
ORANGE UNIFIED SCHOOL DISTRICT

SURPLUS PROPERTY '7-11' ADVISORY COMMITTEE

(Killefer Annex Property)

FINAL REPORT AND RECOMMENDATION

May 17, 2016

Submitted by:

Robert Baca
Mark. E Chew
Lisa L. Kim
Ken Miller, Chair
Pam McDonald, Co-Chair
Ava Schumacher
Ronda Wun

District Liaison:

Joe Sorrera, Assistant Superintendent, Business Services

Legal Counsel:

Constance Schwindt, Atkinson, Andelson, Loya, Ruud & Romo

Introduction and Process

Pursuant to Education Code Section 17388, et seq., before excess real property is sold or leased, the governing board of a school district must appoint a district advisory committee (“Advisory Committee”) to advise the governing board (“Governing Board”) on the disposition of such property. Education Code Section 17389 requires that the Advisory Committee be composed of not less than seven (7) nor more than eleven (11) members and must be representative of specific groups within the community. The Advisory Committee must consist of not less than seven (7) and not more than eleven (11) members, and must be represented by 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 to be 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 restriction of the cities or cities and counties in which surplus space and real property is located. The Advisory Committee’s task is to review data to determine the amount of surplus space or real property available, establish a priority list for its use, provide community input on acceptable uses, and forward its recommendations to the Governing Board.

On November 5, 2015, the Governing Board of the Orange Unified School District (“District”) took action and approved the appointment of an Advisory Committee. Based upon Governing Board’s authorization, the District appointed the following individuals to the Advisory Committee:

- | | | |
|----|------------------------|---------------------------------|
| 1. | Robert Baca | Business Owner /Resident/Parent |
| 2. | Mark. E Chew | Parent /Resident |
| 3. | Lisa L. Kim | City Planner |
| 4. | Ken Miller, Chair | Administrator/Resident/Parent |
| 5. | Pam McDonald, Co-Chair | Administrator/Resident |
| 6. | Ava Schumacher | Teacher/ Resident |
| 7. | Ronda Wun | Resident/Parent |

Therefore, the committee consists of seven (7) individuals meeting all the required categories of representation.

Between February 17, 2016 and May 17, 2016, the Advisory Committee met five (5) times, including two public hearings, to determine whether to recommend to the Governing Board that the property identified below should be declared surplus and, if so, recommend whether it should be sold, leased, or otherwise utilized.

Property Reviewed and Background Information

The Governing Board asked the Advisory Committee to review the following District owned property (the “Property”):

Approximately 11,000 square feet of real property, used as a parking lot adjacent to Killefer Site, located at 541 North Lemon Street, Orange, California, as more particularly described in the map depiction. (A depiction of the Property is attached hereto as Exhibit “A.”)

The Property is comprised of two parcels. The parcel to the south (“Southern Parcel”) is approximately 5,280 square feet. The parcel to the north (“Northern Parcel”) is approximately 5,720 square feet. (A depiction of the Southern Parcel and the Northern Parcel is attached hereto as Exhibit “B.”)

The Property is presently utilized as parking lot for the Richland Continuation High School and includes a grassy area that some teachers utilize during class time with students for educational purposes. If the Property were to be declared surplus and sold, there would be a resulting loss of twenty-two (22) parking spaces out of a total of fifty-nine (59) parking spaces at Richland Continuation High School. If only the Southern Parcel were to be declared surplus and sold, there would be a resulting loss of eleven (11) parking spaces.

The District became aware of interest by at least one developer, Western States Housing, to acquire a portion of the Property. Specifically, Western States Housing has expressed an interest in acquiring the Southern Parcel. Before the Property or any portion of the Property can be disposed of through sale or lease, the Board must first decide whether or not to declare the Property, or any portion of the Property, surplus. Through the Advisory Committee, the Board has sought the community's input on this matter.

Public Meetings

The Advisory Committee held public meetings on, February 17, 2016, March 15, 2016, April 13, 2016, May 3, 2016, and May 17, 2016 to discuss the possible disposition of the Property and corresponding priority uses. The Advisory Committee's April 13, 2016 public meeting included a noticed Public Hearing and took place in the Library of the Richland Continuation High School located at 615 North Lemon Street, Orange, California 92867. The Advisory Committee's May 3, 2016 public meeting included a noticed Public Hearing and took place in the District Office located at 1401 North Handy Street, Orange, California 92867.

During these committee meetings and Public Hearings, the Advisory Committee reviewed the enrollment capacities and projections as required by law, discussed whether the District has a need and use for the Property, and the types of uses for the Property that would and would not be acceptable to the community. The Advisory Committee also discussed additional background information including the fact that the District is currently in escrow with Western States Housing ("WSH") for the sale of the adjacent site, known as the Killefer Site, and that WSH's interest in acquiring the Southern Parcel is to make it part of WSH's proposed development of the adjacent Killefer Site for student housing that would serve Chapman University. It was explained to the committee that the WSH project on the adjacent site is relevant to provide context for the committee, but the project itself is not part of the scope of committee's recommendations. The following issues were part of the committee's discussions and/or public comment:

- 1) Southern Parcel: The committee learned that WSH was interested only in the Southern Parcel. Given the ongoing parking needs, the committee discussed that they felt more comfortable with the possibility of the District selling the Southern Parcel only. The committee visited the site and saw the area delineated to show only the Southern Parcel.
- 2) Northern Parcel: Understanding the parking needs of Richland school, the committee felt the Northern Parcel should not be declared surplus. The focus of the committee's discussion in considering the Property was to understand the impact of the Southern Parcel in terms of the District parking and/or other needs and the impact on Richland if it is sold.
- 3) Parking Needs and Concerns: The committee and community expressed concern about losing parking. Although the parking lot was not typically full on a daily basis, there were multiple events during the year wherein the entire parking lot was utilized. The committee discussed what alternative arrangements could be made, including having the parking lot redone and the striping reconfigured to minimize the loss of parking.
- 4) Open Space Needs and Concerns: Committee and community expressed concern about losing a grassy area to take students for outdoor lessons, such as art lessons. One committee member shared photos of possible artwork that students could make for the grassy area as a way to improve the

area as well as a way for the students to express themselves. The committee then discussed whether there might be other areas on the school site that could be made available for these purposes and learned that by moving the fencing from the Eastern portion of the Richland Campus there could be an even larger grassy area created for school use (See depiction in Exhibit "E").

