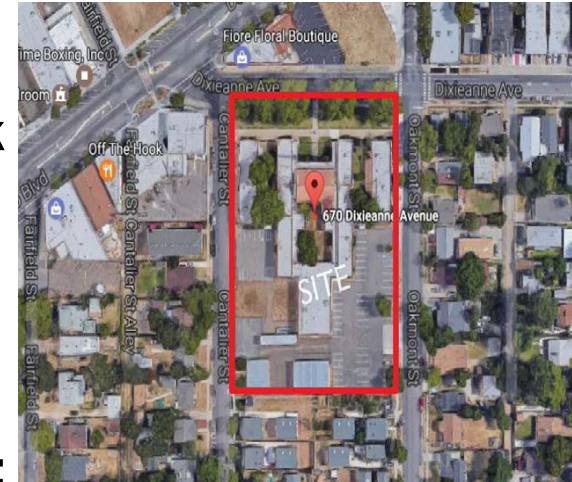
Property Description: The property is the location of a former administrative office for North Sacramento ESD prior to the unification, as well as the home of a former Catholic school that has since vacated the property. The building is in a significant state of disrepair including, but not limited to, presence of lead, asbestos, roof leaks, and floor damage. The estimates to rehabilitate the buildings range from \$15 million to \$24 million.



Fred K. Robinson Center (Dixieanne Site)

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given to an educational use. In addition, the 7-11 Committee requests that 1) the buildings not be demolished, but preserved due to their historic significance to the community; and 2) the Board of Trustees consider including a reversionary clause with the sale or lease of the property so that subsequent ownership cannot unilaterally demolish the buildings.



Rio Linda Elementary School (Former District Office and MPR) 22

Location: 627 L Street, Rio Linda

Size: Approximately 2.53 acres (Total—8.55 acres)

Zoning: RD-5 (Residential)

GP: LDR – Low Density Residential

Property Description: The property is the site of the former Rio Linda ES. It is currently home to a portable storage building for Keema High School (a District-satellite program), Head Start day care, a District preschool and Rio Linda Branch Library. The portion under consideration is the lower portion shaded red. The property was acquired by Rio Linda Union SD. It would cost approximately \$11.9 million to renovate the buildings and bring them up to standard.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given to educational uses or arts opportunities.



Greg Thatch Circle/Terrace Park

Location: 891 Greg Thatch Circle, Sacramento

Size: 8.21 acres

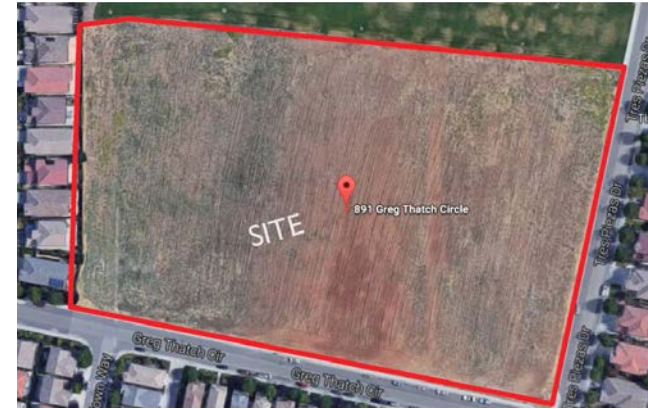
Zoning: R-1 (Single-Unit Dwelling)

GP: Public/Quasi-Public

Property Description: The property is located along the Natomas USD boundary. Originally owned by Rio Linda Union SD prior to the unification. The original plans called for an elementary school but was no longer necessary following the unification. The property is currently vacant and is surrounded by residential development on three sides with Magnolia Park bordering the north.

Committee Recommendation: The 7-11 Committee recommends that the property not be deemed surplus and be held by Twin Rivers USD in case of future population growth in the area.

Priority Uses: None



Summary of Recommendations

The 7-11 Committee is now recommending to the Twin Rivers Unified Board of Trustees that 14 of the 15 properties be deemed surplus to the educational needs of the District and that the District not surplus the one remaining property as follows:

RECOMMENDATION OF SURPLUS PROPERTIES	YES TO SURPLUS	NO TO SURPLUS
1. ASCOT	X	
2. BELL AVENUE	X	
3. FORMER HARMON JOHNSON ELEMENTARY SCHOOL SITE	X	
4. WEST 4TH AND Q STREET (Selma Clark Site)	X	
5. WEST 4TH AND E STREET (Dorcus Ryan)	X	
6. CHUCKWAGON PARK	X	
7. RAFT BUILDING	X	
8. GMTI	X	
9. TAFT SITE MAINTENANCE AND OPERATIONS YARD	X	
10. DEL PASO SHOP	X	
11. AERO HAVEN ELEMENTARY SCHOOL (Play Field Only)	X	
12. GRAND AVENUE OFFICE COMPLEX	X	
13. FRED K. ROBINSON CENTER (Dixieanne Site)	X	
14. RIO LINDA ELEMENTARY SCHOOL (Former District Office and Multipurpose Room)	X	
15. GREG THATCH CIRCLE/TERRACE PARK		X



Questions?

Thank you

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