



SCHOOL

DISTRICT

EDUCATING LEARNERS FOR THE 21ST CENTURY

SPECIAL BOARD MEETINGS

May 7, 2019

**Office of Student and Family Support Services
3300 Cortez Street
Oxnard, CA 93036**

TELECONFERENCE LOCATION

**9789 Golden Fountain Drive
Frisco, TX 75033**

**JOHN D. PUGLISI, Ph. D.
Superintendent**

**Board of Education
Joe Esquivel, President
Linda Aguilar, Clerk
Eleanor Torres
Felix Eisenhaur, DMA
Edith Martinez-Cortes**

2.0



Tuesday, May 7, 2019
RSD Special Board Meeting

Office of Student and Family Services
3300 Cortez Street
Oxnard, CA 93036
Teleconference Location:
9789 Golden Fountain Drive
Frisco, TX 75033
Closed Session: 5:30 p.m.
Open Session: 6:00 p.m.

1. Preliminary Business- 5:30 p.m.

- 1.1 Call to Order-5:30 p.m
- 1.2 Pledge of Allegiance
- 1.3 Roll Call

2. Approval of the Agenda

- 2.1 Agenda corrections, additions, and modifications.
- 2.2 Approval of the Agenda

3. Public Comment-Closed session

3.1 Public Comment (Closed Session) The public may address the Board concerning items that are scheduled for discussion during the closed session

4. Closed Session-To respect the public's time, the board will use its best efforts to start the open session promptly at 6:00 p.m. If the closed session discussion is not completed by 6:00 p.m., the board will end the closed session and continue all unfinished business to a second closed session. The second closed session will begin promptly at the conclusion of the open session. The board will inform the public which, if any, closed session matters have been continued to the end of the open session meeting. If the board holds a second closed session, the board will reconvene in open session to report any action taken by the board.

4.1 Conference with Labor Negotiators [Government Code 54957.6] Agency designated representatives: RSD Negotiating Team; Employee Organization: California School Employee's Association and Rio Teachers' Association

5. Communications

5.1 Reconvene Open Session/Report of Closed Action

5.2 Public Comment Procedures for receiving communication from the public on topics that fall under the subject jurisdiction of the Governing Board. 1. Special Board Meeting - A member of the public may address the Governing Board on any item(s) on the agenda. (Each person speaking may not exceed a total of three minutes on each item). The speaker may choose to speak during public comment or at the time of the agenda

item prior to board consideration. These presentations are limited to three minutes or a total of twenty minutes.

6. Discussion/Action

6.1 First Reading of the Transfer for a Portion of the District Water Allocation for Rio Urbana Real Estate Transaction

6.2 California School Board Association Masters in Governance Workshop

7. Adjournment

7.1 Adjournment

4.1



Agenda Item Details

Meeting	May 07, 2019 - RSD Special Board Meeting
Category	4. Closed Session-To respect the public's time, the board will use its best efforts to start the open session promptly at 6:00 p.m. If the closed session discussion is not completed by 6:00 p.m., the board will end the closed session and continue all unfinished business to a second closed session. The second closed session will begin promptly at the conclusion of the open session. The board will inform the public which, if any, closed session matters have been continued to the end of the open session meeting. If the board holds a second closed session, the board will reconvene in open session to report any action taken by the board.
Subject	4.1 Conference with Labor Negotiators [Government Code 54957.6] Agency designated representatives: RSD Negotiating Team; Employee Organization: California School Employee's Association and Rio Teachers' Association
Access	Public
Type	Discussion

Public Content

Speaker:

Rationale:

Administrative Content

Executive Content

6.1



Agenda Item Details

Meeting	May 07, 2019 - RSD Special Board Meeting
Category	6. Discussion/Action
Subject	6.1 First Reading of the Transfer for a Portion of the District Water Allocation for Rio Urbana Real Estate Transaction
Access	Public
Type	Information

Public Content

Speaker: Joel Kirschenstein, District Consultant

Rationale:

Please find the attached Technical Memorandum addressing the water neutrality for the Rio Urbana and Office building development. The tech memorandum was prepared in conjunction with information from RSD , Fox Canyon GMA, and data from the City of Oxnard. The analysis of actual project water need entailed significant dialogue with the City. The City Public Works staff requested the tech memorandum to evaluate and support how the project would be in compliance with the City Water Neutrality policy specifically for a project that involves annexation.

