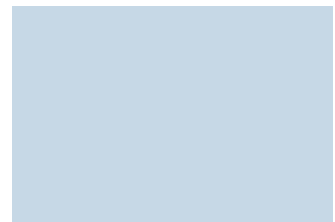
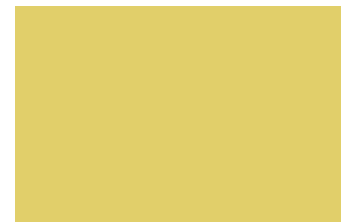
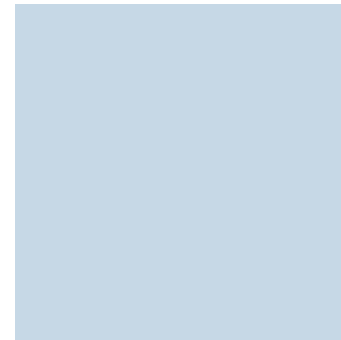




**TWIN RIVERS UNIFIED SCHOOL  
DISTRICT  
7-11 COMMITTEE DISCUSSION OF  
REAL PROPERTY**





# AGENDA – APRIL 5, 2016

1. Map of Properties
2. Review of Properties
  - Additional Information
    - Including Requests by Committee



# MAP OF PROPERTIES

- ★ Administrative Offices
- Elementary Schools
- Intermediate Schools
- Senior High Schools
- Adult Education
- Charter Schools
- Alternative Sites

Administrative Offices	
★ 1. District Office	5115 Dudley Blvd, McClellan Park
★ 2. Grand Avenue Complex	1333 Grand Ave., Sacramento
★ 3. Transportation Yard	1400 Grand Ave., Sacramento
★ 4. Winona Center	3222 Winona Way, North Highlands

