San Juan Unified School District

Facilities Committee

☐Joshua Alvarado, Chair	☐Frank Cockrell	☐Erik Olson
☐Zak Morton, Asst. Chair	☐Griff Ryan-Roberts	☐Vacant
☐Melinda Avey	☐Paul Roy	☐Vacant
☐Jodi Mulligan-Pfile	☐Michael Roach	☐Vacant
☐Saul Hernandez	☐Ryan Luttrell	

We commit to:

- Being responsive to the needs of students
- Conducting meetings that are: Effective, Efficient and Decisive
- Focusing on solving problems
- Working together through the committee chair
- Recognizing the committee's role as a recommending body
- Being responsive to the direction of the Board as a whole
- Differentiating between fact and opinion
- Clearly defining and agreeing upon mission
- Members having open minds and being creative
- Abide by Brown Act concept and principles
- Members being polite, respectful, and supportive of others' time and opinions

AGENDA

Tuesday, November 3, 2026
District Office Digital Edge – 6:30 p.m.

I. CALL TO ORDER – 6:30 p.m. **(Alvarado)**

II. VISITOR COMMENTS* **(Alvarado)**

III. BUSINESS ITEMS

1. Approval of the Minutes – October 6, 2026 – A **(Alvarado)**
(Materials provided: pages 2-3)

2. Board Member Report – R **(B. Avey)**

3. Report on Rio Americano High School Stadium Lights Project and EIR (Information Only; No Action Requested) - R **(AECOM/Kitchell)**
(Materials provided: pages 4-12)

IV. ADJOURNMENT – 8:00 p.m. **(Alvarado)**

A = Action; R = Report; D = Discussion

* Public comments are welcome at Facilities Committee meetings. Each agenda allows time for visitor comments at the beginning of the meeting, as well as during consideration of specific agenda items. To give everyone a chance to be heard, we ask that you limit your comments to two minutes. To speak to the Committee, you must fill out a "Request to Address the Facilities Committee" card, which is available at each meeting. This card will be given to the Chair. You will be called at the appropriate time.

San Juan Unified School District

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MINUTES

Tuesday, October 6, 2026
District Office Board Room – 6:30 p.m.

I. CALL TO ORDER – 6:30 p.m. **(Alvarado)**

The meeting was called to order at 6:54 p.m. by Mr. Alvarado.

II. VISITOR COMMENTS* **(Alvarado)**

Tiffany Hart commented on furniture for special education students at Carmichael Elementary School.

III. BUSINESS ITEMS

1. Approval of the Minutes – September 1, 2026 – A **(Alvarado)**
(Materials provided: pages 2-4)

It was moved by Mr. Ryan-Roberts and seconded by Mr. Roy to approve the meeting minutes. The vote was unanimous with Mr. Luttrell abstaining.

2. Board Member Report – R **(B. Avey)**

Mr. Avey reported that a new board member may be appointed during the October 13, 2026, Board meeting. Applications are expected to be published tomorrow, and interviews will be conducted during the Board meeting. If the Board does not select an appointee, the District will explore holding a special election to fill the vacancy

3. Sylvan Middle School Project Update – R/D **(DLR/6D)**
(Materials provided: pages 5-10)

The item was presented by Mr. Jeremy Kossack, AIA, Project Manager with DLR Group. Mr. Kossack recapped the programming meetings conducted thus far and emphasized the outreach efforts made to gather design input prior to beginning the design process. Agency engagement has included meetings with the City of Citrus Heights, Sacramento Metro Fire, the California Department of Education (CDE), SMUD, CEQA, DSA, and other stakeholders.

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DRAFT

Mr. Kossack then shared the site plan, which includes a new parking lot. The design will add a bus drop-off area, a critical component needed for the site. Site fencing will be installed to help control student crosswalk areas. Mr. Kossack also shared plans for the project's phased implementation, including schematics for the classroom building and gymnasium.

Mr. Alvarado expressed concerns regarding traffic congestion and asked whether anyone from the project team had observed traffic conditions during the morning commute.

Mr. Arps responded that a traffic study will be conducted.

Mr. Lopez added that the team is also working closely with the City of Citrus Heights.

Committee members provided comments and asked questions, which were addressed by staff and members of the project team.