- 5) Student Safety and Privacy: The committee discussed its concerns for student safety and privacy since a sale of the Southern Parcel would bring the construction noise closer to the school buildings. The committee was also concerned that it could result in the buildings on the WSH project being close enough to the school buildings to compromise student privacy and directed questions to WSH, who was present at the meeting. WSH responded that the current project on the Killefer Site was designed to address these privacy concerns by not having any windows along the side of the buildings on the northern side adjacent to Richland. WSH also stated that a wall would be built for safety and privacy that would be eight feet tall.
- 6) Construction Concerns. There was discussion about impacts on Richland during construction by WSH, if the Southern Parcel were sold to WSH. Although, the committee recognized that the WSH project itself was not part of the scope of the committee's recommendations, the committee's concern was that if WSH acquired the Southern Parcel and incorporated it into its project on the Killefer Site, this would bring the construction noise and activities closer to Richland buildings, especially the portables that are adjacent to the Northern Parcel. Moreover, WSH expressed an interest in having a temporary use of the Northern Parcel for construction staging activities during construction, which increased the concern of committee members. While it was explained by legal counsel that such temporary use would be through a license that would require Board approval and such a license, in itself, is not within the scope of the committee's work, the concerns and possible solutions, in terms of noise from construction and proximity to the portables, were within the scope of the committee concerns. The committee discussed that if the District were to allow a temporary use of the Northern Parcel for staging of construction, that it would be important to have protections in place to address noise and student safety such as placing a temporary portable office/building close to Richland to reduce construction noise as well as providing appropriate temporary fencing to prevent interaction with students. The committee also discussed that allowing a temporary use of the Northern Parcel should provide a benefit to Richland, such as redoing the parking lot by repaving the parking on the Northern Parcel, restriping the entire parking lot to maximize parking, up-dating the landscaping, and installing steel tube fencing around the entire perimeter of the Richland boundaries in order to provide a uniform look as well as create a grassy space for school use on a currently inaccessible portion of the Richland Campus (See depiction in Exhibit "E").
- 7) Waiver: If the District were to seek and obtain a waiver from the State Board of Education, this would allow for direct negotiations with interested entities for the sale of the Southern Parcel instead of a public auction. The committee felt that seeking a waiver for those purposes was acceptable and that direct negotiations could be beneficial rather than holding a public auction.

The Priority Use List that was circulated prior to the first Public Hearing on April 13, 2016 is attached hereto as Exhibit "C." The Priority Use List that was circulated prior to the second Public Hearing on May 3, 2016 is attached hereto as Exhibit "D." A summary of the meetings and the items discussed, testimony and information reviewed by the Committee can be found in Exhibit "F."

Consideration and Impacts

The Advisory Committee recognizes first and foremost that the needs of the students at Richland should be considered and take precedence over any other interests. Although, the committee recognizes that it can be difficult to think about this issue separate from the proposed development on the adjoining property that is

currently under contract to sell to WSH, the committee strongly encourages the Board to separate the issue of the WSH project and sale from their minds as they consider the needs of the Richland school and its students relative to the Property. To that end, the committee brings to the Board's attention the following concerns, considerations and impacts that have informed the committee's decisions and final recommendations:

- 1) Northern Parcel and Southern Parcel: The Northern Parcel and Southern Parcel should be addressed separately. Richland uses the Property and cannot afford the loss of both parcels. However, if only the Southern Parcel is declared surplus and sold there would still be enough space to meet the needs of Richland so long as (1) an additional area within Richland is made available to provide students and teachers with a grassy area to conduct classes when desired and (2) the parking lot is improved and restriped to maximize the number of parking spaces available.
- 2) Parking Needs and Concerns: The parking lot would need to be improved and restriped to maximize the number of parking spaces available with a reduction of no more than eleven (11) parking spaces.
- 3) Open Space Needs and Concerns: A grassy area needs to be made available within the Richland site to make up for the grassy area that would be lost if the Southern Parcel were sold. An acceptable solution could be achieved by installing steel tube fencing around the entire perimeter of the Richland boundaries in order to provide a uniform look as well as create a grassy space for school use on a currently inaccessible portion of the Richland campus (See depiction in Exhibit "E.")
- 4) Student Safety and Privacy: It is necessary to have confirmation that the WSH proposed project on the adjoining site would include building a wall for safety and privacy that would be eight feet and that the WSH proposed project is designed to address these privacy concerns by not having any windows along the north side of the buildings adjacent to Richland.
- 5) Construction Concerns: Mitigation measures should be put in place to minimize construction noise interfering with student activities since a sale of the Southern Parcel potentially brings the construction noise and activities closer to Richland buildings, especially the portables that are adjacent to the Northern Parcel. An acceptable solution could include a temporary portable office/building placed close to the Richland campus to reduce construction noise as well as providing appropriate temporary fencing to prevent interaction with students.
- 6) Temporary Use of Northern Parcel: If WSH is allowed to make temporary use of the Northern Parcel for staging during construction, it is critical to have protections in place to address noise and student safety. Given that some noise and inconveniences to Richland from the construction on the adjoining site might not be able to be fully mitigated due to the closer proximity of construction activities, it is important that compensation involve significant benefits to Richland, including but not limited to redoing the parking lot by restriping it to maximize parking, providing up-to-date landscaping, installing the tube steel fencing around the entire perimeter of the Richland boundaries to provide a uniform look and to create a grassy space for school use (See depiction in Exhibit "E").
- 7) Waiver: Obtaining a waiver from the State Board of Education to allow for direct negotiations with interested entities for the sale of the Southern Parcel instead of a public auction could be beneficial and should be considered.

