

# CITIZENS BOND OVERSIGHT COMMITTEE

## Measure 0 Annual Report

Covering Fiscal Year Reporting

July 1, 2024 - June 30, 2025



### CBOC Members

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Chani Beeman- Chair

Nick Corbo - Vice Chair

Art Alcaraz - Member

H. Martin de'Campo - Member

Douglas Kroon - Member

Lara E. Martin - Member

Michael Osmon - Member

Jag Patel - Member

Ashley Peake - Member

Oswaldo Puerta - Member

Matthew Stowe - Member

Beiwei Tu - Member

Richard Vandenberg - Member



**Submitted: March 12, 2026**

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## Glossary of Common Terms and Acronyms

- **ADA:** Americans with Disabilities Act
- **SWPPP:** Storm water pollution prevention plan
- **CEQA:** California Environmental Quality Act serves to prevent or minimize damage to the environment through development of project alternatives, mitigation measures, and mitigation monitoring
- **EIR:** Environmental Impact Report
- **LRFP:** Long-Range Facilities Plan a Long-Range Facilities Plan is a 7 to 10-year roadmap for how to improve district facilities
- **MEP:** Mechanical, Electrical, & Plumbing
- **Rough-In:** A term used to describe the initial stage of installation for various products, such as electrical wiring and plumbing
- **Site Work:** term used to describe exterior work within the building site property line excluding building work, commonly referring to landscaping, exterior play areas fields, parking lots, and MEP installations outside of buildings and underground.
- **Offsite-Work:** term used to encompass many types or processes of construction that do not occur on the final building site, most commonly referred to public street work or utilities beyond the property lines.
- **General Obligation Bonds (G.O. Bonds):** Measure O is a voter approved bond measure within the boundaries of the District. It represents a maximum tax of \$60 per \$100,000 of assessed property value
- **Community Facilities District Bonds (CFDs):** The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities. The Community Facilities District ("CFD") is a financing entity through which a local government is authorized to levy special property taxes to pay debt service on bonds or to pay for the direct construction of facilities. CFD revenue is restricted to the funding of additional capacity (e.g. New Construction)
- **Developer Fees:** School districts have the ability to impose impact fees from new residential development and commercial/industrial development for the construction or reconstruction of school facilities. Developer fees are collected at the time a building permit is issued and are restricted to the funding of additional capacity (e.g. New Construction)
- **Redevelopment Agency Revenue (RDA):** California redevelopment law allows school districts to share property tax increment income via pass-through agreements with local redevelopment agencies. State law eliminated redevelopment agencies as of February 1, 2012; however, local educational agency's pass-through entitlements remain. Redevelopment revenue is received annually and can be used to fund modernization and/or new construction projects
- **State School Facility Program Grants (SFP):** The SFP provides grants for school districts to acquire school sites, construct new school facilities, or modernize existing school facilities. The two major funding types available are "new construction" and "modernization." The new construction grant provides funding on a 50/50 State and local match basis. The modernization grant provides funding on a 60/40 basis.
- **Elementary and Secondary School Emergency Relief (ESSER) Fund:** The ESSER Fund was authorized and funded by the CARES Act, CRRSAA, and ARPA. Districts could use the funds for myriad purposes, such as any activity funded under various federal education laws, addressing student learning loss, coordination of preparedness and response to the COVID-19 emergency, technology acquisition, mental health services, and activities related to summer learning.

## **Executive Summary**

The Riverside Unified School District (RUSD) was successful passing Measure O General Obligation Bond on November 8, 2016. With a 70% approval rate, the voters approved to issue up to \$392,000,000 as the principal amount for the District's school facilities bond (Measure O). Measure O will generate the dollars over the next 10 to 15 years to improve existing school facilities and build new capital facilities in Riverside Unified School District.

The Long-Range Facilities Plan completed in 2016 serves as the guide to plan projects based on condition, educational program, capacity needs, and available state funding. The Board of Education held three workshops held on October 7, 2015, December 14, 2015, and January 21, 2016 to discuss the needs of district facilities and identify priorities. The workshops primarily focused on educating the Board and public on the prioritization process, providing data on the facilities, determining focus goals, and identifying priority projects.