Based on follow up discussion with Public Works staff the last several weeks and today, Public Works is moving forward with a recommendation memorandum to the Public Works Director and Planning Director to proceed as identified in the Technical Memorandum. The project mitigated negative declaration can now be completed and circulated with this public works recommendation
This Board Report for RSD Board approval to transfer 31.11 AFY (41.591 minus 10.483) to the Rio Urbana project and subsequently the City of Oxnard. (See attached)
Payment for the water allocation transfer from the RSD to Rio Urbana developer will be determined.

[5659 Rio Urbana Water Tech Memo_Signed Apr 4 2019 \(1\).pdf \(452 KB\)](#)

[Rio Urbana 167 unit Landscape Site Plan_16April2019 final team review.pdf \(2,371 KB\)](#)

Administrative Content

Executive Content



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Ventura, CA 93003
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ALD01.5659
April 4, 2019

TECHNICAL MEMORANDUM

To: Thien Ng, Assistant Public Works Director, City of Oxnard

Copy: Kathleen Mallory, Planning Manager, City of Oxnard
Joel Kirchenstein, Rio School District, Co-Applicant
Caleb Roope, Pacific Communities, Co-Applicant
Tony Talamante, P.E., Consultant to Pacific Communities

**RE: Proposed Rio Urbana Residential and Commercial Office Development
Domestic Water Supply and Demand**

The Rio Urbana Residential and Commercial Office Building Project has been submitted to the City of Oxnard Planning Department for review. The project will entail the demolition of the former El Rio School facilities for the proposed development and construction of 167 for sale residential unit community and a 15,100 square foot commercial office building for the Rio School District administrative needs. The property currently is within unincorporated County of Ventura and annexation into the City of Oxnard is proposed. As part of the annexation, groundwater pumping rights, established by Fox Canyon Groundwater Management Agency, will be transferred to the City of Oxnard in compliance with City of Oxnard CEQA Guidelines, May 2017, Water Neutrality Policy. This Technical Memorandum presents the analysis of projected water demand for the project, and the proposed transfer of pumping rights to the City of Oxnard from active Rio School District groundwater wells.

Rio School District Fox Canyon Groundwater History

Historically, the domestic water supply for Rio School District facilities has been provided by a combination of three active ground water wells and domestic water connections with the City of Oxnard and United Water Conservation District. Prior to the proposed reductions in allocations from the Fox Canyon Ground Water Basin, the Rio School District was allowed to pump 100.240 AFY (acre feet per year) without incurring surcharges for over-pumping. Fox Canyon GMA is in process of conducting hearings to adopt an Ordinance which will require well owners to reduce groundwater pumping and reduce transferable allocation and pumping rights. Based on well pumping information provided by Rio School District and a courtesy review by Fox Canyon GMA, pumping a maximum of 52.074 AFY, including the well on the proposed project site parcel, will be allowed once the Ordinance is adopted. Currently, the well on Rio Urbana project site would have an allocation of 10.483 AFY per the proposed future Ordinance with the remaining amount of 41.591 AFY allocated to the other two wells to be held by the Rio School District.

Rio Urbana Project Demand

The water demand for the Rio Urbana Project is made up of three components:

- 1) Domestic water use by residents
- 2) Commercial water use for the commercial office building
- 3) Landscape irrigation for the entire project.

Rio Urbana Projected Domestic Water Use by Residence

The City of Oxnard has not developed a specific water demand calculation methodology for domestic use in high density attached units and apartments utilizing the current standards for water conservation fixtures and measures. For this project, as a comparative analysis it has been agreed to use water demand for a recently constructed nearby high density apartment project of similar size and product design. This comparable project contains 224 residential units and water meter readings for approximately two years from the City of Oxnard Water Department. The comparable project and the Rio Urbana project design requirements utilize the current industry standards for water saving fixtures and other measures as required by state and local regulations.

