

STRATEGIC ASSET REVIEW
FOR TWIN RIVERS UNIFIED
SCHOOL DISTRICT



PRESENTED TO TWIN RIVERS UNIFIED SCHOOL DISTRICT

JANUARY 2017

January 31, 2017

Steve Martinez, Ed.D.
Superintendent, Twin Rivers Unified School District
5115 Dudley Blvd.
McClellan, CA 95652

Dear Dr. Martinez,

Thank you for the opportunity to provide you with the attached comprehensive overview of the challenges and opportunities associated with select real property assets owned by the District. This overview was conducted based on the following assumptions:

- The Board of Trustees is committed to continually evaluating the use of its resources, including its real property resources, to assure they are being optimized in support of both fiscal sustainability and its dedication to providing quality educational opportunities as detailed in its Core Beliefs.
- The Board is committed to an equitable and prudent reallocation of its resources to accommodate these trends for all seven geographic areas represented by the respective Trustee.
- This analysis is evidence of the Board's continuing efforts to evaluate the implications of the 2007 merger of four North Sacramento area school districts and shall be used to inform the anticipated 7-11 District Advisory Committee, which will be asked to evaluate this overview, conduct public meetings and draft their own recommendations with regard to the future use of these real property resources.

RECOMMENDATIONS

With the above assumptions in mind, key the recommendations are as follows:

It is recommended that the Board charge the 7-11 District Advisory Committee (the "Committee") to work with the public to create a plan that will optimize the cost-effective nature of each site analyzed, while also meeting the goals and objectives of the District, the Cities and County of Sacramento and other key stakeholders. These efforts will seek to broaden and strengthen constituent support to more efficiently access and utilize underutilized District resources to fund critical District initiatives and include a community engagement process so that the Board can make decisions in keeping with their mission and their desire to continue to be responsive to community expectations. This report will also serve to inform the efforts of the Committee.

Other direction to the Committee should include:

Prioritize the following action items for immediate implementation:

- Grand Avenue Office Complex, RAFT Building and GMTI Building: Standardize the lease agreements and adjust rents and terms for current and prospective tenants to market rate
- Former Harmon Johnson Elementary: As-is sale to PG&E or another local utility / public entity
- West 4th & Q/E Street (Sites E and F): A-is sale to the open market

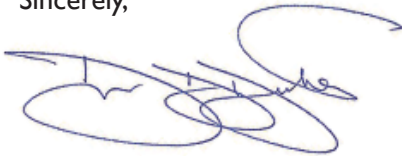
- Taft Elementary Maintenance and Operation Yard and Ascot: As-is sale to an industrial business or operator
- Del Paso Elementary Maintenance Yard: As-is sale or lease to a small business owner (mechanic, landscaping, ironworks, etc).
- Fred K. Robinson Center and Rio Linda Elementary: Sale or lease to the market targeted at government agencies, nonprofits and schools (as-is or subject to appropriate repairs)
- Chuckwagon Park, Bell Avenue, Aero Haven and Greg Thatch: Move forward with further analysis regarding the potential for residential development of 67, 124 and 48 units respectively

Following the completion of the 7-11 District Advisory Committee to review options and make recommendations to the Board of Trustees for the disposition of the subject properties, the District should:

- Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
- Seek various waivers from the State Allocation Board with respect to the sale / lease of the subject properties for flexibility of the use of the sales proceeds derived from the sale (for properties to be released via request for proposals)

I hope this report is useful in your continued stewardship of District resources. Please contact our firm if you have any questions.

Sincerely,



Dominic D. Dutra
Chief Executive Officer
Dutra Cerro Graden

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EXECUTIVE SUMMARY

Twin Rivers Unified School District (the “District”), like so many other school districts in the state, is faced with the significant challenge of meeting its organizational mission in the face of limited or insufficient revenue with which to fulfill this responsibility. In order to operate on a fiscally-sound basis, many school districts have undertaken a comprehensive process of aligning ongoing expenses with ongoing revenues. As part of this effort, these same organizations have begun to analyze their real property resources to assure that they are being optimized in terms of their operational efficiencies, fiscal sustainability and furtherance of their organizational mission.

With this in mind, Dutra Cerro Graden was engaged to analyze District sites to determine the feasibility of using them more effectively and efficiently in pursuit of both fiscal sustainability and the realization of key District initiatives. This analysis included the following:

- A General Site Review of specific District owned properties: A General Site Review is conducted when one of the following is true of the site: variety of land uses, a preselected buyer or if the property is to be sold “as-is.” In this instance, reviewing the zoning ordinances and completing an opportunities and constraints analysis provides an understanding of the contextual influences and development potential for each individual site
- A Lease Review of District leases: A Lease Review is completed to determine an opinion of the market value of the site based on assumed continued conforming use of the site

Upon presenting our Findings and Recommendations and receiving direction from the Board of Trustees, it is recommended that District leadership and other key stakeholders create a plan that will optimize the cost-effective nature of each site analyzed, while also meeting the goals and objectives of the District, the City and County of Sacramento and other key stakeholders. This report will also serve to enhance the forthcoming 7-11 District Advisory Committee.

FINDINGS

LEASE REVIEW

Grand Avenue Office Complex for Office/Education Use: Our analysis concludes the District should continue to lease the buildings at rates similar to the existing values. As such, the Board should consider setting the rent to approximately the market rate of \$0.30 - \$0.40 per SF (\$4,252.80 - \$5,670.40) per month total from both tenants).

Grand Avenue Office Complex for Industrial Use: Our analysis concludes that the current rental rate for industrial and warehouse space at Grand Ave Complex is below market. As such, the Board should consider adjusting the rent to be between the current rate of \$0.18 per SF (\$3,061.44 per month) and the applicable market rate of \$0.30 per SF (\$5,102.40 per month).

RAFT Building: Our analysis concludes the District should lease the building out to a single entity. As such, the Board should consider setting the rent to approximately the market rate of \$0.30 - \$0.45 per SF (\$2,685.90 - \$4,028.85 per month). If there is limited need for the site from the District’s current and future usage and from a recurring revenue standpoint as it has been vacant for six years, the Board may also consider selling the site. While a Broker’s Valuation or Appraisal should be completed to ascertain a more exact value of the site, the

RAFT building would likely be valued at approximately \$550,000 - \$710,000.

GMTI Building: Our analysis concludes the District should lease the building as there is limited inventory in McClellan Business Park for buildings at this size and use. The Board should consider both a single tenant or multiple tenants given the size and configuration of the site. As such, the Board should consider setting the rent to approximately the market rate of \$0.35 - \$0.60 per SF (\$13,395.20 - \$22,963.20 per month). If there is limited need for the site from the District's current and future usage and from a recurring revenue standpoint, the Board may also consider selling the site. While a Broker's Valuation or Appraisal should be completed to ascertain a more exact value of the site, the GMTI building would likely be valued at approximately \$1,900,000 - \$2,400,000.

GENERAL SITE REVIEW

Upon review of the pre-determined district sites, we have segmented the properties using the following methodology:

Short-Term Outlook (Quick sale or lease)

- Land
- Industrial
- School / Government / Non-Profit

Long-Term Outlook (Development)

- Residential

SHORT TERM

Land

Former Harmon Johnson Elementary School: Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is sale to PG&E or another local utility / public entity.

West 4th & Q Street (Site E): Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is land sale to the open market. While a Broker's Valuation or Appraisal should be completed to ascertain a more exact value of the site, the Site E building would likely be valued at approximately \$105,00 - \$180,000.

West 4th & E Street (Site F): Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is land sale to the open market. While a Broker's Valuation or Appraisal should be completed to ascertain a more exact value of the site, the Site E building would likely be valued at approximately \$115,00 - \$190,000.

Industrial

Taft Site Maintenance and Operation Yard: Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is sale to an industrial business or operator. With the small footprint of the site, a residential development should not be considered due to the low yield for the number of homes achievable. Further analysis on the value of the property is recommended prior releasing the property for sale.

Del Paso Elementary Maintenance Yard: Based on a general site review and analysis of existing conditions, it is our

professional opinion that the optimal use for this site would be an as-is sale / lease to a small business owner (mechanic, landscaping, ironworks, etc). Further analysis on the value of the property is recommended prior to releasing the property for sale.

Ascot: Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is sale to an industrial business or operator. Further analysis on the value of the property as well as an environmental review is recommended prior to releasing the property for sale.

School / Government / Non-Profit

Fred K. Robinson Center (Dixieanne Site): Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an open listing for sale or lease to the market targeted at schools, government agencies and non-profits. A review of the property conditions and cost to rehabilitate to a usable state by a professional entity / contractor is recommended.

Rio Linda Elementary School: Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an open listing for sale or lease to the market targeted at schools, government agencies and non-profits.

LONG TERM

Residential

Chuckwagon Park: Based on a general site review and analysis of current zoning, it is our professional opinion, that the Highest and Best Use for this site would be single family detached residential development with design characteristics analogous to the surrounding neighborhood. Using the zoning parameters we estimate that 67 lots could reasonably be accommodated on site. Further analysis on the value of the property, exact property boundaries and the Joint Use Agreement with the City is recommended prior to releasing of the property for sale.

Bell Ave: Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be a single family detached residential development with design characteristics analogous to the surrounding neighborhood. Using the zoning parameters, we estimate that 124 (1 unit per lot) – 222 (2 units per lot) lots could reasonably be accommodated on this site. Further analysis on the value of the property is recommended prior to releasing the property for sale.

**** NOTE:** *This property is the most diverse relative to the possible development options. In the event of a sale, while a traditional residential development is the optimal use, targeting industrial businesses, agents and operators as well as mobile home operators is recommended.*

Aero Haven: Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be a single family detached residential development with design characteristics analogous to the surrounding neighborhood. Using the zoning parameters, we estimate that 29 lots could reasonably be accommodated on this site. Further analysis on the value of the property is recommended prior to releasing the property for sale.

Greg Thatch Circle / Terrace Park: Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be a single family detached residential development with design characteristics analogous to the surrounding neighborhood. Using the zoning parameters, we estimate that 48 lots could reasonably be accommodated on this site. Further analysis on the value of the property is recommended prior to releasing the property for sale.

RECOMMENDATIONS

Based on our analysis, we believe the optimum strategies would be as follows:

1. Board confirms in a resolution the priority for releasing properties to the market based on District initiatives and policies
2. Board confirms in a resolution the properties best released with a Request for Proposal (“RFP”) or a simple market listing with an accompanying flyer
3. Following the completion of the state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property:
 - a. Engage the District’s legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
 - b. Seek various waivers from the State Allocation Board with respect to the sale / lease of the subject property and potentially for flexibility in terms of the use of the sales proceeds derived from the sale (for properties to be released via RFP)
 - c. Officially deem the property “Surplus” through a Board resolution
 - d. Prior to release of the RFP / listing, notify all organizations and entities mandated by the state
 - e. Issue the property for sale to the builder / developer community
 - f. Manage the marketing and sales / lease process
 - g. Close escrow on or execute lease agreement on the property and distribute proceeds to the Twin Rivers Unified School District

SHORT-TERM ITEMS FOR IMMEDIATE ACTION

Site	Type	Action
Grand Avenue Office Complex (Industrial)	Industrial / Warehouse Lease	Revise lease rate to Market Rate in lease renewal
Grand Avenue Office Complex (Office)	Office / Education Lease	Revise lease rate to Market Rate in lease renewal / new lease
RAFT Building	Office / Warehouse Lease	Lease at market rate or sell as is.
GMTI Building	Office / Education Lease	Lease at market rate or sell as is.
Former Harmon Johnson Elementary School	Land	Sell as-is
West 4th & Q Street (Site E)	Land	Sell as-is
West 4th & E Street (Site F)	Land	Sell as-is
Taft Site Maintenance and Operation Yard	Industrial	Sell as-is
Del Paso Elementary Maintenance Yard	Industrial	Sell as-is
Ascot	Industrial	Sell as-is
Fred K. Robinson Center (Dixieanne Site)	Education	Conduct property conditions report and determine cost of rehabilitation. Sell or lease as-is.
Rio Linda Elementary School	Education	Conduct community stakeholder engagement process regarding future use/users. Sell or lease as-is.

LONG-TERM ITEMS FOR REVIEW AND ACTION

Site	Type	Action
Chuckwagon Park	Vacant Land (residential area)	Complete valuation for residential development and release RFP. Site will most likely be sold subject-to entitlements.
Bell Ave	Vacant Land (mixed)	Complete valuation for residential development (single family and mobilehome) and industrial use and release RFP. Site may be sold subject-to entitlements.
Aero Haven	Vacant Land (residential area)	Complete valuation for residential development and release RFP. Site will most likely be sold subject-to entitlements.
Greg Thatch Circle / Terrace Park	Vacant Land (residential area)	Complete valuation for residential development and release RFP. Site will most likely be sold subject-to entitlements.

1333 GRAND AVENUE,
SACRAMENTO, CA 95838



Grand Avenue Office Complex

PROPERTY OVERVIEW: 1333 GRAND AVENUE

Property Class:
Educational/Office

Assessor's Parcel Number:
251-0111-001

General Plan:
Public/Quasi-Public

Location:
1333 Grand Avenue, Sacramento,
CA 95838

Total Size of Study Area:
350,222 SF (8.04 AC)

Environmental Constraints:
Undetermined

Current Use:
Offices, Police Station, Educational
Facilities

Zoning:
R-I Single-Unit Dwelling Zone

Title Issues:
No title report reviewed at this
time.



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.

Grand Avenue Office Complex

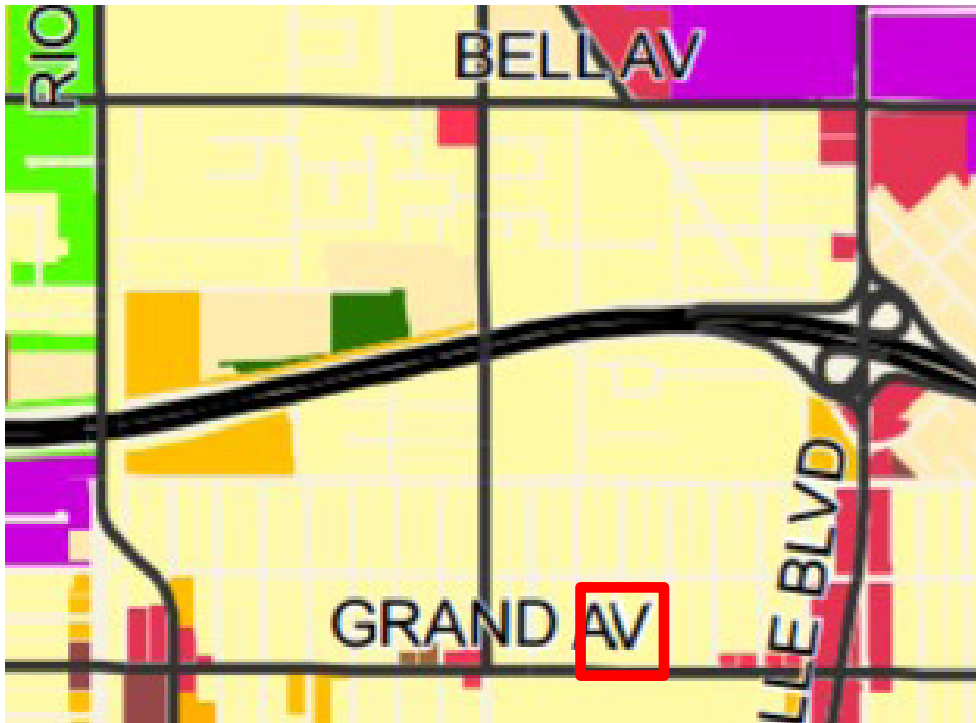


ONSITE STRUCTURES

Single and two-story buildings, cellular communications tower and relocatable buildings.

SUMMARY OF PROPERTY ZONING

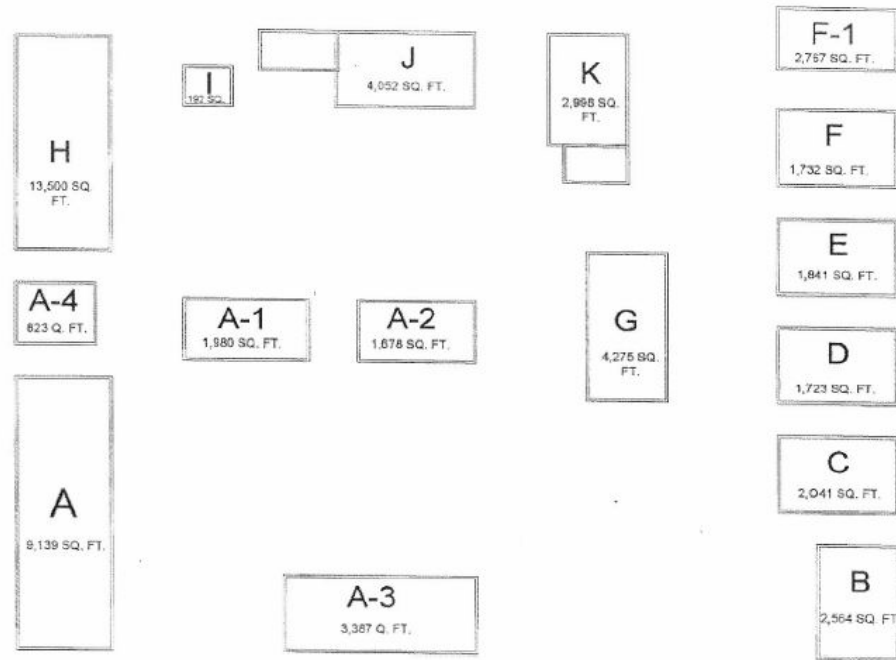
CITY OF SACRAMENTO ZONING MAP



Grand Avenue Office Complex

LEASE REVIEW

The District has approximately 54,692 square feet of office, industrial and educational space in the Complex. Multiple spaces are used directly by the District (including the District Police Department) and others leased to external education and non-profit organizations. The site map below shows the useable spaces:



Office and Education Use:

14,176 SF of relocatable buildings (Buildings B-F and G) is leased primarily for office and education use.

9,901 SF of the site is currently leased to Highlands Community Charter School which operates an adult school at the site in relocatable buildings. Highlands currently pays three percent of the School's total revenues annually to the District. In 2016, this equated to \$11,003.29 a month. The Facilities Use Agreement between the District and Highlands is for a term of five school years commencing on July 1, 2014 and ended on June 30, 2019. The Agreement is for use of (Buildings A3, B, C, C1, D, E, F, F1, H and K) but Highlands appears to only be utilizing Buildings B-F. As an adult school, the facility more closely resembles an office use than a traditional high-occupancy school, which would require outdoor space, cafeteria space, large assembly areas, etc.

4,275 SF of the site is being occupied by Shoulder-to-Shoulder, a non-profit addressing issues around inner-city teen boys. The 2014 unexecuted copy of the lease for this building has rent set at \$0.50 per square foot per month but the organization has not been paying that amount. This relocatable building (Building G) also more closely resembles a traditional office use.

Properties of comparable size and use in the area can be grouped into three categories.

Comparables (Class A):

Buildings in this class are built within the last ten years or have been remodeled within the last five years. Often located within a business park, these buildings share outdoor space and have dedicated parking. Amenities may

Grand Avenue Office Complex

typically include but not necessarily be limited to: 24-hour security, high-speed internet, skylights or hardwood floors, high-end finishes and walking distance to food service and/or retail. The majority of these office leases are done on a Full Service basis, which include base rent and all of the operating expenses for the building. Full service rent per square foot per month are in the range of \$1.45 to \$1.75 for comparable buildings or units.

Comparables (Class B):

Buildings in this class are built within the last ten to fifteen years or have been remodeled within the last ten years. Often located near other office buildings, these buildings share parking within a private parking lot, have updated finishes, high-speed internet and close driving proximity to food service and/or retail. The majority of these office leases are done on a Triple Net basis in which tenant is responsible for the ongoing expenses of the property, including real estate taxes, building insurance, and maintenance (in addition to paying the rent and utilities). Triple Net rent per square foot per month are in the range of \$0.75 to \$1.20 for comparable buildings or units.