Final Determination & Recommendation

1. That the Southern Parcel be declared surplus.
2. That the Southern Parcel be sold pursuant to applicable law.
3. That the Northern Parcel not be declared surplus

EXHIBIT A

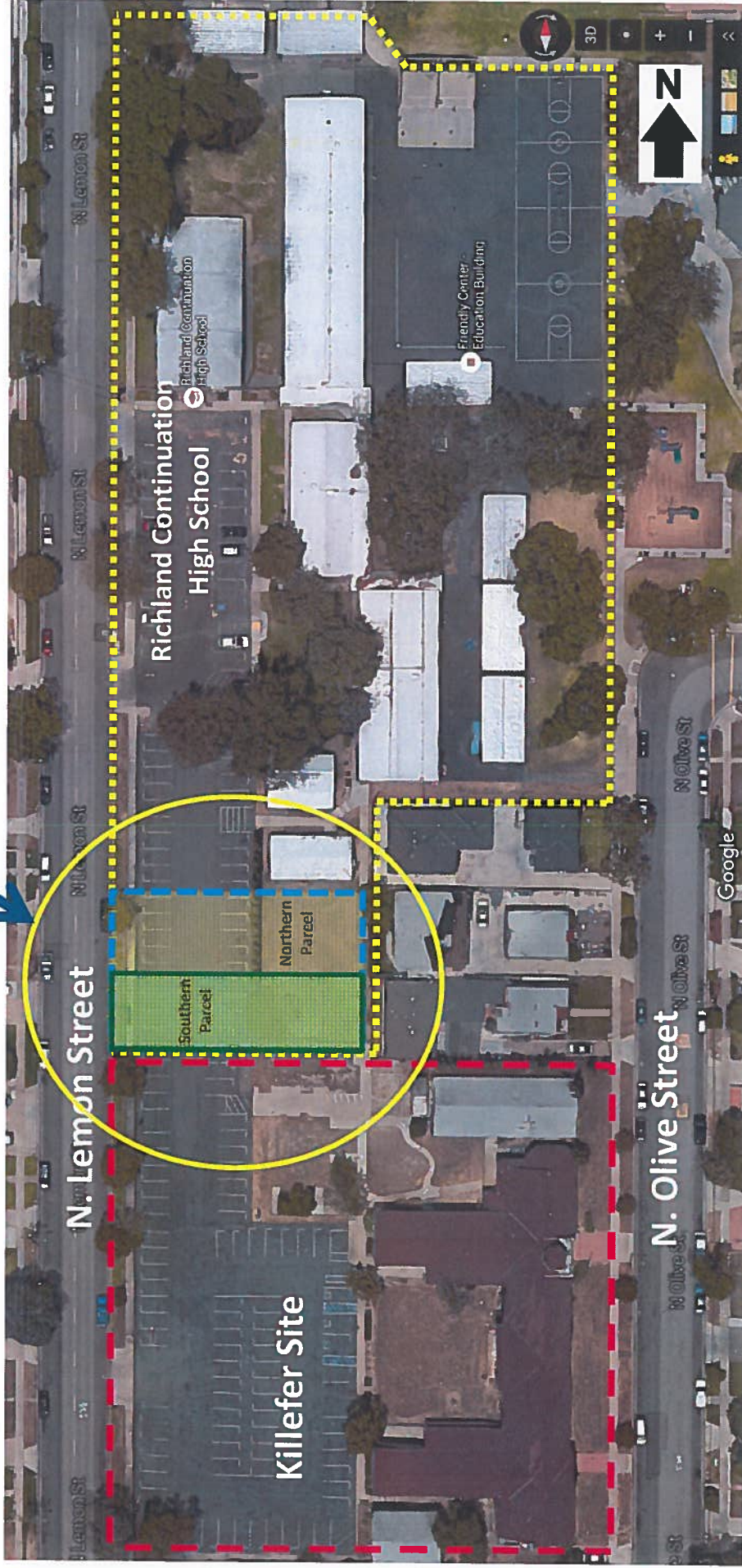
**EXHIBIT A: Killefer Annex Site
approximately 11,000 square feet**



Killefer Annex Surplus Site
541 North Lemon Street
Orange

EXHIBIT B

**EXHIBIT B: Western State Housing –
Northern and Southern parcels**



Killefer Annex Surplus Site
541 North Lemon Street
Orange

EXHIBIT C

NOTICE OF PUBLIC HEARING

NOTICE OF ESTABLISHMENT OF A PRIORITY LIST
OF USE OF SURPLUS REAL PROPERTY THAT WILL BE ACCEPTABLE TO THE
COMMUNITY AND NOTICE OF PUBLIC HEARING BY THE SURPLUS PROPERTY
ADVISORY COMMITTEE FOR THE ORANGE UNIFIED SCHOOL DISTRICT

Pursuant to the provisions of Education Code Section 17390(b), the Surplus Property Advisory Committee of the Orange Unified School District (“Committee”) has prepared a priority list of use of surplus real property that will be acceptable to the community for the following property:

1. Killefer Annex Property:

Up to 11,000 square feet of real property, used as a parking lot adjacent to Killefer Site, located at 541 North Lemon Street, Orange, California (The Killefer Annex Property). The priority of uses for the Killefer Annex Property are as follows:

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1. Sale of the Killefer Annex Property pursuant to California law at the Killefer Annex Property’s highest and best use value, in either the Killefer Annex Property’s current or possible future entitled state(s), as may be allowed by applicable law.

2. Lease of the Killefer Annex Property pursuant to California law in order to generate the Property’s highest and best use value, in either the Killefer Annex Property’s current or possible future entitled state(s), as may be allowed by applicable law.

3. Exchange of the Killefer Annex Property pursuant to California law at the Killefer Annex Property’s highest and best use value, in either the Killefer Annex Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The Committee will hold a Public Hearing for the Killefer Annex Property for the purposes of discussion of the priority use list set forth above. Said Public Hearing will be held on **April 13, 2016 at 3:00 p.m.** located at **Richland Continuation High School, 615 N. Lemon Street, Orange, CA 92867.**

Persons desiring additional information should contact Joe Sorrera, Assistant Superintendent/CBO at (714) 628-4478.