4. Ralph Richardon Center Project Update – R/D **(19Six/CPM)**
(Materials provided: pages 11-21)

Mr. Arps introduced the project team: Maria Alvarez-Parga, Vice President and Architect with 19six Architects; Sharon Thomas, Vice President of CPM; and Mark Rosson, Partner and Principal-in-Charge with CPM. Ms. Alvarez-Parga shared outreach efforts and work completed to date, project priorities, and the project's tentative timeline.

Ms. Alvarez-Parga then reviewed the site's current utilization and planned future use, highlighting proposed improvements and schematic design progress. She also discussed the project scope, key programmatic takeaways, and dedicated parking stalls for student drop-off and pick-up.

Mr. Luttrell commented that the revised design appears to be significantly more efficient than the version previously presented to the committee.

Mr. Ryan-Roberts asked questions regarding the project budget, which were addressed by Mr. Arps and Mr. Camarda.

5. Laurel Ruff Transitional School Project Update – R/D **(ICS/JKAE)**
(Materials provided: pages 22-34)

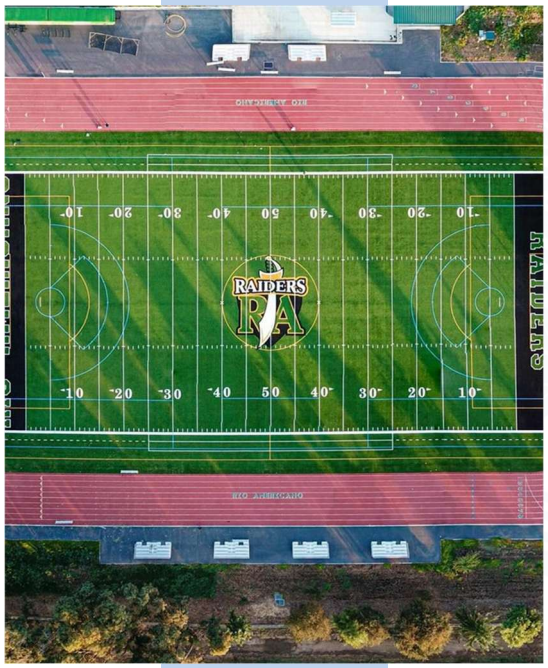
The item was presented by Andrew Todd, Architect and Associate Principal with JKAE. Mr. Todd reviewed the project timeline, project priorities, community and student engagement efforts, and survey results.

Mr. Todd then presented the existing site plan alongside the proposed site plan, providing a side-by-side comparison.

Mr. Todd also shared proposed interior and exterior design renderings, including views of the front entrance, reception area, multipurpose room, and classrooms. Lastly, Mr. Todd presented a virtual fly-through of the new campus.

IV. ADJOURNMENT – 8:00 p.m. **(Alvarado)**

There being no further business or discussion, the meeting was adjourned by Mr. Alvarado at 8:17 p.m.



Rio Americano High School Stadium Improvement Project

Facilities Committee
November 3, 2026

1

1

Today's Overview

1. The Need and Impact
2. Community Engagement
3. Environmental Impact Report
4. Legal Requirements
5. Stadium Design
6. Timeline

2

2

The Need and Impact



1 Schools as Center of Community

1C.2 Bleachers
1C.3 Stadium Lighting
1C.5 Press Box

- Facilities Master Plan identified bleachers, stadium lighting and a press box as a need for the current school stadium
- Our why:
  - Students
  - Community
  - Opportunities
  - Memories

3

3

Process Overview



01 Awareness of Potential Project

Oct. 13, 2025 - In-Person Meeting Community Meeting
80+ attendees

02 Notice of Preparation and Initial Study

Jan. 6-Feb. 5, 2026 - Public Comment Period
Jan. 7 - In-Person Environmental Impact Report Scoping Meeting (50+ attendees)



03 Design Review

Aug. 27, 2026 - In-Person Design Review Opportunity, 50+ attendees

04 Draft Environmental Impact Report

Sept. 2-Oct. 16 - Public Comment Period

4

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Community Engagement - Outreach

Launched project webpage, regularly updated with key information

- 39 individuals signed up via an online form and received email updates over the past year

Multi-faceted outreach:

- Mailed four update notices to Rio Americano neighbors
  - First mailer sent to neighbors within a ¼ mile radius
  - Subsequent three mailers sent to neighbors within a ½ mile radius
- Communicated with Rio Americano staff, students and families via emails, phone calls, newsletters and the school website
- Banner placed at the front of the school





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Community Engagement - Feedback Opportunities

- Three in-person opportunities hosted at Rio Americano High School (Oct. 13, 2025, Jan. 7. 2026 and Aug. 27, 2026)

- Online feedback forms solicited 176 comments throughout the process, including during:
  - Notice of Preparation and Initial Study 30-Day Comment Period (87 submissions)
  - Environmental Input Form (61 submissions)
  - Design Review Opportunity (28 submissions)





6

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Environmental Review

Nov. 4, 2025 Facilities Committee Meeting

- Overview of the preliminary design concept
- Purpose of the California Environmental Quality Act (CEQA)
- Environmental process and schedule
- Summarized public input to date
- We asked you:
  - What topics should be the focus of our analysis?
  - How could the project be designed to reduce impacts?
  - How could the project be managed or operated to reduce impacts?
  - Who else should we engage to inform our analysis?
- Received your input and questions on the scope of the analysis
- Tonight: following up from our last Facilities Committee Meeting

7

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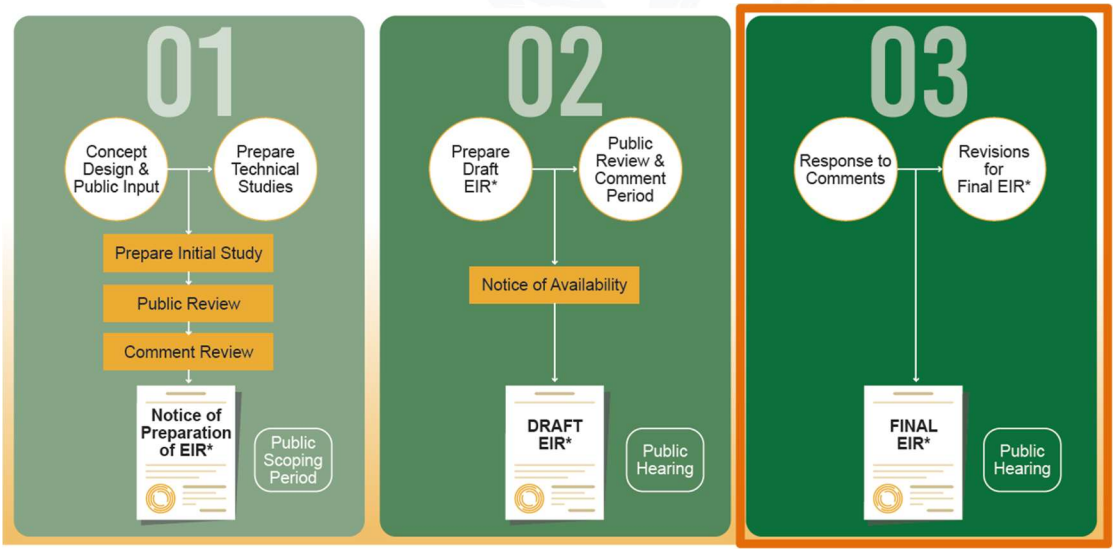
Environmental Review

- Notice of Preparation (NOP)
  - Jan. 6 through Feb. 5, 2026
- Scoping Meeting
  - Jan. 7, 2026
- Draft Environmental Impact Report (EIR)
  - Sept. 2 through Oct. 16, 2026
- Final EIR
  - Including response to comments
  - Minor updates to the EIR

8

8

Environmental Review



9

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Environmental Review

- Draft EIR evaluated all environmental topics, incorporating:
  - public comments on the scope of analysis from meetings
  - responses to the NOP, and
  - your questions and input from November 2025 meeting
- Final EIR includes responses to all comments
  - Clarify the nature of the proposed project
  - Underscore the project objectives
  - Help commenters to find the environmental analysis
  - Clarify the analysis, as presented in the Draft EIR
  - Published ahead of Board of Education item on Nov. 17, 2026

10

10

Legal Requirements

Core Legal Standards

–**Sufficient Analysis:** enough detail for agency decision makers to weigh environmental consequences, though evaluation does not need to be exhaustive. Need not conduct every study demanded.