Comparables (Class C):

Buildings in this class were built more than fifteen years ago and have not been renovated within the last ten years. Often located away from major commercial centers, in lower-income community and/or have a warehouse or industrial component. The majority of these office leases are done on a Triple Net basis. Triple Net rent per square foot per month are in the range of \$0.28 to \$0.40 for comparable buildings or units.

While the relocatable buildings at Grand Avenue Office Complex appear to be well maintained and have shared parking, given the fact that they are not permanent structures in a traditional office complex, they should be considered Class B or C buildings.

Industrial and Warehouse Use:

The 17,008 SF of buildings (Buildings H and J) are currently leased to Los Rios Community College District - American River College ("Los Rios"). The most recent amendment to the Memorandum of Understanding from 2015 with Los Rios has rent rates set for a total approximate value of \$0.18 per square foot per month.

These buildings are primarily used for warehouse and semi-industrial use. Comparable leased and on market buildings and units of warehouse or semi-industrial spaces in the area typically include a large open space with ceilings over twenty-four feet high, one-to-two office spaces, heavy power and sometimes with a roll-up door for vehicle access. Triple Net rent per square foot per month are in the range of \$0.40 to \$0.75 for comparable buildings or units.

While the warehouse and semi-industrial buildings at Grand Avenue Office Complex have all the typical components and features of a comparable building, given that there is shared parking and it is surrounded by a residential community that will decrease the lease value of the buildings per square foot.

These valuations are based on the assumption of continued conforming use to the existing or most recent tenants.

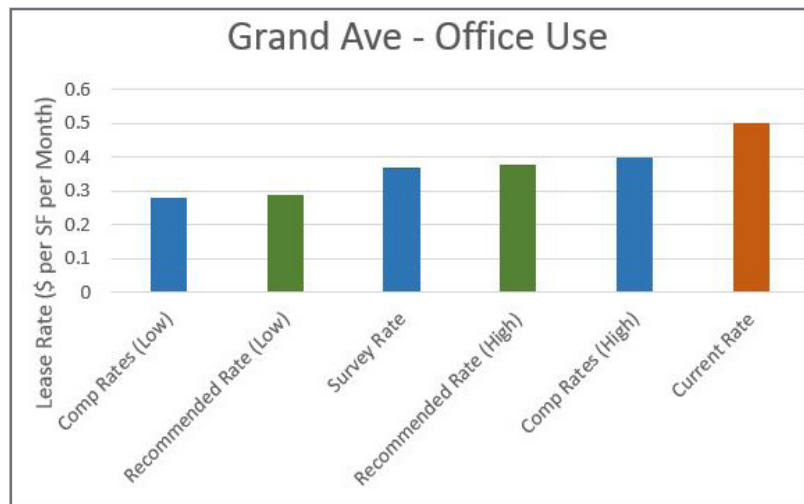
These valuations are based on data including the following: available lease transactions of comparable properties within the appropriate market area, analysis of the surrounding community, online brokerages and subscriber databases for previous transactions in addition to properties currently on the market, applicable zoning and land use designations.

Grand Avenue Office Complex

RECOMMENDATION

Office and Education Use:

Our analysis concludes the District should continue to lease the buildings at rates similar to the existing values. As such, the Board should consider setting the rent to approximately the market rate of \$0.30 - \$0.40 per SF (\$4,252.80 - \$5,670.40 per month total from both tenants).

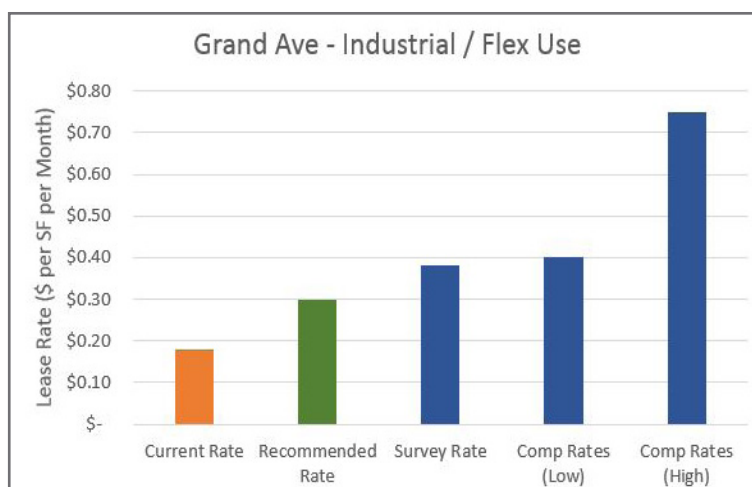


Industrial and Warehouse Use:

Our analysis concludes the rental rate for industrial and warehouse space at Grand Avenue Complex is below market. As such, the Board should consider adjusting rent to somewhere between the current rate of \$0.18 per SF (\$3,061.44 per month) and the applicable market rate of \$0.30 per SF (\$5,102.40 per month).

The District should also consider a minimal annual rate increase of 3% in keeping with comparable rates and Consumer Price Index increases.

See Appendix C for additional information on lease valuations.



3136 HOWARD ST,
MCCLELLAN PARK, CA 95652



PROPERTY OVERVIEW: 3136 HOWARD ST.

Property Class:
Educational/Office

Assessor's Parcel Number:
215-0320-027

General Plan:
Public Governmental

Location:
3136 Howard St, McClellan Park,
CA 95652

Total Size of Study Area:
37,026 SF (0.85 AC)

Environmental Constraints:
Undetermined

Current Use:
Office Space/Warehouse

Building Size:
8,953 SF

Title Issues:
No title report reviewed at this
time.

Zoning:
Commercial and Offices



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 dedicated parking area with some shared outdoor space. This property is located within McClellan Business Park submarket.

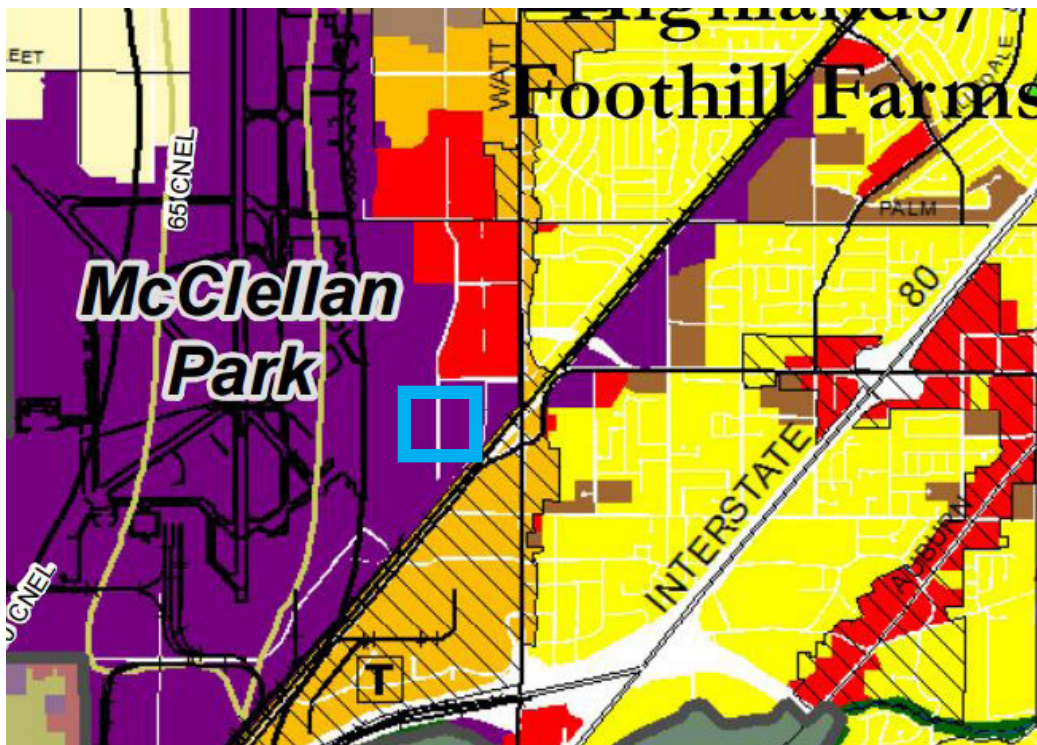


ONSITE STRUCTURES

Office Building, Mature Trees and Surface Parking (20 stalls).

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



LEASE REVIEW

The District has approximately 8,953 square feet of office and retail/warehouse space (sometimes referred to as “flex” building space). From 2006-2011, the site was used for the Resource Area for Teachers (RAFT) at no cost. This site is close to the District Office and the GMTI building within the McClellan Business Park, which includes primarily offices and warehouses. While the District does own the site, there may be an recording issue with the title of the property which would need to be confirmed prior to a sale or transfer of the site.

While McClellan Business Park does not publish rental rates from transactions within the last seven years, an estimated value of the current lease rate for the RAFT building can be reached through a combination of DCG’s site visit, analysis of prior McClellan Business Park leases adjusted to today’s rates, available lease transactions of comparable properties within the appropriate market area, analysis of the surrounding community, online brokerages and subscriber databases for previous transactions in addition to properties currently on the market, applicable zoning and land use designations and interviews with market participants.

This building would be considered a Class C building due to the age of the building, the lack of use over six years and the condition of the space. Building improvements to the property may increase the value of the site and upgrade the building to a Class B facility.

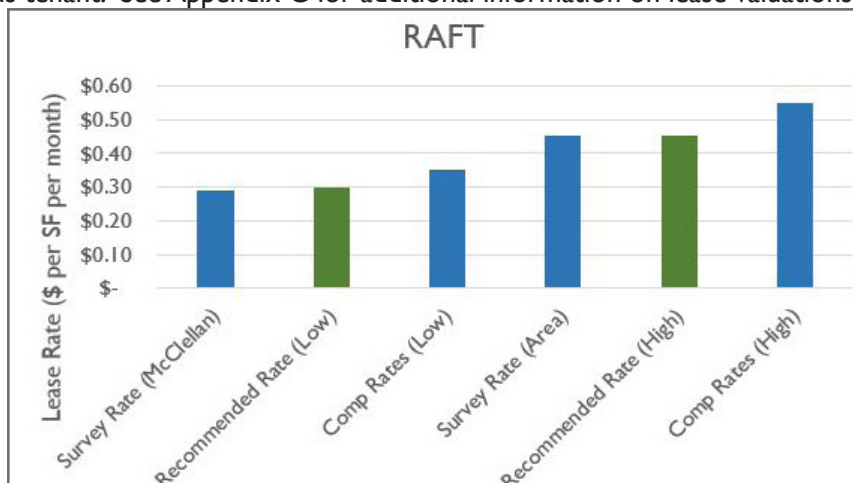
Comparables

The majority of these office leases are done on a Triple Net basis. Triple Net rent per square foot per month are in the range of \$0.33 to \$0.45 for comparable Class C and B buildings.

RECOMMENDATION

Our analysis concludes the District should lease the building out again. As such, the Board should consider setting the rent to approximately the market rate of \$0.30 - \$0.45 per SF (\$2,685.90 - \$4,028.85 per month). If there is limited need for the site from the District’s current and future usage and from a recurring revenue standpoint as it has been vacant for six years, the Board may also consider selling the site. While a Broker’s Valuation or Appraisal should be completed to ascertain a more exact value of the site, the RAFT building would likely be valued at approximately \$550,000 - \$710,000.

The District should also consider a minimal annual rate increase of 3% in keeping with comparable rates and Consumer Price Index increases. These valuations are based on the assumption of continued conforming use to the previous tenant. See Appendix C for additional information on lease valuations.



5201 ARNOLD AVE.
MCCLELLAN, CA 95652



PROPERTY OVERVIEW: 5201 ARNOLD AVE.

Property Class:
Educational/Office

Assessor's Parcel Number:
215-0310-031

General Plan:
Public Governmental

Location:
5201 Arnold Ave. McClellan, CA
95652

Total Size of Study Area:
69,639 SF (1.6 AC)

Environmental Constraints:
Undetermined

Current Use:
Office Space

Building Size:
38,272 SF

Title Issues:
No title report reviewed at this time.

Zoning:
Commercial and Offices



PROPERTY DESCRIPTION

The site is a two story building (with a full basement) with 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.

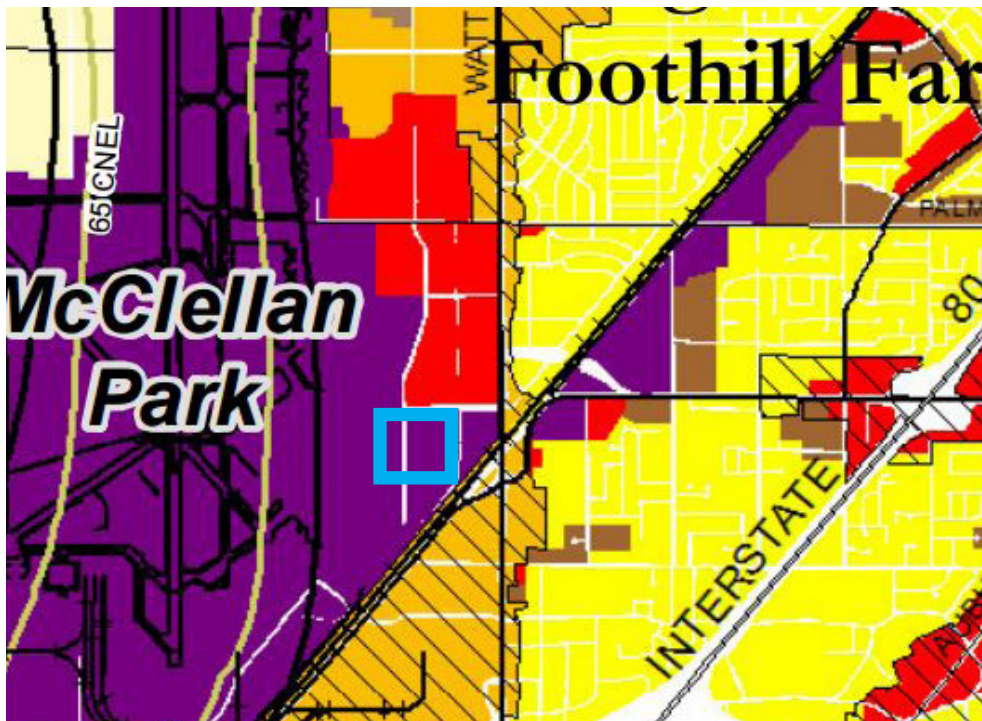


ONSITE STRUCTURES

Office Building, Mature Trees, and Surface Parking (40 stalls).

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



LEASE REVIEW

The District has approximately 38,272 square feet of office and educational space in the Complex. The site is currently empty but has previously housed the District's data servers and technology center, the District's nursing education program, Gateway Community Charters and Keema High School (which is now a different District site - at North Avenue). The site has a communications tower on the roof for which ownership and access are unclear. The site is powered by generators which are not currently functioning and the site is being powered by rental generators at the back of the building. In 2007, the District leased portions of the East Parking Lot to Los Rios Community College District (for unknown value). The lease terms for Gateway Community Charters (which operated Community Collaborative Charter School) were for use of the site from July 1, 2012 to June 30, 2015 with lease rates set at three percent of the School's annual revenues.

While McClellan Business Park does not publish rental rates from within the last seven years, an estimated value of the current lease rate for the GMTI building can be reached through an analysis of other sources. This valuation was reached through a combination of DCG's site visit, analysis of prior McClellan Business Park leases adjusted to today's rates, available lease transactions of comparable properties within the appropriate market area, analysis of the surrounding community, online brokerages and subscriber databases for previous transactions in addition to properties currently on the market, applicable zoning and land use designations and interviews with market participants.

This would be considered a Class C building due to the age of the building, electricity issues, layout and the condition of the space. Building improvements to the property may increase the value of the site and upgrade the building to a Class B facility. The layout of the building would allow for multiple tenants to occupy the site such as an adult education facility on one level, District use on one level and an office use on the third level. The lack of outdoor space and assembly area make it ill-suited for a traditional elementary or pre-school facility but would still accommodate an alternative high school, vocational or adult school.

Comparables

The majority of these office leases are done on a Triple Net basis. Triple Net rent per square foot per month are in the range of \$0.35 to \$0.60 for comparable Class C buildings.

Leases for traditional education programs for children tend to have higher rent rates due to the limited availability, need for playground and outdoor space, need for assembly and cafeteria space and the zoning restrictions on education institutions.

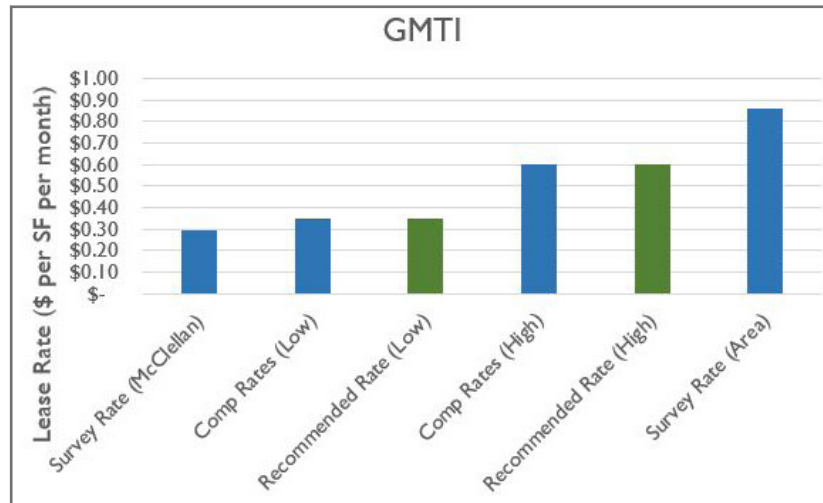
RECOMMENDATION

Our analysis concludes the District should lease the building to one or more tenants. Given the size and condition of building, it will be more difficult to lease than the RAFT building but the District can sub-divide the site into three floors of approximately 10,000 SF of rentable space (similar to the previous use of the site). As such, the Board should consider setting the rent to approximately the market rate of \$0.35 - \$0.60 per SF (\$13,395.20 - \$22,963.20 per month).

The District should also consider a minimal annual rate increase of 3% in keeping with comparable rates and the Consumer Price Index increases.

While a Broker's Valuation or Appraisal should be completed to ascertain a more exact value of the site, the GMTI building would likely be valued at approximately \$1,900,000 - \$2,400,000.

See Appendix C for additional information on lease valuations.



2591 EDGEWATER ROAD,
SACRAMENTO, CA 95815



PROPERTY OVERVIEW: 2591 EDGEWATER ROAD

Property Class:

Educational

Assessor's Parcel Number:

263-0110-005

General Plan:

Public/Quasi-Public

Location:

2591 Edgewater Road, Sacramento, CA 95815

Total Size of Study Area:

351,529 SF (8.07 AC)

Environmental Constraints:

Undetermined; proximity to underground gas line

Current Use:

Vacant parcel, leased to Sacramento Flood Control for one year

Zoning:

R-1 Single-Unit Dwelling Zone

Title Issues:

No title report reviewed at this time.



PROPERTY DESCRIPTION

This site is the former location of the Harmon Johnson Elementary School. 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.