## **2016 Ballot Measure O**

The following is the ballot measure summary presented to the voters by the Riverside Unified School District:

“To repair and upgrade Riverside schools, including deteriorating roofs, plumbing and electrical systems, improve student safety, security, and seismic safety, upgrade classrooms, science labs, career-training facilities, computer systems and instructional technology to support student achievement in math, science, engineering and skilled trades, and construct, acquire, repair classrooms, sites, facilities and equipment, shall Riverside Unified School District issue \$392 million in bonds at legal rates, with citizen oversight, no money for administrator salaries, all money staying local?”

To view the full ballot proposition, click on the link below:

<https://bit.ly/44C8vIP>

## **Purpose of the Committee**

Pursuant to Section 15278 of the Education Code, the District is obligated to establish an independent Citizens' Bond Oversight Committee (CBOC) in order to satisfy the accountability requirement of Prop. 39. The Board of Education approved the appointment of the CBOC at its March 20, 2017 Board meeting.

The purpose of the Citizens' Bond Oversight Committee (CBOC) shall be to inform the public concerning the expenditure of the bond proceeds. The CBOC will review bond program expenditures and outside audits to make sure the will of the voters is strictly followed in accordance with the wording of the original ballot measure.

To carry out its stated purpose, the Committee shall perform the duties set forth in the CBOC bylaws as listed below:

3.1 Inform the Public. The Committee shall inform the public concerning the District's expenditure of bond proceeds. In fulfilling this duty, all official communications to either the Board or the public shall come from the Chair acting on behalf of the Committee. The Chair shall only release information that reflects the majority view of the Committee.

3.2 Review Expenditures. The Committee shall review expenditure reports produced by the District to ensure that (a) bond proceeds were expended only for the purposes set forth in Measure O; and (b) no bond proceeds were used for teacher or administrative salaries or other operating expenses in compliance with Attorney General Opinion 04-110, issued on November 9, 2004.

3.3 Annual Report. The Committee shall present to the Board, in public session, an annual written report for Measure O, which shall include the following:

- (a) A statement indicating whether the District is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution; and
- (b) A summary of the Committee's proceedings and activities for the preceding year.

## **Committee Membership**

CALIFORNIA EDUCATION CODE, SECTION 15282.

(a) The citizens' oversight committee shall consist of at least seven members to serve for a term of two years without compensation and for no more than two consecutive terms. While consisting of a minimum of at least seven members, the citizens' oversight committee shall be comprised, as follows:

- (1) One member shall be active in a business organization representing the business community located within the district.
- (2) One member shall be active in a senior citizens' organization.
- (3) One member shall be active in a bona fide taxpayers' organization.
- (4) For a school district, one member shall be the parent or guardian of a child enrolled in the district. For a community college district, one member shall be a student who is both currently enrolled in the district and active in a community college group, such as student government. The community college student member may, at the discretion of the board, serve up to six months after his or her graduation.
- (5) For a school district, one member shall be both a parent or guardian of a child enrolled in the district and active in a parent-teacher organization, such as the Parent Teacher Association or school site council. For a community college district, one member shall be active in the support and organization of a community college or the community colleges of the district, such as a member of an advisory council or foundation.

(b) No employee or official of the district shall be appointed to the citizens' oversight committee. No vendor, contractor, or consultant of the district shall be appointed to the citizens' oversight committee. Members of the citizens' oversight committee shall, pursuant to Sections 35233 and 72533, abide by the prohibitions contained in Article 4 (commencing with Section 1090) and Article 4.7 (commencing with Section 1125) of Division 4 of Title 1 of the Government Code.