EXHIBIT D

NOTICE OF PUBLIC HEARING

**NOTICE OF ESTABLISHMENT OF A PRIORITY LIST
OF USE OF SURPLUS REAL PROPERTY THAT WILL BE ACCEPTABLE TO THE
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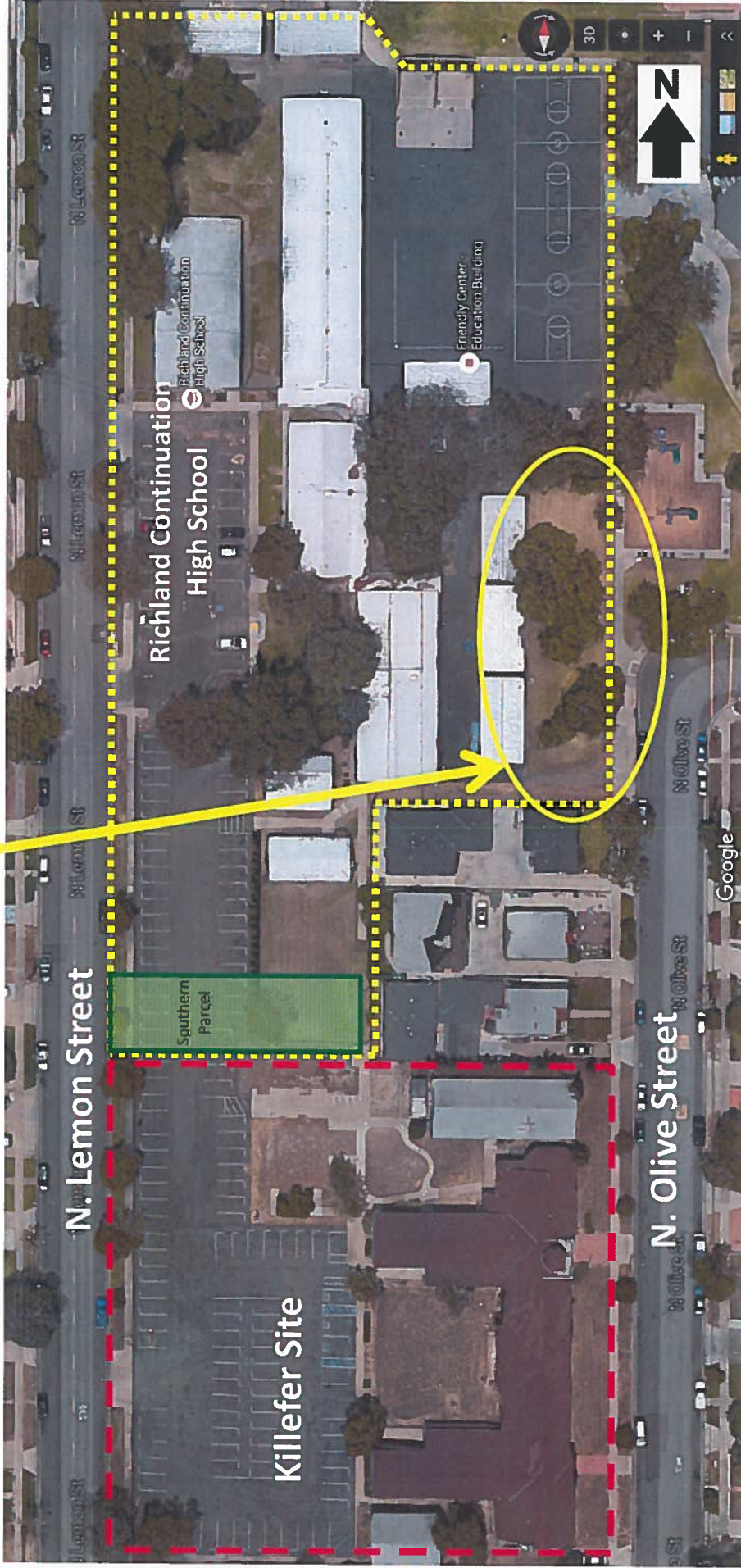
3. Exchange of the Killefer Annex Property pursuant to California law at the Killefer Annex Property’s highest and best use value, in either the Killefer Annex Property’s current or possible future entitled state(s), as may be allowed by applicable law.

The Committee previously held a public meeting on April 13, 2016, and has identified this potential surplus property and corresponding priority uses. The Committee will hold a Public Hearing for the Killefer Annex Property for the purposes of discussion of the priority use list set forth above. Said Public Hearing will be held on May 3, 2016, at 7:00 p.m. in the District Office, located at 1401 N Handy St, Orange, CA 92867.

Persons desiring additional information should contact Joe Sorrera, Assistant Superintendent/CBO at 714.628.4478.

EXHIBIT E

EXHIBIT E: Possible Eastward expansion



Killefer Annex Surplus Site
541 North Lemon Street
Orange

EXHIBIT F



MINUTES

Meeting No. 1

ORANGE UNIFIED SCHOOL DISTRICT
Surplus Property "7-11" Committee Meeting / Killefer Annex Property
District Office
1401 N Handy Street
Orange, CA 92867

February 17, 2016, 4:30 P.M.
Boardroom 2, Bldg. H

I. CALL MEETING TO ORDER

Joe Sorrera called the meeting to order at 4:32 p.m.

II. ESTABLISH QUORUM

A quorum was established. Committee members present: Mark Chew, Lisa Kim (present at 4:56 p.m.), Pam McDonald, Ken Miller, Ava Schumacher, Ronda Wun, Committee Member absent: Robert Baca.

III. INTRODUCTIONS

Joe Sorrera, Assistant Superintendent, Business Services, made introductions; District legal counsel representative, Constance Schwindt, Atkinson, Andelson, Loya, Ruud & Romo.

Committee members introduced themselves as follows: Kenneth Miller, Administrative Director of Student Community Services; Pam McDonald, Director of Transportation, and a graduate of Canyon High School; Mark Chew, a financial planner with Morgan Stanley who has two girls attending Imperial Elementary School; Ronda Wun, a mother of students in the District and employed at Orange Unified Education Association (OUEA); Ava Shumaker, Special Education teacher at Richland Continuation High School and a mother of two young adults who attended District schools. Upon her arrival, Ms. Kim introduced herself as a city development manager with the City of Orange for over 15 years.

