

**Riverside Unified School District
Operations Division**

**Operations/Board Subcommittee Meeting
Wednesday, December 10, 2014
2:00 – 5:00 p.m.
3380 14th Street, Riverside, CA 92501
Conference Room 3 A/B**

A G E N D A

As required by Government Code 54957.5, agenda materials can be reviewed by the public at the District's administrative offices, Reception Area, First Floor, 3380 Fourteenth Street, Riverside, California.

Action/Discussion Items

The following agenda items will be discussed and the Subcommittee members may choose to introduce and pass a motion as desired.

1. Approval of Minutes

The subcommittee will be asked to approve the minutes of the July 1, 2014 meeting.

2. Strategic Planning of Properties for Sale, Lease, or Exchange

The subcommittee will discuss potential strategies for the disposition of the following properties:

- Cleveland and Myers – 20 ac. (sale, lease, exchange)
- District Office – 1.1 ac. (sale, lease, exchange)
- Grant Educational Center – 5.5 ac. (lease, sale, exchange)
- “Old” Hawthorne I – 6.85 ac. (sale, lease, exchange)
- Van Buren (between Van Buren and the Martin Luther King Jr. High School Detention Basin) – 1.72 ac. (sale, lease, exchange)

3. Redevelopment Funds

Staff will discuss the availability of RDA funds and the potential use of those funds.

4. Proposition 39

Staff will discuss the status of implementation of the plan for the first year and the initial planning that is underway to develop a plan for year two.

5. Bus Yard

Staff will provide an update on this subject.

6. Casa Blanca

Staff will review the preliminary discussion that has taken place and the options that might be considered.

Public Relations

7. Unscheduled Communications

The Committee will consider requests from the public to comment. Comments should be limited to three minutes or less.

8. Subcommittee Members Comments

Adjournment

Riverside Unified School District
Operations Division
Board Operations Subcommittee Meeting
Conference Room 3 A/B
3380 14th Street, Riverside, California 92501
July 1, 2014 – 2:00 to 5:00 p.m.

MINUTES

CALL TO ORDER: 2:06 p.m. by Mr. Hunt

PRESENT: Kathy Allavie, Tom Hunt, Brent Lee, and Kirk Lewis

Also present were David Hansen, Mike Fine, Sandie Meekins, Hayley Calhoun, Kevin Hauser, Orin Williams, Kim Coons, Jane Jumnongsilp, Darel Hansen, Jacquie Paul, Harlan B. Kistler, David Eaves, LPA, Inc., and Lizette Delgado (Recorder).

Action/Discussion Items

The following agenda items will be discussed and the Subcommittee members may choose to introduce and pass a motion as desired.

1. Approval of Minutes

Mrs. Allavie moved and Mr. Hunt seconded to approve the minutes of the February 28, 2014, and April 11, 2014, meetings.

2. Ramona High School Theater Remodel – Update

Staff and David Eaves, LPA, Inc., shared the schematic drawings and reported on the progress of the design. Board Member Lee attended the meeting for discussion of this agenda item.

David Eaves presented a design update that included information on the site, building exterior development (mural, façade), lobby/theater improvements, finish floor plan, gallery, lobby concessions; theater seating, acoustical wall panels, lighting booth and sound control platform, guard railing, vestibule exits to the lobby, wood paneling, orchestra pit; drama classroom, band classroom, and vocal classroom. A project schedule was also presented. Mr. Eaves shared that the Design Committee will hold its last meeting on July 14th, and that the final project design will be presented to the Subcommittee for approval in the month of September and to the Board of Education at the September 15, 2014, meeting, at a Study Session.

Discussion was held and subcommittee members made recommendations concerning the design. They also requested information about the price of the exterior mural and stated it should reflect the District's and Ramona High School's culture, and the arts.

3. Construction Manager for Ramona High School Theater Remodel

Staff informed the subcommittee that a request for proposal was sent to Neff Construction and Tilden-Coil Constructors for the project. Staff shared that the bid process was still in progress and that a proposal has not yet been received by Tilden Coil Constructors. Subcommittee members agreed to support staff's final selection of a Construction Manager, which will be forwarded for Board of Education approval at a future meeting.

4. Wrestling Facilities at High School Campuses

Discussion was held on this item and several options were presented. Wrestling Coach Harlan B. Kistler also spoke to the subcommittee concerning the need of wrestling facilities at Martin Luther King High School. Subcommittee members asked staff to look at short and long term solutions to accommodate the wrestling program at all high school campuses and to work on a recommendation to be presented to the subcommittee and to the Board of Education at a future meeting.

5. Arlington High School Varsity Baseball Backstop Extension Proposal

At the Subcommittee meeting in April, it was requested that a cost for a design solution be requested from HMC Architects. Mr. Hauser stated that an engineer is doing the calculations for a durable surface (chain link) or hammock and that he is expecting a proposal soon. After discussion, the subcommittee asked staff to bring back the item for discussion at a future meeting.

6. Development of a Green Accountability Plan for RUSD

Mr. Hunt shared information about a Green Accountability Plan incorporating green infrastructure practices with the purpose of promoting a green environment. He stated that he will obtain more information regarding the proposal from Cindy Roth.

7. Status of Summer Work Projects

Staff presented a status of the Operations Division summer work projects. Subcommittee members thanked staff for the presentation and asked the item be presented to the Board of Education at a future meeting.

Public Relations

8. Unscheduled Communications

Harlan B. Kistler, Wrestling Coach at Martin Luther King High School, spoke to the subcommittee regarding the need of wrestling facilities in general and at King High School specifically. Mr. Kistler provided the subcommittee with copies of letters of recommendation he has written for former wrestling athletes.

9. Subcommittee Members Comments

Mr. Hunt mentioned that at a CSBA, Region 18, meeting he attended, information was shared about Blu-Moon Security Company receiving a federal grant for school security. He will forward information to staff to contact Bill Newberry, to discuss the grant opportunities for the District. Mr. Hunt also asked staff to consider conducting a workshop for Board members about the protocol the District has in place regarding school security and our plans on how to deal with potential school shootings and violent attacks (staff training, best practices, etc.).

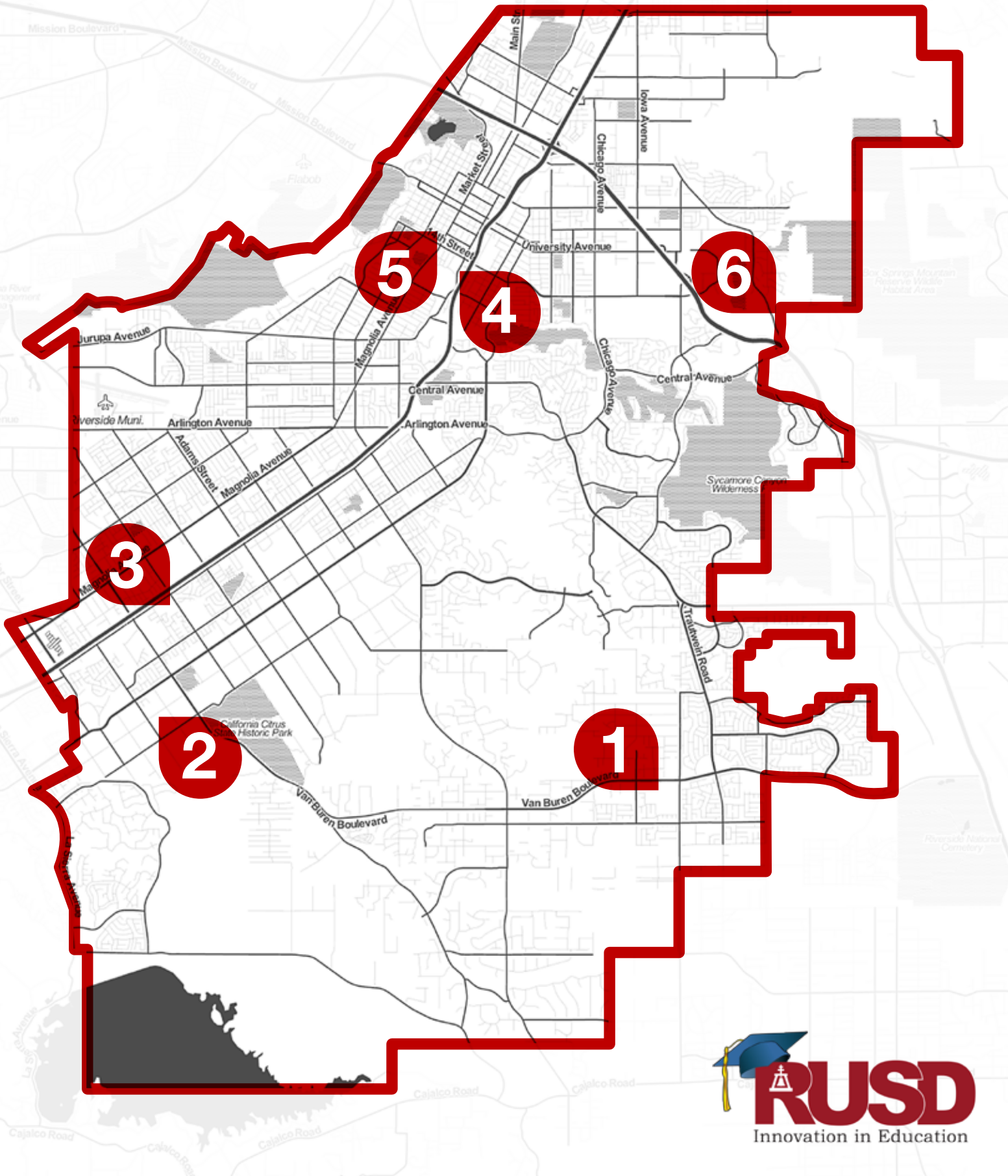
Adjournment

The meeting was adjourned at 4:15 p.m.

REAL PROPERTY ADVISORY “7-11” COMMITTEE

RIVERSIDE UNIFIED SCHOOL DISTRICT

BOARD OF EDUCATION // REPORT ON PROPERTIES // SEPTEMBER 15, 2014 // WWW.RUSDLINK.ORG





Real Property Advisory “7-11” Committee

Report to

The Board of Education

of the

Riverside Unified School District

Recommendations and Priorities for Use of District Sites

Approved by the “7-11” Committee August 14, 2014

Board of Education

Patricia Lock-Dawson, President

Tom Hunt, Vice President

Kathy Allavie, Clerk

Gayle Cloud, Member

Brent Lee, Member

District Superintendent

Dr. David Hansen

Facilities Advisory Committee Members

Raul Ayala

Oswaldo Barajas

Finn L. Comer

Shani Dahl

Bob Garcia

Chuck Krieger

Christopher Manning

Tim Maloney

Stephanie Standerfer

Matthew Webb

Michael West

Facilities Advisory Staff/Consultant

Dr. Kirk Lewis, Assistant Superintendent Operations, Riverside Unified School District

Hayley Calhoun, Director, Planning and Development, Riverside Unified School District

Martha Trujillo, Administrative, Planning and Development, Riverside Unified School District

Alexandra Parslow, HMC Architects

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01.

Executive Summary

As applied to a school district, asset management means that a district's real property assets, when no longer needed for educational, administrative, or operational uses, should be put to uses which can generate value for the district. The school district surplus property process requires that a Real Property Advisory Committee is established to meet and provide the Board of Education with an Advisory Report which recommends, or not, the surplus of properties under consideration.

The Real Property Advisory Committee (or "7-11") Committee is made up of the following eleven individuals: Michael West, Chair; Stephanie Standerfer, Co-Chair; Raul Ayala, Oswaldo Barajas, Finn L. Comer, Shani Dahl, Bob Garcia, Chuck Krieger, Christopher Manning, Tim Maloney and Matthew Webb.

The following properties were under consideration by the "7-11" Committee:

1. Cleveland and Myers Property
2. District Office Property
3. Grant Education Center Property
4. "Old" Hawthorne Property
5. Van Buren – Vacant Land Property
6. Riverside STEM Academy at the former Hyatt Elementary School Site Property

For the Properties, the "7-11" Committee met publicly five times from April 21, 2014 through August 14, 2014. Members have received information on Riverside Unified School District ("District") enrollment and demographic trends, State funding and other information pertaining to the properties. The "7-11" Committee thoroughly discussed each of the properties characteristics. During the "7-11" Committee meetings two Public Hearings were noticed and held to receive comments on surplus property issues involving each of the six properties.

During these "7-11" Committee meetings and Public Hearings, the "7-11" Committee discussed the properties and the "7-11" Committee established a priority list of use of surplus real property that will be acceptable to the community.

The "7-11" Committee found that the District enrollment trends and forecast data suggest a stable enrollment in the vicinity of the sites being discussed. The District has no educational, administrative, or operational need for the properties. In this Report, the "7-11" Committee

unanimously recommends that the Board of Education declare five of the properties surplus to the educational, administrative, or operational needs of the District and that each of the properties preferably be sold, leased or in the alternative, exchanged. With the exception of Grant Education Center Property which would be leased, sold or in the alternative, exchanged. The following priority order of properties and priority use are deemed acceptable to the community:

1. Van Buren – Vacant Land Property
(1. Sale, 2. Lease, 3. Exchange)
2. Cleveland and Myers Property
(1. Sale, 2. Lease, 3. Exchange)
3. "Old" Hawthorne Property
(1. Sale, 2. Lease, 3. Exchange)
4. District Office Property
(1. Sale, 2. Lease, 3. Exchange)
5. Grant Education Center Property
(1. Lease, 2. Sale, 3. Exchange)

The priority uses of the Riverside STEM Academy at the former Hyatt Elementary School Site Property was not voted on. The "7-11" Committee unanimously voted **not** to surplus the Riverside STEM Academy at the former Hyatt Elementary School Site Property at the May 28, 2014 meeting.

02.

Overview of the Surplus Property Process for a School District

Part of the responsibility of a California public school district is to treat its portfolio of real properties the same way a business entity would once a property is no longer needed for mission purposes. The term for such a process is called “asset management.” As applied to a school district, asset management means that a school district’s real property assets, when no longer needed for educational, administrative, or operational uses, should be put to uses which can generate value for the school district. Such a use, for example, could involve the sale or lease of a school district warehouse in order to generate on-going cash for the school district. Alternatively, it could apply to a situation where a school site is leased out to a private school, church, or for office use.

In any case, whenever a school district intends to lease a district-owned property for more than 30-days or to sell a district-owned property to someone in the private sector, the California Legislature has established a surplus property process to be followed. In that process, a Real Property Advisory

Committee is to be established to provide the Board of Education with disposition recommendations for the subject property by Members of the “7-11” Committee. The Members of the “7-11” Committee are to represent various parts of the community. Between seven and eleven Members are to be chosen for this “7-11” Committee, and these Members are to represent: the ethnic, age group, and socio-economic composition of the district; the business community; landowners or renters; teachers; district administrators; parents of the students; and persons with expertise in environmental impact, legal contracts, building codes, and land use planning.

Eventually an Advisory Report from this “7-11” Committee is presented to the Board of Education. In that Report, the subject properties are given priority ranking and recommended for surplus (or not), and the types of use for each property are recommended. The Board of Education can then choose to declare these properties surplus and direct staff to carry out the various required notifications to

other governmental entities as to the properties’ availability. Assuming that the properties are not spoken for by other agencies, the properties can then be leased or sold by the school district through a sealed bid procedure, or, if the sealed bid process is waived, through a negotiated process. In general, the revenues from a sale of school district surplus property can only be used for Capital Fund expenditures, whereas those from a lease will generate monies which can be used for either Capital Fund or General Fund expenditures.

Section 17463.7 of the Education Code provides that, until January 1, 2016, a school district can use sale proceeds for any one-time General Fund purpose. However, the school district then is ineligible for hardship funding from the State School Deferred Maintenance Fund for five years, and the Board of Education must certify that the school district has no major deferred maintenance requirements not covered by existing capital outlay resources and present a plan at the Board of Education meeting setting forth the use of the funds and describe why the expenditure will not result in on-going fiscal obligations to the school district.

03.

Riverside Unified School District
Real Property Advisory “7-11” Committee

Front row (L–R): Chris Manning, Michael West, Stephanie Standerfer, Raul Ayala, Shani Dahl

Back row (L–R): Matthew Webb, Tim Maloney, Chuck Krieger, Finn Comer

Single photos (L–R): Bob Garcia, Oswaldo Barajas



On September 3, 2013, the Board of Education of the District authorized the formation of the Real Property Advisory Committee. Pursuant to Education Code Sections 17387 – 17391, the following community members were appointed by the Board of Education on February 18, 2014, and have agreed, to serve on the “7-11” Committee. Each of the individuals represents the noted required category of community membership.

