

**TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
7/11 ADVISORY COMMITTEE
REPORT TO THE BOARD OF TRUSTEES**

NOVEMBER 30, 2005

Members of the Tahoe Truckee Unified School District Board of Trustees:

Having completed the tasks required per Education Code section 17388, the 7/11 Advisory Committee respectfully submits the following report. Members of the committee include:

Ralph Johnson – TTUSD Administrative representative
Julie Pieper – Parent and representative of local socio-economic, ethnic, age makeup
Kevin Sheridan – Parent and Business Community
Sue Rae Irelan – Community member – Parent and Planning and zoning experience
Rick Thompson – Community member – Local landowner and Business
Cathy Krauss – Parent and representative of local socio-economic, ethnic, age makeup
Judy Tokubo – Teacher
John Britto – TTUSD staff
Todd Rivera – TTUSD staff

The Tahoe Truckee Unified School District 7/11 Advisory Committee met on three occasions: Wednesday, August 24, 2005 at Rideout Elementary, Wednesday, September 14, 2005 at Rideout Elementary, and Monday, September 26, 2005 at North Tahoe Middle School. The minutes of the meetings are attached as Exhibit A. During the first meeting on August 24, 2005, information was presented to the committee regarding the purpose of the committee and the tasks to be completed:

1. Determine whether the real property and facility at Rideout Elementary is surplus to the District
2. If the Rideout site is determined to be surplus, establish a priority list of uses that will be acceptable to the community
3. Circulate throughout the attendance area the priority list of uses for the surplus space and provide for a hearing(s) for community input to the committee on the acceptable uses of space and real property
4. Make a final determination regarding community acceptability of proposed uses of surplus space and real property
5. Forward to the Board of Trustees a report recommending uses of surplus space and real property

This information is included in the attached Exhibit B.

Determine whether the real property and facility at Rideout Elementary is surplus to the District

At the August 24, 2005 meeting, committee members received information (Exhibit B) that demonstrated that the District's enrollment in the lake attendance area is declining and is expected to continue a slow decline into the foreseeable future. As a result of this decline, there is enough capacity within the remaining open elementary schools in the area, Tahoe Lake Elementary and Kings Beach Elementary, to house the number of students that are projected. The Rideout site was closed due to declining enrollments and high operating costs per enrolled student. Because of its relatively low capacity and the fact that its location is less accessible for the majority of students, it is expected that this site would not be needed for educational related purposes at least for many years, if ever. The committee determined unanimously at the meeting on September 14, 2005 that the site is surplus to the District.

Establish a priority list of uses that will be acceptable to the community

The committee recommends that the site be let on a long term lease versus an outright sale of the property, if at all possible. The reasons for this are as follows:

- The District would likely have more control over the future use of the site
- The site is a valuable asset, which will increase in value and should be retained if it can be done on a cost neutral basis
- In the unforeseen event that a school site is needed by the District in the future, it would be difficult or impossible to duplicate the facility and site that currently exists, in the lake area.

The committee recommended that if the District were unable to lease the site on a cost neutral basis, that the Board should then consider sale of the property.

Over the course of the committee meetings, members considered and discussed possible uses for the Rideout site. There was also consideration and discussion of potential conflicts between some of the uses being considered and the TRPA Plan Area Statement restrictions for this neighborhood (Exhibit C).

The committee considered some general criteria in establishing a priority list of potential uses of the Rideout site:

- That the use should be beneficial to the public.
- That the use should utilize existing facilities (at the site) as they are currently installed, to preserve this significant investment of public funds and maintain the existing buildings and grounds in good condition.
- That the listed uses should be compatible with a residential neighborhood environment.

Using these criteria, the committee established the following priority of uses for the facility:

A. Facility & Developed Property

1. As an educational facility for other school uses (i.e., K-12 charter schools/other public schools/private schools)
2. Higher education facility (i.e., college, community college)*
3. Indoor/outdoor recreation facility (camp uses included)
4. As a senior center or related programs for seniors (i.e., Meals on Wheels, kitchen use)
5. Day care facility

The following are uses that met the committees criteria, but present unique considerations

6. Teacher or public servant housing *
7. Public service training facility (i.e., fire department) *
8. Government office *
9. Fire or Police department substation (no jail)

** The committee recognizes that some of the uses recommended above will require zone changes from either Placer County, or TRPA, or both.*

B. Undeveloped Property

There are a number of issues with regard to the undeveloped parcels that must be resolved before it can be determined with certainty what can be done with them. These are questions such as:

- Is there sufficient coverage available at the site to develop a residential parcel?
- Are there 1 or 2 undeveloped parcels?
- Would a lot line adjustment and reallocation of coverage be possible?