## 2016-2017 School Site Directory

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><span style="color: green;">●</span> 1. Adult Education (Biville)</li> <li><span style="color: green;">●</span> 2. Arbor (7-4)</li> <li><span style="color: green;">●</span> 3. Bascom, D. W. (7-4)</li> <li><span style="color: green;">●</span> 4. Carroll, Michael J. (7-4)</li> <li><span style="color: green;">●</span> 5. Creative Connections Arts Academy (7-4)</li> <li><span style="color: green;">●</span> 6. Creative Connections Arts Academy (7-12)</li> <li><span style="color: green;">●</span> 7. Del Paso Heights (7-4)</li> <li><span style="color: green;">●</span> 8. Dry Creek (7-4)</li> <li><span style="color: green;">●</span> 9. Eastside Campus of WPCS (7-4)</li> <li><span style="color: green;">●</span> 10. Fairbanks (7-4)</li> <li><span style="color: green;">●</span> 11. Forest Hill High (7-12)</li> <li><span style="color: green;">●</span> 12. Forest Hill Middle (7-4)</li> <li><span style="color: green;">●</span> 13. Forest Ranch Middle School (7-4)</li> <li><span style="color: green;">●</span> 14. Fremont (7-4)</li> <li><span style="color: green;">●</span> 15. Frontier Campus of WPCS (7-4)</li> <li><span style="color: green;">●</span> 16. Garden Valley (7-4)</li> <li><span style="color: green;">●</span> 17. Great Union High (7-12)</li> <li><span style="color: green;">●</span> 18. Haigwood (7-4)</li> <li><span style="color: green;">●</span> 19. Highlands High (7-12)</li> <li><span style="color: green;">●</span> 20. Hillside (7-4)</li> <li><span style="color: green;">●</span> 21. Johnson, Harmon (7-4)</li> <li><span style="color: green;">●</span> 22. Jones, T. V. (7-4)</li> <li><span style="color: green;">●</span> 23. Kearns High (7-12)</li> <li><span style="color: green;">●</span> 24. Kofler (7-4)</li> <li><span style="color: green;">●</span> 25. Madison (7-4)</li> <li><span style="color: green;">●</span> 26. Martin Luther King Jr. Tech Academy (7-4)</li> <li><span style="color: green;">●</span> 27. Miles (7-4)</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: green;">●</span> 28. Money Avenue EOOD (7-4)</li> <li><span style="color: green;">●</span> 29. North (7-4)</li> <li><span style="color: green;">●</span> 30. Northwood (7-4)</li> <li><span style="color: green;">●</span> 31. Norwood, J. High (7-4)</li> <li><span style="color: green;">●</span> 32. North Opportunity Program (7-4)</li> <li><span style="color: green;">●</span> 33. Oakdale (7-4)</li> <li><span style="color: green;">●</span> 34. Oakland (7-4)</li> <li><span style="color: green;">●</span> 35. Pacific Career &amp; Technology High (7-12)</li> <li><span style="color: green;">●</span> 36. Parkway Community Day School (7-4)</li> <li><span style="color: green;">●</span> 37. Pioneer (7-4)</li> <li><span style="color: green;">●</span> 38. Regency Park (7-4)</li> <li><span style="color: green;">●</span> 39. Ridgeland (7-4)</li> <li><span style="color: green;">●</span> 40. Rio Linda High (7-12)</li> <li><span style="color: green;">●</span> 41. Rio Linda Preparatory (7-4)</li> <li><span style="color: green;">●</span> 42. Rio Linda Jr. High (7-4)</li> <li><span style="color: green;">●</span> 43. Stone View (7-4)</li> <li><span style="color: green;">●</span> 44. Sutter Academy of Arts &amp; Sciences (7-4)</li> <li><span style="color: green;">●</span> 45. Sutter Academy of Arts &amp; Sciences (7-4)</li> <li><span style="color: green;">●</span> 46. Stewart, Hank (7-4)</li> <li><span style="color: green;">●</span> 47. Village (7-4)</li> <li><span style="color: green;">●</span> 48. Westside Campus (7-4)</li> <li><span style="color: green;">●</span> 49. Vista House Career &amp; Technology High (7-12)</li> <li><span style="color: green;">●</span> 50. Woodside (7-4)</li> <li><span style="color: green;">●</span> 51. Woodside Campus of WPCS (7-4)</li> <li><span style="color: green;">●</span> 52. Woodside (7-4)</li> <li><span style="color: green;">●</span> 53. Woodside (7-4)</li> </ul> |
|--|--|

  
**TwinRivers**  
 UNITED SCHOOL DISTRICT  
[www.twinriversusd.org](http://www.twinriversusd.org)  
 916.566.1600

Properties	
1, Ascot	1710 Ascot Ave.
2, Bell Ave.	1800 Bell Ave.
3, Former Harmon Johnson Elementary	2501 Edgewater Rd.
4, West 4th and Q	West 4th and Q
5, West 4th and E	West 4th and E
6, Chuckwagon Park	1251 Chuckwagon Dr.
7, Greg Thatch Circle	891 Greg Thatch Circle
8, RAFT	3138 Howard Street
9, GMTI	5201 Arnold Ave.
10, TAFT	2630 Taft Street
11, Del Paso Shop	506 Money Ave.
12, Aero Haven Elementary	5450 Georgia Dr.
13, Grand Ave.	1333 Grand Ave.
14, Fred Robinson	670 Doreanne Ave.
15, Rio Linda Elementary	627 L Street



## LIST OF PROPERTIES

1. Ascot
2. Bell Avenue
3. Former Harmon Johnson Elementary
4. West 4<sup>th</sup> & Q Street
5. West 4<sup>th</sup> & E Street
6. Chuckwagon Park
7. Greg Thatch Circle
8. RAFT
9. GMTI
10. TAFT
11. Del Paso Shop
12. Aero Haven Elementary
13. Grand Avenue Office Complex
14. Fred Robinson Center – Dixieanne Site
15. Rio Linda Elementary