Representing the District for the “7-11” Committee were Dr. Kirk Lewis, Assistant Superintendent, Hayley Calhoun, Director, Planning and Development, and Martha Trujillo, Administrative Secretary II, Planning and Development.

Michael West	Chair (business representative)
Stephanie Standerfer	Co-Chair (parent of a student representative and environmental impact, legal contract, building code and planning representative)
Raul Ayala	(ethnic, age group, and socio-economic representative)
Oswaldo Barajas	(teacher representative)
Finn L. Comer	(environmental impact, legal contract, building code and planning representative)
Shani Dahl	(administrative representative)
Bob Garcia	(landowner or renter representative and ethnic, age group, and socio-economic representative)
Chuck Krieger	(environmental impact, legal contract, building code and planning representative)
Tim Maloney	(business representative)
Christopher Manning	(parent of student representative)
Matthew Webb	(environmental impact, legal contract, building code and planning representative)

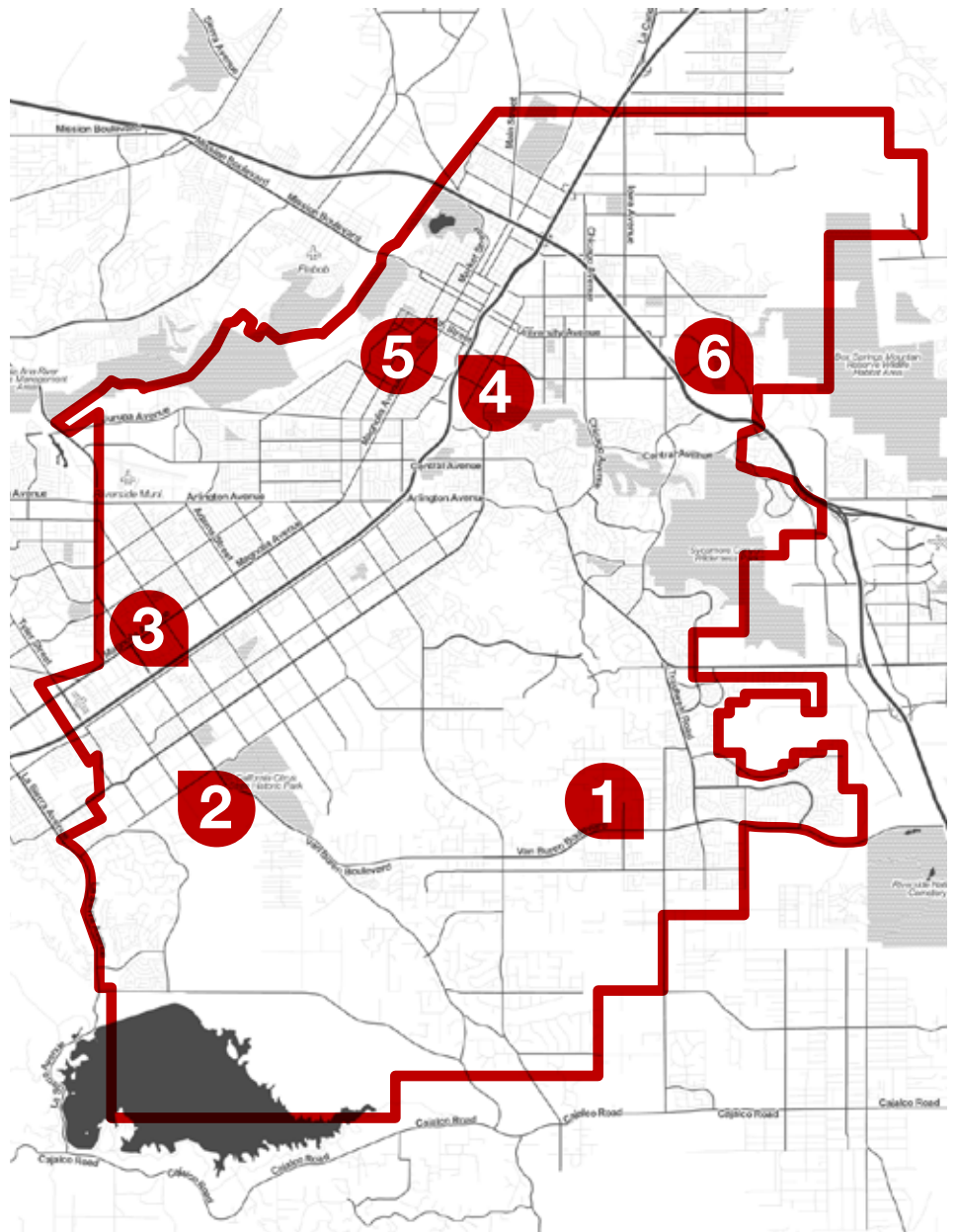
04.

The Properties

There are six properties which were considered by the “7-11” Committee in these meetings for possible disposition as surplus property.

The Properties are:

1. Van Buren—Vacant Land Property:
1.72-acres
2. Cleveland and Myers Property:
20-acres
3. “Old” Hawthorne Property:
6.85-acres
4. District Office Property:
1.1-acres
5. Grant Education Center Property:
5.5-acres
6. Riverside STEM Academy at the former
Hyatt Elementary School Site Property:
10.8-acres



Property//

01

Van Buren— Vacant Land Property

18721 Van Buren
Riverside, CA 92504



Property Description.

The Van Buren - Vacant Land Property ("Property") at 18721 Van Buren Boulevard in Riverside is located on a 1.72-acre parcel. The subject Property is vacant land between Van Buren and the Martin Luther King High School Detention Basin. This was a remnant parcel of the King High School acquired property.

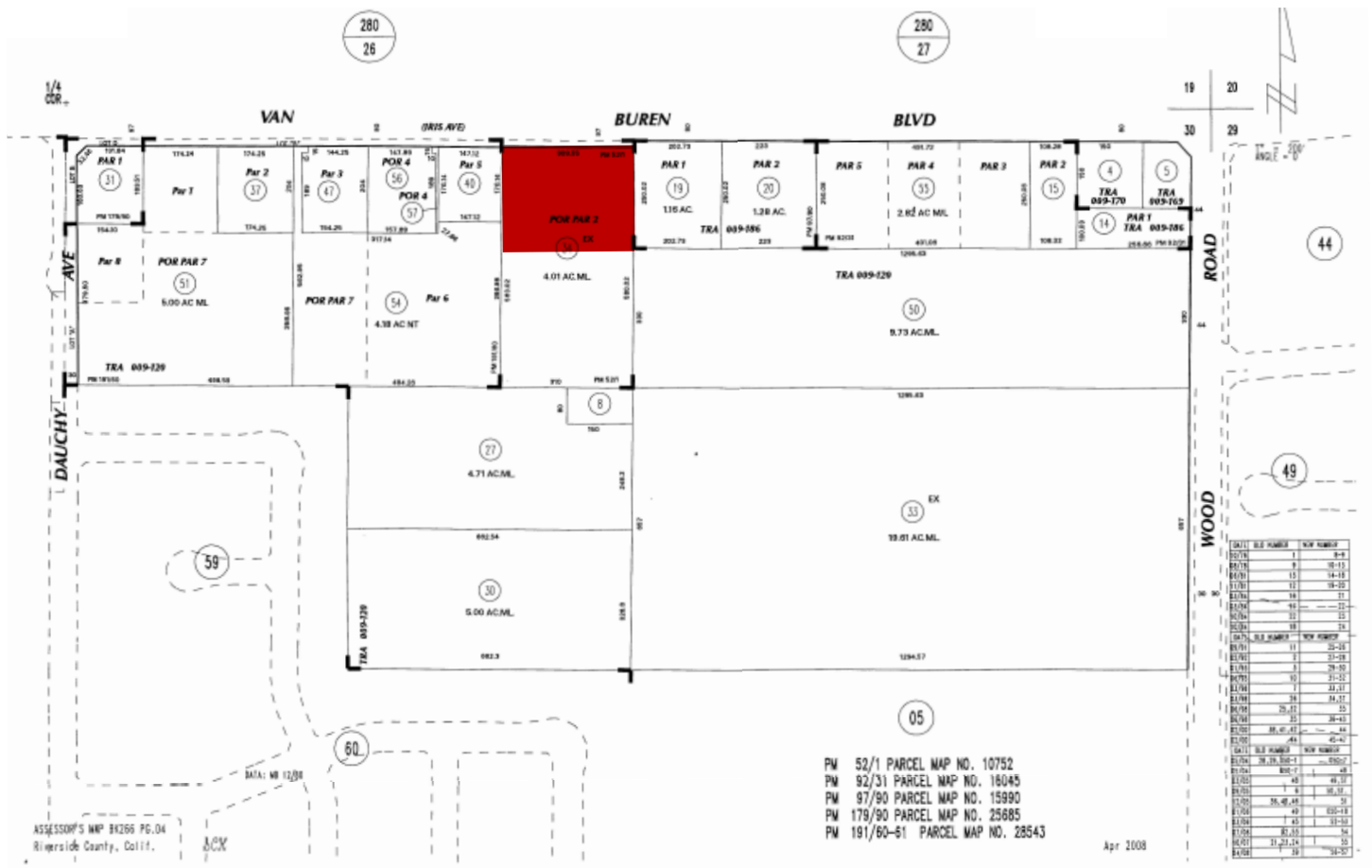
This Property fronts Van Buren on a high traffic route and is a growth sector of the City of Riverside. According to the Riverside County Assessor's Plat Map, the Property's Assessor Parcel Number is 266-040-034. The property is currently not being used by the Riverside Unified School District.

Planning Issues.

According to the official zoning & general plat maps of the Riverside County, the subject property is zoned R-3-1500, medium to high density residential zone. High density residential zones are established to provide areas for multiple residences within a single structure, including such residential development types as apartments, town homes and condominiums.

Exhibit A

Van Buren - Vacant Land Property Assessor's Map



Marketability.

Great commercial infill opportunity along heavily trafficked Van Buren Boulevard. Located in Orangecrest, a growing neighborhood with strong demographics in the city, the site offers ample opportunity for maximized visibility and frontage. Unlike many other properties within the trade area, the site has full utility access, including sewer. The great frontage and site depth allow for a plethora of site configurations.



B
Exhibit

Van Buren - Vacant Land Property
Aerial



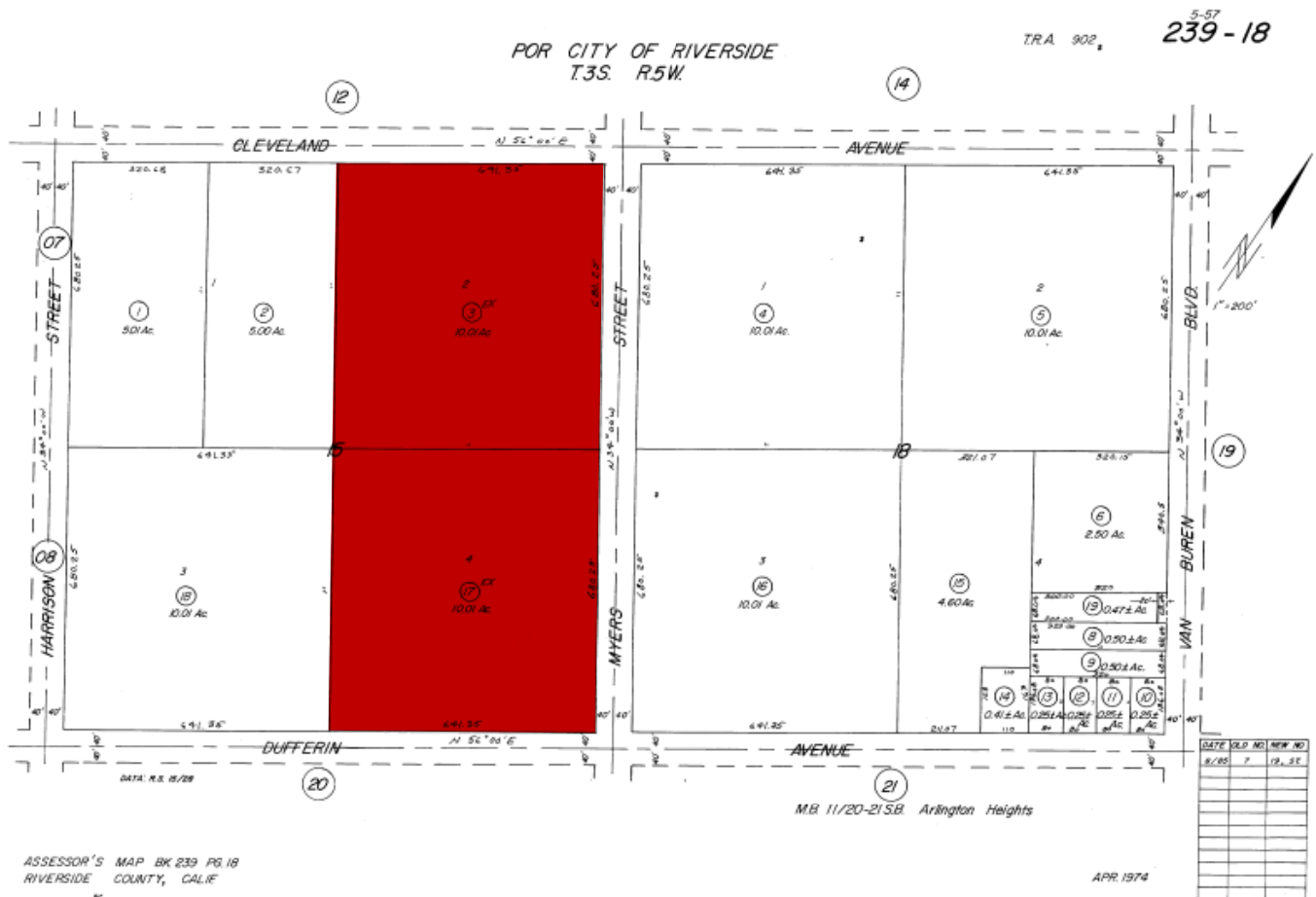
Property//

02

Cleveland and Myers Property

2440 Myers
Riverside, CA 92503





Marketability.

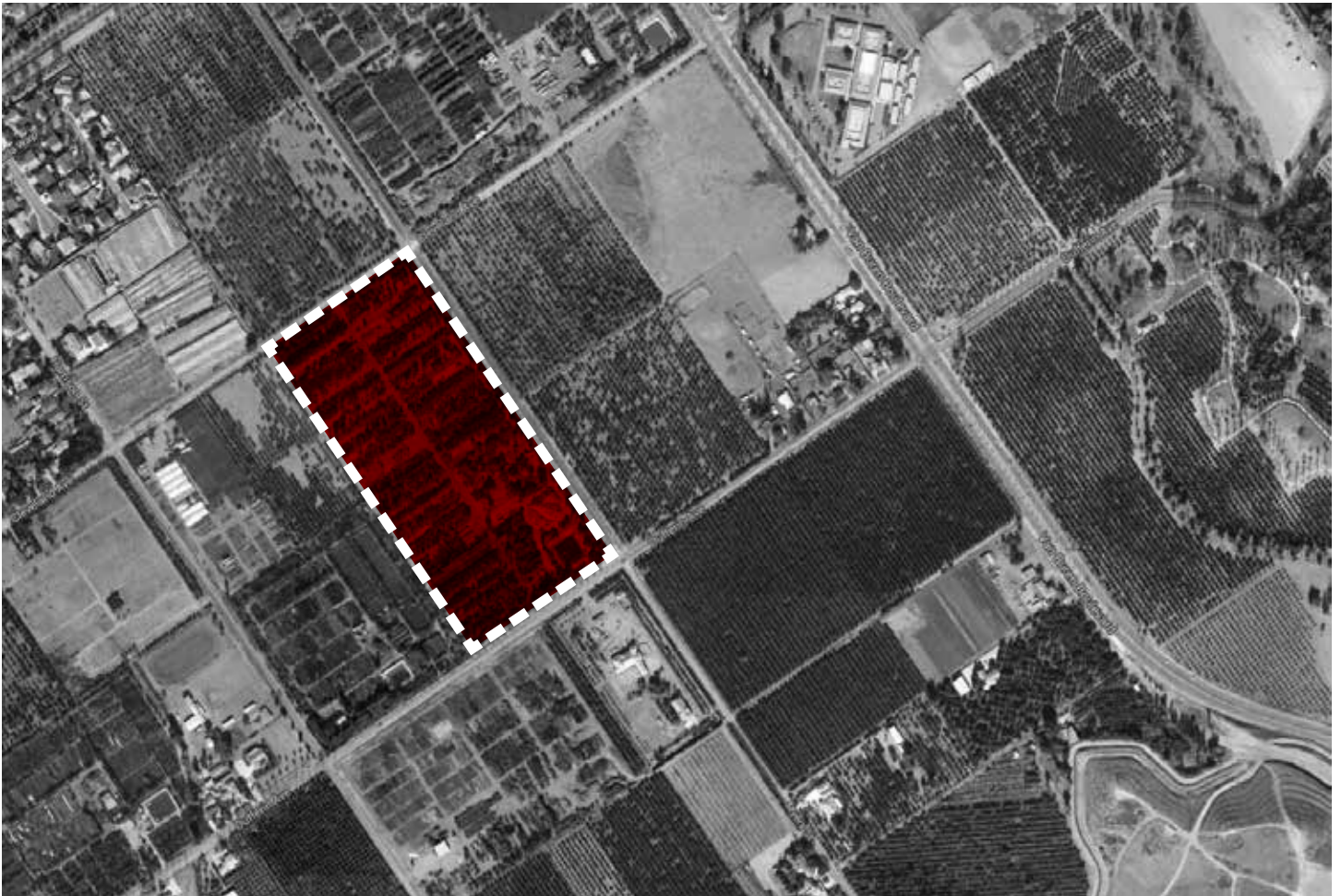
The subject Property is located near Citrus Heritage Park. This Property could be used to build luxury homes on horse property. There is also the ability to capitalize on the established agricultural structures in the immediate vicinity.