## **Committee Meetings**

In accordance with the provisions of the Ralph M. Brown Public Act, the committee conducts meetings for the public's attendance and participation. Meeting agendas and notices are sent to committee members and posted 72 hours in advance of the meeting. Notices are posted at the Riverside Unified School District Administrative office, Business Services office, Facilities, Planning & Development office, and on the District website. Meeting notices, agenda, minutes and all other documents received by the committee are a matter of public record and are available on the Riverside Unified School District website accessed from the following link:

<https://bit.ly/491bcoE>

The Committee conducts quarterly business meetings, which included review of facilities projects and project expenditures. The Citizens' Bond Oversight Committee held meetings on the following dates:

### **School Year 16/17**

- June 7, 2017 at 4:30 PM at the District Office

### **School Year 17/18**

- October 4, 2017 at 4:30 PM at the District Office
- February 7, 2018 at 4:30 PM at the District Office
- April 10, 2018 at 4:30 PM at the District Office

### **School Year 18/19**

- July 31, 2018 at 4:30 PM at the District Office
- October 9, 2018 at 4:30 PM at the District Office
- February 12, 2019 at 4:30 PM at the District Office
- May 29, 2019 at 4:30 PM at the District Office

### **School Year 19/20**

- August 21, 2019 at 4:30 PM at the District Office
- October 30, 2019 at 4:30 PM at Nutrition Services Training Room
- January 29, 2020 at 4:30 PM at Highgrove Elementary School
- May 27, 2020 at 4:30 PM - Virtual Meeting

### **School Year 20/21**

- August 26, 2020 at 5:30 PM - Virtual Meeting (Meeting stopped)
- September 10, 2020 4:30 PM - Virtual Meeting
- January 29, 2021 at 4:30 PM - Virtual Meeting
- February 26, 2021 at 4:30 PM - Virtual meeting
- April 28, 2021 at 4:30 PM - Virtual Meeting

### **School Year 21/22**

- July 8, 2021 4:30 Virtual Meeting (Canceled due to no quorum)
- August 12, 2021 at 4:30 PM - Virtual Meeting
- October 13, 2021 at 4:30 PM at Riverside Polytechnic High School
- March 15, 2022 at 4:30 PM at Thomas Jefferson Elementary - Library
- June 9, 2022 at 4:30 PM at Louisa May Alcott Elementary - Multi-Purpose Room

### **School Year 22/23**

- September 8, 2022 at 4:30 PM at Arlington High School - Lecture Hall
- October 20, 2022 at 4:30 PM at Riverside Unified - Board Room
- December 7, 2022 at 4:30 PM at Riverside Unified Nutrition Services - Conference Room
- March 2, 2023 at 5:00 PM at Fremont Elementary School - Multi-Purpose Room
- June 14, 2023 at 5:00 PM at Sierra Middle School - Multi-Purpose Room

### **School Year 23/24**

- August 17, 2023 5:00 PM (Special Meeting) at District Office - Susan Rainey Conference Room
- September 20, 2023 5:00 PM at Longfellow Elementary School - Building G Classroom G28
- December 6, 2023 5:00 PM at District Office - Conference Room 1
- February 13, 2024 5:00 PM at North High School - Library
- June 4, 2024 5:00 PM at University Heights Middle School – Room 119

### **School Year 24/25 (In scope of this annual report)**

- September 10, 2024 5:00 PM at Central Middle School - Multi-Purpose Room
- December 3, 2024 5:30 PM at Highgrove Elementary School - Room 46
- March 11, 2025 5:30 PM at Arlington High School – Room J12
- June 10, 2025 5:50 PM at Casa Blanca Elementary School – Library

### **School Year 25/26 (Not in scope of this annual report)**

- September 17, 2025 5:30 PM at John W. North High School - Library
- December 10, 2025 5:30 PM at Harrison Elementary School – Multi-Purpose Room

## Measure O – Committee Members

Current Committee Members					
Current Members	Group Representation	Trustee Area	Terms Served	Term Start	Term End
Chair - Chani Beeman	Community at Large	3	2 <sup>nd</sup> Term	1/12/2023	2/6/2027
Vice Chair – Nick Corbo	Business Representative	1	1 <sup>st</sup> Term	8/22/2024	8/22/2026
Art Alcaraz	Community at Large	1	3 <sup>rd</sup> Term	1/21/2021	2/6/2027
H. Martin de’Campo	Taxpayer Organization	5	3 <sup>rd</sup> Term	1/21/2021	2/6/2027
Douglas Kroon	Senior Citizen Organization	3	1 <sup>st</sup> Term	2/15/2024	2/15/2026
Lara E. Martin	Business Representative	1	3 <sup>rd</sup> Term	1/12/2021	2/6/2027
Michael Osmon	Community at Large	1	1 <sup>st</sup> Term	6/5/2025	6/5/2027
Jag Patel	Parent	4	1 <sup>st</sup> Term	8/22/2024	8/22/2026
Ashley Peake	Parent Active in PTA	1	1 <sup>st</sup> Term	8/22/2024	8/22/2026
Oswaldo Puerta	Community at Large	4	1 <sup>st</sup> Term	7/24/2025	7/24/2027
Matthew Stowe	Parent	5	1 <sup>st</sup> Term	8/22/2024	8/22/2026
Beiwei Tu	Community at Large	1	2 <sup>nd</sup> Term	7/14/2022	8/22/2026
Richard Vandenberg	Business Representative	2	1 <sup>st</sup> Term	2/15/2024	2/15/2026