## ASCOT SITE (PG. 56)

**Location:** 1710 Ascot Avenue, Rio Linda

**Current Use:** vacant land

**Size:** 24.87 acres

**Zoning:** M-I – Light Industrial

**GP:** Employment Center Low Rise

**Environmental**

**Constraints:** Potential water retention issues





## ASCOT SITE (PG. 56)

### **Transaction Details:**

Grant Joint Union High School District received the property from Frito-Lay Inc. in 01/16/2008

Purchase Price: \$2,000,250

Vacant, No Leases





## BELL AVE (PG. 81)

**Location:** 1690 Bell Ave, Sacramento

**Current Use:** vacant land

**Size:** 21.13 acres

**Zoning:** M- I-SPD (Light Industrial, SPD) – upper portion, R- IA-SPD (Single-Family Alternative – SPD) – lower portion

**GP:** Employment Center Low Rise

Site 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.





## BELL AVE (PG. 81)

### **Transaction Details:**

Grant Joint Union High School District received the property with the intent of building their administrative headquarters (application in 2008). Transaction information from prior owner to Grant is unknown (assumably from Buzz Oates Development LP).

In September 2005, Marvin Oates Trust transferred it to the Buzz Oates Development LP. Purchase Price - \$3,110,131

Vacant, No Leases







# FORMER HARMON JOHNSON ELEMENTARY SCHOOL (PG. 28)



**Location:** 2591 Edgewater Road, Sacramento

**Current Use:** vacant parcel leased to Sacramento Flood Control for a year

**Size:** 8.07 acres

**Zoning:** R-1 Single-Unit Dwelling Zone

**GP:** Public/Quasi-Public

**Environmental Issues:**

Proximity to PG&E gas storage





# FORMER HARMON JOHNSON ELEMENTARY SCHOOL (PG. 28)

## **Transaction Details:**

No transaction information readily available on how District acquired the property (likely donated).

TRUSD Board voted in November 2010 to abandon and then demolish the site and relocate students due to the presence of an underground natural-gas storage facility and high-pressure lines.

Date Acquired: 07/18/1957, Unit Cost: \$21,170.00

Leased to Sacramento Area Flood Control Agency (SAFCA),  
\$18,960, Expires 12/31/17



# WEST 4<sup>TH</sup> & Q STREET (PG. 35)



**Location:** West 4th & Q St., Rio Linda

**Current Use:** vacant land

**Size:** 9.07 acres

**Zoning:** AR2 – Agriculture Residential

**GP:** AG-RES

**Environmental Issues:**  
FEMA Flood Zone





## WEST 4<sup>TH</sup> & Q STREET (PG. 35)

### **Transaction Details:**

No transaction information readily available on how Rio Linda Union School District acquired the property

December 17, 2010 grant deed from Rio Linda School District to TRUSD.

Vacant, No Leases





## WEST 4<sup>TH</sup> & E STREET (PG. 39)

**Location:** West 4th & E St.,  
Rio Linda

**Current Use:** vacant land

**Size:** 9.18 acres

**Zoning:** AR2 – Agriculture  
Residential

**GP:** AG-RES





## WEST 4<sup>TH</sup> & E STREET (PG. 39)

### **Transaction Details:**

No transaction information readily available on how Rio Linda Union School District acquired the property.

December 17, 2010 grant deed from Rio Linda School District to TRUSD.