ONSITE STRUCTURES

Vacant land.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: R-I ZONE - SINGLE-UNIT DWELLING ZONE

The purpose of the R-I zone is to accommodate low-density residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. These areas should be clearly defined and without encroachment by uses not performing a neighborhood function

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Dwelling, duplex (Limited to corner lots)
Dwelling, single-unit
Community garden, private (not exceeding 1.0 acre)

CONDITIONAL USES:

Bed and breakfast inn
Childcare center
Library; archive
Museum
Non-profit organization, food preparation for off-site consumption, food storage and distribution
Non-profit organization, food storage and distribution, meal service facility
Nonresidential care facility
School, K-12

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	R-I
Minimum Lot Size	5,200 square feet
Minimum Lot Width	52'-0"
Minimum Lot Depth	100'-0"
Maximum Building Height	35'-0"
Setbacks	
Front	20'-0"
Side, interior	5'-0"
Side, street side of corner lot	12'-6"
Rear	15'-0"

CITY OF SACRAMENTO GENERAL PLAN DESIGNATION

PUBLIC/QUASI PUBLIC (PQ):

The Public/Quasi-Public designation describes areas with unique uses and typically unique urban forms. These areas host community services and/or educational, cultural, administrative, and recreational facilities often located within a well-landscaped setting. Most of these areas provide a public function and as a result, existing buildings often include a significant amount of surface parking lots and structured parking to accommodate users of the facilities. It should be noted that many Public/Quasi-Public uses are also allowed and are located in other land use and urban form designations.



SITE CONDITIONS

ENVIRONMENTAL CONSTRAINTS

PG&E gas line present on site.

OPPORTUNITIES AND CONSTRAINTS

Although the site is zoned residential and adjacent to an existing residential neighborhood, the presence of a gas line nearby likely inhibits any development taking place on this site.

SHORT TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is sale to PG&E or another local utility / public entity. While a Broker's Valuation or Appraisal should be completed to ascertain a more exact value of the site, the Site E would likely be valued at approximately \$420,000 - \$500,000. Please note that this value was based on the as-is residential zoning and surrounding residential land sales of similar acreage. Should there be any environmental constraints on the property a discount may be applied by a prospective purchaser,

Should the District wish to move forward with the sale of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Officially deem the property "Surplus" through a Board resolution
4. Prior to release of the listing to the market, notify all organizations and entities mandated by the state
5. Issue the property for sale to the surrounding utility entities
6. Manage the marketing and sales process
7. Close escrow on the property and distribute proceeds to the Twin Rivers Unified School District

WEST 4TH & Q ST.,
RIO LINDA, CA 95673



PROPERTY OVERVIEW: WEST 4TH & Q ST.

Property Class:

Educational

Assessor's Parcel Number:

206-0090-014

General Plan:

AG-RES (Agriculture Residential)

Location:

West 4th & Q St., Rio Linda, CA
95673

Total Size of Study Area:

395,089 (9.07 AC)

Environmental Constraints:

FEMA Flood Zone, X-500 Year

Current Use:

Vacant

Zoning:

AR 2- Agriculture Residential

Title Issues:

No title report reviewed at this time.



PROPERTY DESCRIPTION

The property is a square vacant parcel of land surrounded by rural residential and agricultural land in Rio Linda.

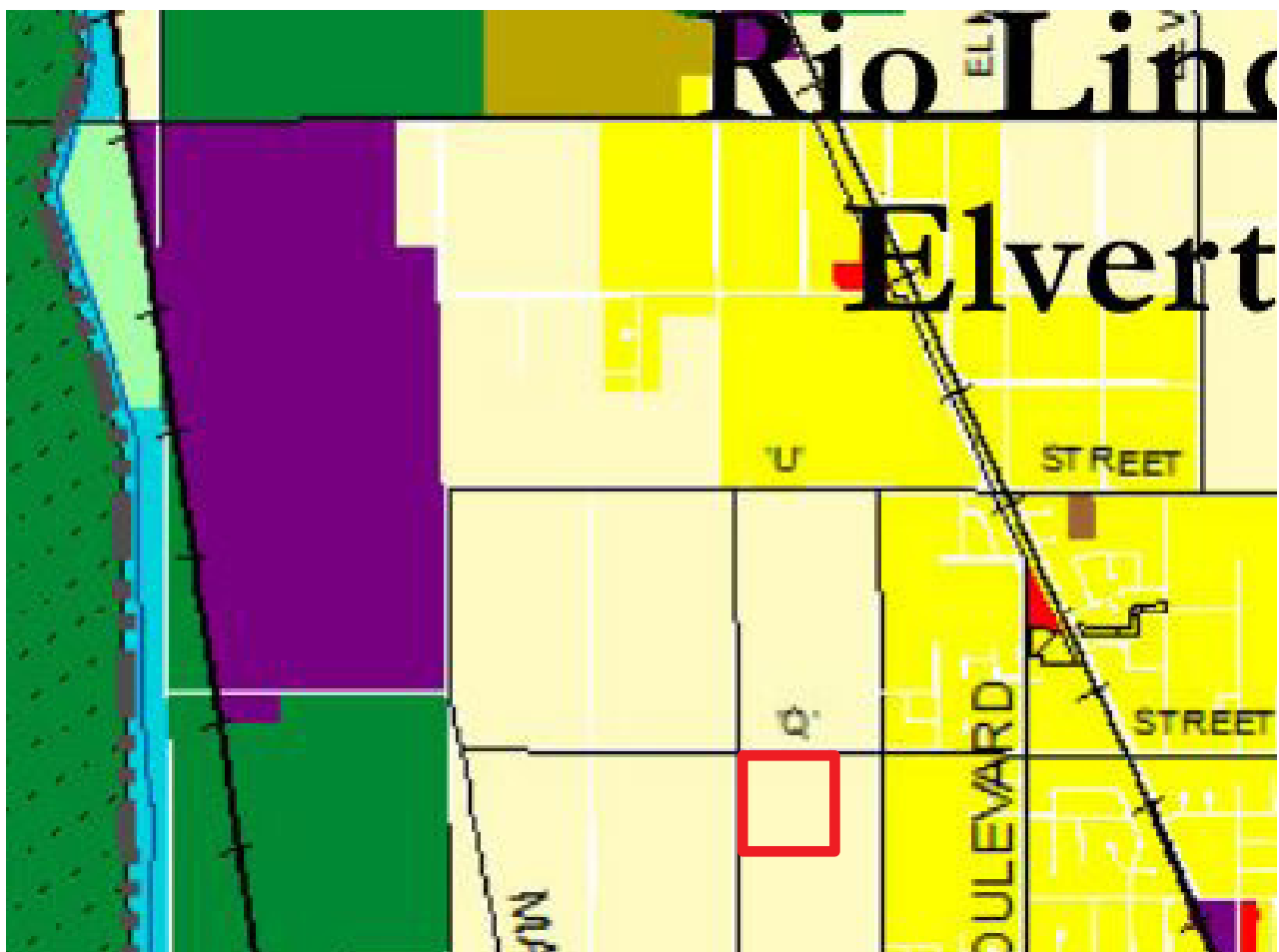


ONSITE STRUCTURES

Vacant land.

SUMMARY OF PROPERTY ZONING

COUNTY OF SACRAMENTO ZONING MAP



ZONING:AR 2- AGRICULTURE RESIDENTIAL

The Agricultural-Residential Zoning Districts established in this Section are designed to promote and protect the public health, safety, and general welfare. Each is distinguished by minimum lot size and is adopted for the following purposes:

- To establish living areas within the County where development is limited to low density concentrations of single-family dwellings.
- To limit the number of permitted nonresidential uses so as to promote and encourage a suitable environment for family life on parcels of land larger than generally is provided in residential zoning districts.
- To protect estate areas against fire, explosions, and other hazards and against offensive noises, odors, glare, and other objectionable influences.
- To provide adequate open space and access of light and air for privacy by controls over the spacing and height of buildings.
- To permit those religious, educational, recreational, and public cultural facilities that serve the needs of the nearby residents and that generally perform their own activities more effectively in a residential environment and that do not create objectionable influences.
- To promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability and sustainability of land development, to conserve the value of land and improvements and to protect the County's tax revenues.
- To regulate the development of land when not served with both public water supply and public sewerage facilities.
- Concentration of population and overcrowding of land to lessen congestion in the streets.

DEVELOPMENT STANDARDS

Two (2) acres; Allows the keeping of animals and raising of crops for educational, recreational, or income purposes except hog farms and feedlots are not allowed.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

General Agricultural Uses	Stables and Corrals
Crops: Raising/Harvesting	Water Impoundment, Constructed Lake/Pond
Beekeeping	Laboratory, research
Dwelling, Single-family Detached	Family Day Care Home
Mobile/Manufactured Home	Manufacturing, service, and repair
Wildlife Preserve	

CONDITIONAL USES:

Small Wineries/Specialty and Craft Breweries	Hospital
Residential Care Home	Hospital, Convalescent
Places of Worship or Other Religious Institution	Congregate Care Facility
Private Social Center, Social Club, Fraternal Hall/Lodge	Bed and Breakfast Inn

COUNTY OF SACRAMENTO GENERAL PLAN DESIGNATION

AG-RES (AGRICULTURE RESIDENTIAL)

Limited agricultural-residential land use expansion outside the USB that does not compromise objectives for protecting prime agricultural lands and open space, and avoids groundwater overdraft and contamination.

SITE CONDITIONS

ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

Opportunities and amenities include: close proximity to (1) Sacramento city boundaries (just over 2 miles away) (2) West Side Park and (3) Mar-Val Plaza. Constraints include: (1) location in unincorporated Sacramento County and (2) potential limited buyer pool.

SHORT TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is land sale to the open market. Potential buyers may include the neighboring owners for expanded use of grazing land for livestock or for agriculture cultivation. While a Broker's Valuation or Appraisal should be completed to ascertain a more exact value of the site, the Site E would likely be valued at approximately \$105,000 - \$180,000.

Should the District wish to move forward with the sale of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State. Officially deem the property "Surplus" through a Board resolution
3. Prior to release of the property, notify all organizations and entities mandated by the state
4. Issue the property for sale to the open market
5. Manage the marketing and sales process
6. Close escrow on the property and distribute proceeds to the Twin Rivers Unified School District

WEST 4TH & E ST.,
RIO LINDA, CA 95673



PROPERTY OVERVIEW: WEST 4TH & E ST.

Property Class:

Educational

Assessor's Parcel Number:

214-0181-002

General Plan:

AG-RES (Agriculture Residential)

Location:

West 4th & E St., Rio Linda, CA
95673

Total Size of Study Area:

399,881 (9.18 AC)

Environmental Constraints:

Undetermined

Current Use:

Vacant

Zoning:

AR 2- Agriculture Residential

Title Issues:

No title report reviewed at this time.



PROPERTY DESCRIPTION

The property is a square vacant parcel of land surrounded by rural residential and agricultural land in Rio Linda.



ONSITE STRUCTURES

Vacant land.

SUMMARY OF PROPERTY ZONING

COUNTY OF SACRAMENTO ZONING MAP



ZONING: AR 2- AGRICULTURE RESIDENTIAL

The Agricultural-Residential Zoning Districts established in this Section are designed to promote and protect the public health, safety, and general welfare. Each is distinguished by minimum lot size and is adopted for the following purposes:

- To establish living areas within the County where development is limited to low density concentrations of single-family dwellings.
- To limit the number of permitted nonresidential uses so as to promote and encourage a suitable environment for family life on parcels of land larger than generally is provided in residential zoning districts.
- To protect estate areas against fire, explosions, and other hazards and against offensive noises, odors, glare, and other objectionable influences.
- To provide adequate open space and access of light and air for privacy by controls over the spacing and height of buildings.
- To permit those religious, educational, recreational, and public cultural facilities that serve the needs of the nearby residents and that generally perform their own activities more effectively in a residential environment and that do not create objectionable influences.
- To promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability and sustainability of land development, to conserve the value of land and improvements and to protect the County's tax revenues.
- To regulate the development of land when not served with both public water supply and public sewerage facilities.
- Concentration of population and overcrowding of land to lessen congestion in the streets.

DEVELOPMENT STANDARDS

Two (2) acres; Allows the keeping of animals and raising of crops for educational, recreational, or income purposes except hog farms and feedlots are not allowed.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

General Agricultural Uses	Stables and Corrals
Crops: Raising/Harvesting	Water Impoundment, Constructed Lake/Pond
Beekeeping	Laboratory, research
Dwelling, Single-family Detached	Family Day Care Home
Mobile/Manufactured Home	Manufacturing, service, and repair
Wildlife Preserve	

CONDITIONAL USES

Small Wineries/Specialty and Craft Breweries	Hospital
Residential Care Home	Hospital, Convalescent
Places of Worship or Other Religious Institution	Congregate Care Facility
Private Social Center, Social Club, Fraternal Hall/Lodge	Bed and Breakfast Inn

COUNTY OF SACRAMENTO GENERAL PLAN DESIGNATION

AG-RES (AGRICULTURE RESIDENTIAL)

Limited agricultural-residential land use expansion outside the USB that does not compromise objectives for protecting prime agricultural lands and open space, and avoids groundwater overdraft and contamination.

SITE CONDITIONS

ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

Opportunities and amenities include: close proximity to (1) Sacramento city boundaries (half a mile away) (2) Hansen Ranch Park Site and (3) Mar-Val Plaza. Constraints include: (1) location in unincorporated Sacramento County and (2) potential limited buyer pool.

SHORT TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is land sale to the open market. Potential buyers may include the neighboring owners for expanded use of grazing land for livestock or for agriculture cultivation. While a Broker's Valuation or Appraisal should be completed to ascertain a more exact value of the site, the Site E would likely be valued at approximately \$115,000 - \$190,000.

Should the District wish to move forward with the sale of the subject property, the following next steps would be recommended:

1. Create a state mandated a 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Officially deem the property "Surplus" through a Board resolution
4. Prior to release of the property, notify all organizations and entities mandated by the state
5. Issue the property for sale to the open market
6. Manage the marketing and sales process
7. Close escrow on the property and distribute proceeds to the Twin Rivers Unified School District

2630 TAFT STREET,
SACRAMENTO, CA 95815



PROPERTY OVERVIEW: 2630 TAFT STREET

Property Class:

Educational

Assessor's Parcel Number:

275-0102-017, 016, 015

General Plan:

Public/Quasi-Public

Location:

2630 Taft Street, Sacramento, CA 95815

Total Size of Study Area:

492,228 SF (11.3 AC)

Environmental Constraints:

Undetermined

Current Use:

Vacant administrative building

Zoning:

R-I Single-Unit Dwelling Zone

Title Issues:

No title report reviewed at this time.



PROPERTY DESCRIPTION

The site is the former maintenance and operations yard for North Sacramento prior to the unification. Its current use is storage for surplus material. Study area is the lower portion outlined in the dotted red line.

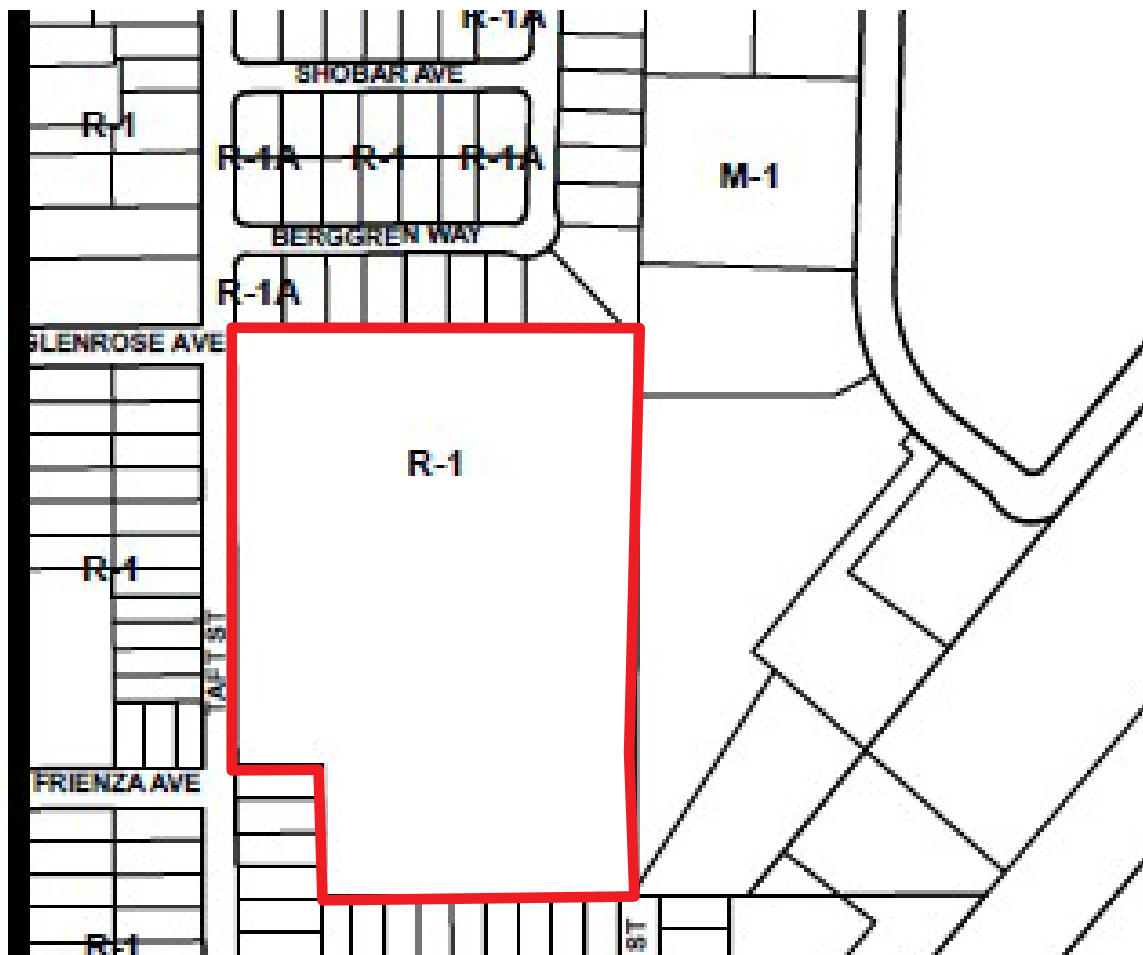


ONSITE STRUCTURES

Portables, warehouse buildings.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: R-I ZONE - SINGLE-UNIT DWELLING ZONE

The purpose of the R-I zone is to accommodate low-density residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. These areas should be clearly defined and without encroachment by uses not performing a neighborhood function.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Dwelling, duplex (Limited to corner lots)
Dwelling, single-unit
Community garden, private (not exceeding 1.0 acre)

CONDITIONAL USES:

Bed and breakfast inn
Childcare center
Library; archive
Museum
Non-profit organization, food preparation for off-site consumption, food storage and distribution
Non-profit organization, food storage and distribution, meal service facility
Nonresidential care facility
School, K-12

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	R-I
Minimum Lot Size	5,200 square feet
Minimum Lot Width	52'-0"
Minimum Lot Depth	100'-0"
Maximum Building Height	35'-0"
Setbacks	
Front	20'-0"
Side, interior	5'-0"
Side, street side of corner lot	12'-6"
Rear	15'-0"

CITY OF SACRAMENTO GENERAL PLAN DESIGNATION

PUBLIC/QUASI PUBLIC (PQ):

The Public/Quasi-Public designation describes areas with unique uses and typically unique urban forms. These areas host community services and/or educational, cultural, administrative, and recreational facilities often located within a well-landscaped setting. Most of these areas provide a public function and as a result, existing buildings often include a significant amount of surface parking lots and structured parking to accommodate users of the facilities. It should be noted that many Public/Quasi-Public uses are also allowed and are located in other land use and urban form designations.



SITE CONDITIONS

ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

Opportunities and amenities include: close proximity to (1) Highway 160 (2) the Blue Line operated by Sacramento Regional Transit (3) Arden Fair Shopping Center and (4) existing industrial businesses. The property has also garnered some interest from the City of Sacramento. Constraints include: (1) potential access issues and (2) potential resistance due to the adjacency to the elementary school.

SHORT TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is sale to an industrial business or operator. With the small footprint of the site, a residential development should not be considered due to the low yield for the number of homes achievable. Further analysis on the value of the property is recommended prior releasing the property for sale.