Past Members					
Current Members	Group Representation	Trustee Area	Terms Served	Term Start	Term End
Julie Williams	Community Member/Parent	1	1 Term	3/20/2017	4/6/2018
Mary Ann Bowman	Taxpayer Organization	1	1 Term	3/20/2017	4/10/2018
Robert Beatty	Business Representative	2	1 Term	3/20/2017	8/10/2018
Richard Davis	Community Member	2	1 Term	3/20/2017	2/14/2019
Adriana Curiel	Parent Active in PTA	5	1 Term	3/20/2017	3/20/2019
Gabriela Plascencia	Community Member	4	1 Term	3/20/2017	3/20/2019
James Rush	Community Member	4	1 Term	3/20/2017	3/20/2019
Kathy Wright	Community Member	5	1 Term	3/20/2017	3/20/2019
Jose Alcala	Community Member	1	1 Term	8/21/2018	8/21/2020
Janice Bielman	Business Representative	5	1 Term	8/21/2018	8/21/2020
Jason Hunter	Taxpayer Organization	5	1 Term	8/21/2018	8/21/2020
George Frahm	Community Member	2	1 Term	10/2/2018	10/2/2020
Dale Kinnear	Community Member	2	1 Term	7/9/2019	11/1/2020

Tom Evans	Community Member	4	2 Terms	3/20/2017	12/17/2021
Dave Bristo	Parent Active in PTA	3	1 Term	1/21/2020	1/21/2022
Diane Kwasman	Parent Active in PTA	1	1 Term	1/21/2020	1/21/2022
Sarah Simpson	Community Member/Parent	2	1 Term	1/21/2020	1/21/2022
Amanda DeLao	Community Member/Parent	3	1 Term	1/21/2021	1/21/2023
Marilyn Robinson	Taxpayer Organization	3	1 Term	1/21/2021	1/21/2023
Keith Nelson	Community Member	4	3 Terms	3/20/2017	2/24/2024
Jessica Gomez	Parent	5	1 Term	7/14/2022	7/14/2024
Tina Grande-Field	Parent Active in PTA	1	3 Terms	3/20/2017	7/14/2024
Sandra Roy	Parent Active in PTA	4	1 Term	7/14/2022	7/14/2024
Cheryl Tavaglione	Community Member	4	1 Term	7/14/2022	7/14/2024
Terry Walling	Community Member	5	3 Terms	3/20/2017	7/14/2024
Bob Garcia	Senior Citizen Organization	3	3 Terms	3/20/2017	1/12/2025
Ventrice Diggs-King	Community Member	2	1 Term	8/22/2024	2/19/2025

Recruitment is ongoing throughout the year.

District staff provided reports during meetings updating the Committee on the Measure O regarding questions or concerns related to Measure O funds during Public Comment portion of the meeting agenda. Non-agendized public concerns raised during Public Comment were not discussed at the current meeting. However, a committee member could, at the end of the meeting, request placement of the issue/concern on a future meeting agenda.

By majority vote of the Committee, the Chairperson may be directed to communicate a question or concern to the Board of Trustees at a Board of Education meeting. Committee members may attend any public meetings held by the District. A Committee member may speak on behalf of themselves at any public meeting. Committee members are invited and encouraged to attend community meetings, Board Study Session meetings, and regular Board meetings when Measure O Bond projects are discussed.