Vacant, No Leases





## CHUCKWAGON PARK (PG. 74)

**Location:** I25 I

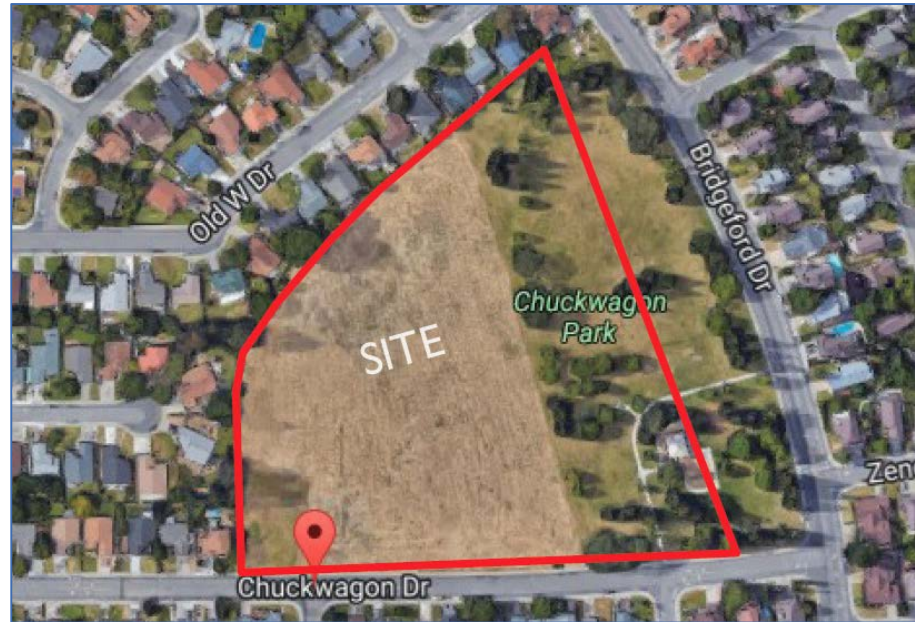
Chuckwagon Drive,  
Sacramento

**Current Use:** vacant land  
and park space

**Size:** 11.46 acres

**Zoning:** R-1 Single-Unit  
Dwelling

**GP:** Public/Quasi-Public





## CHUCKWAGON PARK (PG. 74)

### **Transaction Details:**

No transaction information found on how much (if any) Del Paso Heights School District paid for the property in 1968

Likely donated from the surrounding residential development builder

Chuckwagon Drive Vacant Lot:

Date Acquired: 07/01/1956, Unit Cost: \$33,000

Vacant, No Leases







# GREG THATCH CIRCLE / TERRACE PARK (PG. 96)

**Location:** 891 Greg Thatch Circle,  
Sacramento

**Current Use:** Vacant land

**Size:** 8.21 acres

**Zoning:** R-1 Single-Unit Dwelling  
Zone

**GP:** Public/Quasi-Public

**Environmental Constraints:** FEMA  
Flood Zone A99



Site is surrounded by residential  
development on three sides with Magnolia  
Park bordering the North.





## GREG THATCH CIRCLE / TERRACE PARK (PG. 96)

### **Transaction Details:**

Rio Linda Union School District was deeded the property at no cost from DR Horton in 2008 as part of the development of the surrounding residential area.

The original intent was to build an elementary school on the site but ultimately it was not needed.

Terrace Park Parcel:

Date Acquired: 03/01/2008, Unit Cost: \$4,179,000

Vacant, No Leases





## RAFT BUILDING (PG. 20)

**Location:** 3136 Howard Street, McClellan Park

**Current Use:** Office Space/Warehouse

**Size:** 0.85 acres

**Zoning:** Commercial and Offices

**GP:** Public Government





## RAFT BUILDING (PG. 20)

### **Transaction Details:**

School District received it after the decommissioning of McClellan Air Force Base

School District received it from McClellan Business Park LLC following the June 2013 quitclaim deed from the Air Force Base to McClellan Business Park

Vacant, No Leases





## GMTI (PG. 24)

**Location:** 520 I Arnold Avenue, McClellan

**Current Use:** Office Space

**Size:** 1.6 acres

**Zoning:** Commercial and Offices

**GP:** Public Government





## GMTI (PG. 24)

### **Transaction Details:**

School District received it after the decommissioning of McClellan Air Force Base

January 2013 quitclaim deed from McClellan Business Park to the District

Built 1960 – 54,659 Sq. Ft.

Sacramento County still has antenna on the roof via placement agreement from 2014, expiration 2019, and permission to access it. No cost to County.