Should the District wish to move forward with the sale/lease of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Officially deem the property "Surplus" through a Board resolution
4. Prior to release of the listing, notify all organizations and entities mandated by the state
5. Issue the property for sale / lease to the surrounding utility entities
6. Manage the marketing and sale / lease process
7. Close escrow or execute a lease agreement on the property and distribute proceeds to the Twin Rivers Unified School District

505 MOREY AVENUE,
SACRAMENTO, CA 95838



PROPERTY OVERVIEW: 505 MOREY AVENUE

Property Class:

Industrial

Assessor's Parcel Number:

250-0083-022

General Plan:

Traditional Neighborhood Low

Location:

505 Morey Avenue, Sacramento, CA 95838

Total Size of Study Area:

12,197 (0.28 AC)

Environmental Constraints:

Undetermined

Current Use:

Vacant administrative building

Zoning:

R-I Single-Unit Dwelling Zone

Title Issues:

No title report reviewed at this time.



PROPERTY DESCRIPTION

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

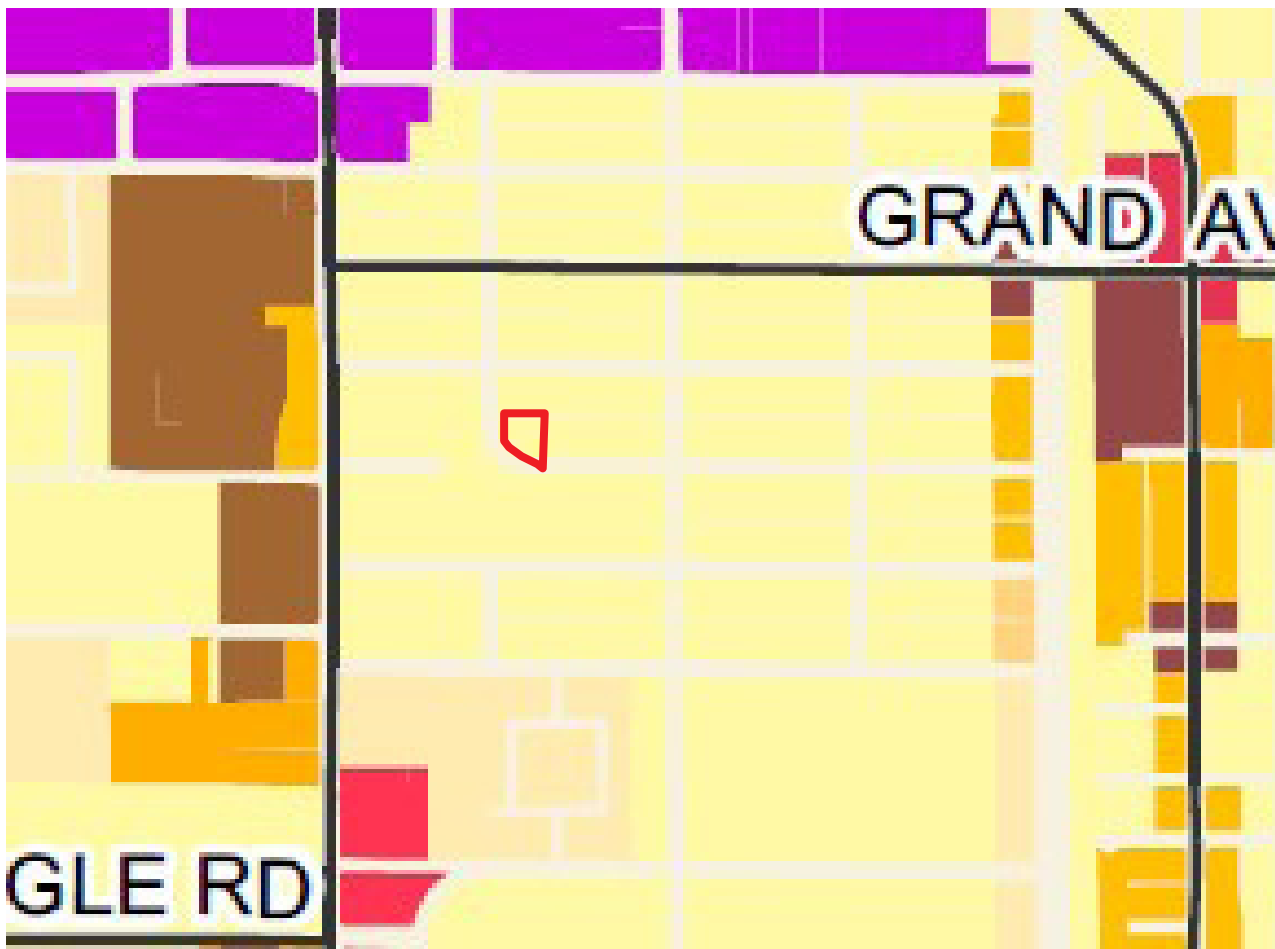


ONSITE STRUCTURES

Portables, warehouse buildings.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: R-I ZONE - SINGLE-UNIT DWELLING ZONE

The purpose of the R-I zone is to accommodate low-density residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. These areas should be clearly defined and without encroachment by uses not performing a neighborhood function.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Dwelling, duplex (Limited to corner lots)
Dwelling, single-unit
Community garden, private (not exceeding 1.0 acre)

CONDITIONAL USES:

Bed and breakfast inn
Childcare center
Library; archive
Museum
Non-profit organization, food preparation for off-site consumption, food storage and distribution
Non-profit organization, food storage and distribution, meal service facility
Nonresidential care facility
School, K-12

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	R-I
Minimum Lot Size	5,200 square feet
Minimum Lot Width	52'-0"
Minimum Lot Depth	100'-0"
Maximum Building Height	35'-0"
Setbacks	
Front	20'-0"
Side, interior	5'-0"
Side, street side of corner lot	12'-6"
Rear	15'-0"

CITY OF SACRAMENTO GENERAL PLAN DESIGNATION

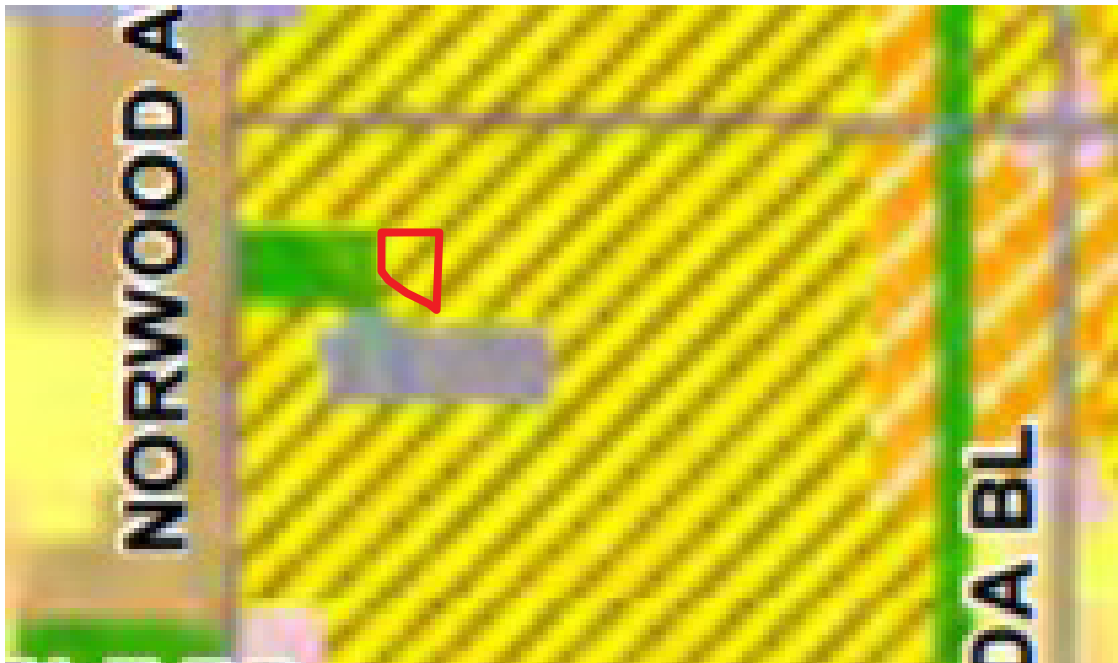
TRADITIONAL NEIGHBORHOOD LOW:

This designation provides for moderate-intensity housing and neighborhood-support uses including the following:

Single-family detached dwellings
Single-family attached dwellings (e.g., duplexes, triplexes, townhomes)
Accessory second units
Limited neighborhood-serving commercial on lots two acres or less
Compatible public, quasi-public, and special uses

DEVELOPMENT STANDARDS

Minimum Density: 3.0 Units/ Net Acre
Maximum Density: 8.0 Units/ Net Acre
Maximum FAR: 1.50 FAR



SITE CONDITIONS

ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

Opportunities and amenities include: close proximity to (1) Interstate 80 (2) Del Paso Park and (3) adjacent commercial corridors. Constraints include: (1) small footprint size and (2) potential resistance due to the adjacency to the elementary school.

SHORT TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is sale / lease to a small business owner (mechanic, landscaping, ironworks, etc). Further analysis on the value of the property is recommended prior to releasing the property for sale.

Should the District wish to move forward with the sale/lease of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Officially deem the property "Surplus" through a Board resolution
4. Prior to release of the listing, notify all organizations and entities mandated by the state
5. Issue the property for sale / lease to the surrounding utility entities
6. Manage the marketing and sale / lease process
7. Close escrow or execute a lease agreement on the property and distribute proceeds to the Twin Rivers Unified School District

1710 ASCOT AVENUE,
RIO LINDA, CA 95673



PROPERTY OVERVIEW: 1710 ASCOT AVENUE

Property Class:

Educational

Assessor's Parcel Number:

238-0050-012, 238-0050-011

General Plan:

Employment Center Low Rise

Location:

1710 Ascot Avenue, Rio Linda, CA
95673

Total Size of Study Area:

1,083,337 (24.87 AC)

Environmental Constraints:

Water retention issues.

Current Use:

Vacant

Zoning:

M-I- Light Industrial

Title Issues:

No title report reviewed at this time.



PROPERTY DESCRIPTION

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

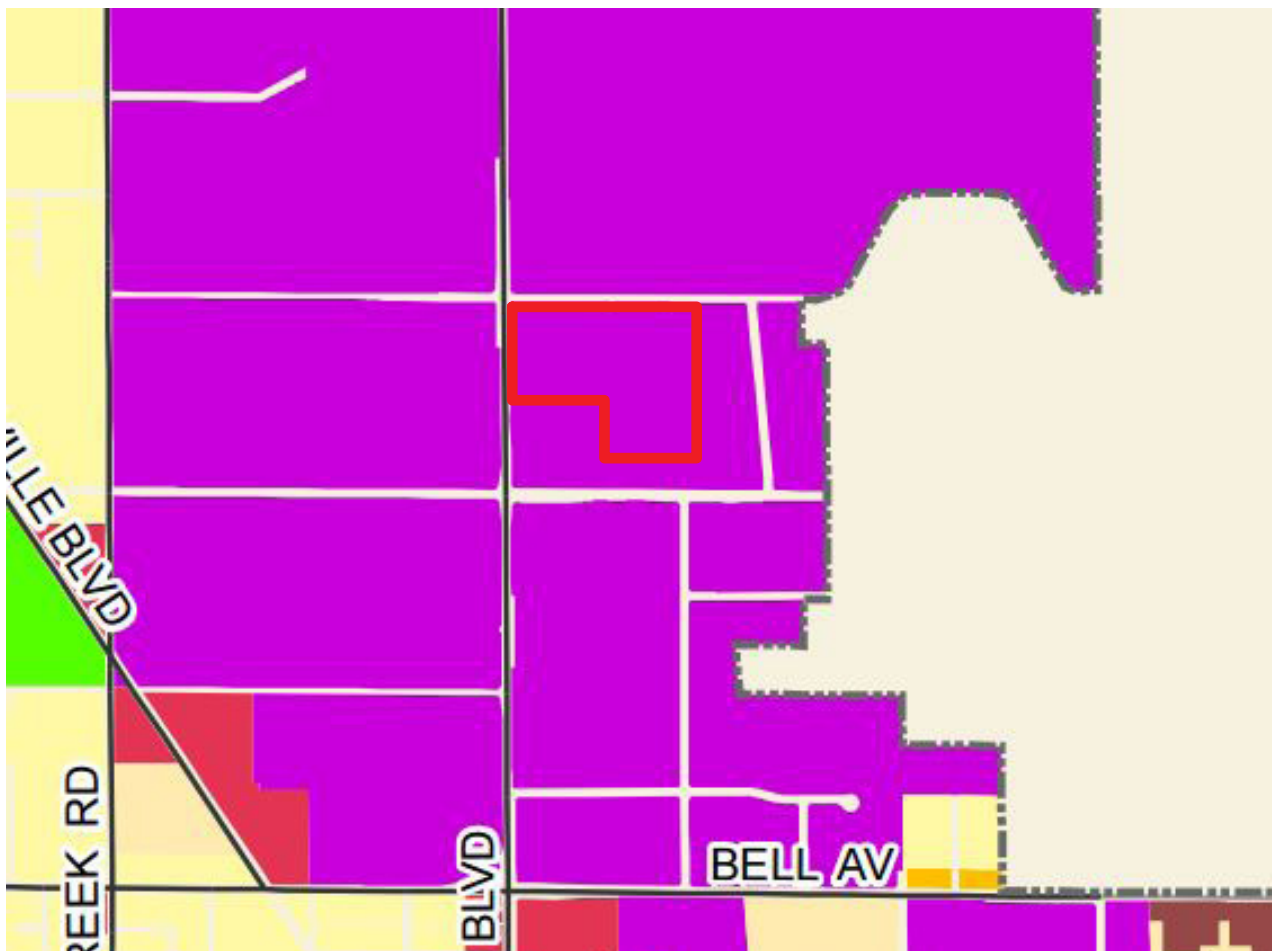


ONSITE STRUCTURES

Vacant land.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: M-I ZONE—LIGHT INDUSTRIAL ZONE

The purpose of the M-I zone is to permit the manufacture or treatment of goods.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Temporary residential shelter (24 or fewer beds)	Aquaculture
Athletic club; fitness studio	Contractor storage yard
College extension	Laboratory, research
Commercial service	Lumber yard, retail
Community market	Manufacturing, service, and repair
Hotel; motel	Market garden
Mini storage; locker building	Passenger terminal
Museum	Terminal yard, trucking
Non-profit organization, food preparation for off-site consumption	Tractor or heavy truck sales, storage, rental
Office	Tractor or heavy truck service, repair
Retail store	Warehouse; distribution center
School—dance, music, art, martial arts	School, vocational
Theater	

CONDITIONAL USES:

Dwelling, multi-unit
Cemetery
Nonresidential care facility
School, K-12

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	M-I
Maximum Building Height	70'-0"
Setbacks	
Front	0'-0"
Side, interior	5'-0"
Rear	15'-0"

CITY OF SACRAMENTO GENERAL PLAN DESIGNATION

EMPLOYMENT CENTER LOW RISE

Employment Center Low Rise (business parks) plays an important role in the city by supporting businesses and providing employment. It is not anticipated that there will be any significant change in the form and character of areas designated Employment Center Low Rise in the foreseeable future. Changes are likely to be more subtle, including improvements in accessibility to pedestrians, bicyclists, and transit and the integration of additional support uses.

Industrial or manufacturing that occurs entirely within an enclosed building or an enclosed
Outdoor area with appropriately landscaped setbacks
Office flex-space (i.e., industrial structures converting to office or research and design uses)
Residential and commercial flex space (i.e., industrial structures converting to residential or commercial uses) in areas expected to transition to urban development
Office uses
Retail and service uses that provide support to employees
Compatible public, quasi-public and special uses

DEVELOPMENT STANDARDS

Minimum FAR: 0.15 FAR
Maximum FAR: 1.00 FAR



SITE CONDITIONS

ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

Opportunities and amenities include: close proximity to (1) Interstate 80 (2) McClellan Airfield and (3) adjacent industrial corridors. Constraints include: (1) noted water pollution.

SHORT TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an as-is sale to an industrial business or operator. Further analysis on the value of the property as well as an environmental review is recommended prior to releasing the property for sale. Adjacent neighbor has previously expressed interest in Ascot and may be suited to purchase this site.

Should the District wish to move forward with the sale of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Officially deem the property "Surplus" through a Board resolution
4. Prior to release of the listing, notify all organizations and entities mandated by the state
5. Issue the property for sale to the surrounding utility entities
6. Manage the marketing and sales process
7. Close escrow on the property and distribute proceeds to the Twin Rivers Unified School District

670 DIXIEANNE AVENUE,
SACRAMENTO, CA 95815



PROPERTY OVERVIEW: 670 DIXIEANNE AVENUE

Property Class:

Educational

Assessor's Parcel Number:

275-0102-017, 016, 015

General Plan:

Public/Quasi-Public

Location:

670 Dixieanne Avenue, Sacramento, CA 95815

Total Size of Study Area:

110,207 SF (2.53 AC)

Environmental Constraints:

Undetermined

Current Use:

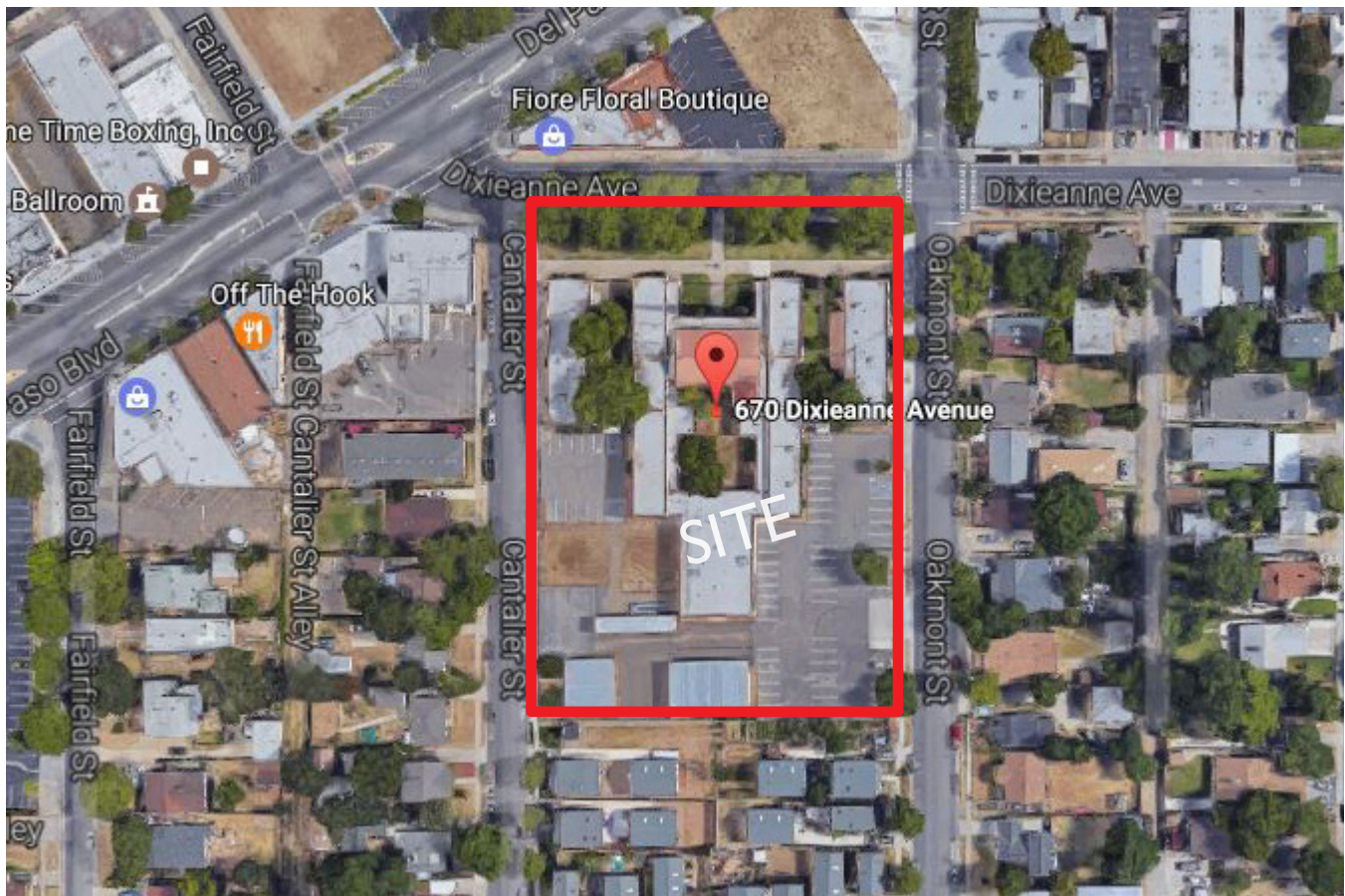
Vacant administrative building

Zoning:

C-2-SPD, General Commercial (SPD overlay)

Title Issues:

No title report reviewed at this time.