This Property is close to the Van Buren transportation corridor which provides access to both the 91 freeway and the 215 freeway.



D
Exhibit

Cleveland and Myers Property
Aerial



Property//

03

“Old” Hawthorne Property

9170 Indiana Avenue
Riverside, CA 92504



Property Description.

The “Old” Hawthorne Property (“Property”) at 9170 Indiana Avenue in the City of Riverside is located on a 6.85-acre parcel. The “Old” Hawthorne Property’s Assessor Parcel Numbers are 233-170-001 and 233-180-007. The Property is currently being used for storage of materials by the Riverside Unified School District.

Due to increasing enrollment at Hawthorne School, acreage was purchased in 1956 for a new school. With monies from the 1956 local bond issue, plans were developed for the new elementary school. The new school completed in the spring of 1959 and was named Hawthorne Elementary School. The building

complex includes an administration building, 2 kindergartens, 12 regular classrooms, a lunch shelter, and two toilet room buildings. In January 2005, Riverside Unified School District began modernization plans for Hawthorne Elementary School. In studying the site, District Personnel had concerns that the site did not meet current California

Exhibit E

“Old” Hawthorne Property Assessor’s Map



Department of Education (CDE) health and safety standards, and the location of the site adjacent to two very busy railroad tracks that are experiencing ever increasing train traffic; has raised safety concerns for the students and staff at the school. In addition, this environment did not provide a good educational setting for the students at Hawthorne Elementary School. Before spending scarce facility funds on modernizing this facility, the District decided to determine the adequacy of this site based on CDE standards.

In May 2005, Riverside Unified School District filed a facilities hardship application with the State of California Office of Public School Construction (OPSC) requesting that the District be allowed to abandon the current Hawthorne School site, and to relocate the school to another location. Officials from OPSC visited the Hawthorne site

in June 2005 to personally observe the conditions of the site. While the facilities hardship application was being processed, the District had been proactive in moving forward with a relocation plan. A 9.6-acre property was purchased at the southwest corner of Irving Street and Victoria Avenue. This property was one of the few in the Hawthorne attendance area that was suitable for an elementary school site. The Riverside Unified School District Board of Education in their February 22, 2005 Board meeting approved the purchase of the property located at 2700 Irvine Street (corner of Irving Street and Victoria Avenue.)

Planning Issues.

According to the Riverside County Assessor's Plat Map, the official zoning & general plan maps of the County of Riverside, the subject property

is zoned PF: The Public Facilities Zone (PF) is established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters.

Marketability.

The school was abandoned due to the railroad traffic and electromagnetic issues, and multiple safety issues. This is a great site for multi-family residence or single family homes. There is an opportunity to maximize a lot split and/or parcel split to achieve high density development.



F
Exhibit

"Old" Hawthorne Property
Aerial



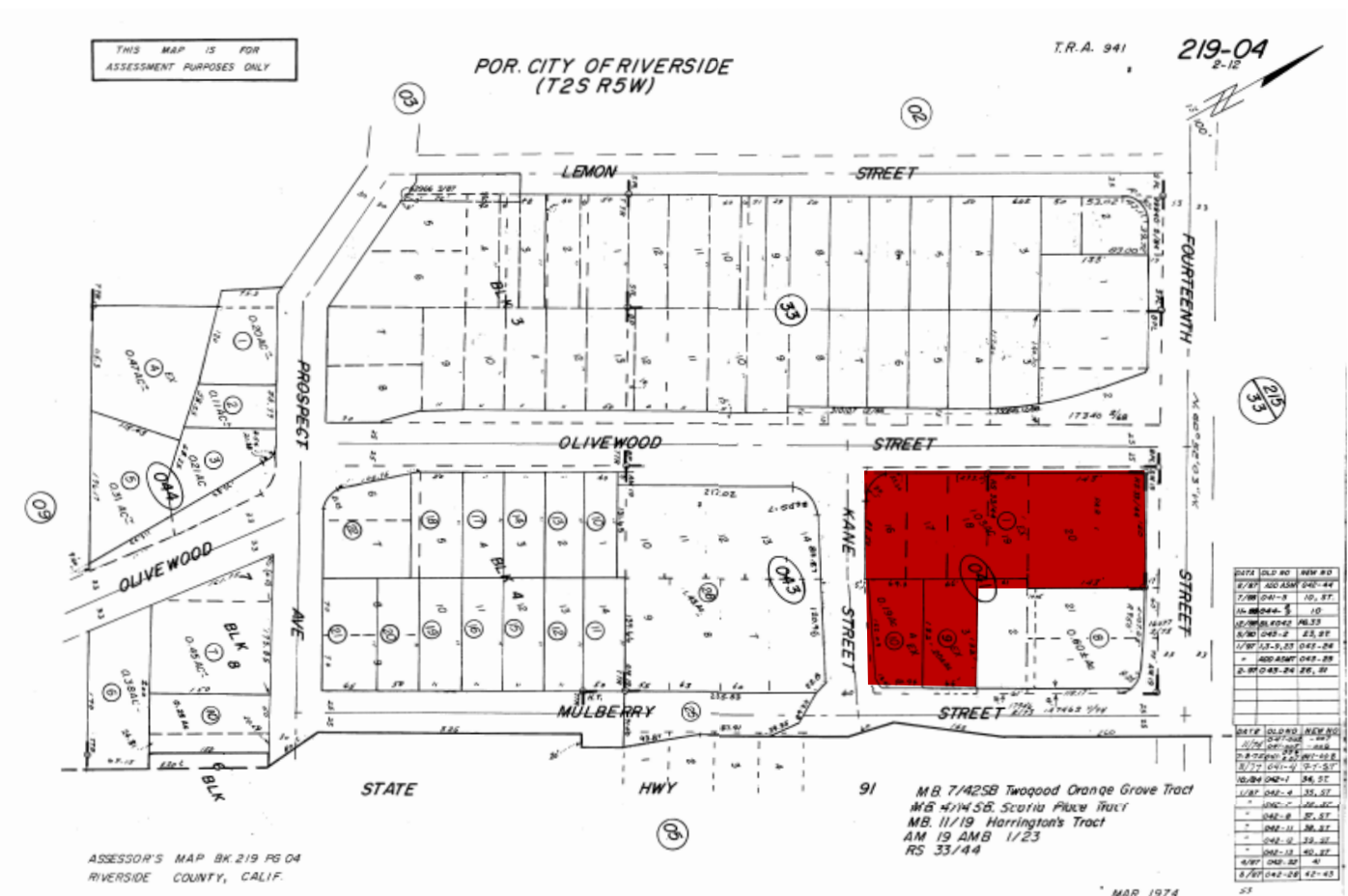
Property//

04

District Office **Property**

3380 14th Street
Riverside, CA 92501





Planning Issues.

According to the Zoning & General Plat Map of Riverside County, the subject Property is zoned DSP, The Downtown Specific Plan (DS) Zone. This was established to create a diverse, vibrant, twenty-four-hour Downtown area where people can work, live, shop, receive education and enjoy recreational facilities where arts and culture are an integral component of the urban environment.

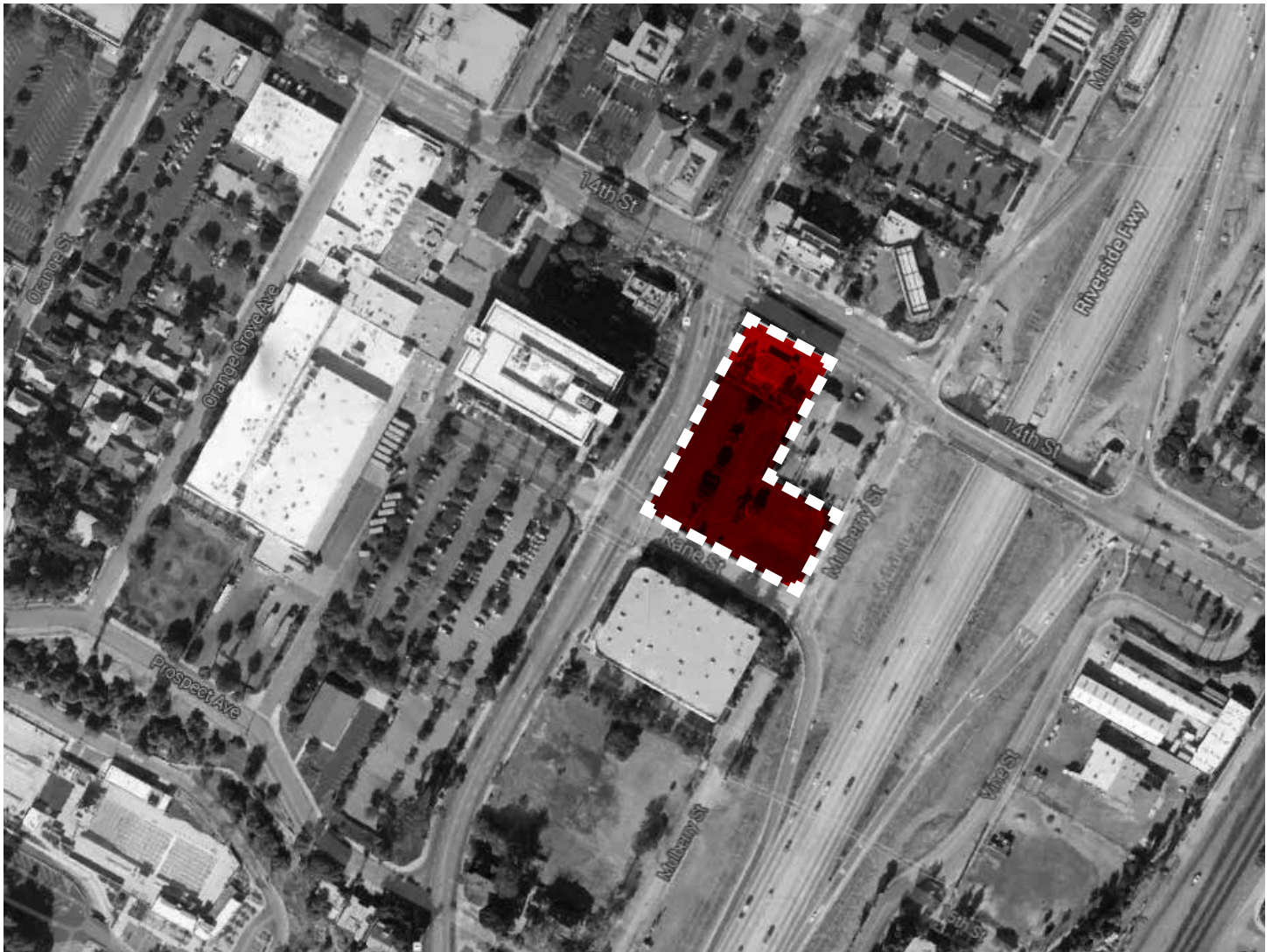
Marketability.

With prime visibility along the 91 freeway and over 175,000 cars a day passing by the property, the District Office Property provides an amazing opportunity for a high profile office tower redevelopment. With Riverside's growing Central Business District, availability of high profile sites has dwindled. Due to it's visibility and immediate access to the 91 freeway, the site would generate considerable interest in the market.



Exhibit **H**

**District Office Property
Aerial**



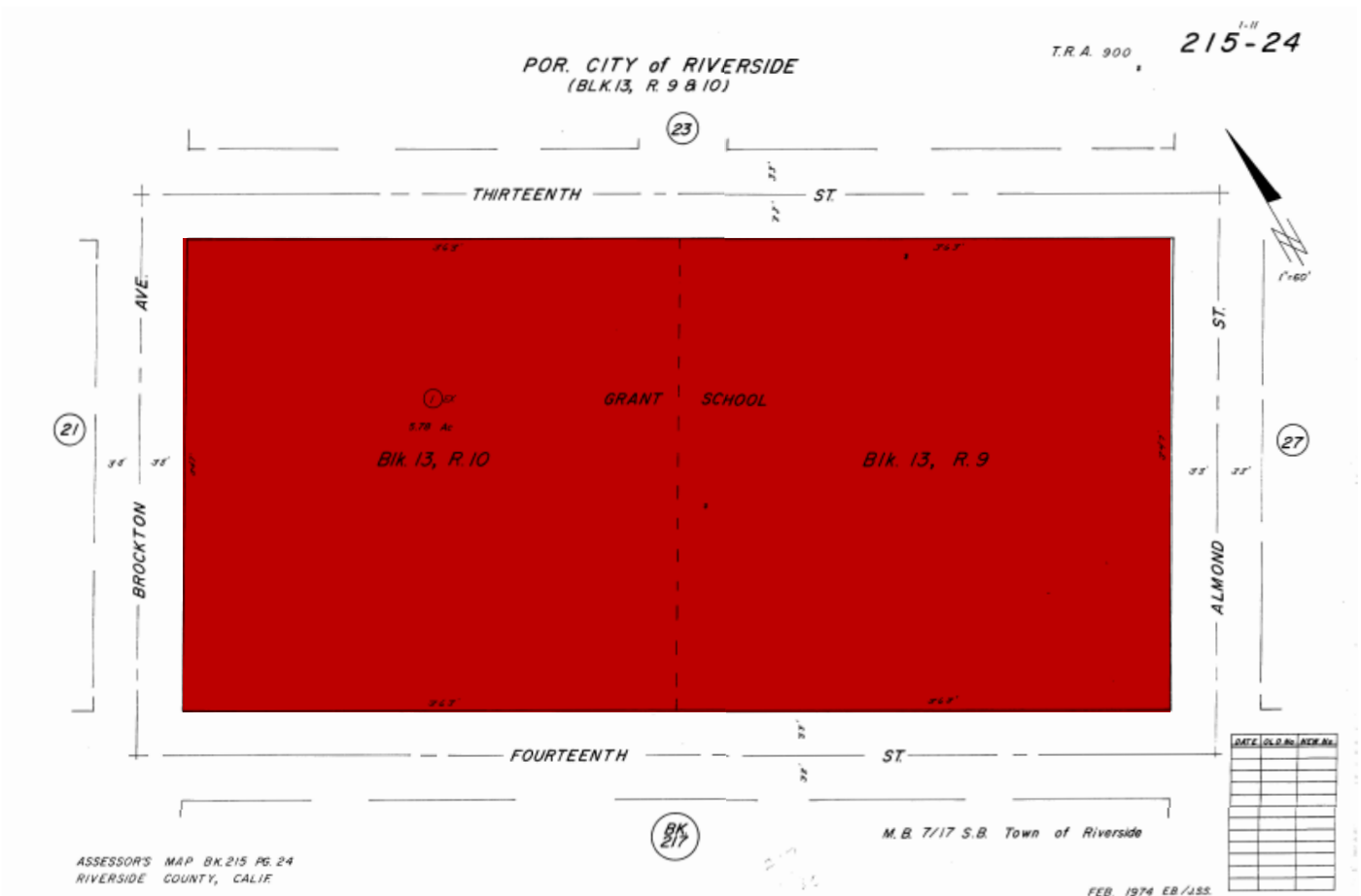
Property//

05

Grant Education Center Property

4011 14th Street
Riverside, CA 92501





built in 1935 with the help of Public Works Administration funds. Closure of Grant Elementary School was proposed due to declining enrollment and inefficiencies in operating a small school. On April 14, 2008, the Board of Education voted and made a decision to close Grant Elementary School. Beginning with the 2008/09 school year, students from Grant Elementary school were reassigned to Bryant, Pachappa and Magnolia.

