

**7-11 Advisory Committee  
Meeting Summary  
August 5, 2019**

**Attending Members:**

Jannlee Watson, Chair  
Chris Ramirez, Vice Chair  
Ben Williams  
Derek Catalano  
Jamie Merchant  
Dr. Mary Young

**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:** Nilo Ambriz, Woody Harpole, and Lorena Lopez,

The third meeting of the 7-11 Advisory Committee was held at Temescal Valley Elementary School, and called to order at 6:01 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 Ben Williams and a second from Jamie Merchant. All approved.

A motion was made to adopt the June 13 minutes, with corrections, by Ben Williams and second by Jamie Merchant. All approved. A motion was then made to adopt the July 11<sup>th</sup> minutes by Ben Williams with a second from Chris Ramirez. All approved.

District counsel, Doug Yeoman, explained to those community members in attendance the meaning of “Surplus” land and the 7-11 Advisory Committee responsibilities. Mark Rogers of TRG Land, followed by giving an overview of the 55 Acre “Yee” property.

Alan Giles shared that the Yee Property was purchased in 2004. Jannlee Watson expanded by saying the District purchased the property as a location for Rancho Serrano High School. The school was to be built with Measure U funds which was approved by the voters. Out of the seven schools to be built, only six were completed. Rancho Serrano was not.

Jannlee Watson announced the opening of the Public Hearing. (See Community Comments attached) There were approximately 35 community members present and 15 speakers. The public hearing was closed at 6:56 p.m.

Discussion pursued between the committee members regarding the comments made during the Public Hearing and outlined in the “Draft” report to the Board of Education. Ben Williams reminded the committee the only responsibility of the committee is to recommend whether or not the property is surplus. Jannlee Watson asked if the information requested by Mr. Williams from the previous meeting was ever provided regarding growth and developments related to the value of the Yee Property and ongoing costs. Ben Williams said his questions were all answered and without the District first securing entitlements, the development costs would be that much more for whomever purchases the property. Jamie Merchant referred to questions asked at the first

meeting regarding the costs of entitlement and the penalties paid so far of \$500,000. Mark Rogers explained that in this climate, the property would have to be entitled through the County of Riverside and zone change requested to accomplish the change from R-A5 to SFR. The time-frame for entitlement is approximately 3-5 years and the cost approximately \$1-3 million. The possible increase if entitled, could conservatively go up 5 fold of its current value. He also said he did not know what the market is currently paying for unentitled land. Marks opinion if it were to be entitled and purchased by a developer, they wouldn't want it as the current zoning of 2 Ac. They would want homes consistent with what is currently selling in the market. In response to comments made by the audience regarding not wanting High Density Housing, Mark responded that High Density housing is defined differently by different people. Two acres estates is not marketable in this area. Low Density housing would be expensive and sales velocity would be difficult to establish.

Ben Williams asked if we were to recommend entitling the property, wouldn't we be throwing the dice to break even. Mark said he wouldn't say that. He did say, a lot of projects in other areas are constructing age restrictive housing. The concept for age restricted is that the homeowners would not contribute as heavily to peak hour traffic.

Jamie Merchant shared she was not convinced the property should be surplus since a high school is needed, however, funding is a problem. Jannlee Watson is concerned for the community if more homes are built and a high school is not. She said she has asked the District to reach out to various Conservation Groups for a trade. She also suggested GoCo, the new owner of Glen Ivy Hot Springs. They are looking into land to build parking lots for their employees. Alan Giles commented that the District cannot look into trading unless the property is determined to be Surplus by the governing board.

Chris Ramirez asked the difference of how many students home school versus attending comprehensive schools. He felt he could not make a decision at this time.

Ben Williams made a motion to declare the property Surplus with a second from Dr. Mary Young with the following votes:

Ayes – 3  
Noes – 2  
Abstained - 1

The Draft 7-11 Committee Report on its findings and recommendation to the Board of Education will be discussed at the August 22<sup>nd</sup> meeting. There are no further Public Hearings regarding this issue, however, the public is always welcome to speak at any of the Board of Education meetings. Doug Yeoman explained that the resolution to declaring the Yee Property surplus must be adopted by a 2/3 vote of the Board.

The meeting was adjourned at 7:31 p.m.

Submitted by: Paula Grumling, Facilities Secretary

# Community Comments

7/11 committee meeting

8/5/19

Note by Benjamin Williams

- 1) Argues that Santiago does not have a much capacity as the district thinks. Discusses overcrowding at Santiago. Also discusses transportation issues.
- 2) Notes lots of residential housing being built. Says lots of families moving in. Says that in time another school will be needed.
- 3) Feels a commitment from CNUSD to build a school or a middle college high school. Points out there is a lot of development. Also mentions traffic on the 15. Opposed to high density housing.
- 4) High school would be valuable to property prices. Accounting says \$6 million spent to purchase the property. Her son was promised to be in the 1<sup>st</sup> graduating class and he is 19 years old now.
- 5) Residents want a school. They have a 40 minute commute. They want a high school or they want bussing. They feel it is inequitable that the Hybrid School of Technology at Roosevelt and the middle college at JFK were done without having a school here. Those places have fewer students.
- 6) Worried about property values. The time spent driving takes away quality of life for students. Opposed to high density housing. Wants a STEM or STEAM school. Quality of life is going down. Needs a high school for quality of life.
- 7) High schools shouldn't be 4 thousand students. The traffic is terrible and reduces quality of life. It is bad for students to have a long commute. The property needs to have a high school.
- 8) We aren't supporting students: some can't participate in sports because of commute times. It takes too long to get to Santiago. The students deserve a high school in this community.
- 9) The property was purchased before measure U. Feels district is wasting money by not building a high school that also has a strong athletics program. He feels we might need to purchase more land in addition to the Yee property.
- 10) Questions about the information he has been receiving. Not sure how accurate it is. Wants accurate information conveyed to the community because the lack of good information is causing problems. Land values will go up, so don't sell the land. The city needs a better master plan. Centennial and Santiago are too close, and traffic to get there isn't appropriate for 16 year old drivers.
- 11) Parents are home schooling because it is too tough to take kids to school. It is a 45 minute drive each way to commute, and this is terrible for kids. Wants a high school closer to her home.
- 12) Was promised a high school 15 years ago, and hasn't seen one yet. It takes 45 minutes to go 6 miles right now. He foresees property development increases. Centennial was claustrophobic. We need another school.

- 13) Students would prefer to go to school closer to home. Property will be more expensive in the future. Wants more infrastructure from the city.
  - 14) The homes around him are being sold to families. It is miserable taking his grandkids to school. He wants the land to be used for a high school. His grandkids have to have sleepovers with him to make the commute bearable, and that shouldn't have to happen.
  - 15) Feels current schools are overcrowded. Schools in Orange County cap out at 500 kids. Wants a high school.
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