Utilizing the household size (number of persons per unit) defined in the California Plumbing Code the per capita domestic water use per day for the comparable project was determined to be 45.82 gallons per day per person. Using this per capita factor, based on the projected number of residents for the Rio Urbana project (543 people), the domestic water demand is estimated to be 27.87 AFY. Understanding not all projects are identical, occupancies can vary and change, and other variables, a 20% contingency was added to equal a total residential demand of 33.45 AFY. This water demand is equivalent to 55 gallons per person per day, which is the target value of the State of California Assembly Bill 1668 and State of California Senate Bill 606 state as use per person per day.

Project Commercial Water Use for the commercial office Building

The commercial office building is approximately 15,100 square feet. Using the City of Oxnard standard plate 43, the applicable sewer generation rate is 300 gallons per day per 1,000 square feet. Since the proposed building is approximately 15,100 square feet the resulting sewer generation is 4,530 gallons per day and using a 1.2 multiplier for water demand, at the resulting water demand estimate is 5,436 gallons of water per day. This calculates to a conservative 6.089 AFY water demand. It is unknown at the time how the office building will be occupied and number of occupants. Based on comparison of sewage generation to actual water demand, it can be established the calculation is conservative.

Landscape Irrigation

Landscape irrigation system will be designed for both spray and drip irrigation. The Landscape Architect has provided yearly water consumption calculations using the State of California landscape calculator. The calculator output is provided in the appendices. Results of the calculator show total irrigation for the entire site to be 0.860 AFY water demand. The landscape design palette will be conditioned to meet the City of Oxnard current "drought tolerant" standards.

Rio Urbana Projected Water Demand Summary

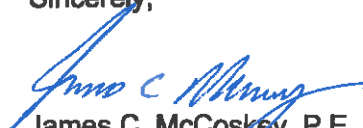
Residential Domestic Water	33.450 AFY
Commercial Office Building Water	6.089 AFY
Landscape Irrigation	0.860 AFY
Total:	40.399 AFY

Fox Canyon Groundwater Allocation Transfer

As stated above, the Rio Urbana project site and Rio School District would be currently allowed to pump 52.074 AFY from the existing wells of which 41.591 AFY is allocated to two existing wells located on neighboring Rio School District property and 10.483 AFY allocated to the well on the Rio Urbana project site parcel. The Rio Urbana project development and the Rio School District are in a position to transfer 40.399 AFY of groundwater pumping allocation to the City of Oxnard in compliance with City of Oxnard CEQA Guidelines, May 2017, Water Neutrality Policy, The Rio School District will maintain ownership of 11.675 AFY to meet the school facility needs in addition to the 6.089 transferred to the Rio School District commercial office building. The Rio School District expects the remaining allocation will be adequate to provide their water needs along with their current services connections to United Water Conservation District and City of Oxnard water lines. Although Fox Canyon GMA is currently in the process of revising their allocation transfer program as part of the SGMA work, they are aware this M&I to M&I transfer request will soon be submitted. The co-applicants will submit application and documents, including this letter, to Fox Canyon GMA to initiate the formal transfer process upon City of Oxnard approval of the proposed project water demand and allocation transfer.

Please contact us if you have any questions.

Sincerely,


James C. McCoskey, P.E.
Senior Civil Engineer I
Jensen Design & Survey, Inc



Mosaic

	# Units	S.F.	PPL per Unit**	People Extended	Total People	Meter 1 (gal./day)	Meter 2 (gal./day)	Ave. Total Use (gal./day)	90% Occupancy # People	Ave. Per Person (gal./day)
1 - Bedroom*	144	730-745	2	288	528	9896	11879	21775	475.2	45.82
2 - Bedroom	80	988-1096	3	240						

City Data Between
Jan. 2017 & Aug. 2018
Assumed 90% Occupied

224

Rio Urbana

	# Units	S.F.	PPL per Unit**	People Extended	Total People	Demand from Mosaic (gal./day/person)	Rio Urbana Demand (AFY)	20% Contingency	Total Rio Urbana Demand (AFY)
1 - Bedroom	5	841	2	10	543	45.82	27.87	5.57	33.45
2 - Bedroom	115	901-1192	3	345					
3 - Bedroom	47	N/A	4	188					

