



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 10.4

Meeting Date: March 20, 2025

Subject: 7-11 District Advisory Committee Report on Recommendations Regarding Use or Disposition of District Real Property

- Information Item Only
- Approval on Consent Agenda
- Conference (for discussion only)
- Conference/First Reading (Action Anticipated: _____)
- Conference/Action
- Action
- Public Hearing

Division: Facility Support Services

Recommendation: Receive information and the 7-11 Committee Report on the possible surplus of four sites that were reviewed by the Committee between June and November 2024. Staff will bring this item back to the Board in May 2025, for Board Action.

Background/Rationale: The Sacramento City Unified School District (SCUSD) Board of Education approved the creation of a 7-11 Committee in March 2024, to review the possible surplus of four (4) District properties not currently used for educational purposes. The sites that were reviewed by the Committee include:

- CP Huntington Elementary
- Florin Technology
- Fruitridge Elementary
- Maple Elementary

The 7-11 Committee met to review enrollment and capacity data of surrounding schools, current uses of the above sites, the ongoing costs to continue maintaining those facilities, and to determine if those sites are still needed for school purposes—as outlined by California Education Code, § 17388.

The recommendation from the 7-11 committee is advisory only and is nonbinding to the Board of Education.

Financial Considerations: The District cost to operate each of these properties during the 2023-24 school year is outlined as follows:

- C.P. Huntington Elementary cost to operate during the 2023-24 school year was \$430,129 with a revenue of \$36,624 for a total cost to the District of \$393,505.

- Florin Technology cost to operate during the 2023-24 school year was \$327,176 with a potential revenue of \$7,200 for a total cost to the District of \$319,976.
- Fruit Ridge Elementary cost to operate during the 2023-24 school year was \$539,148 with a potential revenue of \$88,364 for a total cost to the District of \$450,784. The site was not fully leased during the 2023-24 school year, but the potential revenue noted is the amount the District anticipates receiving now that all tenants have a lease agreement with the District.
- Maple Elementary cost to operate during the 2023-24 school year was \$304,405 with a revenue of \$153,015 for a total cost to the District of \$151,390.

The four properties outlined above cost the District a grand total of \$1,557,034 during the 2023-24 school year, after accounting for revenue received from those sites.

LCAP Goal(s): Goal 1 – Graduation Outcomes, Goal 2 – Academic Outcomes, and Goal 3 – Welcoming and Safety Outcomes

Documents Attached:

- 7-11 District Advisory Committee Report on Recommendations Regarding Use or Disposition of District Real Property

Estimated Time of Presentation: 5 minutes

Submitted by: Chris Ralston, Assistant Superintendent, Facility Support Services

Approved by: Janea Marking, Chief Business and Operations Officer

Lisa Allen, Superintendent

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

**7-11 District Advisory Committee
Report on Recommendations
Regarding Use or Disposition of District Real Property**

**Presented to the Board of Education
on
March 20, 2025**

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT (“SCUSD”)

7-11 District Advisory Committee Report on Findings and Recommendations

On June 20, 2024, the Sacramento City Unified School District’s Board of Education (“Board”) convened a 7-11 District Advisory Committee to advise the Board on the use of real property no longer needed for school purposes. The Committee was formed pursuant to California Education Code Sections 17387-17391, and consists of the following members:

1. Esteban Almanza, Chair
2. Heather Garcia
3. Corey DeRoo
4. Kristin (Krissie) Goetz
5. Dennis Mah
6. James Eder
7. Laura Knuass
8. Chelle Brown

Under California law, the Committee must have at least seven (7) members and no more than eleven (11) members and contain persons who are representative of each of the following: (a) the ethnic, age group, and socioeconomic composition of the District, (b) the business community, such as store owners, managers, or supervisors, (c) landowners or renters, with preference given to representatives of neighborhood associations, (d) teachers, (e) administrators, (f) parents of students, and (g) persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located. (Ed. Code, § 17389.) The above Committee members satisfy these requirements.

The role of the Committee includes the following duties and tasks:

- Review the projected school enrollment and other data as provided by the District to determine the amount of surplus space and real property.
- Establish a priority list of use of surplus space and real property that will be acceptable to the community.
- Make a final determination on the uses of the space and real property.
- Forward to the District Governing Board a report recommending uses of surplus space and real property.

Upon appointment, the District’s Board specifically charged the Committee with considering future use or disposition of specific real property identified by District staff. District staff identified the following properties:

- **C.P. Huntington Elementary** located at 5917 26th Street, Sacramento, CA 95822 (APNs: 025-0251-009-0000; 025-0251-010-0000; 025-0251-011-0000; 025-0251-014-0000)
- **Florin Adult Education Technology Center** located at 2401 Florin Road, Sacramento, CA 95822 (APN: 041-0073-025-0000);
- **Fruit Ridge Elementary** located at 4625 44th Street, Sacramento, CA 95820 (APN: 020-0301-001-0000)
- **Maple Elementary** located at 3200 37th Ave, Sacramento, CA 95824 (APNs: 025-020-005-0000; 025-0231-009-0000)
- **Perry Avenue Field** located adjacent to 4581 Perry Avenue, Sacramento, CA 95820 (APN: 022-0051-021-000)
 - This property was later removed from the Committee’s purview because the District entered into a potential land swap with Southgate Recreation & Park District.

The Committee met on June 25, 2024, September 16, 2024, October 22, 2024, and November 14, 2024, and allowed for public comment and input at each meeting. During these meetings, District staff and consultants presented information regarding the District’s enrollment analysis, projected enrollment trends, facilities, and real property considerations.

Committee Findings and Recommendations:

Based upon the information presented to the 7-11 District Advisory Committee, including public input received, the following findings and recommendations are presented to the Board with regard to each of the below properties.

C.P. Huntington Elementary

The Committee finds that C.P. Huntington Elementary is no longer needed by the District for school purposes and thus can be declared surplus. As such, the Committee recommends that the District sell the property. The Committee also recommends that the District consider selling the property to a residential housing developer who would include a useful greenspace, such as a neighborhood park for community use, in a property design that would respect the residential feel of the existing neighborhood.

Florin Adult Education Technology Center (“Florin Tech”)

The Committee finds that Florin Tech is no longer needed by the District for school purposes and thus can be declared surplus. As such, the Committee recommends that the District sell the property. The Committee also recommends that the District consider selling the property in a manner that fits the property’s current commercial zoning designation.

Fruit Ridge Elementary

The Committee finds that Fruit Ridge Elementary still may be used for school purposes in the future and does not recommend the property for surplus at this time.

Maple Elementary

The Committee finds that Maple Elementary is no longer needed by the District for school purposes and thus can be declared surplus. As such, the Committee recommends that the District sell the property. The Committee also recommends that the District consider selling the property as a possible neighborhood center, with park access, with preference given to La Familia Counseling Center, Inc. who has been operating the property as such since 2015. La Familia also recently received a large Federal grant to transform the property into a Resiliency Center for the surrounding community.

We, the members of the Committee, appreciate the opportunity to serve the Board in this important activity. We hope this report will assist the Board with its decisions regarding the District.

Respectfully submitted,

Sacramento City Unified School District 7-11 Advisory Committee (2024)