

7-11 Advisory Committee
Meeting Summary
July 11, 2019

Attending Members:

Nilo Ambriz
Ben Williams
Chris Ramirez
Jason Scott
Jannlee Watson

Attending District Staff:

Alan Giles, Assist. Sup. Business
John Vondriska, Adm. Director, Facilities
Paula Grumling, Facilities Secretary
Doug Yeoman, District Counsel
Mark Rogers, TRG Land, Inc.

Absent: Jamie Merchant, Woody Harpole, Lorena Lopez, Derek Catalano

The second meeting of the 7-11 Advisory Committee was called to order at 4:05 p.m. by Chairman, Jannlee Watson followed by Pledge of Allegiance and Roll Call.

Adoption of the agenda was made with a motion to adopt from Jannlee Watson and a second from Jason Scott. Due to the lack of a quorum, the adoption of the minutes from June 13, 2019, with corrections, will be made at the August 5th meeting.

John Vondriska briefed the committee on the property site with a powerpoint presentation including photos of the property. He also explained the 10 year projected enrollment from DecisionInsite, of the District's surrounding schools.

Jannlee Watson distributed a flyer on "What's Being Built in/near Temescal Valley". She explained the numbers reflect projects being built currently dependent on how they sell using the District formula to calculate student generation. She explained it could take approximately 5 years to sell.

Mark Rogers, a consultant from TRG Land, Inc., explained the process and requirements for entitlement of property. He explained the difference between General Plan/Zoning and Tract Map, project level EIR and securing a development agreement on a project. Mark explained that the EIR can be prepared at various levels of specificity; Negative Declaration, Mitigated negative Declaration, and full EIR. The process is vetted through the public and the draft document for any EIR is ultimately sent to the State for review and clearance and ultimately available to be reviewed and commented on by the public and Federal, State and local agencies. The lead agency, usually the City or County, respond to all comments they receive on the environmental documents.

Concern was shared regarding the non-existent access to the property making it difficult to do an "Entitlement". Mark Rogers explained there are potentially two options:

- Access to the North through open space parcel which was recently approved (Jeffers)
- Potentially to access through Mission Clay which comes with a cost. Discussions are being made with the District and Mission Clay.

It was asked if the Nailor Act affects this project. Doug Yoeman explained the property has never been used for anything. He felt it would not be subject to the Nailor Act.

(Nailor Act allows other agencies of government (defined in Section 17489) to acquire surplus school grounds and keep it available for outdoor recreational purposes)

Discussions of the possibility of a land swap pursued and it was suggested the District look into Land Conservation and other agencies. Jannlee Watson encouraged the District to continue to look into an exchange of property.

Mr. Rogers stated that raw land will diminish in value due to environmental laws. Entitlement can secure the right to development with the changes. If the property is sold "AS IS", it will have limited retention because of the risk. The value of the property would be diminished due to the limited access from Pats Point Dr.

It was asked that a graph on the growth/depreciation be supplied to track the relationship between the value of the Yee property in its current condition, including ongoing costs and how securing development entitlements could be expected to increase the net revenue to the District from the sale of the property.

It was explained that the committee's sole purpose is to determine and make recommendations to the Board of Education whether the property is surplus or not, and if surplus, whether it should be sold, leased, etc. It is up to the Board of Education to determine if the property is surplus, and if so, determine what disposition option is appropriate. The five members present all came to the conclusion the property should be declared surplus with a verbal acknowledgement.

The next step will be a Public Hearing which will be scheduled for the next meeting of the 7-11 Advisory Committee. It was agreed the meeting should be held in the Temescal Valley area and the elementary school will be contacted for this meeting. The time will be set for 6:00 p.m. The Public Hearing will be advertised in the Press Enterprise, the District website, Parent Connect and the school site. After the Public Hearing/Meeting on August 5th, the final meeting will be held on August 22nd for the recommendation, however, if there are enough committee members present to constitute a quorum and the committee agrees, a recommendation could be made on August 5th.

With no further comments, the meeting was adjourned at 5:39 p.m.

Submitted by: Paula Grumling, Facilities Secretary