# TAFT SITE (MAINTENANCE AND OPERATIONS YARD) (PG. 45)

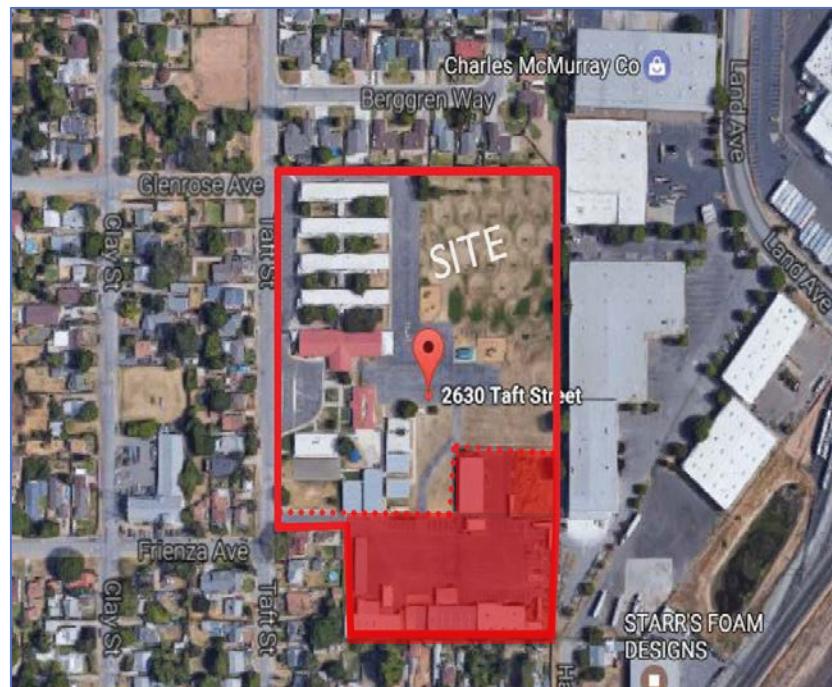
**Location:** 2630 Taft Street,  
Sacramento

**Current Use:** Vacant  
Administrative Building

**Size:** 11.3 acres

**Zoning:** R-1 Single-Unit  
Dwelling Zone

**GP:** Public/Quasi-Public





## TAFT SITE (MAINTENANCE AND OPERATIONS YARD) (PG. 45)

### **Transaction Details:**

No transaction information readily available on how North Sacramento School District acquired the property

Built in 1960, Additions in 1970, 1985, and 2000

Vacant, No Leases







## DEL PASO SHOP (PG. 51)

**Location:** 505 Morey Avenue, Sacramento

**Current Use:** Vacant Administrative Building

**Size:** 0.28 acres

**Zoning:** R-1 Single-Unit Dwelling Zone

**GP:** Traditional Neighborhood Low





## DEL PASO SHOP (PG. 51)

### **Transaction Details:**

No transaction information readily available on how Del Paso School District acquired the property.

Previously leased to Versaflex to operate repair shop for maintenance equipment. Last signed lease was for 2014-15. \$200 per month (not collected)





# AERO HAVEN ELEMENTARY SCHOOL (PG. 90)

**Location:** 5450 Georgia Drive, North Highlands

**Current Use:** Elementary School

**Size:** 10.48 acres

**Zoning:** RD-5 Residential

**GP:** LDR – Low Density Residential





## AERO HAVEN ELEMENTARY SCHOOL (PG. 90)

### **Transaction Details:**

No transaction information readily available on how Rio Linda Union School District acquired the property (likely donated).  
(School closed in 2010)

Built in 1956-1959

Date Acquired: 01/01/1966, Unit Cost: \$1,191,586.77

Current occupant is United Cerebral Palsy (UCP) of Sacramento. Rent \$7,145/mo. Note: UCP has not signed 2016-2018 lease.



# GRAND AVE OFFICE COMPLEX (PG. 14)

**Location:** 1333 Grand Avenue, Sacramento  
**Current Use:** Offices, Police Station, Educational Facilities  
**Size:** 8.04 acres  
**Zoning:** R-1 Single-Unit Dwelling Zone  
**GP:** Public/Quasi-Public





# GRAND AVE OFFICE COMPLEX (PG. 14)

## Transaction Details:

No transaction information found on how much Grant Joint Union School District paid for it or when it may have been donated (likely pre-dates the 1950s).