–**Reasonably Feasible:** Sufficiency measured against what is practical and feasible under the circumstances.

–**Good Faith Disclosure:** Courts look for adequacy, completeness, and a good-faith attempt at transparency, not absolute perfection.

–**Expert Disagreement:** Conflicting opinions among experts do not make an EIR inadequate; the document must simply summarize the main points of disagreement and explain why agency selects one set of judgments over another.

11

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Legal Requirements

Substantial Evidence Standard

–District's record will show EIR supported by facts, reasonable assumptions based on facts, or expert opinion supported by facts.

–Issues of community concern (aesthetics, biological resources, noise, traffic) were all extensively analyzed and the District's conclusions are supported by technical expertise.

12

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Legal Requirements

Procedures and Considerations for EIR Certification and Project Approval

–Board will be presented with the Final EIR (including all comments and responses), CEQA Findings of Fact, a proposed Statement of Overriding Considerations in support of staff recommendation to approve proposed Project, and a Mitigation Monitoring Plan.

•If Board wants to approve Project, it must first certify EIR as to the following:

–The Final EIR was completed in compliance with CEQA requirements.

–The Board has reviewed and considered the Final EIR prior to approving the project.

–The Final EIR reflects the District's independent judgment and analysis.

Legal Requirements

CEQA Findings and Statement of Overriding Considerations

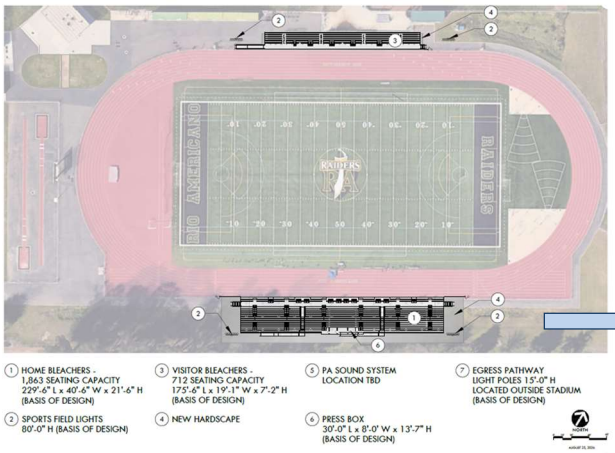
–Findings of Fact summarize the impacts analyzed in the EIR and provide the evidentiary road map between the conclusions and the evidence in the record

–Findings also make recommendations for determinations re: feasibility of alternatives analyzed in EIR

•Board will determine whether the alternatives analyzed as potentially feasible are in fact feasible, based on economic, environmental, legal, social, and technological factors

–Statement of Overriding Considerations explain and support the reasons why the Board may approve the Project despite its environmental impacts