PROPERTY DESCRIPTION

The property is the location of a former administrative office prior for North Sacramento Elementary School District to the unification of the Districts 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 District has engaged an architect to begin reviewing the site for usability.

Fred K. Robinson Center



ONSITE STRUCTURES

Office building with auditorium space, surface parking lot, mature trees.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: C-2 ZONE - COMMERCIAL, OFFICE, MIXED-USE

The purpose of the C-2 zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Dormitory (inside central city)
Dwelling, duplex
Dwelling, single-unit
Athletic club; fitness studio
Bed and breakfast inn
Childcare center
Cinema (inside arts and entertainment district)
College extension
Commercial service
Hotel; motel
Library; archive
Museum
Non-profit organization, food preparation for off-site consumption
Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution
Office
School—dance, music, art, martial arts
School, vocational
Temporary commercial building
Theater
Veterinary clinic; veterinary hospital

CONDITIONAL USES:

Dormitory (outside central city)
Fraternity house; sorority house
Residential care facility
Assembly facility—cultural, religious, social
Residential hotel
Temporary residential shelter

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	C-2
Maximum Building Height	45'-0"
Setbacks	
Front	0 - 25'-0"
Side, interior	5'-0"
Rear	15'-0"

CITY OF SACRAMENTO GENERAL PLAN DESIGNATION

PUBLIC/QUASI PUBLIC (PQ):

The Public/Quasi-Public designation describes areas with unique uses and typically unique urban forms. These areas host community services and/or educational, cultural, administrative, and recreational facilities often located within a well-landscaped setting. Most of these areas provide a public function and as a result, existing buildings often include a significant amount of surface parking lots and structured parking to accommodate users of the facilities. It should be noted that many Public/Quasi-Public uses are also allowed and are located in other land use and urban form designations.



SITE CONDITIONS

ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

The property benefits from being along the heavily trafficked corridor Del Paso Boulevard. Opportunities and amenities include: close proximity to (1) Highway 160 and Interstate 5 (2) Woodlake Park (3) Winner's Circle Park and (4) Arden Fair Shopping Center. The property has also garnered some interest from the City of Sacramento and non-District schools in the past. Constraints include: (1) existing condition of the property and (2) potential historical significance of the building.

SHORT TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an open listing for sale or lease to the market targeted at schools, government agencies and non-profits. The District should complete the review of the property conditions and cost to rehabilitate to a usable state by a professional entity / contractor, which is currently in process.

Should the District wish to move forward with the sale/lease of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Seek various waiver from the State Allocation Board with respect to the competitive bidding process for sale / lease of the subject property (Ed. Code 17466) and potentially for flexibility in terms of the use of the sales proceeds derived from the sale / lease
4. Officially deem the property "Surplus" through a Board resolution
5. Prior to release of the RFP, notify all organizations and entities mandated by the state
6. Issue the property for sale / lease to the surrounding utility entities
7. Manage the marketing and sale / lease process
8. Close escrow or execute a lease agreement on the property and distribute proceeds to the Twin Rivers Unified School District

627 L STREET,
RIO LINDA, CA 95673



Rio Linda Elementary School

PROPERTY OVERVIEW: 627 L STREET

Property Class:

Educational

Assessor's Parcel Number:

206-0231-001

General Plan:

LDR – Low Density Residential,
Rio Linda Business District Special
Planning Area

Location:

627 L Street, Rio Linda, CA 95673

Total Size of Study Area:

372,438 SF (8.55 AC)

Environmental Constraints:

Undetermined

Current Use:

Elementary School

Zoning:

RD 5- Residential

Title Issues:

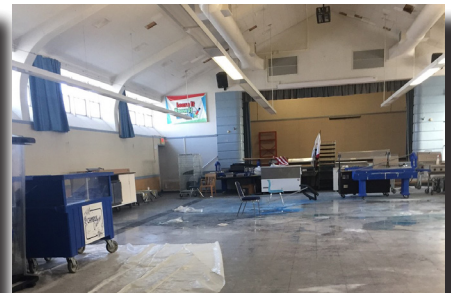
No title report reviewed at this
time.



PROPERTY DESCRIPTION

The property is the site of the former Rio Linda Elementary School. It is currently home to a portable storage building for Keema High School (a District-satellite program), Head Start day care, a District pre-school and Rio Linda Branch Library. Study area is designated by the red dotted line.

Rio Linda Elementary School

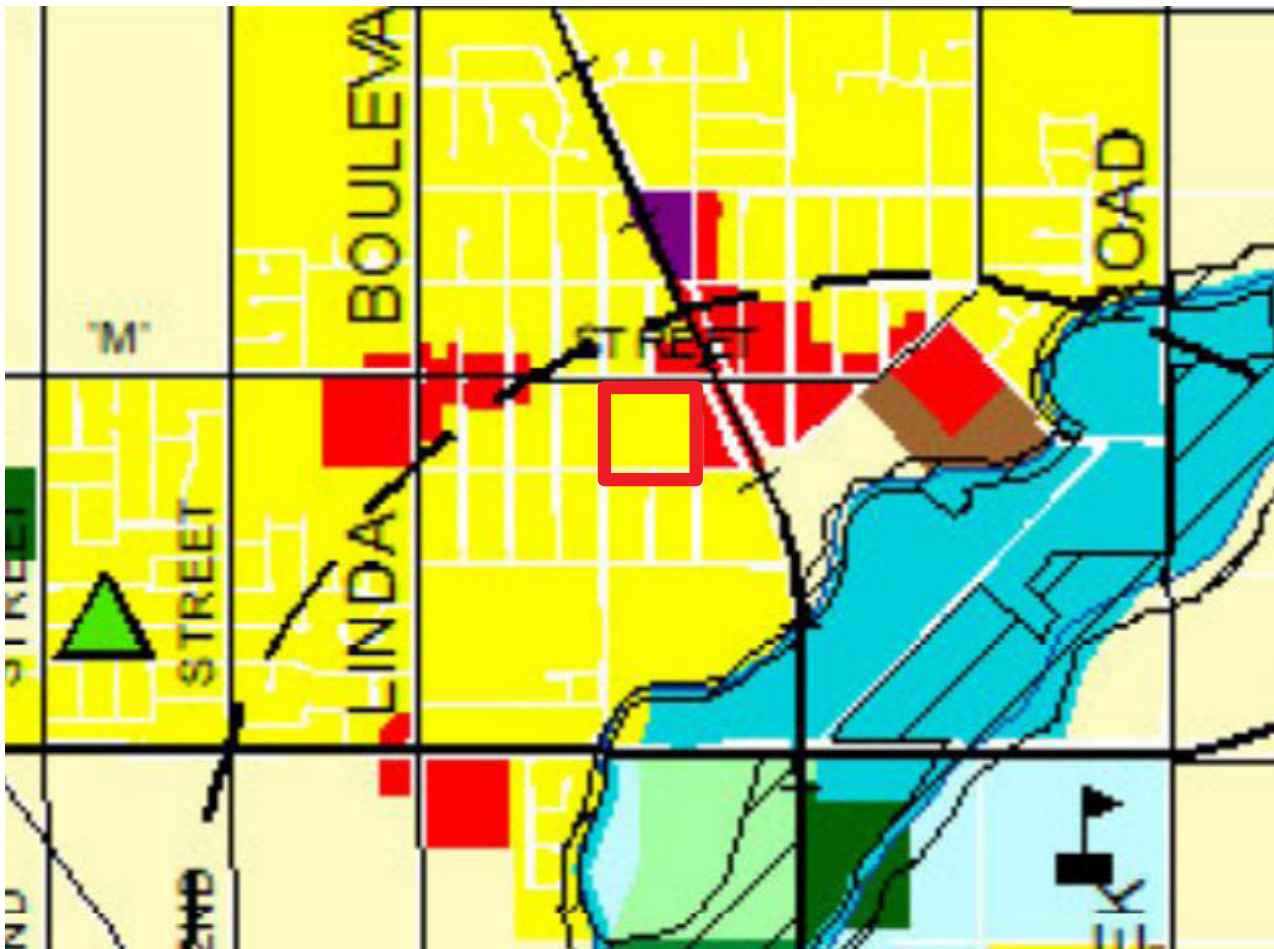


ONSITE STRUCTURES

Portables, warehouse buildings, mature trees.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: RD-5 ZONE - RESIDENTIAL ZONE

The Residential Zoning Districts are established to promote and protect the public health, safety, and general welfare. Each is distinguished by minimum lot size and is adopted for the following purposes:

- To provide sufficient space in appropriate locations for residential development to meet the housing needs of the County's present and expected future population with due allowance for the need for a choice of sites.
- To protect residential areas against fire, explosions, toxic and noxious matter, and other hazards, and against offensive noise, odorous matter, glare, and other objectionable influences.
- To protect residential areas, as far as possible, against heavy and through traffic.
- To protect residential areas against congestion by regulating the density of population, and the bulk of buildings in relation to the land around them and to one another; designing roadways that incorporate active transportation and encourage walking and bicycling through a network of interconnected streets, sidewalks and bike lanes; providing for off-street parking spaces to require the provisions of open space in residential areas wherever practicable, and thereby provide a more desirable, active environment for urban living in a metropolitan area.
- To provide for access of light and air and for privacy, by controls over the spacing and height of buildings and other structures.
- To provide appropriate space for those educational, religious, recreational, health, and similar facilities that serve the needs of the nearby residents, to generally perform their own activities more effectively in a residential environment, and do not create objectionable influences.
- To encourage the development of desirable, active, more attractive and economic building forms.
- To promote the most desirable use of land and direction of building development in accord with the General Plan; consider human health and design activity and sustainability in new developments and neighborhoods; to promote stability of residential development so as to protect the character of a district and its peculiar suitability for particular uses; to conserve the values of land and buildings; and to protect the County's tax revenues.
- To provide for the parking and storage of major recreational equipment within designated open spaces.
- To comply with State law, provide for state authorized, certified, or licensed family care homes, foster homes, or group homes as a residential use of property.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Dwelling, Single-family, Detached	Government and Local Agency Buildings and Uses
Family Day Care Home	School, K-12, Public

Rio Linda Elementary School

CONDITIONAL USES:

Dwelling, Multiple Family
Dwelling, Single-family Attached
Dwelling, Duplex or Halfplex
Residential Care Home
Places of Worship or Other Religious Institution
School, K-12, Private
Child Day Care Center
Office Use, General

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	RD-5
Minimum Lot Size	5,200 square feet
Minimum Lot Width	52'-0"
Minimum Lot Depth	100'-0"
Maximum Building Height	35'-0"
Setbacks	
Front	20'-0"
Side, interior	5'-0"
Side, street side of corner lot	12'-6"
Rear	15'-0"

Most common duplex zoning district, although other multifamily uses are permitted with a use permit. A maximum of 10 dwelling units per net acre is allowed. Single-family interior lots require 4,000 square feet, and corner lots require 5,200 square feet. Duplexes are permitted on minimum 7,200-square-foot corner lots and on interior lots of 6,200 square feet. Multifamily projects are permitted on minimum 6,200-square-foot corner lots and on interior lots of 5,200 square feet.

COUNTY OF SACRAMENTO GENERAL PLAN DESIGNATION

LDR – LOW DENSITY RESIDENTIAL:

This designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.

SITE CONDITIONS

ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

Opportunities and amenities include: close proximity to (1) Sacramento city boundaries (2) Rio Linda Elverta Recreation and Park and (3) Mar-Val Plaza. Constraints include: (1) location in unincorporated Sacramento County and (2) potential opposition from surrounding neighbors.

SHORT TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be an open listing for sale or lease to the market targeted at schools, government agencies and non-profits.

Should the District wish to move forward with the sale/lease of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Seek various waiver from the State Allocation Board with respect to the competitive bidding process for sale / lease of the subject property (Ed. Code 17466) and potentially for flexibility in terms of the use of the sales proceeds derived from the sale / lease
4. Officially deem the property "Surplus" through a Board resolution
5. Prior to release of the RFP, notify all organizations and entities mandated by the state
6. Issue the property for sale / lease to the surrounding utility entities
7. Manage the marketing and sale / lease process
8. Close escrow or execute a lease agreement on the property and distribute proceeds to the Twin Rivers Unified School District

1251 CHUCKWAGON DRIVE,
SACRAMENTO, CA 95834



PROPERTY OVERVIEW: 1251 CHUCKWAGON DRIVE

Property Class:
Educational

Total Size of Study Area:
499,198 SF (11.46 AC)

Environmental Constraints:
Undetermined

Location:
1251 Chuckwagon Drive,
Sacramento, CA 95834

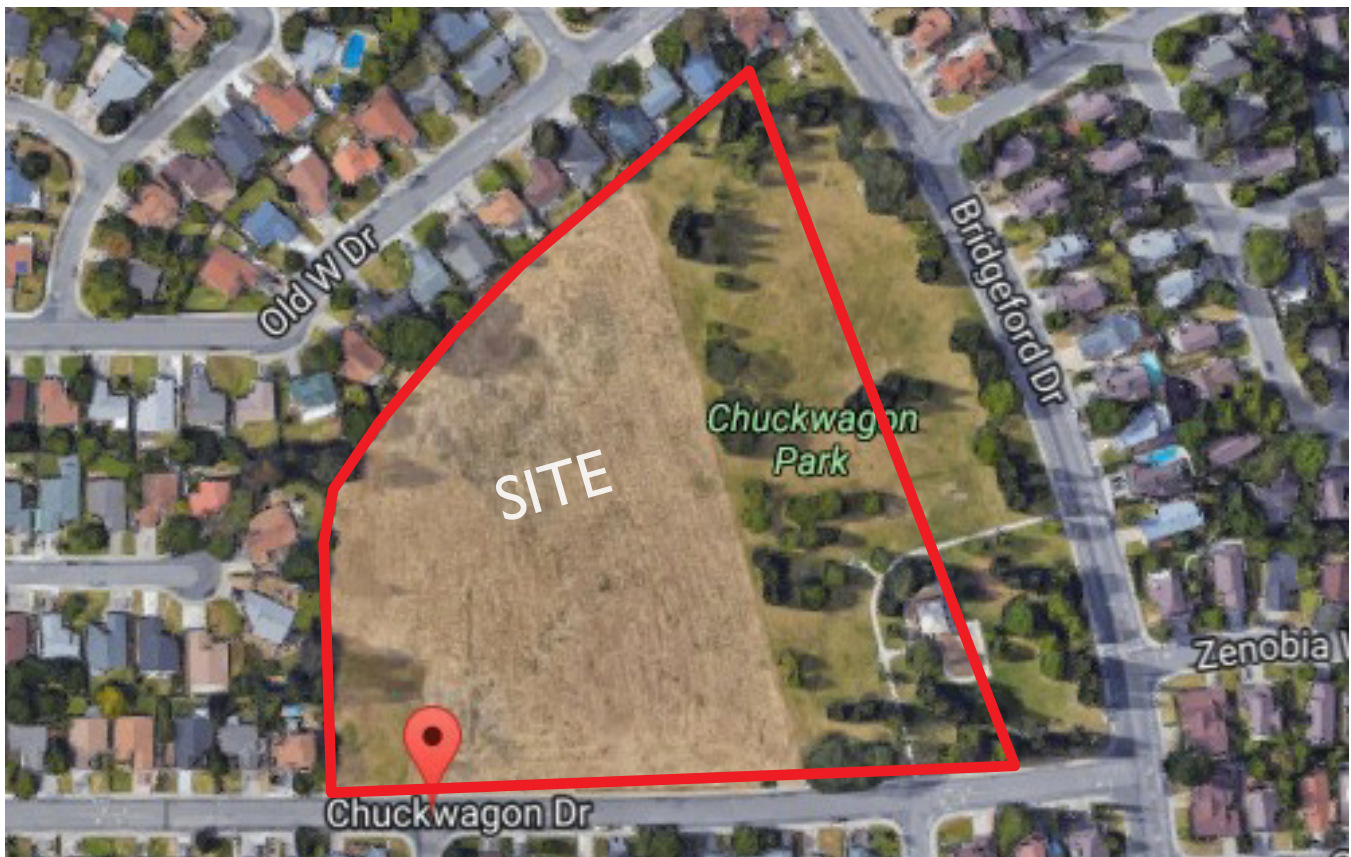
Zoning:
R-1 Single-Unit Dwelling Zone

Title Issues:
No title report reviewed at this
time.

Current Use:
Vacant

General Plan:
Public/Quasi-Public

Assessor's Parcel Number:
225-0170-029



PROPERTY DESCRIPTION

The Meister Site 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.