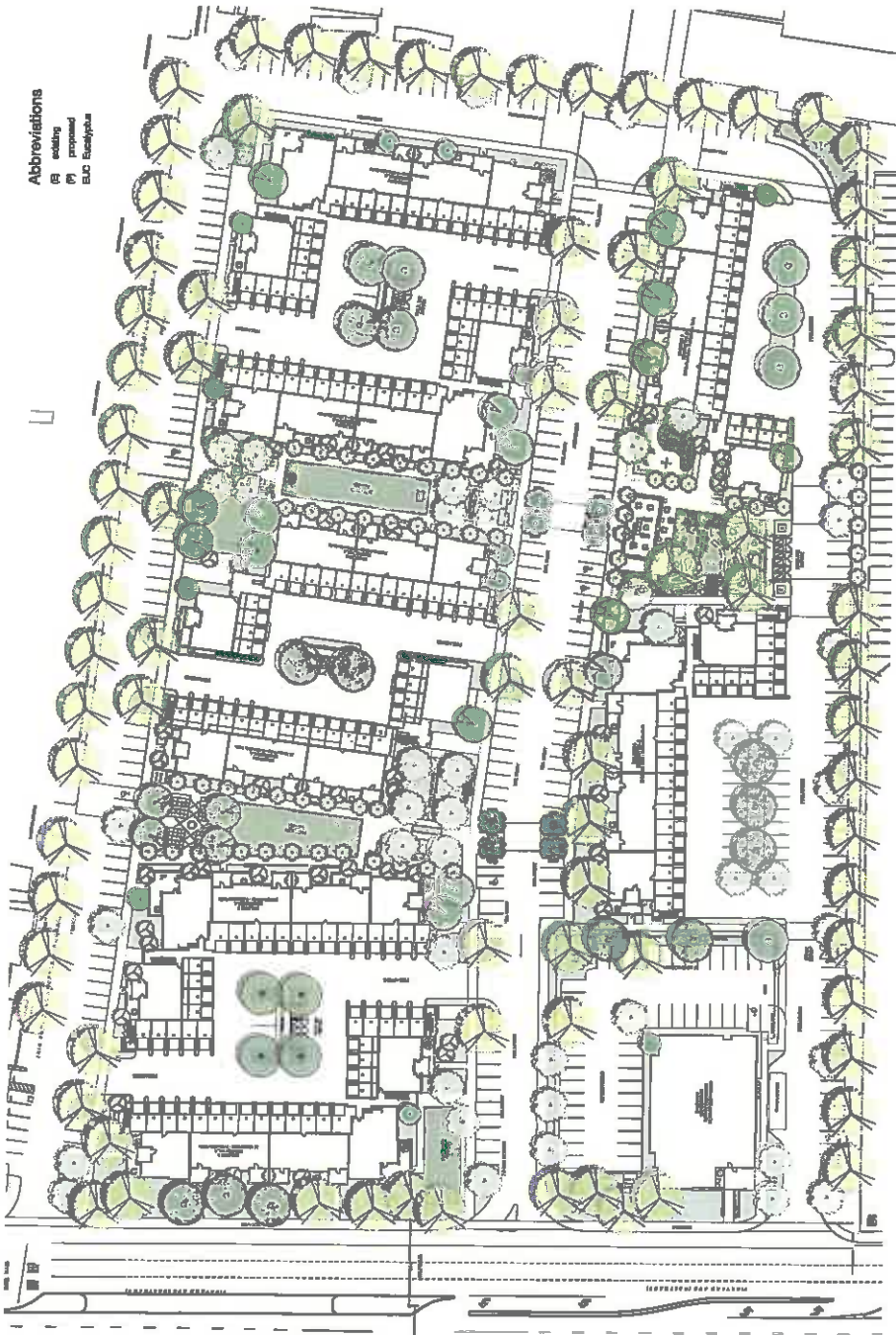
167

Assumed 100% Occupied

* Mosaic has 5 units that are studio units
** Per California Plumbing Code

PROGRESS PRINT
4/16/2019
for team review

Abbreviations
 (E) existing
 (P) proposed
 BUC Boundary



Materials

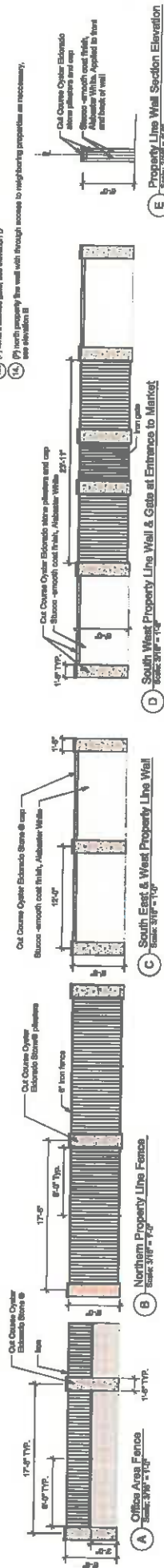
Material	Notes	Area
Perforated concrete pavers	TBD	24,770 sq ft
Decorative concrete pavers	TBD	3,400 sq ft
AC	NA	TBD
Concrete	NA	TBD

