



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 10.7

Meeting Date: May 15, 2025

Subject: Approve Resolution No. 3495 to Surplus Fruit Ridge Elementary

- ☐ 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: The Superintendent is recommending the Board approve Resolution No. 3495 to surplus Fruit Ridge Elementary.

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 as school sites. The sites that were reviewed by the Committee include:

- CP Huntington Elementary
- Florin Technology Adult Education Center
- 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 7-11 Committee Report was provided to the Board during the March 20, 2025 Board meeting. The recommendation from the 7-11 Committee is advisory only and is nonbinding to the Board of Education.

The 7-11 Committee did not recommend the surplus of this property and cited that it may be reopened as a school again in the future. However, staff recommend surplus of this site based on the following information that illustrates it is no longer needed for the educational purpose of educating students.

- The previous attendance boundary for Fruit Ridge Elementary was divided in half. Sixty-one (61) households now currently attend Father Keith B. Kenny Elementary, and eighty-six (86) households now currently attend Oak Ridge Elementary.
- Father Keith B. Kenny has a current capacity of 41% with space for their enrollment to grow by an estimated 350 students. The new Oak Ridge site will be at 66% capacity with space for their enrollment to grow by an estimated 220 students.
- See below for the cost to continue to operate Fruit Ridge Elementary, at an impact to the District's General Fund.
- Staff believe it is unlikely to be reopened as a school considering the programming that currently takes place on the site. Surplus the property can allow for continued programming in a variety of possible ways.

If the property were not surplus in the event it may reopen as a school, it would likely cost \$100 million dollars to do so. This is due to Division of State Architect and California Code requirements based on the value of modernization needed compared to the total replacement value of the school.

Financial Considerations: The District cost to operate the Fruit Ridge Elementary site 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.

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

Documents Attached:

- Resolution No. 3495 to Surplus Fruit Ridge Elementary

Estimated Time of Presentation: 5 minutes

Submitted by: Nathaniel Browning, Director, Planning and Property Management

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

Janea Marking, Chief Business and Operations Officer

Lisa Allen, Superintendent

**SACRAMENTO CITY
UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION**

RESOLUTION NO. 3495

**RESOLUTION DECLARING
FRUIT RIDGE ELEMENTARY PROPERTY AS EXEMPT
SURPLUS LAND**

WHEREAS, Sacramento City Unified School District (the “District”) is the owner of approximately ±6.88 acres of certain real property located at 4625 44th Street, Sacramento, California 95820, Assessor’s Parcel Number (APN) 020-0301-001-0000 (“Property”), situated in the City of Sacramento (“City”) and located within the territory of the District, which is more specifically outlined in Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the District’s advisory 7-11 Committee (“Committee”) was approved to be formed on June 20, 2024, for the purpose of reviewing and making recommendations on specific properties within the District in order to determine their continued educational purpose, and to forward a report to the Board on such findings and any possible recommendations generated;

WHEREAS, the Committee met on June 25, 2024; September 16, 2024; October 22, 2024; and November 14, 2024, where the required public hearings were held, and conducted the above-referenced review relating to four properties, including the Property, and recommended that the Property be declared surplus, among other recommendations;

WHEREAS, on March 20, 2025, the District’s Board of Education (“Board”) received and considered the final report prepared by the Committee, a copy of which is attached hereto as Exhibit B, and incorporated herein by reference;

WHEREAS, the Committee’s recommendations are advisory only and are not binding on the Board;

WHEREAS, the interests of the District and the local community would best be served by the Property being declared surplus, and the District conducting a real estate analysis of next steps for the Property to determine if it may be leased or sold in the future;

WHEREAS, this Board now wishes to proceed with the declaration that the Property is surplus to the District’s needs, consistent with the findings in the Committee’s final report;

WHEREAS, the District will engage with a real estate consultant to determine if the Property would be best leased or sold;

WHEREAS, findings and recommendations from the real estate consultant will be

brought back to the Board for action, as required by Education Code 17466, and the Board will consider recommendations outlined by the Committee’s final report, public discussion made during regularly scheduled Board meetings on this item, and staff recommendations;

WHEREAS, in addition to Education Code requirements, the District is a “local agency” pursuant to the Surplus Land Act (“Gov. Code, §§ 54220, *et seq.*), which defines “exempt surplus land” as any land that is described under any subdivision of Government Code section 54221, subdivision (f)(1);

WHEREAS, under Government Code section, subdivision (f)(1)(L)(i), exempt surplus land includes real property that is subject to Education Code section 17388, which requires the Board, prior to the sale or lease of property, to appoint a 7-11 advisory committee;

WHEREAS, the Property does not meet any of the characteristics listed under Government Code Section 54221(f)(2), in that the Property is not within a coastal zone; adjacent to a historical unit of the State Parks System; listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places; or within the Lake Tahoe region as defined in Section 66905.5; and

WHEREAS, Government Code section 54221(b)(1) further requires that a school district declare if a property is “exempt surplus land” within the meaning of the Surplus Land Act (Gov. Code §§ 54220, *et seq.*).

NOW, THEREFORE, BE IT RESOLVED that this Board hereby finds the Property to be surplus property that the District will not need for educational purposes in the future;

BE IT FURTHER RESOLVED, that pursuant to Government Code section 54221, subdivision (f)(1)(L)(i), this Board hereby declares the Property as exempt surplus land under the Surplus Land Act; and

BE IT FURTHER RESOLVED that District staff and consultants are authorized and directed to proceed with outlining a recommendation for the Property for the Boards consideration and submitting this Resolution to the California Department of Housing and Community Development.

PASSED AND ADOPTED by the Sacramento City Unified School District Board of Education on this 15th day of May 2025, by the following vote:

AYES:	_____
NOES:	_____
ADBSTAIN:	_____
ABSENT:	_____

ATTESTED TO:

Lisa Allen
Superintendent

Jasjit Singh
President of the Board of Education

EXHIBIT A

4625 44th Street, Sacramento, California 95820



EXHIBIT B

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 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)