Stadium Design



Conceptual Plan



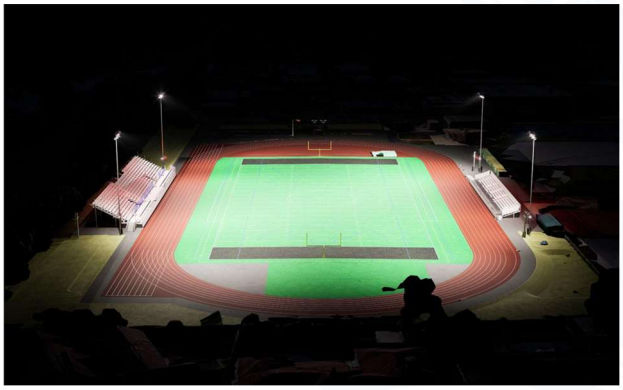
Home Bleachers Rendering

15

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Stadium Design

Musco Lighting



View from East Side of Field

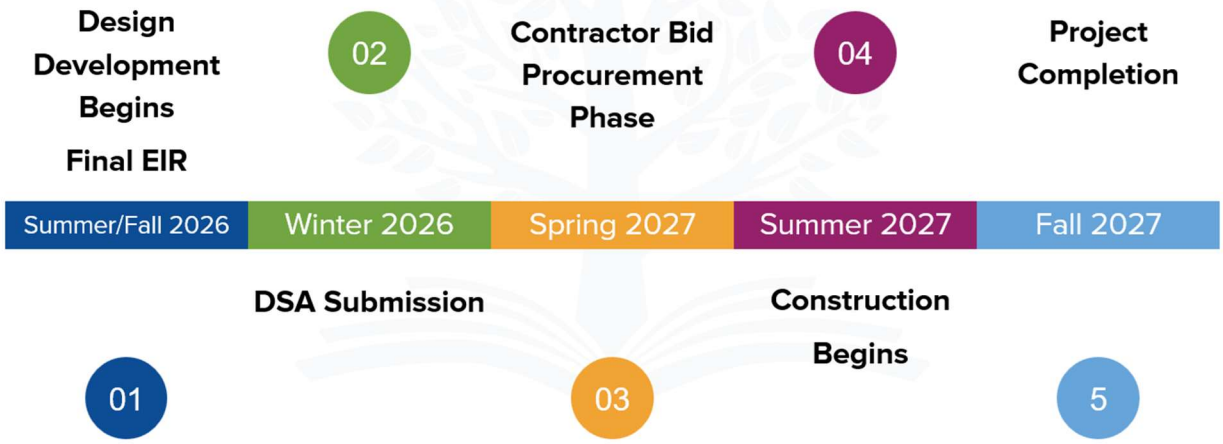


View from South Side of the Field

16

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Timeline



17

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Thank you!
Questions?

18

18

Facilities Committee
Attendance Summary
2026-2027

Committee Members (Initials: board members)	09-01-2026	10-06-2026	11-03-2026	12-01-2026	01-05-2027	02-02-2027	03-02-2027	04-06-2027	05-04-2027	06-01-2027
Melinda Avey (PC)	**X**									
Saul Hernandez (NB)	**X**									
Frank Cockrell (ZC)	**X**	**X**								
Jodi Mulligan-Pfile (ZC)	**X**									
Zachary Morton (BA)**	**X**	**X**								
Paul Roy (TK)	**X**	**X**								
Josh Alvarado (TK)*	**X**	**X**								
Griff Ryan-Roberts (MP)	**X**	**X**								
Ryan Luttrell (BA)		**X**								
Michael Roach (PC)	**X**									
Erik Olson (NB)										
Vacant (MP)										
Vacant (AR)										
Vacant (AR)										

Board of Education /*Appointees (Term Expires)*

Pam Costa (12/28)	*Michael Roach (07/27)*	*Melinda Avey (07/28)*
Nick Bloise (12/28)	*Erik Olson (07/28)*	*Saul Hernandez (07/27)* -
Zima Creason (12/26)	*Frank Cockrell (07/28)*	*Jodi Mulligan-Pfile (07/27)*
Ben Avey (12/26)	*Zachary Morton** (07/28)*	*Ryan Luttrell (07/27)*
Manny Perez (12/26)	*Griff Ryan-Roberts (07/27)*	*Vacant* -
Tanya Kravchuk (12/26)	*Paul Roy (07/28)*	*Josh Alvarado* (07/27)*
Azfal Rashid (12/28)	*Vacant*	*Vacant*

***Chair**

****Assistant Chair**

cb 10/30/2026 11:07:38 AM

SAN JUAN UNIFIED SCHOOL DISTRICT
TENTATIVE BOARD AGENDA ITEMS
2026-2027

NOVEMBER 17 *(3rd Tuesday)*

Board reception honoring outgoing board members *(before board meeting)*	
Math Adoption & Textbook Utilization Update – R	Dale
Examining Student Screen Time – R	Dale
Public Hearing No. 2: Gateway International School Charter Renewal Petition – PH/A [Discussed 09/08/26]	Oaxaca
Rio Americano HS Stadium Project Environmental Impact Report (EIR) – A	Camarda
Rio Americano HS Stadium Project Approval – A	Camarda
Tentative Agreement: San Juan Teachers Association (SJTA) – A	Thigpen
Set Annual Organizational Meeting – A	Board
*New Board Policy 5141.5 Mental Health – A [Discussed 10/27/26]	Oaxaca
*Legislative Priorities – A [Discussed 10/27/26]	Thigpen