Occupants at this site include Highlands Community Charter & Technical Schools (rooms/buildings: A-3, B, CI, C, D, E, F, FI, K and T) under Facilities Use agreement with District for 2014-15, which is renewable. Facility Use fees for first three years are based on % of total revenues of the school (2% in 2014-15; 2.5% in 2015-16, 3% in 2016-17). Also at this site: Los Rios Community College District (American River College) rents space at Grand Ave. on a yearly basis for classes: Building J - \$7509 annual rent; Building H - \$28,910 annual rent.

Total Square Feet Use: District 12,683; Shoulder to Shoulder 4,590; Los Rios Community College 14,162; Highlands Community Charter 24,814





# FRED K. ROBINSON CENTER (PG. 63)

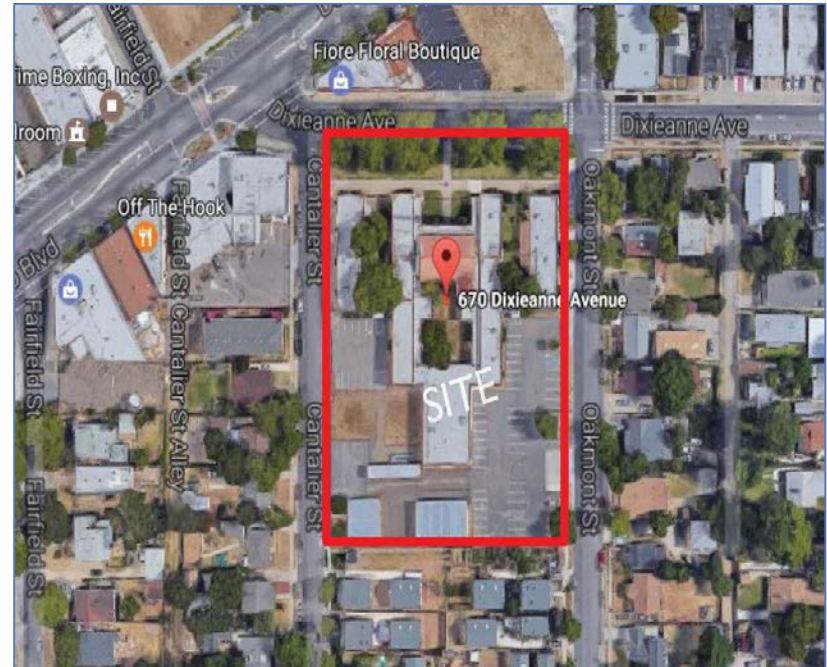
**Location:** 670 Dixieanne Ave., Sacramento

**Current Use:** Vacant Administrative Building

**Size:** 2.53 acres

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

**GP:** Public/Quasi-Public





## FRED K. ROBINSON CENTER (PG. 63)

### **Transaction Details:**

Operated in a number of education functions including as the North Sacramento Elementary School District Office.

In April 2000, North Sacramento School District granted the back parking portion of the property to Rural California Housing Corporation (a non-profit) / SurrealEstates for live/work artist studios.

No transaction information readily available for when North Sacramento acquired the property.

Built 1915, Additions 1918, 1926, 1929, 1952 and 1954

Former District Community Day School. Closed 6/30/2010







# RIO LINDA ELEMENTARY SCHOOL (PG. 69)

**Location:** 627 L Street, Rio Linda

**Current Use:** Elementary School

**Size:** 8.55 acres

**Zoning:** RD 5- Residential

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





## RIO LINDA ELEMENTARY SCHOOL (PG. 69)

### **Transaction Details:**

No transaction information readily available on how Rio Linda Union School District acquired the property which pre-dates 1965.

Rio Linda Elementary:

Date Acquired: 01/01/1949

Sacramento County Library agreement signed in 2012 for use of rooms at school to create a local branch (631 L St). Library invested \$1.2M in improvements. Lease expires 2032.