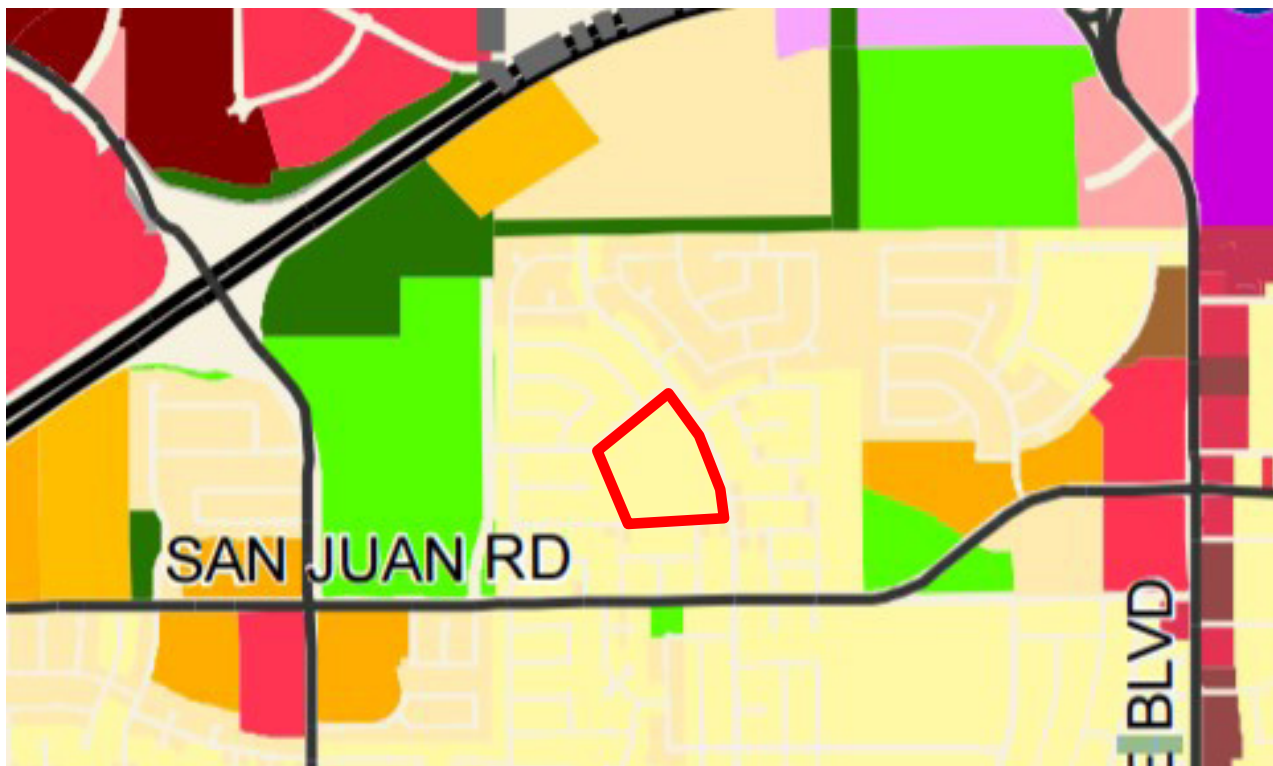


ONSITE STRUCTURES

Vacant land, mature trees.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: R-I ZONE - SINGLE-UNIT DWELLING ZONE

The purpose of the R-I zone is to accommodate low-density residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. These areas should be clearly defined and without encroachment by uses not performing a neighborhood function.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Dwelling, duplex (Limited to corner lots)
Dwelling, single-unit
Community garden, private (not exceeding 1.0 acre)

CONDITIONAL USES:

Bed and breakfast inn
Childcare center
Library; archive
Museum
Non-profit organization, food preparation for off-site consumption, food storage and distribution
Non-profit organization, food storage and distribution, meal service facility
Nonresidential care facility
School, K-12

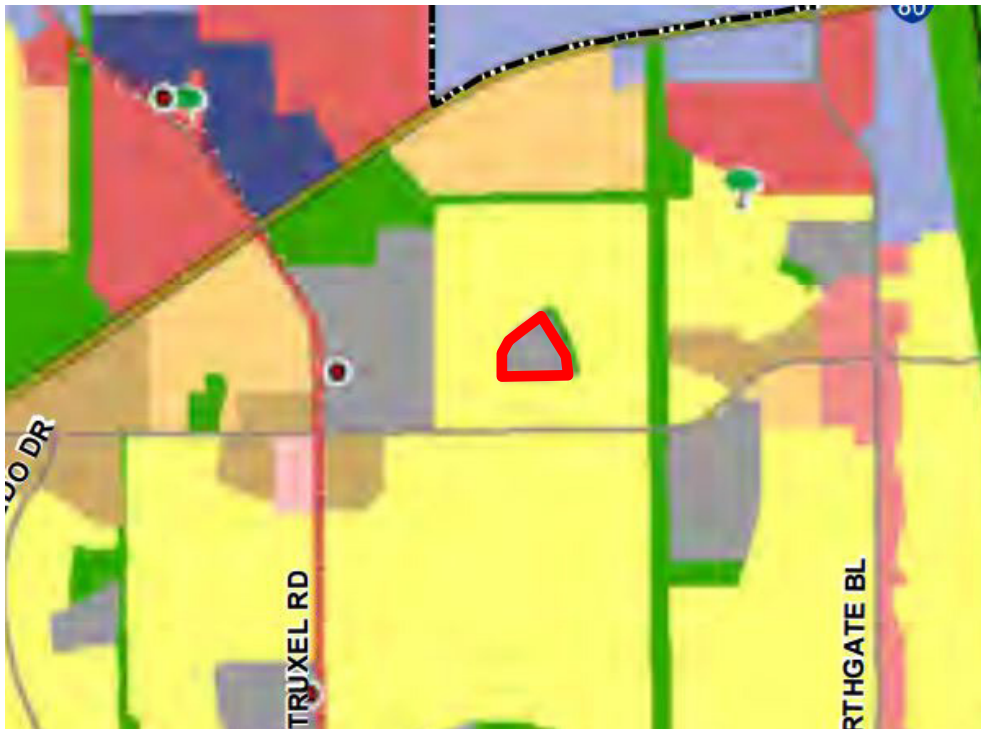
ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	R-I
Minimum Lot Size	5,200 square feet
Minimum Lot Width	52'-0"
Minimum Lot Depth	100'-0"
Maximum Building Height	35'-0"
Setbacks	
Front	20'-0"
Side, interior	5'-0"
Side, street side of corner lot	12'-6"
Rear	15'-0"

CITY OF SACRAMENTO GENERAL PLAN DESIGNATION

PUBLIC/QUASI PUBLIC (PQ):

The Public/Quasi-Public designation describes areas with unique uses and typically unique urban forms. These areas host community services and/or educational, cultural, administrative, and recreational facilities often located within a well-landscaped setting. Most of these areas provide a public function and as a result, existing buildings often include a significant amount of surface parking lots and structured parking to accommodate users of the facilities. It should be noted that many Public/Quasi-Public uses are also allowed and are located in other land use and urban form designations.



SITE CONDITIONS

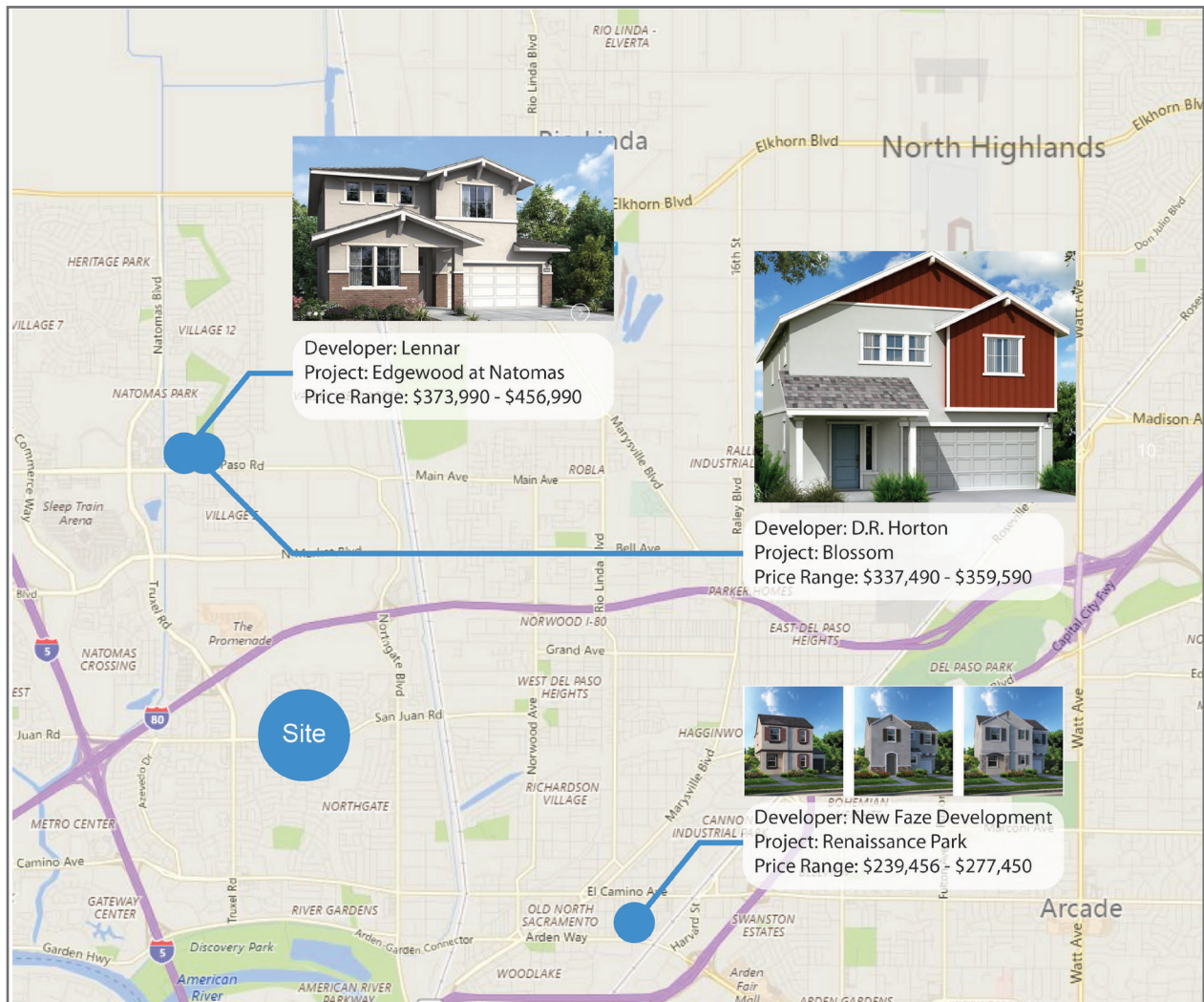
ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

The property is surrounded by single family residential on all sides. Opportunities and amenities include: close proximity to (1) Interstate 80 and Interstate 5 (2) the Promenade Shopping Center (3) Northgate Shopping Center and (4) North Natomas Regional park. Constraints include: (1) potential resistance from surrounding neighbors and (2) conservation of usable park area for the community.

SURROUNDING RESIDENTIAL DEVELOPMENT



LONG TERM RECOMMENDATION

Based on a general site review and analysis of current zoning, it is our professional opinion, that the Highest and Best Use for this site would be single family detached residential development with design characteristics analogous to the surrounding neighborhood. Using the zoning parameters we estimate that 67 lots could reasonably be accommodated on site. Further analysis on the value of the property, exact property boundaries and the Joint Use

Agreement with the City is recommended prior to the release of the property for sale.

Should the District wish to move forward with the sale of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-111 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Seek various waiver from the State Allocation Board with respect to the competitive bidding process for sale / lease of the subject property (Ed. Code 17466) and potentially for flexibility in terms of the use of the sales proceeds derived from the sale / lease
4. Officially deem the property "Surplus" through a Board resolution
5. Prior to release of the RFP, notify all organizations and entities mandated by the state
6. Issue the property for sale to the builder/developer community
7. Manage the marketing and sales process
8. Close escrow on the property and distribute proceeds to the Twin Rivers Unified School District

Any development process, particularly a development sited within an existing residential community, requires a strategic approach and outreach to gain community and political support. Setbacks, massing and orientation of new homes, as well as circulation and landscaping will need to be sensitive to the adjacent neighborhood in order to maintain a compatible and complimentary character, and to successfully incorporate the new development into the existing fabric of the neighborhood.

1690 BELL AVENUE,
SACRAMENTO, CA 95838



PROPERTY OVERVIEW: 1690 BELL AVENUE

Property Class:

Educational

Assessor's Parcel Number:

238-0050-012, 238-0050-011

General Plan:

Employment Center Low Rise

Location:

1690 Bell Avenue, Sacramento, CA 95838

Total Size of Study Area:

920,423 (21.13 AC)

Environmental Constraints:

Undetermined

Current Use:

Vacant

Zoning:

M-I-SPD (Light Industrial, SPD),
R-1A-SPD (Single-Family Alternative – SPD)

Title Issues:

No title report reviewed at this time.



PROPERTY DESCRIPTION

The property is a large vacant stretch of land that was originally intended to be the transportation headquarters for Grant Union School District.

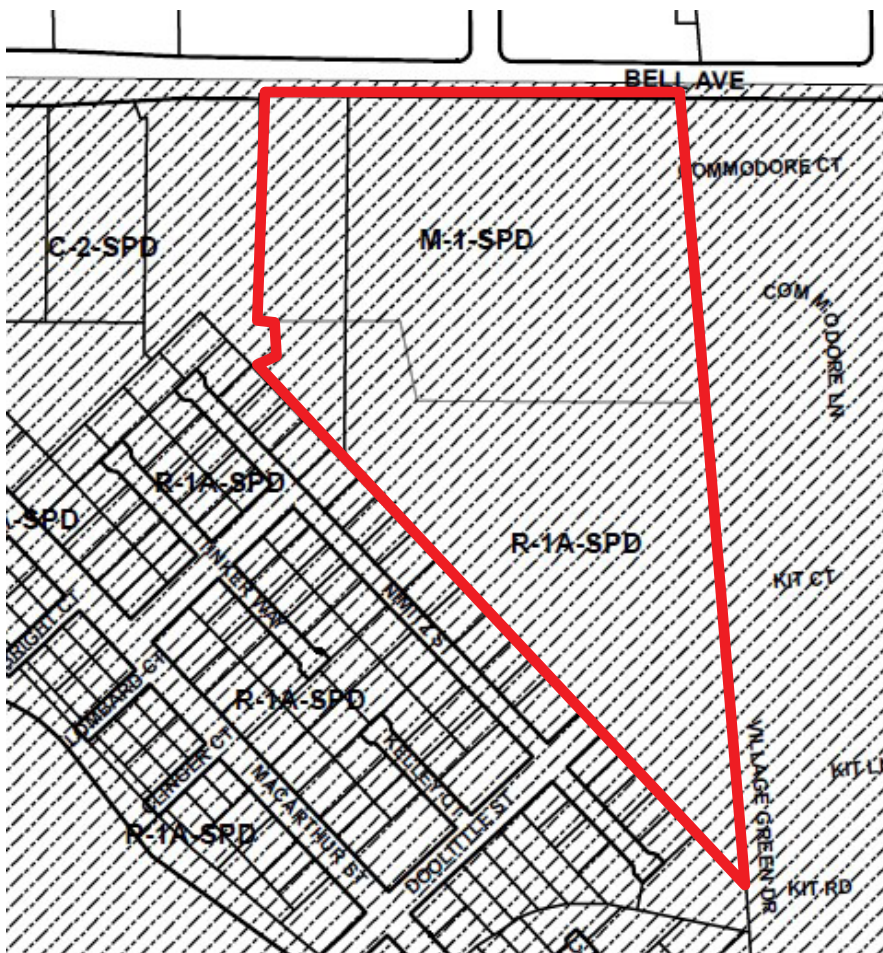


ONSITE STRUCTURES

Vacant land.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: M-I ZONE—LIGHT INDUSTRIAL ZONE

The purpose of the M-I zone is to permit the manufacture or treatment of goods.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Temporary residential shelter (24 or fewer beds)	Aquaculture
Athletic club; fitness studio	Contractor storage yard
College extension	Laboratory, research
Commercial service	Lumber yard, retail
Community market	Manufacturing, service, and repair
Hotel; motel	Market garden
Mini storage; locker building	Passenger terminal
Museum	Terminal yard, trucking
Non-profit organization, food preparation for off-site consumption	Tractor or heavy truck sales, storage, rental
Office	Tractor or heavy truck service, repair
Retail store	Warehouse; distribution center
School—dance, music, art, martial arts	School, vocational
Theater	

CONDITIONAL USES:

Dwelling, multi-unit
Cemetery
Nonresidential care facility
School, K-12

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	M-I
Maximum Building Height	70'-0"
Setbacks	
Front	0'-0"
Side, interior	5'-0"
Rear	15'-0"

ZONING: R-1A ZONE - SINGLE-UNIT DWELLING ZONE

The purpose of the R-1A zone is to permit single-unit or duplex dwellings, whether attached or detached, at a higher density than is permitted in the R-1 zone. Dwellings that have no interior side yards, such as townhouses and rowhouses, are allowed.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Dwelling, duplex
Dwelling, single-unit
Community garden, private (not exceeding 1.0 acre)

CONDITIONAL USES:

Bed and breakfast inn
Childcare center
Library; archive
Museum
Non-profit organization, food preparation for off-site consumption, food storage and distribution
Non-profit organization, food storage and distribution, meal service facility
Nonresidential care facility
School, K-12

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	R-1A
Density	2 units per lot
Maximum Lot Coverage	50%
Minimum Lot Size	2,900 square feet
Minimum Lot Width	20'-0" (38'-0" for corner lots)
Minimum Lot Depth	80'-0"
Maximum Building Height	35'-0"
Setbacks	
Front	varies
Side, interior	0 - 5'-0"
Side, street side of corner lot	12'-6"
Rear	5'-0"

CITY OF SACRAMENTO GENERAL PLAN DESIGNATION

EMPLOYMENT CENTER LOW RISE

Employment Center Low Rise (business parks) plays an important role in the city by supporting businesses and providing employment. It is not anticipated that there will be any significant change in the form and character of areas designated Employment Center Low Rise in the foreseeable future. Changes are likely to be more subtle, including improvements in accessibility to pedestrians, bicyclists, and transit and the integration of additional support uses.

Industrial or manufacturing that occurs entirely within an enclosed building or an enclosed outdoor area with appropriately landscaped setbacks
Office flex-space (i.e., industrial structures converting to office or research and design uses)
Residential and commercial flex space (i.e., industrial structures converting to residential or commercial uses) in areas expected to transition to urban development
Office uses
Retail and service uses that provide support to employees
Compatible public, quasi-public and special uses

DEVELOPMENT STANDARDS

Minimum FAR: 0.15 FAR
Maximum FAR: 1.00 FAR



SITE CONDITIONS

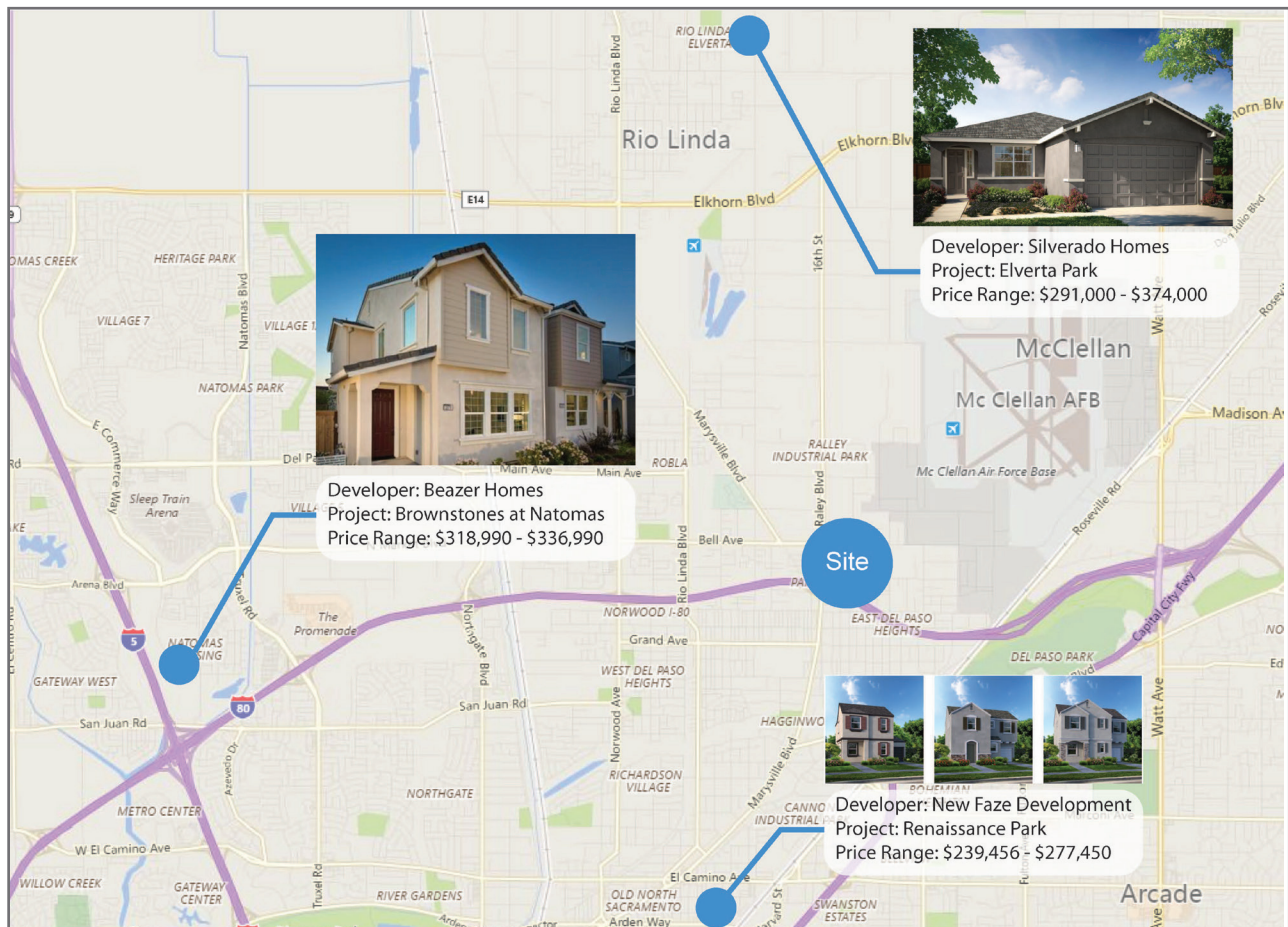
ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

The property 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. Opportunities and amenities include: close proximity to (1) Interstate 80 (2) Bell Avenue Park (3) Alister MacKenzie Golf Course and (4) McClellan Airfield. Constraints include: (1) potential resistance from surrounding neighbors and (2) potential environment contamination from adjacent businesses.