Because it will take some time to pursue the answers to these questions, the committee just dealt with the concept of a future sale of a parcel or two once these questions are resolved. The committee was in agreement that the District should only consider the sale of this property after the use of the main property had been determined. The reason for this is as follows:

- The type of use established may have a need for, or require access across, the adjacent parcels.
- The type of use established could have an impact on, or conflict with, a residential parcel immediately adjacent to it.

Only after the use has been established should the Board consider these criteria in deciding whether to sell this property. The Board should also give consideration to using the proceeds from the sale of undeveloped property to support the use of the main site as permissible by law. The parcels would still be subject to the Naylor Act and other procedures required under Education Code section 17388.

Circulate throughout the attendance area the priority list of uses for the surplus space and provide for a hearing(s) for community input to the committee on the acceptable uses of space and real property

The committee authorized staff on October 28, 2005 to make the report available within the attendance area at school sites, the District office and on the District's Facility Dept web site. Below are the addresses where those draft reports will be available prior to the public hearing:

Tahoe Lake Elementary – 375 Grove St., Tahoe City, Ca
North Tahoe Middle School – 2945 Polaris Rd., Tahoe City, CA
TTUSD District Office – 11839 Donner Pass Rd., Truckee, Ca
Facility Dept. Website - www.ttusdprojects.org → Committees → Rideout 7/11 Committee

A public hearing is to be noticed on Thursday November 10th and 17th in the local paper and at the sites above to be held in the attendance area on November 30, at 6pm, in the Tahoe City PUD Board Room after providing 3 weeks for review.

Make a final determination regarding community acceptability of proposed uses of surplus space and real property

At the public hearing on November 30th a brief presentation was given on the committee process followed by the public hearing. About 20 people were in attendance. Staff read eight letters from Timberland homeowners into the record. This was followed by comments from members of the audience. In general the comments focused on concerns regarding:

- Noise
- Traffic

- Lack of direct representation in the committee process
- Property title issues

As a result of the input, some changes were made to the final report. Those changes were in the prioritized list of uses and the language regarding the undeveloped property. The committee voted unanimously to approve the report, as amended, and forward it to the Board of Trustees

Conclusion

The report will be presented to the Board for discussion at the December 14th meeting and will likely come back for approval on January 5th. The Board is not obligated to accept the report as is, and may make changes to the recommendations if they deem it appropriate.

Once the Board accepts the report, they will declare the site surplus in a separate item and will direct staff in a further item on the "reuse" of the site. If the Board follows the recommendation to lease the property, a resolution will be acted on to lease the property. Bid documents will be prepared that specify the terms on which the property would be leased, acceptable uses, and the date of opening of sealed bids. It must be adopted by a 2/3 vote of the Board.

The district must notify local planning entities and also prepare public offerings to the County office and any districts in the SELPA (Special Education Local Plan Area) that provide special education programs. Once they respond that they are not interested in use of the site, or 60 days after Board adoption of the resolution of intent, whichever occurs first, the District has completed its public offering requirements for leasing the facility. If a public entity is interested in leasing space for special education programs, the District will need to negotiate in good faith with that public entity within the 60 days following Board adoption of the resolution of intent. The use would be at a reduced price. If such a lease were negotiated for a portion of the facility, the balance of the site could be leased at market value through the public bidding process.

If the District is leasing for educational purposes, but not for special education, this would be done through the public bidding process. Private schools, community colleges, UC and state colleges, the local recreation department, state parks, and others agencies could all bid on the property. It is at this point that the Board may use the recommendations of the Committee in consideration of one use versus another.

If the Board wished to proceed with the sale of the property there would be a lengthier, and more complicated, process as further described in Exhibit B.

Attachments:

- Exhibit A: 7-11 Committee Meeting Minutes**
- Exhibit B: Initial reference material**
- Exhibit C: TRPA Plan Area Statement**
- Exhibit D: Public Comment**