An independent audit on Measure O performance and financial records was provided in-person, to the Committee at its regularly scheduled meeting on December 9, 2025.

## **Committee Findings**

### **September 10, 2024**

- a. Met at Central Middle School
- b. Committee Voted to Recommend Amending Bylaws for Chair Succession Plan: CBOC legal counsel, Ms. Jennifer Bradlee, explained that committee bylaws can only be amended by the Board of Trustees. However, changes can be recommended by the CBOC and taken to the Board for consideration. The amendment modifies the succession plan such that if a Chair vacancy occurs mid-term, the Vice-Chair automatically assumes the role of Chair, and a vote would be held to nominate a new Vice-Chair. The motion carried unanimously.
- c. Fraudulent Payment Incident in Relation to Casa Blanca Elementary School and J.W. North High School Transformation Measure O Projects: Ms. Erin Power, Assistant Superintendent of Business Services, provided a presentation and invited open discussion summarizing a fraudulent payment incident regarding Measure O funds in relation to Casa Blanca Elementary School and J.W. North High School. An unknown third party impersonated a vendor and defrauded the District of \$926,800. An investigation by the Federal Bureau of Investigation (FBI) is ongoing, and as of the meeting date \$148,178 in stolen funds had been recovered. The District's self-insurance fund was used to reimburse Measure O and the bond fund was made whole.

### **December 3, 2024**

- a. Met at Highgrove Elementary School
- b. Received updates on Casa Blanca Elementary School
- c. Presentation on Eastside Elementary School (Ofelia Valdez Yeager Eastside ES)
- d. Update on Highgrove II Elementary School
- e. Presentation of 2023-2024 Draft Independent Audit report
- f. Review Draft of CBOC Measure O Annual Report for 2023-24: A draft of the annual report was presented by Chair Beeman. There were several comments and extensive discussion regarding the report narrative, including suggested edits. Chair Beeman made a motion to approve the Annual Report, inclusive of the requested changes identified, and the motion carried unanimously.

### **March 11, 2025**

- a. Met at Arlington High School and toured site
- b. Update on Eastside Elementary School (Ofelia Valdez Yeager Eastside ES)
- c. Update on J.W. North High School construction and HVAC replacement
- d. Fraudulent Payment Incident Update: Ms. Power provided an update on the fraud investigation originally presented at the September 10, 2024 meeting. She confirmed the recovery of an additional \$15,953, resulting in a total of \$164,131 in funds recovered.
- e. STEM Education Center Update: Staff provided the Committee with the current status of the STEM Education Center. Mr. Orin Williams, Assistant Superintendent of Facilities, Planning & Development, summarized the current status of the STEM Education Center project. The project is awaiting approval from the University of California Board of Regents of the Draft Environmental Impact Report (EIR), Ground Lease, and Option agreements. If approved by the Board of Regents, these documents will be subsequently considered for approval by the RUSD Board of Trustees.

### **June 10, 2025**

- a. Reviewed previous legal opinion regarding Bond expenditures (training)
- b. BBK training on CBOC member roles and responsibilities
- c. Reviewed (for new members) CBOC reports and procedures for review
- d. Clarified that CBOC Chair & Vice Chair positions are elected in June of each year and serve for 12 months
- e. Introduced Committee member Osman
- f. Tour of Casa Blanca Elementary School: The Committee was provided a tour of Casa Blanca Elementary School, which was completing construction and was on schedule to open for the 2025-26 school year.
- g. Elections of Chair and Vice-Chair: The Committee voted to re-elect Chani Beeman as CBOC Chair and elect Nick Corbo as Vice-Chair.
- h. Casa Blanca Elementary School budget update: Staff provided the Committee an update on the financial status of Casa Blanca Elementary School, stating that the project was under budget.

- i. Board-approved Bylaw Update: CBOC legal counsel, Ms. Jennifer Bradlee, provided an update on the CBOC Bylaw amendment regarding Chair and Vice-Chair succession that was considered and recommended for approval by the Board of Trustees at the September 10, 2024 CBOC meeting. Ms. Bradlee explained that the amendment was subsequently approved by the Board. Copies of the approved amendment were distributed to CBOC members and Ms. Bradlee summarized the language of the amendment.
- j. STEM Education Center Current Status: The Committee was provided an update regarding the current status of the STEM Education Center. There was little to report from the prior update, as the project was still awaiting consideration by the University of California Board of Regents.