SURROUNDING RESIDENTIAL DEVELOPMENTS



LONG TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be a single family detached residential development with design characteristics analogous to the surrounding neighborhood. Using the zoning parameters, we estimate that 124 (1 unit per lot) – 222 (2 units per lot) lots could reasonably be accommodated on this site. Further analysis on the value of the property is recommended prior to releasing the property for sale.

*** NOTE: This property is the most diverse relative to the possible development options. In the event of a sale, while a traditional residential development is the optimal use, targeting industrial businesses, agents and operators as well as mobile home operators is recommended.*

Should the District wish to move forward with the sale of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Seek various waiver from the State Allocation Board with respect to the competitive bidding process for sale / lease of the subject property (Ed. Code 17466) and potentially for flexibility in terms of the use of the sales proceeds derived from the sale / lease
4. Officially deem the property "Surplus" through a Board resolution
5. Prior to release of the RFP, notify all organizations and entities mandated by the state
6. Issue the property for sale to the builder/developer community
7. Manage the marketing and sales process
8. Close escrow on the property and distribute proceeds to the Twin Rivers Unified School District

Any development process, particularly a development sited within an existing residential community, requires a strategic approach and outreach to gain community and political support. Setbacks, massing, and orientation of new homes, as well as circulation and landscaping will need to be sensitive to the adjacent neighborhood in order to maintain a compatible and complimentary character, and to successfully incorporate the new development into the existing fabric of the neighborhood.

5450 GEORGIA DRIVE,
NORTH HIGHLANDS, CA 95660



Aero Haven Elementary School

APPENDIX A: 5450 GEORGIA DRIVE

Property Class:
Educational

Assessor's Parcel Number:
218-0261-001

General Plan:
LDR- Low Density Residential

Location:
5450 Georgia Drive,
North Highlands, CA 95660

Total Size of Study Area:
456,509 (10.48 AC)

Environmental Constraints:
Undetermined

Current Use:
Elementary School

Zoning:
RD-5 Residential

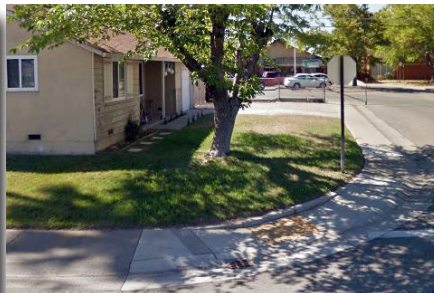
Title Issues:
No title report reviewed at this time.



PROPERTY DESCRIPTION

This site is the site of Aero Haven Elementary. 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 (on the right of the dotted line) is approximately 5 acres and is currently not in use by the District.

Aero Haven Elementary School

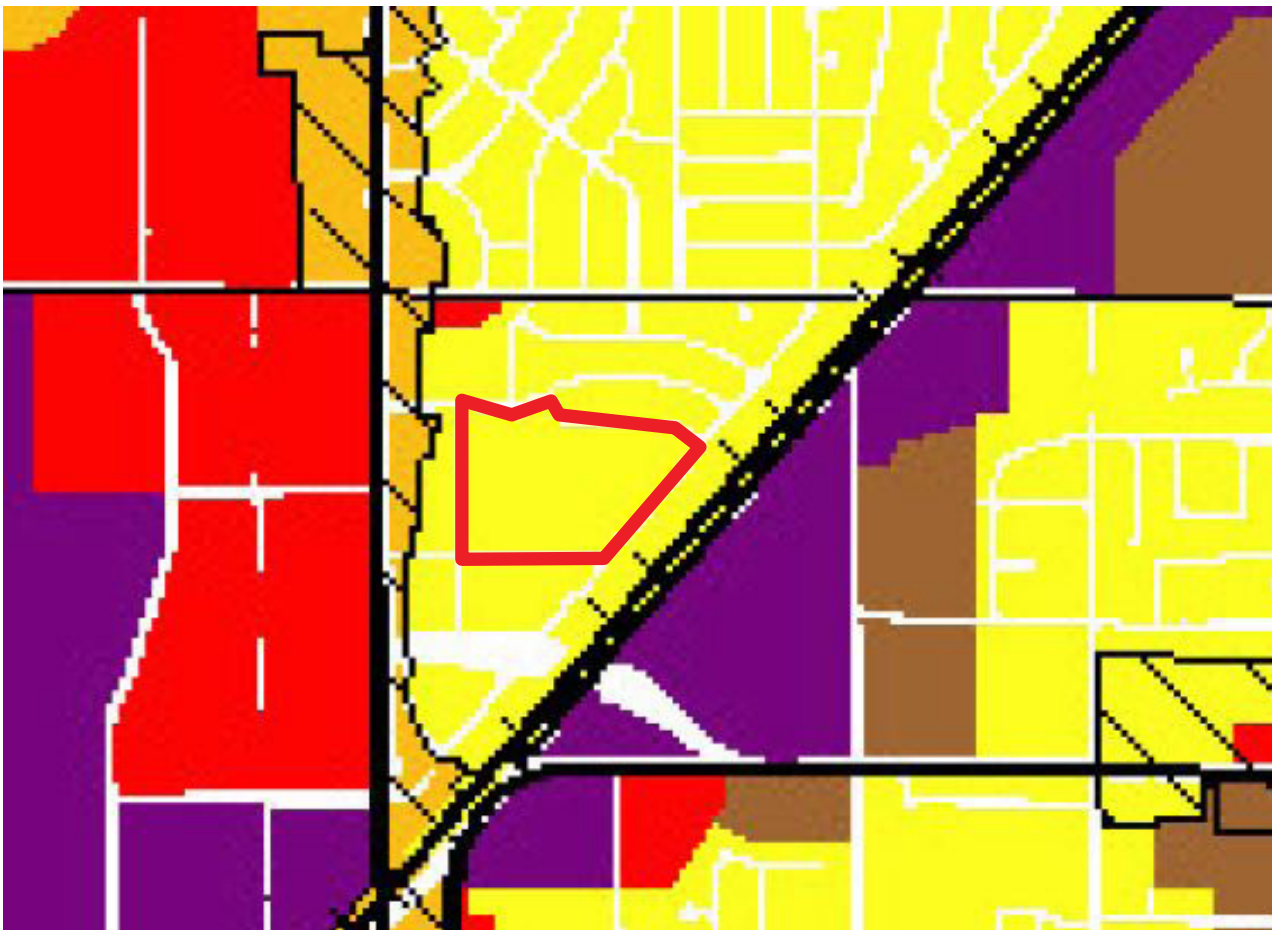


ONSITE STRUCTURES

Portables, school and warehouse buildings, mature trees.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: RD-5 ZONE - RESIDENTIAL ZONE

The Residential Zoning Districts are established to promote and protect the public health, safety, and general welfare. Each is distinguished by minimum lot size and is adopted for the following purposes:

- To provide sufficient space in appropriate locations for residential development to meet the housing needs of the County's present and expected future population with due allowance for the need for a choice of sites.
- To protect residential areas against fire, explosions, toxic and noxious matter, and other hazards, and against offensive noise, odorous matter, glare, and other objectionable influences.
- To protect residential areas, as far as possible, against heavy and through traffic.
- To protect residential areas against congestion by regulating the density of population, and the bulk of buildings in relation to the land around them and to one another; designing roadways that incorporate active transportation and encourage walking and bicycling through a network of interconnected streets, sidewalks and bike lanes; providing for off-street parking spaces to require the provisions of open space in residential areas wherever practicable, and thereby provide a more desirable, active environment for urban living in a metropolitan area.
- To provide for access of light and air and for privacy, by controls over the spacing and height of buildings and other structures.
- To provide appropriate space for those educational, religious, recreational, health, and similar facilities that serve the needs of the nearby residents, to generally perform their own activities more effectively in a residential environment, and do not create objectionable influences.
- To encourage the development of desirable, active, more attractive and economic building forms.
- To promote the most desirable use of land and direction of building development in accord with the General Plan; consider human health and design activity and sustainability in new developments and neighborhoods; to promote stability of residential development so as to protect the character of a district and its peculiar suitability for particular uses; to conserve the values of land and buildings; and to protect the County's tax revenues.
- To provide for the parking and storage of major recreational equipment within designated open spaces.
- To comply with State law, provide for state authorized, certified, or licensed family care homes, foster homes, or group homes as a residential use of property.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Dwelling, Single-family, Detached	Government and Local Agency Buildings and Uses
Family Day Care Home	School, K-12, Public

Aero Haven Elementary School

CONDITIONAL USES:

Dwelling, Multiple Family
Dwelling, Single-family Attached
Dwelling, Duplex or Halfplex
Residential Care Home
Places of Worship or Other Religious Institution
School, K-12, Private
Child Day Care Center
Office Use, General

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	RD-5
Minimum Lot Size	5,200 square feet
Minimum Lot Width	52'-0"
Minimum Lot Depth	100'-0"
Maximum Building Height	35'-0"
Setbacks	
Front	20'-0"
Side, interior	5'-0"
Side, street side of corner lot	12'-6"
Rear	15'-0"

Most common duplex zoning district, although other multifamily uses are permitted with a use permit. A maximum of 10 dwelling units per net acre is allowed. Single-family interior lots require 4,000 square feet, and corner lots require 5,200 square feet. Duplexes are permitted on minimum 7,200-square-foot corner lots and on interior lots of 6,200 square feet. Multifamily projects are permitted on minimum 6,200-square-foot corner lots and on interior lots of 5,200 square feet.

COUNTY OF SACRAMENTO GENERAL PLAN DESIGNATION

LDR – LOW DENSITY RESIDENTIAL:

This designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.

Aero Haven Elementary School

SITE CONDITIONS

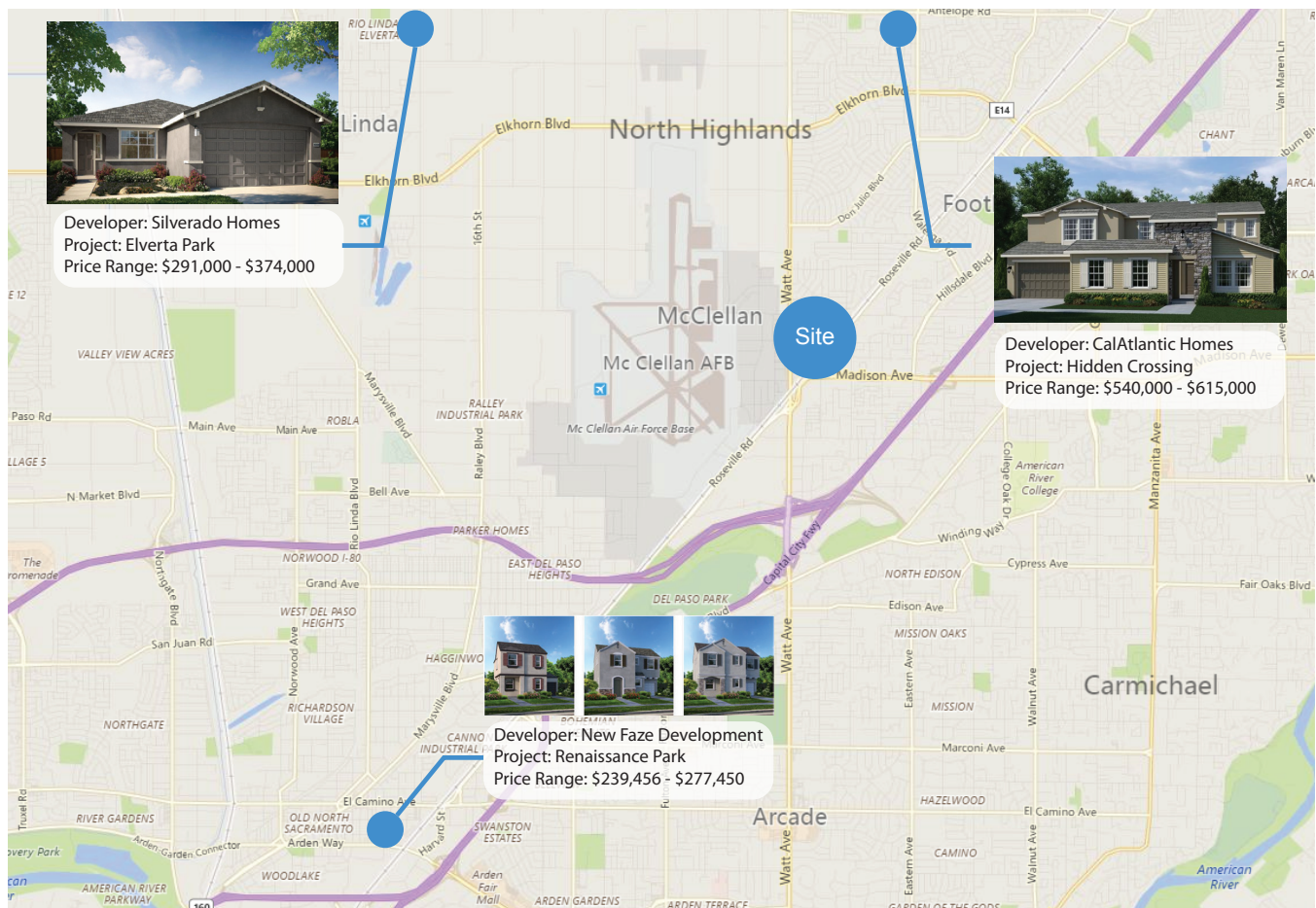
ENVIRONMENTAL CONSTRAINTS

No information on the environmental condition of the Property has been provided as of the date of this analysis. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein.

OPPORTUNITIES AND CONSTRAINTS

Opportunities and amenities include: close proximity to (1) Interstate 80 (2) Haggin Oaks Golf Complex and (3) local shopping centers Constraints include: (1) determination of boundary between school grounds and new development and (2) potential opposition from surrounding neighbors.

SURROUNDING RESIDENTIAL DEVELOPMENT



LONG TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be a single family detached residential development with design characteristics analogous to the surrounding neighborhood. Using the zoning parameters, we estimate that 29 lots could reasonably be accommodated on this site. Further analysis on the value of the property is recommended prior to releasing the property for sale.

Should the District wish to move forward with the sale of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
3. Seek various waiver from the State Allocation Board with respect to the competitive bidding process for sale / lease of the subject property (Ed. Code 17466) and potentially for flexibility in terms of the use of the sales proceeds derived from the sale / lease
4. Officially deem the property "Surplus" through a Board resolution
5. Prior to release of the RFP, notify all organizations and entities mandated by the state
6. Issue the property for sale to the builder/developer community
7. Manage the marketing and sales process
8. Close escrow on the property and distribute proceeds to the Twin Rivers Unified School District

Any development process, particularly a development sited within an existing residential community, requires a strategic approach and outreach to gain community and political support. Setbacks, massing, and orientation of new homes, as well as circulation and landscaping will need to be sensitive to the adjacent neighborhood in order to maintain a compatible and complimentary character, and to successfully incorporate the new development into the existing fabric of the neighborhood.

891 GREG THATCH CIRCLE,
SACRAMENTO, CA 95835



PROPERTY OVERVIEW: 891 GREG THATCH CIRCLE

Property Class:
Educational

Assessor's Parcel Number:
201-1070-076

General Plan:
Public/Quasi-Public

Location:
891 Greg Thatch Circle,
Sacramento, CA 95835

Total Size of Study Area:
357,628 SF (8.21 AC)

Environmental Constraints:
FEMA Flood Zone A99

Current Use:
Vacant land

Zoning:
R-I Single-Unit Dwelling Zone

Title Issues:
No title report reviewed at this
time.



PROPERTY DESCRIPTION

The property is located within the Natomas School District boundaries but was originally owned by Rio Linda USD 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.

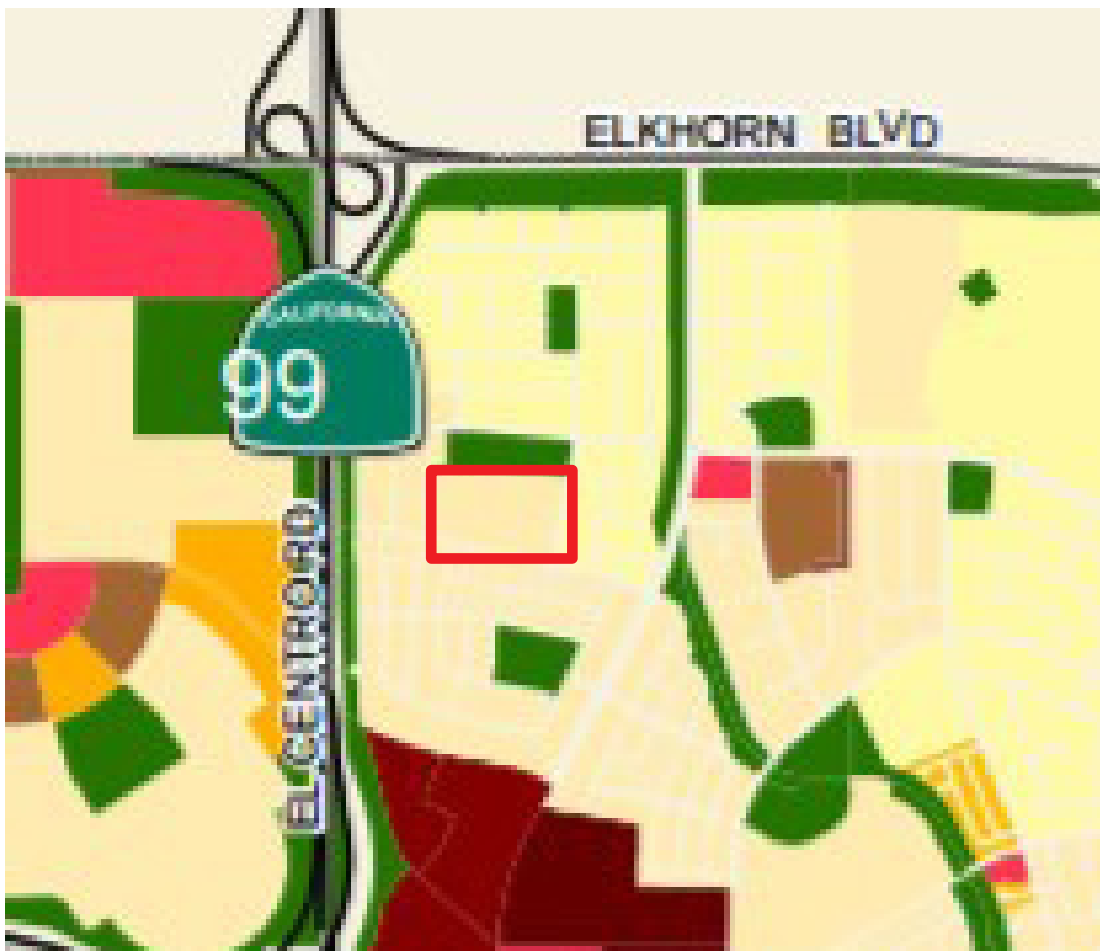


ONSITE STRUCTURES

Vacant land.

SUMMARY OF PROPERTY ZONING

CITY OF SACRAMENTO ZONING MAP



ZONING: R-1A ZONE - SINGLE-UNIT DWELLING ZONE

The purpose of the R-1A zone is to permit single-unit or duplex dwellings, whether attached or detached, at a higher density than is permitted in the R-1 zone. Dwellings that have no interior side yards, such as townhouses and rowhouses, are allowed.