IV. SELECTION OF CHAIR AND CO-CHAIR

Discussion:

Joe Sorrera explained the committee must select a chair and a co-chair to preside over the meetings and to develop the future agenda with staff. Ms. Schwindt and Mr. Sorrera will function as staff to this committee. The committee will create a report, which is presented to the Board of Education for its consideration and approval, by the chair and co-chair

Ava Schumacher nominated Dr. Miller as Committee Chair; second by Mark Chew.

Motion passed: 5-0-2

Pam McDonald volunteered as co-chair; second by Ava Schumacher

Motion passed: 5-0-2

V. COMMENTS FROM THE FLOOR

There were no comments from the floor and no one in the audience.

VI. OVERVIEW OF SURPLUS PROPERTY COMMITTEE PURPOSE AND DUTIES / INFORMATION.

Discussion:

Ms. Schwindt described the committee responsibilities and explained that District staff would assist the committee from an administrative perspective, but that the committee will make its own determination on the recommendation to present to the Board. She explained that the committee would need to prepare a priority use list to circulate prior to the public meetings. This priority use list gives the community notice of the property under review and the potential uses that may be considered.

Ms. Schwindt explained that as an advisory committee, they are a legislative body subject to the Brown Act and conflict of interest laws. Meetings are to be agenzized similar to the board meetings. Committee members need be cognizant of accidental meetings, which may occur if four or more members meet. Serial meetings may accidentally occur if there are a series of emails between four members or more. Ms. Schwindt recommended rather than e-mail each other to direct all questions to Joe or his designates.

Ms. Schwindt addressed a committee member's question by confirming conversations about the property with fewer than four (4) committee members is acceptable.

Ms. Schwindt discussed that if any committee member lived within 500 feet of the property that it would be a conflict of interest. A committee member asked if working on the campus was conflict. Ms. Schwindt confirmed it was not.

Ms. Schwindt summarized the surplus property procedures under Tab 4 and explained that a 7-11 committee is the first step in a long process to identify the parcel as surplus. Ms. Schwindt continued that the final step in the process, if the Board so chooses, is either a sale at a public auction or a waiver from the state, requested by the District, to allow negotiations for a sale.

Ms. Schwindt responded to a committee member's question regarding continued committee responsibility after recommendations reported to the Board, the committee would have no continuing involvement.

VII. OVERVIEW OF THE KILLEFER ANNEX PROPERTY / INFORMATION

Discussion:

Mr. Sorrrera combined agenda items 7 and 8 as they are presented together in his PowerPoint presentation. A copy of the presentation is included under Tab 5. He summarized the history of the property and the reason for considering it surplus. The District anticipates escrow closing on the Killefer Site within the next few months.

Mr. Sorrrera explained Western States Housing expressed an interested in acquiring adjacent property for use as an underground parking lot. The request stems from the project's need for additional parking. Potentially RHS may lose twenty-two (22) parking lot spaces out of 59. Use of RHS's parking lot by staff, students, and parents depends on school events, fluctuating student enrollment, and the time of day. The District based the value of the Killefer Annex property on the appraised value of the Killefer site, which sold for \$5,075,000 (Five million seventy-five thousand dollars). Therefore, staff approximated Killefer Annex property cost per

square foot at \$723,000 as a point of reference. In 2014, the Killefer site went to bid at \$2.4 million.

Mr. Sorrera provided additional RHS enrollment history.

Ms. Schumacher stated RHS's 2015/16 school year began with 297 students and agreed enrollment figures fluctuate as students recover credits and transition back to their home school or graduate. Currently, students consist of juniors and seniors who may be eligible to drive.

DEVELOPMENT OF PRIORITY USE LIST / INFORMATION

Discussion:

Ms. Schwindt explained the priority use list as required by statute is developed prior to public hearings. The list needs to identify the widest scope of possible uses under consideration, which lends itself to a flexibility of options. Ms. Schwindt explained that a major committee role is conveying your communities' opinion to the Board.

The Committee discussed and agreed to reflect on the priority list until next meeting.

DISCUSSION OF PROPOSED NEXT COMMITTEE MEETING AND TIMELINE/ ACTION.

Discussion:

A committee member questioned the formation of the Killefer Annex 7-11 committee. Ms. Schwindt clarified Western States Housing is aware that surplus District property is a long process and in a bid process there is no guaranteed outcome. She also noted the property is better suited to go through a waiver process rather than a public auction. Considering the size and location of the Killefer Annex site interest from additional developers is probably low.

Ms. Kim noted that property development needs to have some flexibility and it may be that a shared use arrangement with the school can possibly address some parking issues, however, she noted that the property is very small—just two residential lots. Ms. Kim further explained the City would study the project, involving pertinent city departments, to assess the site plan, and determine viability of the project.

A committee member asked about the income from a sale. Ms. Schwindt explained statute dictates capital facilities receives the funds. Mr. Sorrera added the Board would determine use.

The committee agreed to meet at the District Office on Tuesday, March 15, 2016 at 4:00 p.m. and that the third meeting would be March 23 at 3:00 p.m. at RHS.

Dr. Miller adjourned the meeting at 5:41 P.M.



MINUTES

Meeting No. 2

ORANGE UNIFIED SCHOOL DISTRICT
Surplus Property "7-11" Committee Meeting / Killefer Annex Property

District Office
Conference B, Bldg. B
1401 N Handy Street
Orange, CA 92867

March 15, 2016, 4:00 P.M.

I. CALL MEETING TO ORDER

Dr. Ken Miller called the meeting to order at 4:04 P.M.

II. ESTABLISH QUORUM

A quorum was established. Committee members present: Robert Baca, Mark Chew (present at 4:07 P.M.), Lisa Kim (present at 4:16 P.M.), Pam McDonald, Ken Miller, Ava Schumacher, and Ronda Wun.