**2024/2025 Annual Report**

**Measure O**

**Projects in Construction**

## John W. North High School

John W. North High School was built in 1965. This Project is currently in construction of phases 2 and 3. The project includes a new 2-story science building and a new 900-seat competition gymnasium, campus entry and site improvements, new seating and shade structure in the quad, and the removal of eight portables. ESSER funding project scope includes HVAC and lighting upgrades to campus buildings that is being performed in several phases to minimize disruption to the site. Under Measure O, the HVAC lighting upgrade project will also include new paint, flooring, fire alarm upgrades, and restroom upgrades in Building 300.1. Total Measure O expenditures through June 30, 2025: \$27,989,189.07.



**New gym interior**

Percent Complete: 70%



**Two-story science building exterior**

Anticipated Completion Date: October 2025

## Casa Blanca Elementary School

The campus is approximately 9.8 acres located on Lincoln Street. The school will serve approximately 750 TK-6 students in the Casa Blanca neighborhood. The new school will include ancillary support buildings, outdoor shared learning spaces, TK-K classrooms with play area, 1st-3rd grade classrooms with play area, 4th-6th classrooms with play area, staff and visitor parking lot, and a bus drop-off. Measure O expenditures through June 30, 2025: \$63,910,220.76.



**Building E two-story classroom**

Percent Complete: 92%



**Kindergarten playground**

Anticipated Completion Date: July 2025

## Ofelia Valdez-Yeager Eastside Elementary School

The District has completed the acquisition of properties comprising the campus and the site is currently undergoing review by the Department of Toxic Substances Control (DTSC). The school will serve approximately 900 students from TK through 6th grade. Measure O expenditures through June 30, 2025: \$8,154,981.26.



**Front of school from 13th St.**

Percent Complete: In Planning



**Corner of 14th St. & Howard Ave.**

Anticipated Completion Date: August 2028

## Highgrove II Elementary School

The site is 13 acres and is located in the Spring Mt. Ranch development area. The location of the site is at the northwestern corner of the Silverspot Road and Spring Street intersection. Total Measure O expenditures through June 30, 2025: \$4,156,160.26