Planning Issues.

According to the official zoning and general plat maps of the County of Riverside, the subject property is zoned DSP. The Downtown Specific Plan (DSP) Zone is established to create a diverse, vibrant, twenty-four hour Downtown area where people can work, live, shop, receive education and enjoy recreational facilities and where arts and culture are an integral component of the urban environment.

Marketability.

This Property is a recorded landmark in the City of Riverside. All educational requirements and infrastructure is in place for a perspective educational tenant. Currently, the Property has a short term lease, there is a desire to have a long term lease. If sold, there will be an ease for development due to the new downtown specific plan guidelines. The Property is fairly flat and could be developed further with portions used for infill.





Exhibit

**Grant Education Center Property
Aerial**



05.

Strategic Options for School District Property Owners: Sale, Lease, Exchange.

The general rule involving school district surplus property is that leasing the property provides revenue which can be used for either capital improvement projects or for General Fund purposes, while selling it would allow only capital use of the revenues.

With the passage of Assembly Bill 86, as of July 1, 2013, Education Code section 17463.7 was extended and will remain in effect until January 1, 2016, stating that a school district can use sale proceeds for any one-time General Fund purpose. However, the school district then is ineligible for hardship funding from the State School Deferred Maintenance Fund for five years, and the Board of Education must certify that the school district has no major deferred maintenance requirements not covered by existing capital outlay resources and present a plan at a Board of Education meeting setting forth the use of the funds and describe why the expenditure will not result in on-going fiscal obligations to the school district.

A school district also has the ability to negotiate an exchange of real estate. This procedure would allow the district to trade unimproved land for improved income-producing property, such as, a commercial retail or office property or an apartment property or to exchange land for a parcel adjacent to a school that is in need of expansion.

In many situations involving possible surplus school district property, the district is dealing with real estate improved with school buildings. In that situation there are often differing opportunities to lease or sale of the site, and the consequences of leasing or selling can be taken into account in deciding how to approach the disposition. However, in the case of the land, such as the case with two of the district properties, leasing the property may not always be realistic given the need of a user to acquire fee title. This would be particularly the case where a developer depends on financing which may not favor a ground lease.

06.

Summary of Meetings

All of the meetings of the Riverside Unified School District “7-11” Committee were public meetings, duly noticed, agendized, and held pursuant to the requirements of the Brown Act. The meetings took place on the dates noted in the District Office, 3380 14th Street, Riverside, CA 92501.

Agenda and Minutes of each of the Meetings can be found in the Appendix. The Agenda, Minutes, and all additional handouts can be found at www.rusd.org.



Meeting No. 1: April 21, 2014.

At this meeting, Hayley Calhoun reviewed the surplus property process for public school district real property under the California Education Code and, in particular, described the work of the “7-11” Committee and the duties of the Members of the “7-11” Committee. It was noted that, pursuant to statute, the “7-11” Committee is to “make a final determination of limits of tolerance of use of space and real property” for those properties under consideration as possible surplus. The “7-11” Committee, as an advisory body to the Board of Education, is then to “forward to the Board of Education a Report recommending uses of surplus space and real property.” In addition, in this meeting, a Chair and Co-Chair were elected. Also, information was provided to the “7-11” Committee on the District’s student demographic data and enrollment projections, as well as a video on the surplus sites and a meeting schedule was agreed upon. (See Appendix.)

Meeting No. 2: May 28, 2014.

The “7-11” Committee discussed each of the six properties to be potential surplus. Hayley Calhoun clarified information on the Riverside STEM Academy at the former Hyatt Elementary Site Property. Hayley Calhoun reviewed a chart depicting the capacity by school site that was requested by the Committee at the previous meeting. The “7-11” Committee continued discussions on each of the six properties. The priority uses of the Riverside STEM Academy at the former Hyatt Elementary School Site Property was not voted on. The “7-11” Committee unanimously voted not to surplus the Riverside STEM Academy at the former Hyatt Elementary School Site Property. Discussions occurred on how to prioritize the remaining five properties and what the ranking order should be for sale, lease or exchange for each parcel. (See Appendix.)

Meeting No. 3: June 16, 2014.

A handout of a State Funding Analysis was presented which showed that, among the five properties, only the “Old” Hawthorne Property received State funding, no State Funding has been received on the other four. Discussion then occurred on the priority list of uses of the properties and the “7-11” Committee put them in priority use order and what the ranking order should be for sale, lease, or exchange for each property. The “7-11” Committee voted on a priority listing of the five properties. (See Appendix.)

Meeting No. 4: July 7, 2014.

The first public hearing was held before the “7-11” Committee. (See Appendix.)

Meeting No. 5: August 14, 2014.

The second public hearing was held before the “7-11” Committee and the Final Report was approved for the Board of Education acceptance. (See Appendix.)

07.

Findings

1. The “7-11” Committee finds that the District enrollment trends and forecast data suggests a relatively stable enrollment over the next five years.
2. The “7-11” Committee finds that the District currently has excess student capacity and the enrollment is projected to remain relatively stable over the next five years.
3. The “7-11” Committee finds that the Van Buren - Vacant Land Property; Cleveland and Myers Property; “Old” Hawthorne Property; District Office Property; and, Grant Education Center Property are all real properties not presently designed to provide direct instruction or instructional support to the Riverside Unified School District. The “7-11” Committee unanimously voted not to surplus the Riverside STEM Academy at the former Hyatt Elementary School Site Property.
4. For the above reasons, the “7-11” Committee finds that the Riverside Unified School District has no educational, administrative, or operational need for the five properties.
5. Waiver:
The “7-11” Committee voted to approve the following language to be added to the Report: “The “7-11” Committee would support a decision by the Board of Education for it to request a waiver of the sealed bid process from the State Board of Education so that the Board of Education would have the option of either using the sealed bid process or a negotiated process for the disposition of any property declared surplus, whichever of the two processes proves more beneficial to the needs of the District at the time.”



08.

Recommendations

The “7-11” Committee unanimously recommends that the Board of Education declare five of the Properties surplus to the educational, administrative, and operational needs of the District.

In particular, the “7-11” Committee unanimously recommends that the Board of Education adopt the following priority order of properties and the following list of use of surplus real property that will be acceptable to the community:

1. Van Buren - Vacant Land Property: 1.72-acres located at 18721 Van Buren, Riverside, CA 92504
 Preferably the sale of the Van Buren - Vacant Land Property, or, in the alternative, its lease or exchange, pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state.
2. Cleveland and Myers Property: 20-acres located at 2440 Myers, Riverside, CA, 92503
 Preferably the sale of the Cleveland and Myers Property, or, in the alternative, its lease or exchange, pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state.
3. “Old” Hawthorne Property: 6.85-acres located at 9170 Indiana Avenue, Riverside, CA 92506
 Preferably the sale of the “Old” Hawthorne Property, or, in the alternative, its lease or exchange, pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state.
4. District Office Property: 1.1-acres located at 3380 14th Street, Riverside, CA 92262
 Preferably the sale of the District Office Property, or, in the alternative, its lease or exchange, pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state.
5. Grant Education Center Property: 5.5-acres located at 4011 14th Street, Riverside, CA 92501
 Preferably the lease of the Grant Education Center Property, or in the alternative, its sale or exchange, pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state.

We, the Members of the Real Property Advisory "7-11" Committee, appreciate the opportunity to serve the Board of Education in this important activity of making recommendations regarding the surplus of District real property. We hope that this Report will assist the Board of Education in its considerations and decision-making.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "Michael West", written over a horizontal dashed line.

Michael West, Chair

A handwritten signature in black ink, appearing to be "Stephanie Standerfer", written over a horizontal dashed line.

Stephanie Standerfer, Co-Chair

Riverside Unified School District, Real Property Advisory "7-11" Committee

Appendix:

- Meeting Calendar
- Agendas / Minutes
- Public Hearing Notices/ Publication Notice
- Resolutions Approved by Board of Education
- Enrollment / Residential Development
- State Funding Analysis



Riverside USD
7-11 Committee
2014 Meeting Calendar

NOTES:	
September 3, 2013:	Board of Education Approved Formation of 7-11 Committee
February 18, 2014:	Board of Education Appointed 7-11 Committee Members
March 24, 2014: (4:30 – 6:00 pm)	7-11 Committee - Organizational Meeting
April 21, 2014: (4:30 – 6:00 pm)	7-11 Committee–First Meeting
May 28, 2014: (4:30 – 6:00 pm)	7-11 Committee–Second Meeting
June 16, 2014: (4:30 – 6:00 pm)	7-11 Committee-Third Meeting
July 7, 2014: (4:30 – 6:00 pm)	7-11 Meeting-Fourth Meeting 1 st Public Hearing
August 14, 2014: (4:30 – 6:00 pm)	7-11 Committee-Fifth Meeting 2 nd Public Hearing and Approve Final Report for BOE
September 15, 2014: (6:00 pm)	Board of Education Meeting for Acceptance

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Riverside Unified School District

Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

AGENDA

Surplus Real Property Advisory (“7-11”) Committee Meeting No. 1

Monday, April 21, 2014 – 4:30 pm – 6:00 pm
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

REASONABLE ACCOMMODATION FOR ANY INDIVIDUAL WITH A DISABILITY:

Any individual with a disability who requires reasonable accommodation to participate in a Board meeting, may request assistance by contacting the Superintendent's Office at 3380 14th Street, Riverside, CA 92501; telephone (951) 788-7135 ext. 80423

1. PRELIMINARY

- a. Call to Order _____ pm
- b. Roll Call (Establishment of a Quorum)
 1. Raul Ayala
 2. Oswaldo Barajas
 3. Finn Comer
 4. Shani Dahl
 5. Bob Garcia
 6. Chuck Krieger
 7. Tim Maloney
 8. Christopher Manning
 9. Stephanie Standerfer
 10. Matthew Webb
 11. Michael West

2. WELCOMING REMARKS – Hayley Calhoun, Director, Planning and Development

3. INTRODUCTION OF NEW 7-11 COMMITTEE MEMBERS AND DISTRICT STAFF

4. ELECTION OF OFFICERS

5. COMMENTS FROM THE AUDIENCE

Persons wishing to make comments to the 7-11 Committee on non-agenda items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

6. OVERVIEW OF SURPLUS PROPERTY COMMITTEE PURPOSE AND DUTIES

- a. Summary of Surplus Property Advisory Committee Duties
- b. Open Public Meeting Requirements Under Brown Act and California Education Code
- c. Conflict of Interest Law
- d. Summary of Surplus Property Procedures and Process

7. OVERVIEW OF DISTRICT DEMOGRAPHICS

8. PROPERTIES FOR REVIEW

- a. Cleveland and Myers – 20 acres
- b. District Office – 1.1 acre
- c. Grand Education Center – 5.5 acres
- d. Hawthorne – 6.85 acres
- e. Van Buren (between Van Buren and the Martin Luther King Jr. High School Detention Basin) – 1.72 acres
- f. RSA @ Former Hyatt Elementary Site – 10.8 acres

9. PROPOSED COMMITTEE MEETINGS AND TIMELINE

10. COMMENTS FROM THE AUDIENCE

Persons wishing to make comments to the 7-11 Committee on items discussed may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

11. COMMENTS FROM COMMITTEE MEMBERS

12. ADJOURNMENT _____. **Next meeting is scheduled for May 28, 2014, from 4:30 – 6:00 p.m.** at the Riverside Unified School District Conference Room 3 AB, 3380 14th Street, Riverside, CA 92501.

Note to Members of the Audience Addressing the Committee

To address the 7-11 Committee, please do the following:

1. Complete a form, available on the table outside the Board Room, and present it to the Chair of the 7-11 Committee before the meeting begins.
2. When called by the 7-11 Committee Chair, approach the lectern, state your name and address if you wish, and direct your remarks to the 7-11 Committee.
3. You do not have to provide your name, address, school, or organization in order to address the 7-11 Committee. If you choose not to provide this information, the Chair will assign you a number that will be called when it is your turn to speak.
4. If you choose not to provide this information, the Chair will assign you a number that You will be allowed three minutes to address the Committee. A maximum of twenty 20 minutes may be allowed for public presentations on any one subject.

Distributing Materials

If you have materials for 7-11 Committee members, please give those materials to the Chair who will present the materials to Board members.

Resolving Complaints

For efficient handling of complaints, please obtain a complaint form from the Chair, fill it out, and either return it to the Chair or mail it to the Superintendent's Office, Riverside Unified School District, 3380 14th Street, Riverside, CA 92501.

Maintaining Orderly Meetings

Government Code Section 54957.9 authorizes the 7-11 Committee to maintain order at its meetings. No boisterous, disorderly, or disruptive conduct will be permitted. The 7-11 Committee may order that individuals be removed or that the entire room be cleared if necessary to maintain order. Individuals not participating in the disturbance may be allowed to remain or return at the discretion of the 7-11 Committee. Members of the media not participating in the disturbance will be permitted to remain.

Announcing 7-11 Committee Meetings

7-11 Committee Agendas are available for review at least 72-hours before each meeting (Gov. Code §54954.2(a)) at the following locations:

- Riverside Unified School District, 3380 14th Street, Riverside, CA 92501
- Riverside Adult School (Board Room), 6735 Magnolia Avenue, Riverside, CA 92506
- Riverside Planning and Development, 3070 Washington Street, Riverside, CA 92504
- Riverside Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501

7-11 Committee Agendas are also available outside the Board Room on the day of each meeting. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American Disabilities Act of 1990. Any individual needing special accommodations should directly contact the Office of the Superintendent at least 72 hours before the meeting.



Riverside Unified School District

Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

Minutes of the 7-11 Committee Meeting #1

Riverside Unified School District
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

DATE

Monday, April 21, 2014

1.0 a CALL TO ORDER

Hayley Calhoun, Director of Planning and Development, called the meeting to order at 4:32 pm.

1.0 b MEMBERS PRESENT

Raul Ayala, Oswaldo Barajas, Shani Dahl, Bob Garcia, Chuck Krieger, Tim Maloney, Stephanie Standerfer, Matthew Webb and Michael West were present. Finn Comer and Christopher Manning were absent.

ADMINISTRATIVE STAFF PRESENT

Hayley Calhoun, Director of Planning and Development, and Martha Trujillo, Recorder, Riverside Unified School District.

OTHERS PRESENT

None

2.0 WELCOMING REMARKS:

Hayley Calhoun, Director of Planning and Development, welcomed the 7-11 Committee Members and thanked them for their interest and commitment to serve on this Advisory committee.

3.0 INTRODUCTION OF NEW 7-11 COMMITTEE MEMBERS AND DISTRICT STAFF:

Each committee Member gave a brief personal biography.

4.0 ELECTION OF OFFICERS:

Hayley gave a brief description of expected duties of a Chair and Co-Chair for the 7-11 Committee. Hayley indicated that a Chair and Co-Chair would need to be nominated and then elected. Matthew Webb nominated Chuck Krieger. Chuck Krieger declined. Mr. Webb nominated Michael West as the Chair. Chuck Krieger seconded the motion. Motion carried 9-0. Chuck Krieger nominated Stephanie Standerfer as the Co-Chair. Tim Maloney seconded the motion. Motion carried 9-0.

5.0 COMMENTS FROM THE AUDIENCE:

No comments were received.

6.0 OVERVIEW OF SURPLUS PROPERTY COMMITTEE PURPOSE AND DUTIES:

Hayley provided an overview of the Committees role, and indicated that this Committee is a necessity for the Governing Board to move forward with the disposition of property.