III. PLEDGE OF ALLEGIANCE

Dr. Miller invited audience to join in reciting the Pledge of Allegiance.

IV. COMMENTS FROM THE FLOOR

Persons wishing to make comments to the 7-11 Committee on non-agendized items may do so at this time. Speakers are requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

Speaker:

Mrs. Katherine Moffat stated her concerns regarding the selling of land, which may limit any future expansion needs for Richland High School (RHS). As the District is attempting another bond measure campaign and as more student choose to graduate from RHS it may be wiser to hold onto the land until future student needs and improvements may be addressed.

V. GUEST SPEAKERS

The following guest speakers are to provide additional support information to the 7-11 Committee Members with respect to the Killefer Annex site.

Doug DeCinces, Western State Housing (WSH), explained the necessity of requesting an additional 0.24 acres. WSH entered into an agreement with the District. Soon afterward, the Killefer School received designation as a state historical site. As the building became a permanent fixture, severe modifications to the original plans were required. A single level underground parking feature would need to double to accommodate necessary project parking. If the additional parcel request is successful then the project could meet its parking requirements for the City. Neighborhood parking is an existing issue due in large part to Chapman University students. WSH project would provide additional housing for 300 students as well as provide underground parking for its tenants. Mr. DeCinces identified WSH need for one single parcel (60 ft. X 132 ft.) to complete project.

Ms. Constance Schwindt, Atkinson, Andelson, Luud, Loya & Romo, interposed that the scope of responsibility regarding committee members was to focus on the needs of the District and its students as to the best use of the property in question. Any additional information is to put the annexing of the property in context of the request. Concern for the

adjacent property in escrow is not part of the committee scope and therefore not be allowed to affect their decision.

Elsie Simonovski, Richland High School Principal, presented data sets and information regarding current use of parking lot on the considered parcel. Ms. Simonovski presented the following collected statistics on lot utilization:

- o Twice per year, the campus supports a College and Career Faire for its students and utilizes the full parking lot capacity.
- o Morning averages: 4 student spaces in use; 8 staff spaces; 1 visitor space
- o Afternoon averages: 5 student spaces; 6 staff spaces; 0 visitor spaces
- o One award ceremony per quarter for four ceremonies per year with current parking practices undocumented. Data will be collected at next event and reported to the Committee.
- o Outcome from past LCFF/LCAP data received from former principal, Dennis McCuiston, which noted a desired increase in parent professional development trainings and enrichment programs. Past attendance figures for training by parents varied from approximately 26-30 attendees, therefore affecting parking.

Ms. Simonovski stated current staff assigned to RHS has increased with a part time psychologist and full time security guard bringing current total of staff to 38.

Dennis McCuiston, current Orange H.S. Principal, former RHS Principal, spoke to the historical aspects of parking needs. Mr. McCuiston corroborated the need for parking during various ceremonies and career fairs. Student parking needs fluctuate depending upon student enrollment from year to year and quarter to quarter. Student enrollment may not be an accurate reflection of parking spaces needed. Although students from greater distances may drive, not all students may require a parking pass due to their close proximity, dropped off by parent or lack car ownership. Traditionally the area in question is not filled to capacity by student need.

VI. DISCUSSION ABOUT DRAFT PRIORITY USE LIST AND PUBLIC HEARING

The 7-11 Committee will prepare a priority use list of potential best uses of the Killefer Annex site. Based upon deliberations and the input received from the Committee members a public hearing date will be determined to document community feedback.

The Committee established a draft Priority Use List identifying three uses for public consideration for the next meeting, which would be held as a Public Hearing. The District will advertise the Public Hearing date in the newspaper one week prior to the meeting.

VII. DISCUSSION OF TIMELINE AND NEXT COMMITTEE MEETING / ACTION

The committee agreed to meet at Richland H.S on Wednesday, April 13, 2016 at 3:00 P.M. and to advertise the meeting as a Public Hearing.

It was moved by Ronda Wun and second by Pam McDonald.
Motion passed: 7-0.

VIII. COMMENTS FROM COMMITTEE MEMBERS

There were no comments from the Committee Members.

IX. ADJOURNMENT

Dr. Miller adjourned the meeting at 5:16 P.M.



MINUTES

Meeting No. 3

ORANGE UNIFIED SCHOOL DISTRICT
Surplus Property "7-11" Committee Meeting / Killefer Annex Property
Richland Continuation High School
615 North Lemon Street
Orange, CA 92867

April 13, 2016, 3:00 P.M.
Richland Continuation High School, Library

- I. **CALL MEETING TO ORDER**
Dr. Ken Miller called the meeting to order at 3:00 P.M.
- II. **ESTABLISH QUORUM**
A quorum was established.
Committee members present: Pam McDonald, Ken Miller, Ava Schumacher and Ronda Wun.
Committee members absent: Robert Baca, Mark Chew, and Lisa Kim.
- III. **PLEDGE OF ALLEGIANCE**
Dr. Miller invited audience to join in reciting the Pledge of Allegiance.
- IV. **APPROVAL OF THE AGENDA / ACTION**
Pam McDonald motioned to approve the agenda, second by Ronda Wun.
Motion passed: 4-0-3
- V. **COMMENTS FROM THE FLOOR**
There were no public comments.
- VI. **APPROVAL OF MINUTES OF FEBRUARY 17, 2016 MEETING / ACTION**
Pam McDonald motioned to approve the February 17, 2016 minutes, second by Ava Schumacher.
Motion passed: 4-0-3
- VII. **OVERVIEW OF KILLEFER ANNEX PROPERTY / INFORMATION**
Presenter: Joe Sorrera, Assistant Superintendent, Business Services
Presentation: Killefer Annex Property presentation
Mr. Sorrera presented information regarding the area of discussion and Richland Continuation enrollment trends.

Speaker: Doug DeCinces, WSH, clarified interest in single parcel. Also, he provided a draft handout of the existing parking versus a proposed parking lot in the event the parcel is surplus.