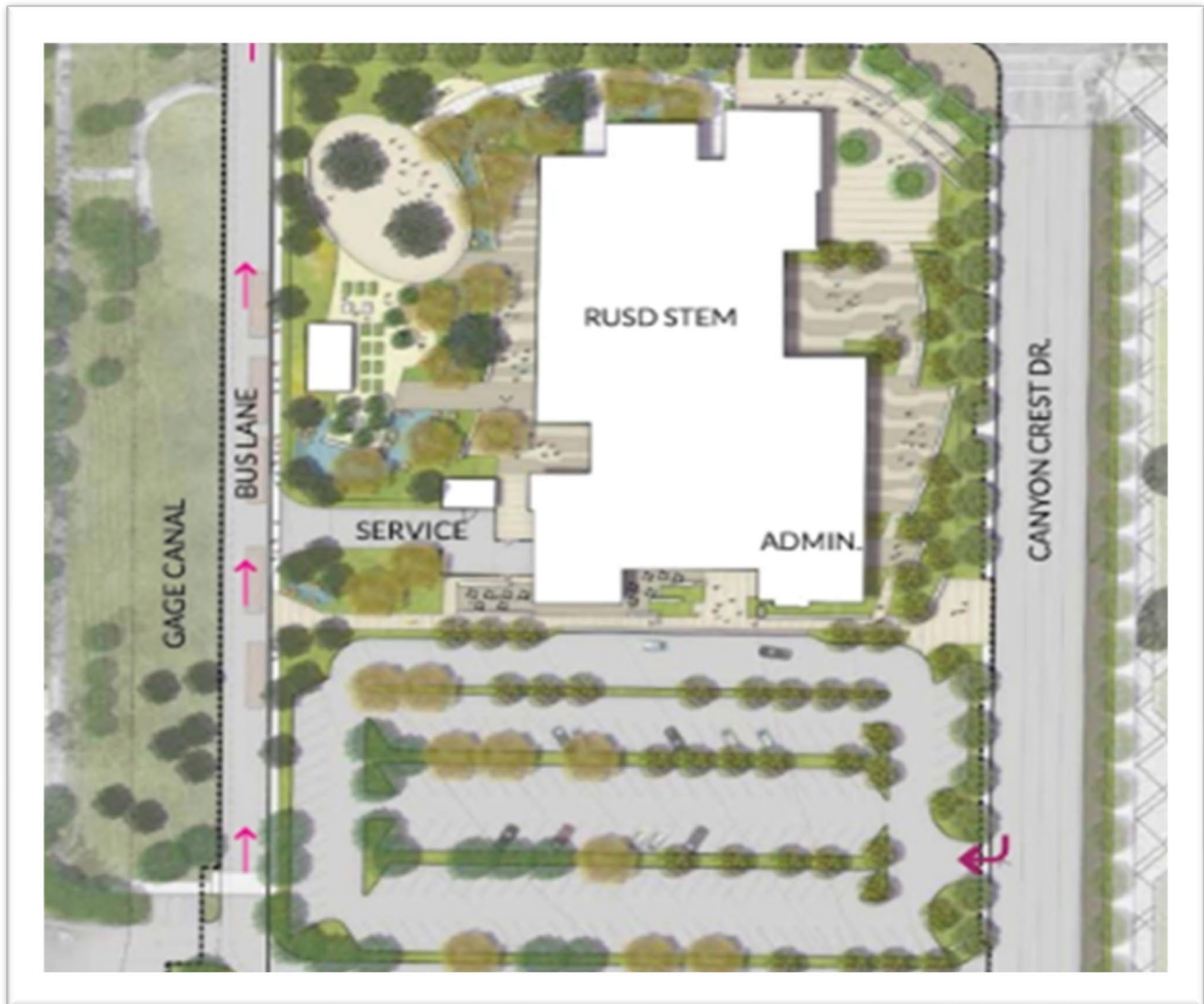


**Percent Complete: Pending SFP funding**

Project on hold until enrollment increases

## STEM Education Center

A state-of-the-art public STEM Education Center is planned to be located on the campus of the University of California, Riverside (UCR). The proposed high school will accommodate 1200 students at any given time and will focus on computer science, environmental/ agricultural science, biomedical/allied health, and engineering & advanced manufacturing. Total Measure O expenditures through June 30, 2025: \$1,901,565.13



Percent Complete: In Planning

Project on hold pending UC Regents' Approval

# 2024/2025 Annual Report

## Measure O

### Completed Projects

## **Fremont Elementary School**

Fremont Elementary School is one of the oldest schools in the District, built in 1917. Under Measure O, the project includes a new two-story building with six (6) general classrooms and six (6) kindergarten classrooms with interior restrooms, new play equipment and surfacing, landscape, elevator, covered walkway, exterior restrooms and storage. Site work includes removal of four portables and demolition of existing Building J, new kindergarten play yard, hard court play area, turf, accessibility upgrades, new visitor parking lot with fifteen (15) regular and two (2) accessible parking stalls, grading, striping and slurry of existing parking lot, and utility upgrades. A new digital marquee was added to the project scope in 2025.



**New marquee sign**

New marquee completed: June 2025



**New two-story classroom**

**Performance & Financial Audit**  
**2024/2025 Fiscal Year**  
**Project Expenditures**

**Financial and Performance Audit Reports**

**Current Year (24-25 FY)**



**Previous Years**

23-24 FY



22-23 FY



21-22 FY



20-21 FY



19-20 FY



18-19 FY



17-18 FY



16-17 FY



**Citizens' Bond Oversight Committee Statement**

The Riverside Unified School District Citizens' Bond Oversight Committee submits this Annual Report to the Board of Education in conformance with the standards of the Strict Accountability in Local School Construction Bond Act also known as Proposition 39 (California Constitution, Article XIII A, Section 1(b)(3)).

Respectfully Submitted,

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Chani Beeman, Chairperson  
Citizens' Bond Oversight Committee  
Riverside Unified School District