PERMITTED AND CONDITIONAL USES

PERMITTED USES:

Dwelling, duplex
Dwelling, single-unit
Community garden, private (not exceeding 1.0 acre)

CONDITIONAL USES:

Bed and breakfast inn
Childcare center
Library; archive
Museum
Non-profit organization, food preparation for off-site consumption, food storage and distribution
Non-profit organization, food storage and distribution, meal service facility
Nonresidential care facility
School, K-12

ANALYSIS OF ZONING DESIGNATIONS

Site Regulations:	R-1A
Density	2 units per lot
Maximum Lot Coverage	50%
Minimum Lot Size	2,900 square feet
Minimum Lot Width	20'-0" (38'-0" for corner lots)
Minimum Lot Depth	80'-0"
Maximum Building Height	35'-0"
Setbacks	
Front	varies
Side, interior	0 - 5'-0"
Side, street side of corner lot	12'-6"
Rear	5'-0"

CITY OF SACRAMENTO GENERAL PLAN DESIGNATION

PUBLIC/QUASI PUBLIC (PQ):

The Public/Quasi-Public designation describes areas with unique uses and typically unique urban forms. These areas host community services and/or educational, cultural, administrative, and recreational facilities often located within a well-landscaped setting. Most of these areas provide a public function and as a result, existing buildings often include a significant amount of surface parking lots and structured parking to accommodate users of the facilities. It should be noted that many Public/Quasi-Public uses are also allowed and are located in other land use and urban form designations.



SITE CONDITIONS

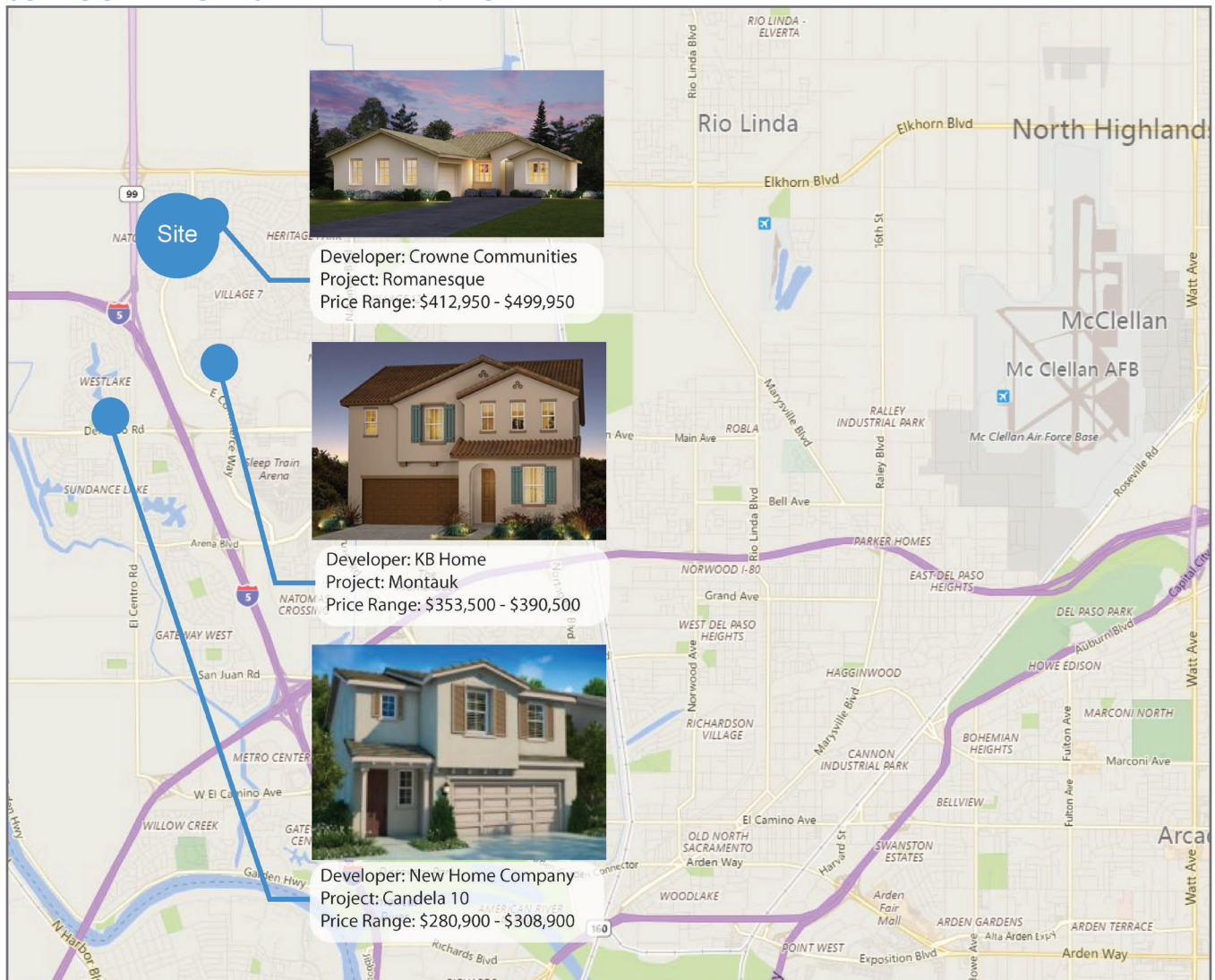
ENVIRONMENTAL CONSTRAINTS

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OPPORTUNITIES AND CONSTRAINTS

The property is surrounded by single family residential on all sides. Opportunities and amenities include: close proximity to (1) Highway 99 and Interstate 5 (2) Magnolia Park (3) Park Place Shopping Center and (4) North Natomas Regional park. Constraints include: (1) potential resistance from surrounding neighbors and (2) conservation of usable park area for the community.

SURROUNDING RESIDENTIAL DEVELOPMENT



LONG TERM RECOMMENDATION

Based on a general site review and analysis of existing conditions, it is our professional opinion that the optimal use for this site would be a single family detached residential development with design characteristics analogous to the surrounding neighborhood. Using the zoning parameters, we estimate that 48 lots could reasonably be accommodated on this site. Further analysis on the value of the property is recommended prior to releasing the property for sale.

Should the District wish to move forward with the sale of the subject property, the following next steps would be recommended:

1. Create a state mandated 7-11 District Advisory Committee to review options and make recommendations to the Board of Education for the disposition of the subject property
2. Engage the District's legal counsel to review potential mandates with respect to the Naylor Act and other preferential interests as mandated by the State
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Any development process, particularly a development sited within an existing residential community, requires a strategic approach and outreach to gain community and political support. Setbacks, massing and orientation of new homes, as well as circulation and landscaping will need to be sensitive to the adjacent neighborhood in order to maintain a compatible and complimentary character, and to successfully incorporate the new development into the existing fabric of the neighborhood.

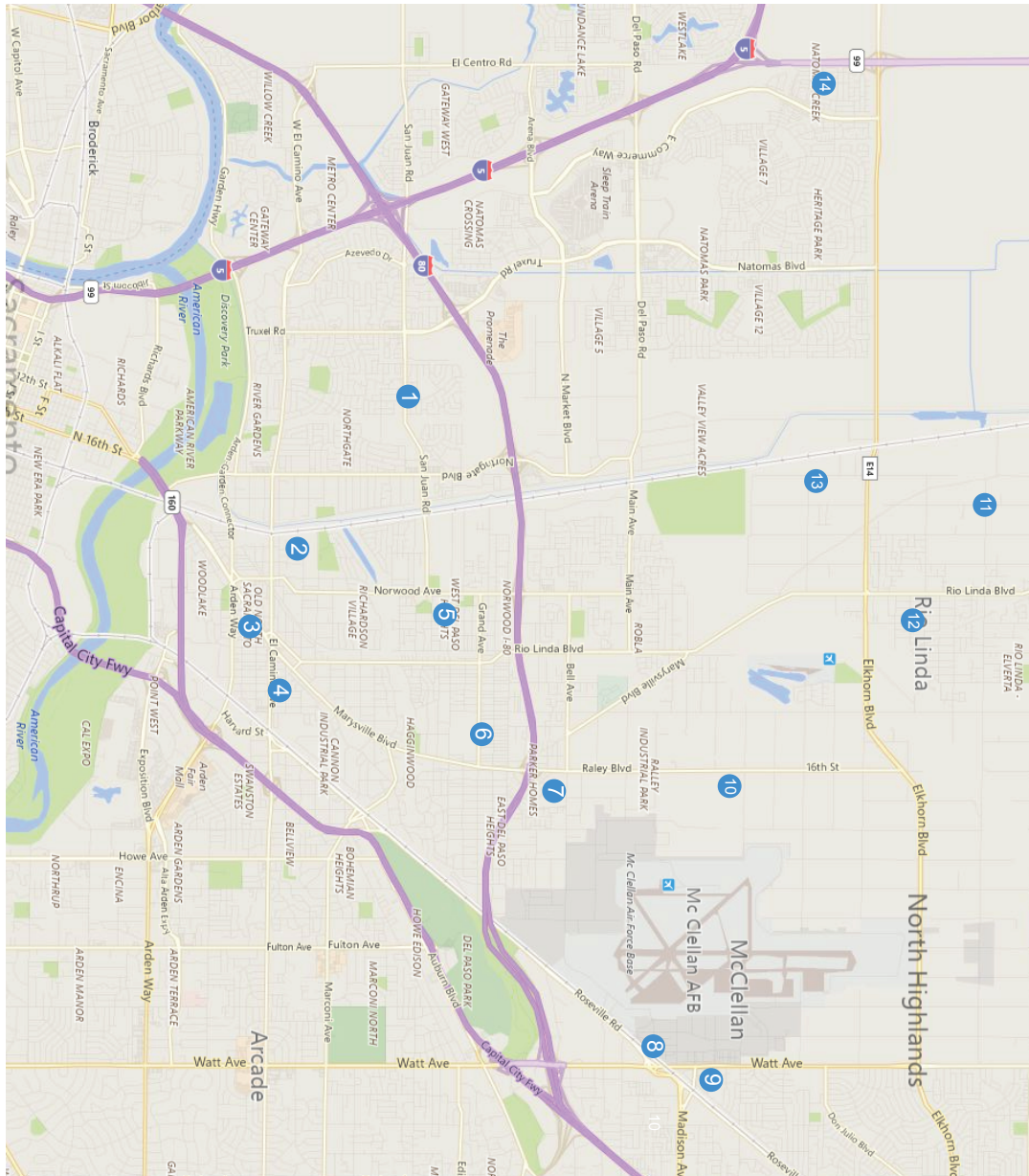
APPENDICES



APPENDIX A: MAP OF ALL SITES

APPENDIX B: LEASE VALUATION INFORMATION

APPENDIX A: MAP OF SITES



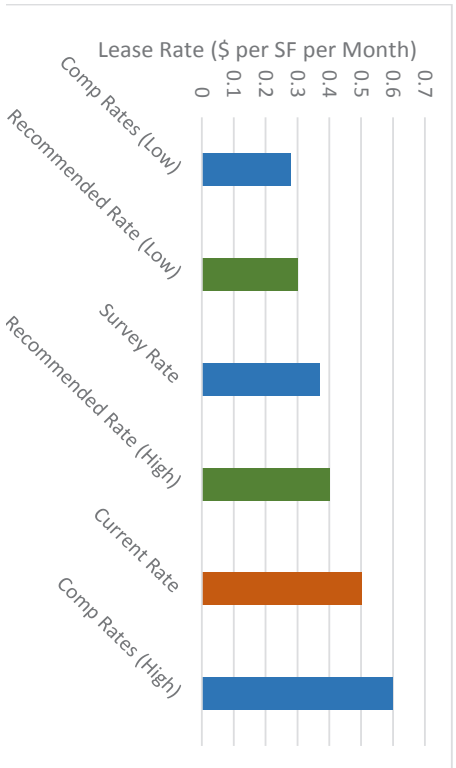
- 1 Meister Site (Chuck Wagon Park)
- 2 Former Harmon Johnson Elementary School Site
- 3 Fred K. Robinson Center
- 4 Northwood Elementary School
- 5 Del Paso Elementary School
- 6 Grand Avenue Office Complex
- 7 Bell Ave
- 8 GMTI & RAFT Buildings
- 9 Aero Haven Elementary School
- 10 Ascot Property
- 11 West 4th & Q Street (AKA Site E)
- 12 West 4th & E Street (AKA Site F)
- 13 Rio Linda Elementary School
- 14 Greg Tratch Circle / Terrace Park

APPENDIX B: GRAND AVE - OFFICE / EDUCATION USE

Building Square Footage	Subject Property (multiple buildings)	Current Tenant	Comparables (survey)*	Harvard Street, Class A	Harvard Street, Class A	Comp 3 (Howe Ave, Class B/A)	Comp 4 (1401 E Camino, Class B)
14,176		4,275	7,629	2,399	3,102	5,388	9,459
Rent (Effective or Asking) - per square foot, per month	N/A	0.50	0.37	1.75	1.95	1.45	1.24
Class A Rent Rate (High)		Class C Rent Rate (High)	0.4	Rosin Court, Class B	Dudley Blvd, Class C	Luce Ave, Class C	Northgate Blvd, Class C
Class A Rent Rate (Low)		Class C Rent Rate (Low)	0.28	5,512	9,943	4,643	3,751
Class B Rent Rate (High)		1.2		1.35	0.40	0.60	0.40
Class B Rent Rate (Low)		0.75					

*Refers to aggregated data from survey of properties in the area of similar use and size from within the last two years

Note: Applicable high and low rent rates incorporate separate calculations and assumptions on appreciation and depreciation of the value depending on the lease signing date, lease length, condition of the building, etc.

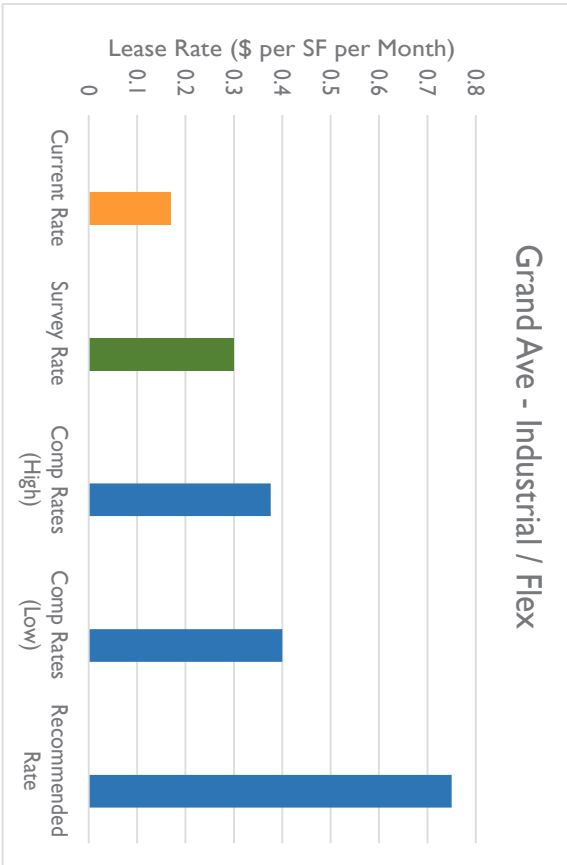


APPENDIX B: GRAND AVE - INDUSTRIAL / WAREHOUSE

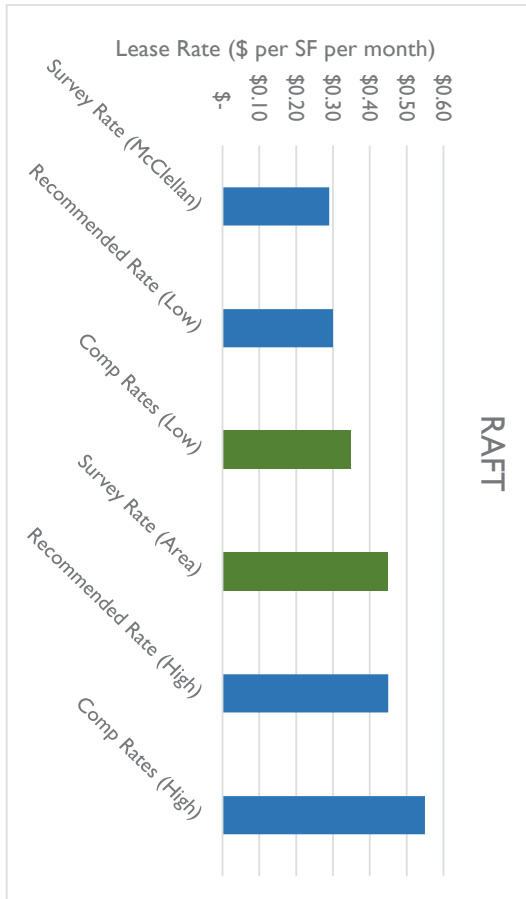
	Subject Property (multiple buildings)	Past or Current Tenant	Industrial/Flex Comparables (survey)*	Comp 1 (230 Harris Ave)	Comp 2 (3951 Research Drive)	Comp 3 (5720 Roseville Road)	Comp 4 (4547 Auburn Blvd)
Building Square Footage	17,552	17,552	8,000	5,600	7,200	9,600	6,400
Rent (Effective or Asking) - per square foot, per month	N/A	\$ 0.17	\$ 0.38	\$ 0.50	\$ 0.43	\$ 0.54	\$ 0.75
Comps Rent Rate (High)	\$	0.75					
Comps Rent Rate (Low)	\$	0.40					

*Refers to aggregated data from survey of properties in the area of similar use and size from within the last two years

Note: Applicable high and low rent rates incorporate separate calculations and assumptions on appreciation and depreciation of the value depending on the lease signing date, lease length, condition of the building, etc.



APPENDIX B: RAFT BUILDING



*Refers to aggregated data from survey of properties in the area of similar use and size from within the last two years

** Refers to aggregated data from survey of properties in McClellan Park of similar use and size from within the last seven years

Note: Applicable high and low rent rates incorporate separate calculations and assumptions on appreciation and depreciation of the value depending on the lease signing date, lease length, condition of the building, etc.

Subject Property (multiple buildings)	Current Tenant	Comparables A		Comparables B		Comp 1 (5780 Roseville Road)	Comp 2 (6137 Watt Ave)	Comp 3 (3448 Orange Grove)	Comp 4 (4612 Roseville Road)	Comp 5 (4704 Roseville Road)
		(survey)*	(survey)**	(survey)*	(survey)**					
Building Square Footage	8,953	N/A	5,000	5,586	8,112	10,300	13,190	8,000	6627	
Rent (Effective or Asking) - per square foot, per month	N/A	N/A	\$ 0.45	\$ 0.29	\$ 0.65	\$ 0.35	\$ 0.59	\$ 0.68	0.5	
Rent Rate (High)	\$ 0.45									
Rent Rate (Low)	\$ 0.30		\$ 0.55							

APPENDIX B: GMTI BUILDING

	Subject Property	Current Tenant	Comparables A (survey)*	Comparables B (survey)**	Comp 1 (5027 Roberts Ave)	Comp 2 (6137 Watt Ave)	Comp 3 (2445 Albatross Way)	Comp 4 (3840 Rosin Court)	Comp 5 (5777 Madison Ave)
Building Square Footage	38,272	N/A	20,056	5,586	20,443	4,620	19,280	11,128	11,210
Rent (Effective or Asking) - per square foot, per month	N/A	N/A	\$ 0.86	\$ 0.29	\$ 0.60	0.75	\$ 0.49	\$ 1.45	0.99
Rent Rate (High)	\$ 0.60								
Rent Rate (Low)	\$ 0.35								

*Refers to aggregated data from survey of properties in the area of similar use and size from within the last two years

** Refers to aggregated data from survey of properties in McClellan Park of similar use and size from within the last seven years

Note: Applicable high and low rent rates incorporate separate calculations and assumptions on appreciation and depreciation of the value depending on the lease signing date, lease length, condition of the building, etc.