The Committee decided to go to parking lot to review outside parcel space.
- VIII. **PUBLIC HEARING ON KILLEFER ANNEX PROPERTY / INFORMATION**
Close regular meeting at 3:34 P.M.
Pam McDonald moved to close regular meeting, second by Ronda Wun.
Motion passed: 4-0-3

Public Hearing opened at 3:34 P.M.

Pam McDonald moved to open regular meeting, second by Ava Schumacher.

Motion passed: 4-0-3

The public is allowed to express itself regarding the Killefer Annex Property.

Speakers:

Holly Topete, Art Teacher at Richland H.S. expressed her concern on losing the grassy knoll. On occasion, she conducts art classes on the knoll as a way for students to connect with nature and as an alternative to inside classroom instruction.

Leason Pomeroy, Architect for Killefer Project, stated the City of Orange is requesting WSH to enlarge access to the project for the ease of emergency vehicles and equipment. This parcel is essential for the viability of the project, with restructuring parking stalls, loss of parking spaces kept to a minimum of 4 stalls.

Doug DeCinces, WSH, stated if there is an additional need for green space or building spaces consider exploring the Olive Street side of the property.

Public Hearing closed at 3:44 P.M.

Pam McDonald moved to close Public Hearing, second by Ronda Wun.

Motion passed: 4-0-3

Reopen regular meeting at 3:45 P.M.

Ava Schumacher moved to reopen regular meeting, second by Ronda Wun.

Motion passed: 4-0-3

IX. DISCUSSION OF KILLEFER ANNEX PROPERTY / INFORMATION

A committee member requested clarification of what was to become of the grassy knoll after project completion. Mr. Sorrera stated ultimately the District would decide if area is replaced by a parking lot or other use. Mr. Sorrera also responded to an additional question regarding possibility of expanding fence line out to Olive Street which again would be at the District's discretion. Ms. Schwindt commented it is appropriate to address secondary issues and may include in a report to Board.

The committee will outline a draft report at the next meeting.

X. DISCUSSION OF PROPOSED NEXT COMMITTEE MEETING AND TIMELINE / ACTION

Ava Schumacher moved to hold the next meeting as a Public Hearing on May 3, 2016 at 7:00 P.M. at the District Office, second by Pam McDonald.

Motion passed: 4-0-3

XI. COMMENTS FROM COMMITTEE MEMBERS

The Committee had no further comments.

XII. ADJOURNMENT

Dr. Miller adjourned the meeting at 4:01 P.M.



MINUTES

Meeting No. 4

ORANGE UNIFIED SCHOOL DISTRICT
Surplus Property "7-11" Committee Meeting / Killefer Annex Property
District Office
1401 N. Handy Street
Orange, CA 92867

May 3, 2016, 7:00 P.M.
Conference B, Bldg. B

I. CALL MEETING TO ORDER

Dr. Ken Miller called the meeting to order at 7:04 P.M.

II. ESTABLISH QUORUM

A quorum was established.

Committee members present: Robert Baca, Pam McDonald, Ken Miller, Ava Schumacher and Ronda Wun.

Committee members absent: Mark Chew and Lisa Kim.

III. PLEDGE OF ALLEGIANCE

Dr. Miller invited the audience to join in reciting the Pledge of Allegiance.

IV. COMMENTS FROM THE FLOOR

There were no public comments.

V. APPROVAL OF THE AGENDA /

Pam McDonald motioned to approve the agenda, second by Ronda Wun.
Motion passed: 5-0-2

ACTION

VI. APPROVAL OF MINUTES OF March 15 and April 13, 2016 MEETING /

Pam McDonald motioned to approve the March 15 and April 13, 2016 minutes, second by Ronda Wun.
Motion passed: 5-0-2

ACTION

VII. PUBLIC HEARING ON KILLEFER ANNEX PROPERTY /

Close regular meeting at 7:10 P.M.

Pam McDonald moved to close regular meeting, second by Ronda Wun.
Motion passed: 5-0-2

INFORMATION

Public Hearing opened at 7:11 P.M.

Pam McDonald moved to open regular meeting, second by Ava Schumacher.
Motion passed: 5-0-2

The public is allowed to express itself regarding the Killefer Annex Property.
There were no public speakers.

Public Hearing closed at 7:13 P.M.

Pam McDonald moved to close Public Hearing, second by Ava Schumacher.

Motion passed: 5-0-2

Reopen regular meeting at 7:14 P.M.

Pam McDonald moved to reopen regular meeting, second by Robert Baca.

Motion passed: 5-0-2

VIII. DEVELOPMENT OF DRAFT REPORT/

INFORMATION

Discussion:

Ms. Schwindt instructed the Committee on the various ways to tackle the draft report which will ultimately be presented to the Board of Education. As an information item, Ms. Schwindt handed out a base draft which the Committee will develop and expand upon depending on the information from the Committee. The Committee may work on presenting its recommendation as a whole committee or decide to develop a subcommittee to work with legal counsel in the development of the Committee's recommendations to include in the final report. The draft report will contain three key areas:

1. A distillation of committee conversations and community expression,
2. Considerations the Committee feels is important to include, and
3. The Committee's ultimate recommendation.

Ms. Schwindt reiterated and delineated the parcels for identification ease as the Southern parcel and the Northern parcel. While the entire Property is technically under consideration by the Committee, the parcel the committee focused on for surplus consideration was the Southern parcel that is next to the Killefer Site. Committee members were encouraged to mark and add comments to the draft.

It was decided by the 7/11 Committee to develop a Subcommittee to work with legal counsel toward the finalization of the 7/11 Report recommendations. The Subcommittee will submit the draft report at the next meeting. Pam McDonald and Ava Schumacher volunteered to sit on the Subcommittee. Ava Schumacher made a motion to approve the Subcommittee members, second by Ronda Wun.

Motion passed: 5-0-2

The Committee determined that they were ready to form a consensus to include in the 7/11 report a recommendation to propose (1) the Southern Parcel be declared surplus; (2) the Southern Parcel be sold utilizing a waiver process to allow direct negotiations, if possible; and (3) the Northern Parcel not be declared surplus. The Committee by consensus of the Committee members present agreed to the three recommendations.