- a. Advisory Committee duties, including:
 - Reviewing information provided by District and Consultants (student projections, property data, and other requested information.)
 - “Prioritizing” the properties and gauging the tolerances of the use of space/real property.
 - Forwarding an advisory report to the Governing School Board recommending uses of surplus property.
- b. Open Public Meeting Requirements under the Brown Act and California Education Code. Hayley pointed out that the agenda is posted 72-hours in advance of all meetings at four locations and it is also posted on the District webpage.
 - Hayley covered Brown act requirements for this group as follows:
 1. The information needs to be “transparent” to the public.
 2. This Committee needs to be careful in the conversations / information transferred outside of the meetings via email amongst members.
- c. Conflict of Interest Law relative to real Property, including the following:
 - Committee Members cannot have an economic interest in the properties being reviewed.
 - 500 foot “rule” and proximity to these properties was reviewed – if members live within this distance they could be “in conflict.”
- d. Hayley reviewed the Surplus Property Procedures and the various “actions” that could take place by the Governing School Board, and the required steps the Board / District would be required to take to notify entities that a disposition is intended.
 - The Committee’s obligation and functions conclude upon completion of the report. This report with findings and recommendations has no identified “shelf life”, but generally the report needs updating every couple of years if no disposition activities have been initiated in that time period.

7.0 OVERVIEW OF DISTRICT DEMOGRAPHICS

Hayley presented a power point presentation showing K-12 historical enrollment, current 2014 enrollment counts, 2015 enrollment projections, capacity and inventory of classrooms, including portables and future housing developments. Matthew Webb had a question on the capacity of the District. Hayley replied that she will bring a chart depicting capacity by school site to a future meeting for review.

8.0 PROPERTIES FOR REVIEW

Hayley went over the list of properties and site characteristics and noted that the package handed out included the history for each site. Aerial maps with the description of each of the properties were provided to the Committee.

1. Cleveland and Myers is currently used to raise nursery materials/agricultural.
2. District Office currently is the Headquarters for the District.
3. Grant Educational Center is currently used as private school for mentally challenged students.
4. "Old" Hawthorne Elementary it is a closed school facility.
5. Van Buren is vacant land between Van Buren and the Martin and the Martin Luther King Jr.
6. Hyatt Elementary School is currently housing Riverside STEM Academy.

The Committee viewed a video of each site and agreed that it was not necessary to take a tour in person to visit the sites.

9.0 PROPOSED COMMITTEE MEETINGS AND TIMELINE:

Agreed Upon Meeting Schedule:

- Second Meeting – May 28, 2014 from 4:30 pm – 6:00 pm, District Office Conference Room 3 AB.
- Third Meeting – June 16, 2014 from 4:30 pm – 6:00 pm, District Office Conference Room 3 AB.
- Fourth Meeting and Public Hearing – July 7, 2014 from 4:30 pm – 6:00 pm, District Office Conference Room 3 AB.
- Fifth Meeting and Public Hearing – August 14, 2014 from 4:30 pm – 6:00 pm, District Office Conference Room 3 AB.

10.0 COMMENTS FROM THE AUDIENCE:

No comments were received.

11.0 COMMENTS FROM COMMITTEE MEMBERS:

Q: Matthew Webb asked if these were the only properties the District would like to surplus?

A: Hayley said these were the only properties the Board of Education requested the 7-11 Committee review at this time.

Q: Oswaldo Barajas commented on the "Old" Hawthorne property being sold to Metro Link Rail Line.

A: Hayley said that the Board of Education will make all final decisions on sale, lease or exchange of all

properties.

Q: Chuck Krieger wanted to know how many students are currently attending the STEM Academy?

A: Hayley responded that approximately 480 students currently attend this Academy.

Q: Matthew Webb asked if the District has a plan for relocating the District Office?

A: Hayley said there has been consideration of the Riverside Adult Education Site, but the Board of Education has not made a final determination.

Q: Chuck Krieger asked if the 7-11 Committee was doing the preliminary work for the Board of Education to decide on what to do with the properties?

A: Hayley reiterated that the role of this Committee is to evaluate the listed properties and upon completion of all the meetings, the Committee will make final recommendations for the use of the properties to the Board of Education for their consideration and acceptance.

Q: Matthew Webb asked if the Board of Education could chose to ignore the Committee recommendations?

A: Hayley responded that the Board of Education can accept the Final Report, or not, but all decisions for surplus properties are made by the Board of Education.

Q: Stephanie Standerfer requested a capacity by school site.

A: Hayley will bring this information to a future meeting for review.

Q: Bob Garcia asked if Hyatt will have an impact on students if it's declared surplus?

A: Hayley noted that Hyatt cannot accomodate a 5th -12th grade program with its current capacity.

Q: Mr. Garcia asked if the difficulty in expanding Hyatt was because it has 3 different levels?

A: Hayley stated that adding more portables would be a challenge due to topography.

Q: Chuck Krieger asked if Hyatt is declared a surplus will the District still have the STEM program?

A: Hayley indicated that the STEM program would not be eliminated.

Q: Stephanie Standerfer commented that she is more interested in the demographics of each property than physically taking a tour.

A: Hayley will bring additional information to a future meeting.

Q: Bob Garcia commented on the Cleveland and Myers property, whether growers are interested in using it to grow citrus?

A: Hayley said all final decisions will be made by the Board of Education.

Q: Oswaldo Barajas stated that he will oppose selling the Cleveland and Myers property because the City of Riverside needs to go back to its roots of orange groves.

A: Hayley indicated that the Report will show sale, lease or exchange as recommendations; all final decisions will be made by the Board of Education.

Q: Matthew Webb commented that the City of Riverside already has the California Citrus State Historic Park, which nobody visits, and that the district is not in business of growing fruits.

Q: Stephanie Standerfer wanted to know if the District has a written document declaring Grant as Historic City Landmark?

A: Hayley will investigate and bring findings to a future meeting.

Q: Chuck Krieger asked if the District had seismic reports on the listed properties?

A: Hayley will bring the current seismic report pertaining to each of the properties to a future meeting.

12.0 ADJOURNMENT:

Chairperson, Michael West adjourned the meeting at 5:30 pm.

Next 7-11 Committee Meeting is scheduled for Wednesday, May 28, 2014 from 4:30 pm to 6:00 pm and will be held at the District Office, Conference Room 3 AB, Riverside, CA 92501.



Riverside Unified School District

Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

AGENDA

Surplus Real Property Advisory (“7-11”) Committee Meeting No. 2

Wednesday, May 28, 2014 – 4:30 pm – 6:00 pm
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

REASONABLE ACCOMMODATION FOR ANY INDIVIDUAL WITH A DISABILITY:

Any individual with a disability who requires reasonable accommodation to participate in a Board meeting, may request assistance by contacting the Planning and Development Office at 3070 Washington Street, Riverside, CA 92504-4697 – 951-788-7496, Ext 84004.

As required by Government Code 54957.5, agenda materials can be reviewed by the public at the District’s administrative offices, Reception Area, First Floor, 3380 Fourteenth Street, Riverside, California and the Planning and Development Office, 3070 Washington Street, Riverside, CA 92504-4697.

1. PRELIMINARY

- a. Call to Order _____ pm
- b. Roll Call (Establishment of a Quorum)
 - 1. Michael West (Chair)**
 - 2. Stephanie Standerfer (Co-Chair)**
 3. Raul Ayala
 4. Oswaldo Barajas
 5. Finn Comer
 6. Shani Dahl
 7. Bob Garcia
 8. Chuck Krieger
 9. Tim Maloney
 10. Christopher Manning
 11. Matthew Webb

2. COMMENTS FROM THE AUDIENCE

Persons wishing to make comments to the 7-11 Committee on non-agenda items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

3. APPROVAL OF MEETING MINUTES #1, April 21, 2014

4. FOLLOW UP FROM APRIL 21, 2014 MEETING:
 - a. Review capacity by school site
 - b. Review Grant Education Center as a historic city landmark
 - c. Seismic Rating of properties
5. CONTINUE DISCUSSIONS ON EACH PROPERTY, IN THE FOLLOWING ORDER AND DETERMINE IF SURPLUS:
 - a. Cleveland and Myers, 2440 Myers, Riverside, CA, 92503
 - b. District Office, 3380 14th Street, Riverside, CA, 92501
 - c. Grant Education Center, 4011 14th Street, Riverside, CA, 92501
 - d. “Old” Hawthorne, 9170 Indiana Avenue, Riverside, CA, 92503
 - e. Van Buren – Vacant Land, 187221 Van Buren, Riverside, CA, 92504
 - f. Riverside STEM Academy at Former Hyatt Elementary, 4466 Mt. Vernon, Riverside, CA, 92507
6. PRIORITY USE LIST

(Pursuant to the provisions of Education Code Section 17390(b), the Surplus Property Advisory Committee of the Riverside Unified School District (“Committee”) will prepare a priority list of use of surplus real property that will be acceptable to the community for the following properties:

 - a. Cleveland and Myers, 2440 Myers, Riverside, CA, 92503
 - b. District Office, 3380 14th Street, Riverside, CA, 92501
 - c. Grant Education Center, 4011 14th Street, Riverside, CA, 92501
 - d. “Old” Hawthorne, 9170 Indiana Avenue, Riverside, CA, 92503
 - e. Van Buren – Vacant Land, 187221 Van Buren, Riverside, CA, 92504
 - f. Riverside STEM Academy at Former Hyatt Elementary, 4466 Mt. Vernon, Riverside, CA, 92507

The priority uses of the **Cleveland and Myers Property** are as follows:

1. Sale of the Cleveland and Myers Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Cleveland and Myers Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Cleveland and Myers Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The priority uses of the **District Office Property** are as follows:

1. Sale of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the District Office Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority uses of the **Grant Education Center Property** are as follows:

1. Sale of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Grant Education Center Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority uses of the **"Old" Hawthorne Property** are as follows:

1. Sale of the "Old" Hawthorne Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the "Old" Hawthorne Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the "Old" Hawthorne Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority uses of the **Van Buren – Vacant Land Property** are as follows:

1. Sale of the Van Buren Vacant Land Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

2. Lease of the Van Buren – Vacant Land Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Van Buren Vacant Land Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The priority uses of the **Riverside STEM Academy at Former Hyatt Elementary Property** are as follows:

1. Sale of the Riverside STEM Academy at Former Hyatt Elementary Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Riverside STEM Academy at Former Hyatt Elementary Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Riverside STEM Academy at Former Hyatt Elementary Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The Committee has identified these potential surplus properties and corresponding priority uses. The Committee will hold a Public Hearing for the Property for the purposes of discussion of the priority use list set forth above. Said Public Hearings will be determined at a later date and held at the District Office Conference Room 3 AB, at 3380 14th Street, Riverside, CA 92501.

Persons desiring additional information should contact Hayley Calhoun, Director, Planning and Development at 951-788-7496 ext. 84003.

7. PROPOSED COMMITTEE MEETINGS AND TIMELINE

8. COMMENTS FROM THE AUDIENCE

Persons wishing to make comments to the 7-11 Committee on items discussed may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

9. COMMENTS FROM COMMITTEE MEMBERS

10. ADJOURNMENT _____ . **Next meeting is scheduled for June 16, 2014, from 4:30 – 6:00 p.m.** at the Riverside Unified School District Conference Room 3 AB, 3380 14th Street, Riverside, CA 92501.

Note to Members of the Audience Addressing the Committee

To address the 7-11 Committee, please do the following:

1. Complete a form, available on the table outside the Board Room, and present it to the Chair of the 7-11 Committee before the meeting begins.
2. When called by the 7-11 Committee Chair, approach the lectern, state your name and address if you wish, and direct your remarks to the 7-11 Committee.
3. You do not have to provide your name, address, school, or organization in order to address the 7-11 Committee. If you choose not to provide this information, the Chair will assign you a number that will be called when it is your turn to speak.
4. If you choose not to provide this information, the Chair will assign you a number.
You will be allowed three minutes to address the Committee. A maximum of twenty 20 minutes may be allowed for public presentations on any one subject.

Distributing Materials

If you have materials for 7-11 Committee members, please give those materials to the Chair who will present the materials to Board members.

Resolving Complaints

For efficient handling of complaints, please obtain a complaint form from the Chair, fill it out, and either return it to the Chair or mail it to the Planning and Development Office at 3070 Washington Street, Riverside, CA 92504-4697.

Maintaining Orderly Meetings

Government Code Section 54957.9 authorizes the 7-11 Committee to maintain order at its meetings. No boisterous, disorderly, or disruptive conduct will be permitted. The 7-11 Committee may order that individuals be removed or that the entire room be cleared if necessary to maintain order. Individuals not participating in the disturbance may be allowed to remain or return at the discretion of the 7-11 Committee. Members of the media not participating in the disturbance will be permitted to remain.

Announcing 7-11 Committee Meetings

7-11 Committee agendas are available for review at least 72-hours before each meeting (Gov. Code §54954.2(a)) at the following locations:

- Riverside Unified School District, 3380 14th Street, Riverside, CA 92501
- Riverside Adult School (Board Room), 6735 Magnolia Avenue, Riverside, CA 92506
- Riverside Planning and Development, 3070 Washington Street, Riverside, CA 92504
- Riverside Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501

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Riverside Unified School District

Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

Minutes of the 7-11 Committee Meeting #2

Riverside Unified School District
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

DATE

Wednesday, May 28, 2014

1.0 a CALL TO ORDER

Michael West, Chair, called the meeting to order at 4:30 pm.

1.0 b MEMBERS PRESENT

Raul Ayala, Tim Maloney, Michael West, Oswaldo Barajas, Stephanie Standerfer, Chuck Krieger, Shani Dahl, Chris Manning, Matthew Webb and Bob Garcia were present. Finn Comer was absent.

ADMINISTRATIVE STAFF PRESENT

Hayley Calhoun, Director of Planning and Development, and Martha Trujillo, Recorder, Riverside Unified School District.

OTHERS PRESENT

None

2.0 COMMENTS FROM THE AUDIENCE

No comments were received.

3.0 APPROVAL OF MEETING MINUTES #1, April 21, 2014

Hayley Calhoun revised the minutes to clarify that STEM Academy, formerly Hyatt Elementary, cannot accommodate expansion to 12th grade *with its current facility*. She further explained that an Ad Hoc committee is currently studying the feasibility of expanding the STEM Academy to accommodate 5th –

12th grade at its current site. Chuck Krieger made a motion to approve minutes with Hayley Calhoun's additions. Oswaldo Barajas seconded the motion. Motion carried 10-0.

4.0 FOLLOW UP FROM APRIL 21, 2014 MEETING:

A chart depicting the capacity by school site was provided to the committee in their package along with the historic city landmark information for Grant and the seismic ratings of the properties. Hayley Calhoun gave a brief explanation for each item. Hayley noted that our capacity for the elementary level was calculated at 25:1 and secondary levels at 27:1 per California Department of Education class loading.

5.0 CONTINUE DISCUSSIONS ON EACH PROPERTY, IN THE FOLLOWING ORDER AND DETERMINE IF SURPLUS:

- a. Cleveland and Myers, 2440 Myers, Riverside, CA, 92503 – There was a discussion regarding the lease with current tenants. Matt Webb made a motion to declare the Cleveland and Myers as surplus and for sale seconded by Chris Manning. Motion carried 10-0
- b. District Office, 3380 14th Street, Riverside, CA, 92501 – There was a question on where the District would move the District Office if the building was sold or leased. Hayley Calhoun stated there were no definite plans or decisions made at this time. Chuck Krieger made a motion to declare the District Office as surplus and for sale depending on the current market and lease as a second option seconded by Chris Manning. Motion carried 10-0
- c. Grant Education Center, 4011 14th Street, Riverside, CA, 92501 – There was a discussion regarding the current use of Grant by a non-public school site which supports RUSD students who would otherwise be placed in programs outside of our district. The committee agreed that it is valuable to our students who are in need of such services to have the site in Riverside. Shani Dahl made a motion to declare the Grant Education Center as surplus for lease and Bob Garcia seconded the motion. Matt Webb added that this property should be considered for future district sites. Motion carried 10-0
- d. "Old" Hawthorne, 9170 Indiana Avenue, Riverside, CA, 92503 – There was a discussion whether the Maintenance and Operations department will have use for this property. Chris Manning commented that currently there are a lot of problems with homeless on the property and many complaints from the community. Chris made the motion to declare the "Old" Hawthorne property as surplus and for sale seconded by Raul Ayala. Motion 10-0

- e. Van Buren – Vacant Land, 187221 Van Buren, Riverside, CA, 92504- Matt Webb made the motion to sale the Van Buren property seconded by Chris Manning. Motion carried 10-0
- f. Riverside STEM Academy at Former Hyatt Elementary, 4466 Mt. Vernon, Riverside, CA, 92507- The committee discussed the use of the site and that it is currently under study for expansion. The committee discussed the capacity of high schools and that if the site were to be sold or leased, those high school students could potentially returned to their high schools which are over capacity. The committee felt that the STEM Academy should be retained by the District until such time the District determined to move or relocate STEM. Chuck Krieger asked if the 7-11 committee could be reconvened at that time. Hayley Calhoun stated that the committee members could be reconvened at any time to evaluate STEM or any other properties for surplus. Matt Webb made a motion to not surplus STEM Academy, seconded by Bob Garcia. Motion carried 10-0.

