

**Riverside Unified School District  
Operations Division  
Operations Board Subcommittee Meeting  
April 26, 2018  
2: 00 p.m. – 4:00 p.m.  
Conference Room 3  
3380 14<sup>th</sup> St., Riverside, CA 92501**

**MINUTES**

**CALLED TO ORDER:** 2:04 p.m. by Mr. Lee

**PRESENT:** Brent Lee and Tom Hunt, Board Members, and Sergio San Martin, Assistant Superintendent, Operations.

Also present were Ana Gonzalez, Director, Planning and Development; Ken Mueller, Director, Maintenance and Operations; Kevin Hauser, Facilities Planning Assistant Director; Daniel Rodriguez, Facilities Projects Assistant Director; Gaby Adame, Facilities Analyst; Anthony Rice, Principal, Lincoln High School; Michael West, Martin Luther King High School Principal; Harlan Kistler, Wrestling Coach, Martin Luther King High School; Rachel Bramlet, Principal, Riverside Adult School; John Tibbles, Assistant Principal, Ramona High School; Richard Prince, Communications Relations Manager, Brian Jaramillo and Tom Lance, Pastor, The Grove Community Church; Kim Byrens, Bond Counsel, Best Best & Krieger; Adam Bauer, Financial Advisor, Fieldman Rolapp & Associates; Robert Hensley, WLC Architects, Darla Monks, Community Member, and Lizette Delgado, (Recorder).

**Public Input**

Darla Monks and Harlan Kistler spoke to the Subcommittee regarding the Martin Luther King High School Wrestling Room project.

**Action/Discussion Items**

**1. Approval of Minutes**

Mr. Hunt moved and Mr. Lee seconded to approve the minutes of the March 29, 2018, meeting, as presented.

**2. The Grove Community Church Developer Fees Waiver**

Staff presented a request from The Grove Community Church to waive developer fees for their Transitional Homeless Housing Project for the subcommittee's review.

The subcommittee briefly discussed the item and agreed to support the request. Staff will present the request to the Board of Education for approval at the June 5, 2018, regularly scheduled meeting.

**3. Community Facilities District (CFD) Formation Process**

RUSD Financial Advisor, Adam Bauer, and Bond Counsel, Kim Byrens, reviewed the CFD formation process with the subcommittee and stated the need to set up standards on how a CFD should be treated.

Recommendation was made, supported by staff, to limit the formation of CFDs to projects 70 units or greater beginning July 1, 2018. The subcommittee agreed with the recommendation and requested that the information be posted on the District's website, Developer Fees page.

**4. Martin Luther King High School Wrestling Room**

Staff presented a preliminary conceptual plan and site request for a proposed modular building to address the current needs for a Wrestling Room at Martin Luther King High School. The cost of the project is estimated to be \$1.5 million and it will be funded through Community Facilities Districts funds. Estimated project schedule: April 2018 – January 2019.

The subcommittee discussed the information presented and asked staff to present the project for the Board of Education's approval at a future meeting.

**5. Martin Luther King High School – Proposed Traffic and Pedestrian Circulation Plan**

Staff presented a preliminary conceptual traffic and pedestrian circulation plan for the Martin Luther King High School campus. The proposed plan included a new ingress/egress campus access from Van Buren Boulevard, new overflow parking lot, student drop-off area, and pedestrian/student safe route access plan. The project will require the Department of the State Architect's approval. The cost of the project is estimated to be \$3,999,516.00, and it will be funded through Measure O funds. Estimated project schedule: May 2018 – March 2020.

The subcommittee discussed the information presented. Subcommittee members asked staff and architects to update the conceptual design to incorporate the suggestions made by the subcommittee and to continue negotiations with the City of Riverside regarding a new traffic light on Van Buren Boulevard. Staff was also asked to present an update on the project at a future Measure O Projects Update Board Study Session.

**6. Proposed School Auto Shop –Abraham Lincoln High School**

Staff presented a preliminary conceptual plan and site request to develop a proposed Auto Shop at the Abraham Lincoln High School campus. The program is a partnership between Lincoln High School and Riverside Adult School, and it will be funded through Career and Technical Education and Riverside Adult School funds. Schools' principals shared aspects of the program.

The proposed building to house the Auto Shop, is a 48' x 40' steel building that will include three permanent lifts, two portable lifts, and a classroom. The building is insulated and has a Heating, Ventilation, and Air Conditioning (HVAC) system. The project's cost estimate is \$679,323.00. Estimated project schedule: April 2018 – January 2019.

The subcommittee discussed briefly the information presented and approved the project.

**7. California Environmental Quality Act (CEQA) Addendum (20375 Spring Street Site)**

Staff presented the California Environmental Quality Act (CEQA) Addendum Report for the 20375 Spring Street, Riverside, CA, Project Site in the Highgrove Spring Mountain Ranch area for the subcommittee's review and informed the subcommittee that on January 18, 2005, the District adopted the Helen Keller Elementary School Mitigated Negative Declaration (MND) Report for a proposed new Elementary School. Pursuant to CEQA and the State CEQA Guidelines, this Addendum focuses on the proposed changes to the project that might cause a change in the conclusions of the 2005 adopted MND, and any change in circumstances or new

information of substantial importance that would substantially change the conclusions of the previous environmental documents.

The subcommittee was informed that, per report findings, there were no new or substantially greater significant impacts identified. The report will be presented for the Board of Education's approval at the June 5, 2018, regularly scheduled meeting.

**8. Ramona High School Theater Dedication Plaque**

Staff presented the revised dedication plaque and the revised William Shakespeare's quote at the Ramona High School Theater for the subcommittee's review.

The subcommittee discussed the design of a standard dedication plaque to be used for all projects. Board Member Hunt will work with Board Member Allavie on the details for the wording and design for the plaque and will send the revisions to staff.

The revised William Shakespeare's quote was approved as presented.

**9. Schedule of Meetings**

The subcommittee's next meeting has been scheduled for Thursday, May 24, 2018 at 2:00 p.m., in Conference Room 1, 3380 14<sup>th</sup> Street, Riverside, CA 92501.

**Conclusion**

**Subcommittee Members Comments**

There were no comments from subcommittee members.

**Adjournment**

Meeting was adjourned at 3:57 p.m.