Material Notes

1. Contractor shall read and understand the plan notes prior to bidding. Failure to adhere to the plan notes may result in a delay of the project at the Contractor's expense. Contractor is responsible for any loss due to their decision to alter the design or layout of this project in any way.
2. Contractor shall confirm all field dimensions and conditions prior to the start of work. Any discrepancies with plans shall be reported to the L.A.
3. Contractor shall make modifications to materials or methods of installation as required by local code, and shall notify the Owner and L.A. of such changes.
4. Contractor shall provide a 2" x 4" area sample of each type of paving for approval by L.A. and Architect.
5. Paving layout and dimensioning per Architect and Civil drawings.

Keynotes

1. (P) enhanced paving, permeable concrete unit pavers
2. (P) lock-in light with photoconcrete
3. (P) office area fence, see elevation A
4. (P) perimeter area with 2,000 sq ft of lawn area of which 500 sq ft is unshaded open space. 100% of lawn area shall be irrigated. 100% of lawn area shall be irrigated. 100% of lawn area shall be irrigated.
5. (P) perimeter paving area with aggregate underlayment, parking used beach maintenance, TYP.
6. (P) bicycle parking
7. (P) entry court w/ tile & water features, seating, play lawn, BUC's & Plant trees
8. (P) outdoor office patio space
9. (P) south east property line wall, see elevation C
10. 2" AC
11. (P) street light with photoconcrete
12. (P) street access to shopping area. Enhanced paving as street crossing
13. (P) street access path, see elevation D
14. (P) north property line wall with through access to neighboring properties as necessary, see elevation B



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EL RIO COMMUNITY
2714 East Vinograd Avenue
Owens, California
KT1918-2018-0087
APN: 143-0-051-018

DAC RE-SUBMITTAL
APRIL 30TH, 2018

L - 01

CONCEPTUAL LAYOUT & MATERIALS PLAN

E Property Line Wall Section Elevation
Scale: 3/16" = 1'-0"

6.2

**Agenda Item Details**

Meeting	May 07, 2019 - RSD Special Board Meetings
Category	6. Discussion/Action
Subject	6.2 California School Board Association Masters in Governance Workshop
Access	Public
Type	Discussion

Public Content

Speaker: Superintendent Puglisi

Rationale:

The Board will participate in a workshop conducted by CSBA Consultant, Luan Burman Rivera, on Governance Practices, including unity of purpose, roles, responsibilities, norms, and protocols.

Administrative Content**Executive Content**



SCHOOL

DISTRICT

EDUCATING LEARNERS FOR THE 21ST CENTURY

SPECIAL BOARD MEETINGS

May 8, 2019

**Office of Student and Family Support Services
3300 Cortez Street
Oxnard, CA 93036**

**JOHN D. PUGLISI, Ph. D.
Superintendent**

**Board of Education
Joe Esquivel, President
Linda Aguilar, Clerk
Eleanor Torres
Felix Eisenhour, DMA
Edith Martinez-Cortes**



**Wednesday, May 8, 2019
RSD Special Board Meetings**

**Meetings will be May 7th and May 8th, 2019
Office of Student and Family Services
3300 Cortez Street
Oxnard, CA 93036
Open Session: 5:30 p.m.**

1. Preliminary Business- 5:30 p.m.

- 1.1 Call to Order-5:30 p.m
- 1.2 Pledge of Allegiance
- 1.3 Roll Call

2. Approval of the Agenda

- 2.1 Agenda corrections, additions, and modifications.
- 2.2 Approval of the Agenda

3. Discussion/Action

- 3.1 California School Board Association Masters in Governance Workshop

4. Adjournment

- 4.1 Adjournment