6.0 PRIORITY USE LIST

(Pursuant to the provisions of Education Code Section 17390(b), the Surplus Property Advisory Committee of the Riverside Unified School District (“Committee”) will prepare a priority list of use of surplus real property that will be acceptable to the community for the following properties:

The priority uses of the **Cleveland and Myers Property** are as follows:

1. Sale of the Cleveland and Myers Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Cleveland and Myers Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Cleveland and Myers Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

Matt Webb made the motion to declare the priority use for Cleveland and Myers Property as Sale seconded by Chris Manning. Motion carried 10-0

The priority uses of the **District Office Property** are as follows:

1. Sale of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the District Office Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

Chuck Krieger made the motion to declare the priority use of the District Office Property as Sale seconded by Chris Manning. Motion carried 10-0

The priority uses of the **Grant Education Center Property** are as follows:

1. Sale of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Grant Education Center Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

Shani Dahl made the motion to declare the priority use of the Grant Education Center Property as Lease seconded by Bob Garcia. Motion carried 10-0

The priority uses of the **"Old" Hawthorne Property** are as follows:

1. Sale of the "Old" Hawthorne Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

2. Lease of the “Old” Hawthorne Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the “Old” Hawthorne Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

Chris Manning made the motion to declare the priority use of the “Old” Hawthorne Property as Sale seconded by Raul Ayala. Motion carried 10-0

The priority uses of the **Van Buren – Vacant Land Property** are as follows:

1. Sale of the Van Buren Vacant Land Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Van Buren – Vacant Land Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Van Buren Vacant Land Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

Matt Webb made the motion to declare the priority use of Van Buren – Vacant Land Property as Sale seconded by Stephanie Standerfer. Motion carried 10-0

The priority uses of the **Riverside STEM Academy at Former Hyatt Elementary Property** were not voted on as the committee unanimously voted not to surplus the Riverside STEM Academy at Former Hyatt Elementary Property.

After a brief discussion the committee voted 10-0 to **prioritize the properties in the following order:**

1. Van Buren – Vacant Land, 187221 Van Buren, Riverside, CA, 92504
2. Cleveland and Myers, 2440 Myers, Riverside, CA, 92503
3. “Old” Hawthorne, 9170 Indiana Avenue, Riverside, CA, 92503

4. District Office, 3380 14th Street, Riverside, CA, 92501
5. Grant Education Center, 4011 14th Street, Riverside, CA, 92501

The Committee has identified these potential surplus properties and corresponding priority uses. The Committee will hold a Public Hearing for the purpose of discussion of the priority use list set forth above. Said Public Hearings will be held on July 7, 2014 and August 14, 2014 at 4:30 p.m. in the District Office Conference Room 3 AB – 3380 14th Street, Riverside, CA 92501.

7.0 PROPOSED COMMITTEE MEETINGS AND TIMELINE:

Next meeting is scheduled for June 16, 2014, from 4:30 – 6:00 p.m. at the Riverside Unified School District Conference Room 3 AB, 3380 14th Street, Riverside, CA 92501

8.0 COMMENTS FROM THE AUDIENCE:

No comments were received.

9.0 COMMENTS FROM COMMITTEE MEMBERS:

No comments were received.

10.0 ADJOURNMENT:

Chairperson, Michael West adjourned the meeting at 5:30 pm.



Riverside Unified School District

Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

AGENDA

Surplus Real Property Advisory (“7-11”) Committee Meeting No. 3

Monday, June 16, 2014 – 4:30 pm – 6:00 pm
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

REASONABLE ACCOMMODATION FOR ANY INDIVIDUAL WITH A DISABILITY:

Any individual with a disability who requires reasonable accommodation to participate in a Board meeting, may request assistance by contacting the Planning and Development Office at 3070 Washington Street, Riverside, CA 92504-4697 – 951-788-7496, Ext. 84004.

As required by Government Code 54957.5, agenda materials can be reviewed by the public at the District’s administrative offices, Reception Area, First Floor, 3380 Fourteenth Street, Riverside, California and the Planning and Development Office, 3070 Washington Street, Riverside, CA 92504-4697.

1. PRELIMINARY

- a. Call to Order _____ pm
- b. Roll Call (Establishment of a Quorum)
 1. Michael West (**Chair**)
 2. Stephanie Standerfer (**Co-Chair**)
 3. Raul Ayala
 4. Oswaldo Barajas
 5. Finn Comer
 6. Shani Dahl
 7. Bob Garcia
 8. Chuck Krieger
 9. Tim Maloney
 10. Christopher Manning
 11. Matthew Webb

2. COMMENTS FROM THE AUDIENCE

Persons wishing to make comments to the 7-11 Committee on non-agenda items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

3. APPROVAL OF MEETING MINUTES #2, May 28, 2014

4. REVIEW OF STATE FUNDING ON PROPERTIES

5. PRIORITY USE LIST

(Pursuant to the provisions of Education Code Section 17390(b), the Surplus Property Advisory Committee of the Riverside Unified School District ("Committee") will prepare a priority list of use of surplus real property that will be acceptable to the community for the following properties:

- a. Van Buren – Vacant Land, 187221 Van Buren, Riverside, CA, 92508
- b. Cleveland and Myers, 2440 Myers, Riverside, CA, 92503
- c. "Old" Hawthorne, 9170 Indiana Avenue, Riverside, CA, 92503
- d. District Office, 3380 14th Street, Riverside, CA, 92501
- e. Grant Education Center, 4011 14th Street, Riverside, CA, 92501

The priority uses of the **Van Buren – Vacant Land Property** are as follows:

1. Sale of the Van Buren Vacant Land Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Van Buren – Vacant Land Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Van Buren Vacant Land Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority uses of the **Cleveland and Myers Property** are as follows:

1. Sale of the Cleveland and Myers Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Cleveland and Myers Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Cleveland and Myers Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority uses of the **“Old” Hawthorne Property** are as follows:

1. Sale of the “Old” Hawthorne Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the “Old” Hawthorne Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the “Old” Hawthorne Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The priority uses of the **District Office Property** are as follows:

1. Sale of the District Office Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the District Office Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the District Office Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The priority uses of the **Grant Education Center Property** are as follows:

1. Sale of the Grant Education Center Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Grant Education Center Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Grant Education Center Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The Committee has identified these potential surplus properties and corresponding priority uses. The Committee will hold two Public Hearings for the Properties for the purposes of discussion of the priority use list set forth above. Said Public Hearings will be Monday, July 7, 2014 and Thursday, August 14, 2014 at 4:30 pm in the District Office Conference Room 3 AB, at 3380 14th Street, Riverside, CA 92501.

Persons desiring additional information should contact Hayley Calhoun, Director, Planning and Development at 951-788-7496 ext. 84003.

6. WAIVER REQUEST OF THE SEALED BID PROCESS FROM THE STATE BOARD OF EDUCATION

7. COMMENTS FROM THE AUDIENCE

Persons wishing to make comments to the 7-11 Committee on items discussed may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

8. COMMENTS FROM COMMITTEE MEMBERS

9. ADJOURNMENT _____. Next meeting is scheduled for Monday, July 7, 2014 from 4:30 – 6:00 p.m. at the Riverside Unified School District Conference Room 3 AB, 3380 14th Street, Riverside, CA 92501.

Note to Members of the Audience Addressing the Committee

To address the 7-11 Committee, please do the following:

1. Complete a form, available on the table outside the Board Room, and present it to the Chair of the 7-11 Committee before the meeting begins.
2. When called by the 7-11 Committee Chair, approach the lectern, state your name and address if you wish, and direct your remarks to the 7-11 Committee.
3. You do not have to provide your name, address, school, or organization in order to address the 7-11 Committee. If you choose not to provide this information, the Chair will assign you a number that will be called when it is your turn to speak.
4. If you choose not to provide this information, the Chair will assign you a number.
You will be allowed three minutes to address the Committee. A maximum of twenty 20 minutes may be allowed for public presentations on any one subject.

Distributing Materials

If you have materials for 7-11 Committee members, please give those materials to the Chair who will present the materials to Board members.

Resolving Complaints

For efficient handling of complaints, please obtain a complaint form from the Chair, fill it out, and either return it to the Chair or mail it to the Planning and Development Office at 3070 Washington Street, Riverside, CA 92504-4697.

Maintaining Orderly Meetings

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Announcing 7-11 Committee Meetings

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Riverside Unified School District

Operations Division – Planning and Development

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Minutes of the 7-11 Committee Meeting #3

Riverside Unified School District
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

DATE

Monday, June 16, 2014

1.0 a CALL TO ORDER

Michael West, Chair, called the meeting to order at 4:30 pm.

1.0 b MEMBERS PRESENT

Raul Ayala, Michael West, Stephanie Standerfer, Finn Comer, Shani Dahl, Chuck Krieger, Tim Maloney, Christopher Manning and Matthew Webb were present. Oswaldo Barajas and Bob Garcia were absent.

ADMINISTRATIVE STAFF PRESENT

Hayley Calhoun, Director of Planning and Development, Riverside Unified School District.

OTHERS PRESENT

None

2.0 COMMENTS FROM THE AUDIENCE

No comments were received.

3.0 APPROVAL OF MEETING MINUTES #2, May 28, 2014

A motion was made by Chris Manning to approve the minutes as read and seconded by Stephanie Standerfer. Motion carried 9-0.

4.0 REVIEW OF STATE FUNDING ON PROPERTIES:

Hayley Calhoun reviewed state funding of considered properties. The only property which has received state funding is “old” Hawthorne. The state provided funds for the building of the new Hawthorne site with the understanding that when the old site was sold, half the proceeds would return to the state.

5.0 PRIORITY USE LIST:

A motion was made to confirm the priority order of properties as previously determined:

- a) Van Buren vacant land, 187221 Van Buren, Riverside, Ca 92504
- b) Cleveland and Myers, 2440 Myers, Riverside, CA 92503
- c) "Old" Hawthorne, 9170 Indiana Ave, Riverside, CA 92503
- d) District Office, 3380 14th Street, Riverside, CA 92501
- e) Grant Education Center, 4011 14th Street, Riverside, CA 92501

Motion was made by Chris Manning and seconded by Tim Maloney. Motion carried 9-0

A motion was made to confirm the priority uses for each property as follows:

- a) Van Buren vacant land: Sale, Lease, Exchange
- b) Cleveland and Myers: Sale, Lease, Exchange
- c) "Old" Hawthorne: Sale, Lease, Exchange
- d) District Office: Sale, Lease, Exchange

Motion made by Chuck Krieger and seconded by Stephanie Standerfer. Motion carried 9-0.

The committee discussed the Grant Education Center uses. A motion was made to confirm priority uses of Grant Education Center as follows: Grant Education Center: Lease, Sale, Exchange

Motion was made by Chris Manning and seconded by Tim Maloney. Motion carried 9-0

6.0 WAIVER REQUEST OF THE SEALED BID PROCESS FROM THE STATE BOARD OF EDUCATION:

The committee was also presented with information regarding a waiver which the Board may elect to file allowing for negotiation of bids on properties placed for sale. The committee voted to recommend the board apply for the waiver if it determines this to be in the best interest for the sale of properties. This will allow the Board the most flexibility in future transactions.

Motion was made by Tim Maloney and seconded by Chris Manning. Motion carried 9-0

Next meeting is scheduled for July 7, 2014, from 4:30 – 6:00 p.m. at the Riverside Unified School District Conference Room 3 AB, 3380 14th Street, Riverside, CA 92501

7.0 COMMENTS FROM THE AUDIENCE:

No comments were received.

8.0 COMMENTS FROM COMMITTEE MEMBERS:

No comments were received.

9.0 ADJOURNMENT:

Chairperson, Michael West adjourned the meeting at 5:15 pm.



Riverside Unified School District

Operations Division – Planning and Development

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AGENDA

Surplus Real Property Advisory (“7-11”) Committee Meeting No. 4

July 7, 2014, - 4:30 pm – 6:00 pm
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

REASONABLE ACCOMMODATION FOR ANY INDIVIDUAL WITH A DISABILITY:

Any individual with a disability who requires reasonable accommodation to participate in a Board meeting, may request assistance by contacting the Planning and Development Office at 3070 Washington Street, Riverside, CA 92504-4697 – 951-788-7496, Ext 84004.

As required by Government Code 54957.5, agenda materials can be reviewed by the public at the District’s administrative offices, Reception Area, First Floor, 3380 Fourteenth Street, Riverside, California and the Planning and Development Office, 3070 Washington Street, Riverside, CA 92504-4697.

1. PRELIMINARY

- a. Call to Order _____ pm
- b. Roll Call (Establishment of a Quorum)
 1. Michael West (Chair)
 2. Stephanie Standerfer (Co-Chair)
 3. Raul Ayala
 4. Oswaldo Barajas
 5. Finn Comer
 6. Shani Dahl
 7. Bob Garcia
 8. Chuck Krieger
 9. Tim Maloney
 10. Christopher Manning
 11. Matthew Webb

2. COMMENTS FROM THE AUDIENCE

Persons wishing to make comments to the 7-11 Committee on non-agenda items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

3. APPROVAL OF MEETING MINUTES #3, June 16, 2014
4. REVIEW SURPLUS PROPERTY ADVISORY COMMITTEE DRAFT REPORT ON FINDINGS AND RECOMMENDATIONS
5. PUBLIC HEARING ON PUBLIC HEARING ON **VAN BUREN – VACANT LAND PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the Van Buren – Vacant Land Property.
Public Hearing Closed at _____pm
6. PUBLIC HEARING ON **CLEVELAND AND MYER PROPERTY PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the Cleveland and Myer Property.
Public Hearing Closed at _____pm
7. PUBLIC HEARING ON PUBLIC HEARING ON **"OLD" HAWTHORNE PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the "Old" Hawthorne Property.
Public Hearing Closed at _____pm
8. PUBLIC HEARING ON **DISTRICT OFFICE PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the District Office Property.
Public Hearing Closed at _____pm
9. PUBLIC HEARING ON **GRANT EDUCATION CENTER PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the Grant Education Property.
Public Hearing Closed at _____pm
10. COMMENTS FROM THE AUDIENCE
Persons wishing to make comments to the 7-11 Committee on items discussed may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes.
Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.
11. COMMENTS FROM COMMITTEE MEMBERS
12. ADJOURNMENT _____. **Next meeting is scheduled for August 14, 2014, from 4:30 – 6:00 p.m.** at the Riverside Unified School District Conference Room 3 AB, 3380 14th Street, Riverside, CA 92501.

Note to Members of the Audience Addressing the Committee

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2. When called by the 7-11 Committee Chair, approach the lectern, state your name and address if you wish, and direct your remarks to the 7-11 Committee.
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Maintaining Orderly Meetings

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Announcing 7-11 Committee Meetings

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NOTICE OF PUBLIC HEARING

NOTICE OF ESTABLISHMENT OF A PRIORITY LIST OF USE OF SURPLUS REAL PROPERTY THAT WILL BE ACCEPTABLE TO THE COMMUNITY AND NOTICE OF PUBLIC HEARING BY THE SURPLUS PROPERTY ADVISORY COMMITTEE FOR THE RIVERSIDE UNIFIED SCHOOL DISTRICT

Pursuant to the provisions of Education Code Section 17390(b), the Surplus Property Advisory Committee of the Riverside Unified School District (“Committee”) has prepared a priority list of use of surplus real property that will be acceptable to the community for the following properties:

1. Van Buren – Vacant Land Property: 1.72 acres located at 187221 Van Buren, Riverside, CA, 92508
2. Cleveland and Myers Property: 20 acres located at 2440 Myers, Riverside, CA, 92503
3. “Old” Hawthorne Property: 6.85 acres located at 9170 Indiana Avenue, Riverside, CA, 92503
4. District Office Property: 1.1 acres located at 3380 14th Street, Riverside, CA, 92501
5. Grant Education Center Property: 5.5 acres located 4011 14th Street, Riverside, CA, 92501

The priority of uses for the **Van Buren – Vacant Land Property** are as follows:

1. Sale of the Van Buren – Vacant Land Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Van Buren – Vacant Land Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Van Buren – Vacant Land Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The priority of uses for the **Cleveland and Myers Property** are as follows:

1. Sale of the Cleveland and Myers Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Cleveland and Myers Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Cleveland and Myers Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority of uses for the **“Old Hawthorne Property** are as follows:

1. Sale of the “Old” Hawthorne Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the “Old” Hawthorne Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the “Old” Hawthorne Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority of uses for the **District Office Property** are as follows:

1. Sale of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the District Office Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority of uses for the **Grant Education Center Property** are as follows:

1. Lease of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Sale of the Grant Education Center Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The Committee has identified these potential surplus properties and corresponding priority uses. The Committee will hold two Public Hearings for the Properties for the purposes of discussion of the priority use list set forth above. **Said Public Hearings will be held on Monday, July 7, 2014 at 4:30 pm and Thursday, August 14, 2014 at 4:30 pm** in the District Office Conference Room 3 AB, located at 3380 14th Street, Riverside, CA 92501.