IX. DISCUSSION OF PROPOSED NEXT COMMITTEE MEETING AND TIMELINE / ACTION

Pam McDonald moved to hold the next meeting on May 17, 2016 at 3:30 P.M. at the District Office, second by Ronda Wun.

Motion passed: 5-0-2

X. COMMENTS FROM COMMITTEE MEMBERS

The Committee had no further comments.

XI. ADJOURNMENT

Dr. Miller adjourned the meeting at 8:09 P.M.



**UNAPPROVED FINAL
MINUTES**

MINUTES

Meeting No. 5

ORANGE UNIFIED SCHOOL DISTRICT
Surplus Property "7-11" Committee Meeting / Killefer Annex Property

District Office
1401 N. Handy Street
Orange, CA 92867

May 17, 2016, 3:30 P.M.
Conference B, Bldg. B

-
- I. CALL MEETING TO ORDER**
Dr. Ken Miller called the meeting to order at 3:33 P.M.
- II. ESTABLISH QUORUM**
A quorum was established.

Committee members present: Robert Baca, Mark Chew (present at 3:35 P.M.), Pam McDonald, Ken Miller, Ava Schumacher and Ronda Wun.

Committee members absent: Lisa Kim.
- III. PLEDGE OF ALLEGIANCE**
Dr. Miller invited the audience to join in reciting the Pledge of Allegiance.
- IV. COMMENTS FROM THE FLOOR**
There were no public comments.
- V. APPROVAL OF THE AGENDA / ACTION**
Pam McDonald motioned to approve the agenda, second by Ronda Wun.
Motion passed: 6-0-1
- VI. APPROVAL OF MINUTES OF MAY 3, 2016 MEETING / ACTION**
Ronda Wun motioned to approve the May 3, 2016 minutes, second by Pam McDonald.
Motion passed: 6-0-1
- VII. DISCUSSION OF KILLEFER ANNEX PROPERTY / ACTION**
Speakers:
Brian Lochrie, Community Outreach for Western State Housing (WSH), conducting community outreach for past few months gathered great community feedback about Killefer project. Project is currently entering the Environmental Impact Report (EIR) phase with City of Orange. Community is concerned about Chapman College housing issues. Killefer project helps mitigate three key issues: 1.) Additional Chapman student housing, 2.) Housing within walking distance to college alleviating some traffic issues, and 3.) Project contains two levels of underground parking. The WSH Project is beginning the long regulatory process but ultimately seen as moving forward and as a beneficial project for the school district, City of Orange, and the community.

Jeff Frankel, Old Town Preservation Association (OTPA), stated OTPA was unaware of 7/11 Meeting occurrences, although OTPA has met numerous times with Leason Pomeroy and Doug DeCinces of WSH regarding project. OTPA does not currently stand in full

support of project, although they too acknowledge issues with the number of Chapman students as mentioned in context of parking, housing, and traffic. OTPA's primary focus of concern is the impact of the project development on the historic building and the historic district. Speaking from his experience, all students own cars and will exacerbate existing traffic issues.

Tony Trabucco, OTPA, concerned with the proposed scale and mass of the project. Mr. Trabucco does not want project to overwhelm the historic building. Would prefer the building was restored, rehabilitated, and conserved, but realizes the cost may be prohibitive. Although student housing is needed, the Killefer property may not necessarily be a site best suited to fulfill the need.

Discussion:

Constance Schwindt, AALRR, mentioned at this time, it was also appropriate for committee members to discuss their thoughts regarding Killefer Annex Property.

In addition, Ms. Schwindt, reminded the committee although feedback and information regarding the adjacent WSH project adds a contextual backdrop, the committee's focus remains the Killefer Annex parcel and the District's needs and uses for it.

Robert Bacca questioned whether the District had considered student population projections versus the permanency of selling the property. Joe Sorrera, Assistant Superintendent, had addressed the issue in an earlier committee presentation. Furthermore, Mr. Bacca expressed concern regarding his impression that Mr. DeCinces portrayed the WSH project as an all or nothing project.

Ava Schumacher mentioned since the adjacent Killefer property was sold to WSH, it is WSH prerogative to proceed as they see fit to develop the site. However, without the Killefer Annex site, WSH will need to exercise a different parking solution. Joe Sorrera mentioned it was his recollection that WSH would develop a second level underground for parking.

Again, Ms. Schwindt, cautioned the Committee to remain focused on the Killefer Annex site and the District's needs and uses for it and not to allow the transaction with the Killefer Site-WSH Project to influence their decision.

Ms. Schumacher expressed concern for the construction noise generated by the project as well as access ease to the school during construction.

A committee member requested Mr. Lochrie to address the status of the project by WSH without the parcel. Mr. Lochrie confirmed the WSH project would continue to move forward.

VIII. FINALIZATION OF DRAFT REPORT/

ACTION

Discussion:

The creation of a subcommittee at the May 3, 2016 meeting was to assist with input and revisions to the Preliminary Draft Report. Once additional input and revisions were completed, the Report was sent to all Committee Members for review. Ms. Schwindt clarified on page 4 that an Exhibit was misidentified and needed correction.

Ronda Wun mentioned the Committee assembled for five (5) meetings therefore the number needed correcting on page 2 in the Final Report and Recommendation.

Pam McDonald made a motion to approve the Final Report and Recommendation to the Board of Education with two corrections, second by Ava Schumacher.

Motion passed: 6-0-1

IX. COMMENTS FROM COMMITTEE MEMBERS

Discussion:

Ronda Wun asked what steps are necessary to move the fence from its present location closer toward the sidewalk (Eastern side of property). Mr. Sorra mentioned the District is talking with architects to review needs at Richland Continuation and condense information into a report. Ultimately, the District would like to remove the portable buildings, which would then capture extra green space for the school. The committee could include the fence movement as part of their recommendation to the Board of Education.

Additionally, on May 26, 2016 the Final Report and Recommendation are to be presented to the Board of Education. 7/11 Committee members are not required to attend but are encouraged as the Board may like to express their gratitude to the committee members.

X. ADJOURNMENT

Dr. Miller adjourned the meeting at 4:05 P.M.