DECEMBER 15 *(3rd Tuesday)*

Board reception/swearing-in *(before board meeting)*	
Annual Organizational Meeting – A	Board
Data Review: CCI, ELPAC/ELPI, Local Indicators – R	Dale
Adult Education Update – R	Schnepp
2025-2026 Audit Report – A	Ryan
2026-2027 First Interim & Budget/Financial Status Report – A	Ryan
Public Hearing No. 2: Options For Youth Charter School Renewal Petition – PH/A [Discussed 09/22/26]	Oaxaca
Public Hearing No. 1: Golden Valley River School Charter Renewal Petition – PH/D	Oaxaca
*Resolution: Emergency Contracting – A	Ryan
*Resolution: Authorized Signature - Power to Contract on Behalf of the District – A	Ryan
*Resolution: Delegating Signature Authorization to the Superintendent – A	Ryan
*Minimum Wage Increase (Short Term, Temporary) – A	Henry
*Continued Funding Application CSPP – A	Townsend-Snider

JANUARY 12

Literacy Update – R	Dale
High School Update – R	Schnepp
Commit Fund Balance – A	Ryan
Criteria for PKS Tie Break (Certificated TK-12) – D	Henry
Criteria for PKS Tie Break (Certificated ECE) – D	Henry
Criteria for PKS Tie Break (Certificated Adult Ed) – D	Henry
Public Hearing No. 1: California Montessori Project Charter School Renewal Petition – PH/D	Oaxaca
The Brown Act – D	Gaddis
Annual Policy Review – D	Gaddis
BP 3430 Investing and Debt Management	
BP 5116.1 Intradistrict Open Enrollment	
BP 6145 Extracurricular/Cocurricular Activities	
BP 6020 Parent Involvement	
Williams Complaint Report – R	Gaddis
Revisions to Governance Handbook & Board Bylaw 9250 Remuneration, Reimbursement & Other Benefits–D	Gaddis
*Resolution: CCTR Continued Funding Application Designated Personnel 2027-2028 – A	Townsend-Snider

JANUARY 26

Recognition: 2027 Classified Employees of the Year – A	Henry
Recognition: National School Counseling Week (Feb. 1-5) – A	Schnepp
Recognition: National School Social Work Week (Mar. 7-13) – A	Oaxaca
Multilingual Learner Program Update – R	Oaxaca
Public Hearing No. 2: Choices Charter School Renewal Petition – PH/A [Discussed 10/27/26]	Oaxaca

Resolution: Criteria for PKS Tie Break (Certificated TK-12) – A [Discussed 01/12/27] Henry
Resolution: Criteria for PKS Tie Break (Certificated ECE) – A [Discussed 01/12/27] Henry
Resolution: Criteria for PKS Tie Break (Certificated Adult Ed) – A [Discussed 01/12/27] Henry
Revisions to Governance Handbook and BB 9250 Remuneration, Reimbursement & Other Benefits–A [Discussed 01/12/27] Gaddis
*Annual Policy Review – A [Discussed 01/12/27] Gaddis
BP 3430 Investing and Debt Management
BP 5116.1 Intradistrict Open Enrollment
BP 6145 Extracurricular/Cocurricular Activities
BP 6020 Parent Involvement
*School Accountability Report Cards (SARCs) – A Dale
*LCAP Federal Addendum Annual Revision – A Oaxaca
*Early Head Start/Head Start Budget Mod/Carryover Funds – A Townsend-Snider

FEBRUARY 9
Mid-Year LCAP Update 2026-2027 – R Oaxaca
Choices Charter School Mid-Year LCAP Update 2026-2027 – R Oaxaca
Early Years Education Update – R Townsend-Snider
Recommendation for Reductions in PKS (Certificated TK-12) – D Henry
Recommendation for Reductions in PKS (Certificated ECE) – D Henry
Recommendation for Reductions in PKS (Certificated Adult Ed) – D Henry
Notice of Intent to Reduce Classified Positions – D Henry

FEBRUARY 23
Recognition: Arts Education Month (March) – A Dale
District TK-12 Mathematics Adoption Progress Update – R Dale
Proposed Revisions to Board Policy 6146.1 High School Graduation Requirements – D Schnepp
Facilities Master Plan Update – R Camarda
Resolution: Reductions in PKS (Certificated TK-12) – A [Discussed 02/09/27] Henry
Resolution: Reductions in PKS (Certificated ECE) – A [Discussed 02/09/27] Henry
Resolution: Reductions in PKS (Certificated Adult Ed) – A [Discussed 02/09/27] Henry
Resolution: Notice of Intent to Reduce Classified Positions – A [Discussed 02/09/27] Henry
Public Hearing No. 2: Golden Valley River School Charter Renewal Petition – PH/A [Discussed 12/15/26] Oaxaca
2027 CSBA Delegate Assembly Election – A Board