Persons desiring additional information should contact Hayley Calhoun, Director, Planning and Development - at (951)-788-7496 ext. 84003.



Riverside Unified School District

Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

Minutes of the 7-11 Committee Meeting #4

Riverside Unified School District
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

DATE

Monday, July 7, 2014

1.0 a CALL TO ORDER

Michael West, Chair, called the meeting to order at 4:45 pm.

1.0 b MEMBERS PRESENT

Michael West, Finn Comer, Chuck Krieger, Christopher Manning, Oswaldo Barajas and Bob Garcia were present. Raul Ayala, Stephanie Standerfer, Shani Dahl, Tim Maloney and Matthew Webb were absent.

ADMINISTRATIVE STAFF PRESENT

Hayley Calhoun, Director of Planning and Development, and Martha Trujillo, Recorder, Riverside Unified School District.

OTHERS PRESENT

None

2.0 COMMENTS FROM THE AUDIENCE

No comments were received.

3.0 APPROVAL OF MEETING MINUTES #3, June 16, 2014

A motion was made by Chuck Krieger to approve the minutes as read and seconded by Bob Garcia. Motion carried 6-0.

4.0 REVIEW SURPLUS PROPERTY ADVISORY COMMITTEE DRAFT REPORT ON FINDINGS AND RECOMMENDATIONS

Mike West provided the committee a preliminary “draft” report and commented that a final “draft” report will be emailed to the committee for their review in a few days.

5.0 PUBLIC HEARING ON VAN BUREN – VACANT LAND PROPERTY:

Public Hearing opened at 4:55 p.m. The public is allowed to express itself regarding the Van Buren Vacant Land Property. No public was present and no comments from the Committee, the Public Hearing closed at 4:56 p.m.

6.0 PUBLIC HEARING ON CLEVELAND AND MYERS PROPERTY:

Public Hearing opened at 4:57 p.m. The public is allowed to express itself regarding the Cleveland and Myers Property. No public was present and no comments from the Committee, the Public Hearing closed at 4:58 p.m.

7.0 PUBLIC HEARING ON “OLD” HAWTHORNE PROPERTY:

Public Hearing opened at 4:59 p.m. The public is allowed to express itself regarding the “Old” Hawthorne Property. No public was present and no comments from the Committee, the Public Hearing closed at 5:00 p.m.

8.0 PUBLIC HEARING ON DISTRICT OFFICE PROPERTY:

Public Hearing opened at 5:01 p.m. The public is allowed to express itself regarding the District Office Property. No public was present and no comments from the Committee, the Public Hearing closed at 5:02 p.m.

9.0 PUBLIC HEARING ON GRANT EDUCATION CENTER PROPERTY:

Public Hearing opened at 5:03 p.m. The public is allowed to express itself regarding the Grant Education Center Property. No public was present and no comments from the Committee, the Public Hearing closed at 5:04 p.m.

10.0 COMMENTS FROM THE AUDIENCE:

No audience was present, no comments were received.

11.0 COMMENTS FROM THE COMMITTEE:

No comments from the committee members.

12.0 ADJOURNMENT

Chairperson Mike West adjourned the meeting at 5:06 p.m.

The next 7-11 Committee Meeting is scheduled for Thursday, August 14, 2014 at 4:30 p.m. at the Riverside Unified School District Conference Room 3 AB, 3380 14th Street, Riverside, CA 92501. This will be the Second Public Hearing on the properties and the final approval of the report.



Riverside Unified School District

Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

AGENDA

Surplus Real Property Advisory (“7-11”) Committee Meeting No. 5

August 14, 2014 – 4:30 pm – 6:00 pm
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

REASONABLE ACCOMMODATION FOR ANY INDIVIDUAL WITH A DISABILITY:

Any individual with a disability who requires reasonable accommodation to participate in a Board meeting, may request assistance by contacting the Planning and Development Office at 3070 Washington Street, Riverside, CA 92504-4697 – 951-788-7496, Ext 84004.

As required by Government Code 54957.5, agenda materials can be reviewed by the public at the District’s administrative offices, Reception Area, First Floor, 3380 Fourteenth Street, Riverside, California and the Planning and Development Office, 3070 Washington Street, Riverside, CA 92504-4697.

1. PRELIMINARY

- a. Call to Order _____ pm
- b. Roll Call (Establishment of a Quorum)
 1. Michael West (Chair)
 2. Stephanie Standerfer (Co-Chair)
 3. Raul Ayala
 4. Oswaldo Barajas
 5. Finn Comer
 6. Shani Dahl
 7. Bob Garcia
 8. Chuck Krieger
 9. Tim Maloney
 10. Christopher Manning
 11. Matthew Webb

2. COMMENTS FROM THE AUDIENCE

Persons wishing to make comments to the 7-11 Committee on non-agenda items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

3. APPROVAL OF MEETING MINUTES #4, July 7, 2014

4. PUBLIC HEARING ON PUBLIC HEARING ON **VAN BUREN – VACANT LAND PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the Van Buren – Vacant Land Property.
Public Hearing Closed at _____pm
5. PUBLIC HEARING ON **CLEVELAND AND MYERS PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the Cleveland and Myers Property.
Public Hearing Closed at _____pm
6. PUBLIC HEARING ON PUBLIC HEARING ON **"OLD" HAWTHORNE PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the "Old" Hawthorne Property.
Public Hearing Closed at _____pm
7. PUBLIC HEARING ON **DISTRICT OFFICE PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the District Office Property.
Public Hearing Closed at _____pm
8. PUBLIC HEARING ON **GRANT EDUCATION CENTER PROPERTY:**
Public Hearing Opened at _____pm
The public is allowed to express itself regarding the Grant Education Property.
Public Hearing Closed at _____pm
9. FINALIZE SURPLUS PROPERTY ADVISORY COMMITTEE REPORT ON FINDINGS AND
RECOMMENDATIONS FOR BOARD OF EDUCATION ACCEPTANCE ON _____ AT _____ pm.
10. COMMENTS FROM THE AUDIENCE
Persons wishing to make comments to the 7-11 Committee on items discussed may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes.
Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.
11. COMMENTS FROM COMMITTEE MEMBERS
12. ADJOURNMENT _____.

Note to Members of the Audience Addressing the Committee

To address the 7-11 Committee, please do the following:

1. Complete a form, available on the table outside the Board Room, and present it to the Chair of the 7-11 Committee before the meeting begins.
2. When called by the 7-11 Committee Chair, approach the lectern, state your name and address if you wish, and direct your remarks to the 7-11 Committee.
3. You do not have to provide your name, address, school, or organization in order to address the 7-11 Committee. If you choose not to provide this information, the Chair will assign you a number that will be called when it is your turn to speak.
4. If you choose not to provide this information, the Chair will assign you a number.
You will be allowed three minutes to address the Committee. A maximum of twenty 20 minutes may be allowed for public presentations on any one subject.

Distributing Materials

If you have materials for 7-11 Committee members, please give those materials to the Chair who will present the materials to Board members.

Resolving Complaints

For efficient handling of complaints, please obtain a complaint form from the Chair, fill it out, and either return it to the Chair or mail it to the Planning and Development Office at 3070 Washington Street, Riverside, CA 92504-4697.

Maintaining Orderly Meetings

Government Code Section 54957.9 authorizes the 7-11 Committee to maintain order at its meetings. No boisterous, disorderly, or disruptive conduct will be permitted. The 7-11 Committee may order that individuals be removed or that the entire room be cleared if necessary to maintain order. Individuals not participating in the disturbance may be allowed to remain or return at the discretion of the 7-11 Committee. Members of the media not participating in the disturbance will be permitted to remain.

Announcing 7-11 Committee Meetings

7-11 Committee agendas are available for review at least 72-hours before each meeting (Gov. Code §54954.2(a)) at the following locations:

- Riverside Unified School District, 3380 14th Street, Riverside, CA 92501
- Riverside Adult School (Board Room), 6735 Magnolia Avenue, Riverside, CA 92506
- Riverside Planning and Development, 3070 Washington Street, Riverside, CA 92504
- Riverside Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501

7-11 Committee agendas are also available outside the Board Room on the day of each meeting. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American Disabilities Act of 1990. Any individual needing special accommodations should directly contact the Planning and Development Office at least 72 hours before the meeting.

NOTICE OF PUBLIC HEARING

NOTICE OF ESTABLISHMENT OF A PRIORITY LIST OF USE OF SURPLUS REAL PROPERTY THAT WILL BE ACCEPTABLE TO THE COMMUNITY AND NOTICE OF PUBLIC HEARING BY THE SURPLUS PROPERTY ADVISORY COMMITTEE FOR THE RIVERSIDE UNIFIED SCHOOL DISTRICT

Pursuant to the provisions of Education Code Section 17390(b), the Surplus Property Advisory Committee of the Riverside Unified School District (“Committee”) has prepared a priority list of use of surplus real property that will be acceptable to the community for the following properties:

1. Van Buren – Vacant Land Property: 1.72 acres located at 187221 Van Buren, Riverside, CA, 92508
2. Cleveland and Myers Property: 20 acres located at 2440 Myers, Riverside, CA, 92503
3. “Old” Hawthorne Property: 6.85 acres located at 9170 Indiana Avenue, Riverside, CA, 92503
4. District Office Property: 1.1 acres located at 3380 14th Street, Riverside, CA, 92501
5. Grant Education Center Property: 5.5 acres located 4011 14th Street, Riverside, CA, 92501

The priority of uses for the **Van Buren – Vacant Land Property** are as follows:

1. Sale of the Van Buren – Vacant Land Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Van Buren – Vacant Land Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Van Buren – Vacant Land Property pursuant to California law at the Property’s highest and best use value, in either the Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The priority of uses for the **Cleveland and Myers Property** are as follows:

1. Sale of the Cleveland and Myers Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Cleveland and Myers Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Cleveland and Myers Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority of uses for the **“Old Hawthorne Property** are as follows:

1. Sale of the “Old” Hawthorne Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the “Old” Hawthorne Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the “Old” Hawthorne Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority of uses for the **District Office Property** are as follows:

1. Sale of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the District Office Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The priority of uses for the **Grant Education Center Property** are as follows:

1. Lease of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Sale of the Grant Education Center Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

The Committee has identified these potential surplus properties and corresponding priority uses. The Committee will hold two Public Hearings for the Properties for the purposes of discussion of the priority use list set forth above. **Said Public Hearings will be held on Monday, July 7, 2014 at 4:30 pm and Thursday, August 14, 2014 at 4:30 pm** in the District Office Conference Room 3 AB, located at 3380 14th Street, Riverside, CA 92501.

Persons desiring additional information should contact Hayley Calhoun, Director, Planning and Development - at (951)-788-7496 ext. 84003.



Riverside Unified School District

Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

Minutes of the 7-11 Committee Meeting #5

Riverside Unified School District
District Office Conference Room 3 AB
3380 14th St., Riverside, CA 92501

DATE

Thursday, August 14, 2014

1.0 a CALL TO ORDER

Stephanie Standerfer, CO-Chairperson called the meeting to order at 4:30 pm.

1.0 b MEMBERS PRESENT

Finn Comer, Chuck Krieger, Christopher Manning, Bob Garcia, Raul Ayala, Stephanie Standerfer, Shani Dahl, and Matthew Webb were present. Michael West, Tim Maloney and Oswaldo Barajas were absent.

ADMINISTRATIVE STAFF PRESENT

Hayley Calhoun, Director of Planning and Development, and Dr. Kirk Lewis, Assistant Superintendent of Operations.

OTHERS PRESENT

None

2.0 COMMENTS FROM THE AUDIENCE

No comments were received.

3.0 APPROVAL OF MEETING MINUTES # 4, July 7, 2014

A motion was made by Chris Manning to approve the minutes as read and seconded by Chuck Krieger. Motion carried 8-0.

4.0 PUBLIC HEARING ON VAN BUREN – VACANT LAND PROPERTY:

Public Hearing opened at 4:35 p.m. The public is allowed to express itself regarding the Van Buren Vacant Land Property. No public was present and no comments from the Committee. Matt Webb made a motion and seconded by Chuck Krieger to close the Public Hearing at 4:36 p.m.

5.0 PUBLIC HEARING ON CLEVELAND AND MYERS PROPERTY:

Public Hearing opened at 4:36 p.m. The public is allowed to express itself regarding the Cleveland and Myers Property. No public was present and no comments from the Committee. Matt Webb made a motion and seconded by Chuck Krieger to close the Public Hearing at 4:37 p.m.

6.0 PUBLIC HEARING ON “OLD” HAWTHORNE PROPERTY:

Public Hearing opened at 4:37 p.m. The public is allowed to express itself regarding the “Old” Hawthorne Property. No public was present and no comments from the Committee. Matt Webb made a motion and seconded by Bob Garcia to close the Public Hearing at 4:38 p.m.

7.0 PUBLIC HEARING ON DISTRICT OFFICE PROPERTY:

Public Hearing opened at 4:38 p.m. The public is allowed to express itself regarding the District Office Property. No public was present and no comments from the Committee. Matt Webb made a motion and seconded by Chuck Krieger to close the Public Hearing at 4:39 p.m.

8.0 PUBLIC HEARING ON GRANT EDUCATION CENTER PROPERTY:

Public Hearing opened at 4:39 p.m. The public is allowed to express itself regarding the Grant Education Center Property. No public was present and no comments from the Committee. Matt Webb made a motion and seconded by Chuck Krieger to close the Public Hearing at 4:40 p.m.

9.0 FINALIZE SURPLUS PROPERTY ADVISORY COMMITTEE REPORT ON FINDINGS AND RECOMMENDATIONS FOR BOARD OF EDUCATION ACCEPTANCE ON 9-15-2014.

A motion was made by Christopher Manning and seconded by Shani Dahl to accept the finalized report for presentation to the Board of Education for acceptance on September 15, 2014. Motion passed unanimously.

10.0 COMMENTS FROM THE AUDIENCE:

No audience was present, no comments were received.

11.0 COMMENTS FROM THE COMMITTEE:

No comments from the committee members.

12.0 ADJOURNMENT

Co-Chairperson Stephanie Standerfer adjourned the meeting at 4:45 p.m.



Riverside Unified School District

Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

HAYLEY CALHOUN
Director, Planning and Development

August 27, 2013

Roll Call for Approval of “7-11” Meeting Minutes dated August 14, 2014

Name	Date of Response	Response
Michael West	8/27/2014	Approved
Stephanie Standerfer	8/26/2014	Approved
Raul Ayala	8/26/2014	Approved
Oswaldo Barajas	8/27/2014	Approved
Finn Comer	8/26/2014	Approved
Shani Dahl	8/26/2014	Approved
Bob Garcia	8/22/2014	Approved
Chuck Krieger	8/27/2014	Approved
Tim Maloney	8/26/2014	Approved
Christopher Manning	8/26/2014	Approved
Matthew Webb	8/26/2014	Approved

Meeting Minutes from August 14, 2014, **Approved as Read.**

Submitted by Hayley Calhoun

Printed at: 2:47 pm
on: Friday, Jun 13, 2014
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THE PRESS-ENTERPRISE

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Account #: 1100142407
Client:
Placed By: martha trujillo
Fax #:

Gross price: \$352.00

Net price: \$352.00

Total Payments: \$0.00

Amount Due: **\$352.00**

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**NOTICE OF PUBLIC HEARING
NOTICE OF ESTABLISHMENT OF A PRIORITY LIST
OF USE OF SURPLUS REAL PROPERTY
THAT WILL BE
ACCEPTABLE TO THE COMMUNITY AND NOTICE
OF PUBLIC HEARING BY THE
SURPLUS PROPERTY
ADVISORY COMMITTEE FOR THE RIVERSIDE
UNIFIED SCHOOL DISTRICT**

Pursuant to the provisions of Education Code Section 17390(b), the Surplus Advisory Committee of the Riverside Unified School District ("Committee") prepared a priority list of use of surplus real properties that will be acceptable to the community for the following properties:

#1 - Van Buren - Vacant Land Property: 1.72 acres located at 187221 Van Buren, Riverside, CA, 92508
Sale of the Van Buren - Vacant Land Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Lease of the Van Buren - Vacant Land Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Exchange of the Van Buren - Vacant Land Property pursuant to California law at the Property's current or possible future entitled state(s), as may be allowed by applicable law.

#2 - Cleveland and Myers Property: 20 acres located at 2440 Myers, Riverside, CA, 92503
Sale of the Cleveland and Myers Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Lease of the Cleveland and Myers Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Exchange of the Cleveland and Myers Property pursuant to California law at the Property's current or possible future entitled state(s), as may be allowed by applicable law.

#3 - "Old" Hawthorne Property: 6.85 acres located at 9170 Indiana Avenue, Riverside, CA, 92503
Sale of the "Old" Hawthorne Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Lease of the "Old" Hawthorne Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Exchange of the "Old" Hawthorne Property pursuant to California law at the Property's current or possible future entitled state(s), as may be allowed by applicable law.

#4 - District Office Property: 1.11 acres located at 3360 14th Street, Riverside, CA, 92501
Sale of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Lease of the District Office Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Exchange of the District Office Property pursuant to California law at the Property's current or possible future entitled state(s), as may be allowed by applicable law.

#5 - Grant Education Center Property: 5.5 acres located at 4011 14th Street, Riverside, CA, 92501
Sale of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Lease of the Grant Education Center Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law. Exchange of the Grant Education Center Property pursuant to California law at the Property's current or possible future entitled state(s), as may be allowed by applicable law.
6/17

Ad Information

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**Board Meeting Agenda
September 3, 2013**

Topic: Recommendation for the Formation of a 7-11 Committee for Surplus Property Review

Presented by: Kirk Lewis, Ed.D, Assistant Superintendent, Operations

Responsible
Cabinet Member: Kirk Lewis, Ed.D, Assistant Superintendent, Operations

Type of Item: Action

Short Description: Staff will present the Operations/Board Subcommittee recommendation of approval of the initiation of a 7-11 Committee process for a number of district properties.

DESCRIPTION OF AGENDA ITEM:

The Operations/Board Subcommittee has recommended that the Board of Education approve the formation of a 7-11 Committee for the review of the following properties for the potential declaration of these properties as surplus for long term leasing or sale:

- Cleveland and Myers – 20 ac.
- District Office – 1.1 ac.
- Grant Educational Center – 5.5 ac.
- Hawthorne I - 4.3 ac.
- Van Buren (between Van Buren and the Martin Luther King Jr. High School Detention Basin) – 1.72 ac.

The 7-11 Committee is advisory to the Board of Education and is represented by a specific cross-section of community members and staff. The committee's duties will include:

- Reviewing data related to the properties
- Establish a priority list of uses for the properties
- Conduct public hearings regarding the potential list of uses for the properties, and
- Make a final determination of a range of recommended uses for presentation to the Board of Education

FISCAL IMPACT: Unknown.

RECOMMENDATION: It is recommended that the Board of Education approve the Operations/Board Subcommittee recommendation of approval of the formation of the 7-11 Committee for property review.

ADDITIONAL MATERIAL: No.



Riverside Unified School District

3380 14th Street • Riverside, CA • 92501

Board Meeting Agenda February 18, 2014

Topic: 7-11 Committee Membership

Presented by: Kirk R. Lewis, Ed.D., Assistant Superintendent Operations

Responsible

Cabinet Member: Kirk R. Lewis, Ed.D., Assistant Superintendent Operations

Type of Item: Action

Short Description: The Board of Education will be asked to approve the appointment of the citizens nominated to the 7-11 Committee.

DESCRIPTION OF AGENDA ITEM:

The purpose of the 7-11 Committee is to review the following District properties for the potential declaration of these properties as surplus for long term leasing or sale:

Cleveland and Myers – 20 acres

District Office – 1.1 acres

Grant Educational Center – 5.5 acres

Hawthorne I – 4.3 acres

Van Buren (Between Van Buren and King H.S. Detention Basin) – 1.72 acres

The 7-11 Committee is advisory to the Board of Education and is represented by a specific cross-section of community members and staff. The committee duties will include: reviewing data related to the properties; establish a priority list of uses for the properties; conduct public hearings regarding the potential list of uses for the properties; and make a final determination of a range of recommended uses for presentation to the Board of Education.

The following individuals have been nominated: Raul Ayala, Oswaldo Barajas, Finn L. Comer, Shani Dahl, Bob Garcia, Chuck Krieger, Tim Maloney, Christopher Manning, Stephanie Standerfer, Matthew E. Webb, and Michael West.

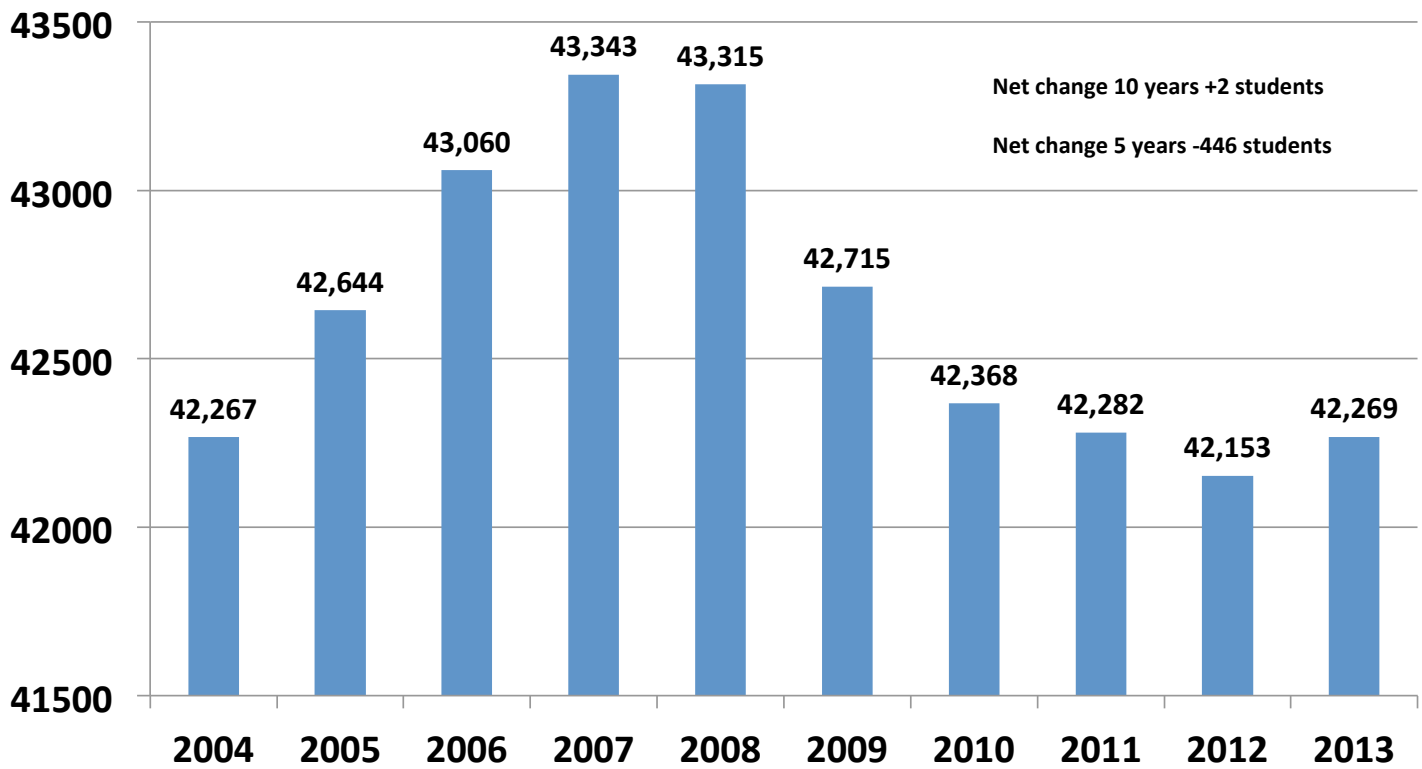
FISCAL IMPACT: None

RECOMMENDATION: It is recommended that the Board of Education approve the appointment of the recommended citizens to the 7-11 Committee.

ADDITIONAL MATERIAL: No.

RUSD K-12 Historical Enrollment

Includes SDC and Special Programs

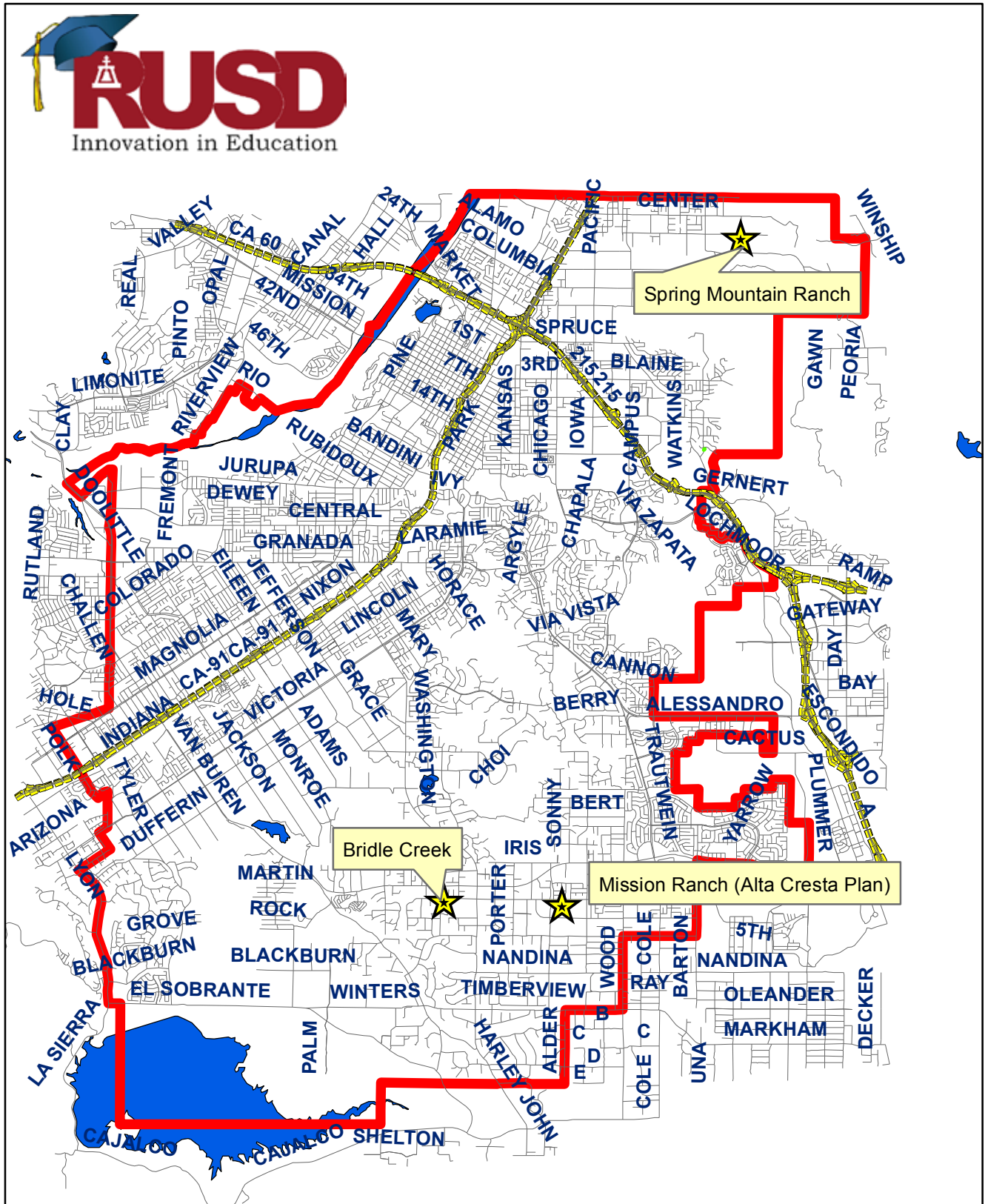


Riverside Unified School District

Current 2014 Enrollment Counts
and 2015 Enrollment Projections

	2013/14 Enrollment Counts (Includes, Continuation, Project Team, Raincross, Opportunity, Summit View, RVS, and Spcial Ed.)	2014/15 Enrollment Projections (Includes, Continuation, Project Team, Raincross, Opportunity, Summit View, RVS, and Spcial Ed.)	Capacity	Inventory of Classrooms (including portables)
ELEMENTARY	21,636	21,822	22,944	1,054
MIDDLE	6,848	6,890	7,178	310
HIGH	13,707	13,741	12,038	510
TOTALS	42,191	42,453	42,160	1,874

Riverside Unified School District Future Residential Development



Legend



Residential Development



District Boundary Line



[illegible]

Riverside Unified School District
Operations Division
Maintenance & Operations Department
Energy Services Department & Mechanical Trades Department
December 5, 2014

Proposition 39 Year 1 Lighting and HVAC Energy Efficiency Project

Summary:

Riverside Unified School District's year 1 proposition 39 projects were submitted and approved by RUSD's operation subcommittee on February 3, 2014. RUSD was the 4th District to have an energy expenditure plan approved by California Energy Commission (CEC) on April 18th 2014 and the 1st District to submit a project over \$1,000,000. RUSD was also one of eight Districts out of the 190 approved Local Educational Agency (LEA's) to have single year project over \$1,000,000.

Funding:

RUSD received an allotted amount of \$1,993,255 for year 1 energy projects. Of that amount, \$597,977 was allocated for planning funds which was set aside for future planning endeavors. Year 1 projects totaled \$1,015,136 leaving a remaining balance of \$978,119 to be rolled over into year 2 of Prop 39.

Projects:

Projects for year 1 consist of a lighting retro fit, removing (2) 32 watt lamps, install socket holder with reflector kit, and clean lenses; this reduces 64 watts per ballast. The Heating, Ventilation, and Air Conditioning (HVAC) upgrades consist of replacing (1) R22 low efficiency Bard unit with (1) R 410A high efficiency Bard unit, and cleaning the air ducts for 111 portable classrooms at the following sites. EOC (48) portables with an anticipated savings of \$34,577 and an energy reduction of 186,487 KWh, Highgrove Elementary (32) portables with an anticipated savings of \$23,233 and an energy reduction of 103,778 KWh, and North High School (31) portables with an anticipated savings of \$18,008 and an energy reduction of 124,182 KWh.

Lighting project:

The lighting project cost estimate was projected to be \$56,152 with anticipated rebates of \$8,025. The project went out to bid summer of 2014 and was awarded to Express Energy Services Inc. in the amount of \$51,213. The work was completed in November 2014, during the Thanksgiving break.

HVAC project:

The HVAC project cost estimates are \$984,935 with anticipated rebates of \$17,976. The project is going out to bid in the spring of 2015 for completion in the summer of 2015.

Riverside Unified School District
Operations Division
Maintenance & Operations Department
Energy Services Department & Mechanical Trades Department
December 5, 2014

Proposition 39 Year 2 Energy Efficiency Project

Summary:

Riverside Unified School District is still waiting to hear from the California Department of Education (CDE) award amount for year 2, which was supposed to have been released in October of 2014. It was said LEA's would receive the same amount as year 1; \$1,993,225 for years 2 thru 5. However, possible declining revenues generated from taxes for Prop 39 may reduce RUSD's award amount. Also, we are awaiting the California Energy Commission (CEC) decision on key changes to Prop 39 guidelines. A significant possible change would be the approval of the Savings to Investment Ratio (SIR) of 1.05 for each site's project to a 1.05 SIR for all projects District wide. The expected date for the revised guidelines is December 10, 2014.

Projects:

Projects that are in the development stage and being considered for year 2 are as follows: Fremont Elementary would have lighting retro fits, HVAC replacement, and drop ceilings done. We are also considering a classroom lighting retro fit at Poly High School as well as various outside lighting retro fits, continued classroom lighting retrofits and possible HVAC replacement for portables at different site locations. The classroom lighting retro fits would remove (2) 32 watt lamps, install socket holder with reflector kit, and clean lenses. The HVAC replacement would replace (1) R22 low efficiency Bard unit with (1) R 410A high efficiency Bard unit and clean the air ducts. Again this is all depending on the outcome of the revised guidelines from the CEC and the allotted Prop 39 funds the District will receive.