MARCH 16 *(3rd Tuesday)*
Recognition: Week of the Young Child (Apr. 10-16) – A Townsend-Snider
Recognition: School Library Month (April) – A Dale
New High School Courses – D Dale
Second Interim Budget Report – R Ryan
Public Hearing No. 2: California Montessori Project Charter Renewal Petition – PH/A [Discussed 01/12/27] Oaxaca
*Proposed Revisions to Board Policy 6146.1 High School Graduation Requirements – A [Discussed 02/23/27] Schnepp

APRIL 13
Recognition: Adult Education Week (Apr. 18-24) – A Schnepp
Recognition: School Bus Driver Appreciation Day (Apr. 27) – A Henry
Instructional Materials Adoptions – D Dale
Transportation Update – R Camarda
Williams Complaint Report – R Gaddis
Proposed Board Meeting Dates for 2027-2028 – A Board
*New High School Courses – A [Discussed 03/16/27] Dale
*Charter School Lease Amendments – A Camarda
*Head Start and Early Head Start Grant Application 2027-2028 – A Townsend-Snider

APRIL 27
Recognition: National Nurses Week and National School Nurse Day (May 6-12 & May 6) – A Oaxaca

Recognition: California Day of the Teacher (May 12) – A	Henry
Recognition: 2028 Certificated Employees of the Year	Henry
San Juan Youth Voice Advocates – R	Oaxaca
Instructional Technology – R	Dale
*Instructional Materials Adoptions – A [Discussed 04/13/27]	Dale

MAY 11

Recognition: Classified School Employee Week (May 16-22) – A	Henry
Recognition: National Speech Pathologist Day (May 18) – A	Dale
Citrus Heights Schools Update – R	Townsend-Snider
Strategic Plan Update – A	Allen
Hearing Officer's Recommendation-2027 Reduction in Force (if applicable) – A	Gaddis
*Head Start/Early Head Start COLA Funding Allocation 2027-2028 – A	Townsend-Snider
*Adult Education Course Approval – A	Schnepp

MAY 25

Recognition: National Science Bowl (if applicable)	Schnepp
Recognition: Science Olympiad (if applicable)	Schnepp
Recognition: Academic Decathlon (if applicable)	Schnepp
Special Education Update – R	Dale
Public Hearing: SELPA Local Plan Annual Update – A	Dale
High School Cell Phone/Mobile Device Policy – D	Allen
*Facility Lease Amendments – A	Camarda
*Head Start/Early Head Start SETA Grant Resolution 2027-2028 – A	Townsend-Snider

JUNE 8

Public Hearing: LCAP – PH/D	Oaxaca
Public Hearing: LCAP/Choices Charter School – PH/D	Oaxaca
Public Hearing: Adoption of the 2027-2028 Budget – PH/D	Ryan
Public Hearing: Declining Enrollment – PH/D	Ryan
Temporary Interfund Borrowing of Cash – A	Ryan
Cabinet Contracts – A	Gaddis
*Audit Reports for Measures J, N and P – A	Ryan
*CIF Superintendent Designation of Representatives 2027-2028 – A	Schnepp

JUNE 22

California School Dashboard Local Indicators – R	Oaxaca
LCAP – A [Public Hearing 06/08/27]	Oaxaca
Choices Charter School California School Dashboard Local Indicators – R	Oaxaca
LCAP Choices Charter School – A [Public Hearing 06/08/27]	Oaxaca
Adoption of the 2027-2028 Budget – A [Public Hearing 06/08/27]	Ryan
*2026-2027 Actuarial Report OPEB – A	Ryan
*Charter School 2025-2026 Audit Reports (AAT, CMP, GIS, GV, OFY, VIE) – A	Ryan
*School Plans for Student Achievement (SPSAs) – A	Oaxaca
*ECE Program Self-Evaluation for CDE – A	Townsend-Snider

D=discussion; A=action; *=consent; R=report; PC=public comment; PH=public hearing