
**ORANGE UNIFIED SCHOOL DISTRICT
SURPLUS PROPERTY "7-11" ADVISORY COMMITTEE**

**FINAL REPORT AND RECOMMENDATION TO THE
BOARD OF EDUCATION**

September 13, 2012



Submitted by: *Kevin Johnson, OUSD El Rancho Charter Middle School, Management Team
Whitney Amsbary, OUSD Teacher, OUEA President
Joe Erven, OUSD Assistant Principal, McPherson Magnet School
Danielle Jacobs, Administrative Assistant, Sheldon Group, Parent
Lisa Kim, Sr. Project Manager, City of Orange, Economic Development
Pam McDonald, OUSD Director of Transportation
David Whitney, Real Estate Agent, Lee & Associates

*Committee Chairman

Background & Process

The Orange Unified School District owns land located on two separate properties including:

1. Approximately 11.54 acres located at 4540 East Riverdale Avenue, Anaheim, CA; known generally as the District's former Riverdale Elementary School site ("Riverdale Property") (A demographic study is attached hereto as Exhibit "A").
2. Approximately 10.194 acres located at 7531 Silverado Canyon Road, Silverado, CA; known generally as the District's former Silverado Elementary School site ("Silverado Property") (A demographic study is attached hereto as Exhibit "B").

Prior to disposing of excess real property, the District's Governing Board is required to form an Advisory Committee pursuant to Education Code Section 17388, et seq., to advise the District's Governing Board in the development of district-wide policies and procedures governing the use or disposition of school buildings or space in school buildings, which is not needed for school purposes.

On November 18, 2010 the Governing Board action and approved the appointment of an Advisory Committee to advise the Governing Board in the development of District-wide policies and procedures governing the use or disposition of school buildings or space in school buildings, which is not needed for school purposes. Over the course of the last three months the Advisory Committee has met five times to determine whether the properties identified above should be sold, leased, or otherwise.

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 undertook the following duties: (a) review the projected school enrollment and other data as provided by the District to determine the amount of surplus space and real property; (b) establish a priority list of use of surplus space and real property that will be acceptable to the community; (c) cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings for community input to the committee on acceptable uses of space and real property, including the sale or lease of surplus real property for child care development purposes pursuant to Education Code Section 17458; (d) make a final determination of limits of tolerance of use of space and real property; and (e) forward to the District's Governing Board a report recommending uses of surplus space and real property.

Based upon prior Governing Board authorization, the District appointed the following individuals to the Advisory Committee:

1. Whitney Amsbary, OUSD Teacher – Nohl Canyon Elementary School, OUEA President
2. Joe Erven, OUSD Assistant Principal, McPherson Magnet School
3. Danielle Jacobs, Administrative Assistant, Sheldon Group, Parent
4. *Kevin Johnson, OUSD El Rancho Charter Middle School, Management Team
5. Lisa Kim, Sr. Project Manager, City of Orange, Economic Development
6. Pam McDonald, OUSD Director of Transportation
7. David Whitney, Real Estate Agent, Lee & Associates

*Committee Chairman

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

Public Meetings

The Advisory Committee held public meetings on June 20, 2012; July 12, 2012; July 30, 2012; August 8, 2012 and August 27, 2012 to discuss the possible disposition of District surplus properties and corresponding priority uses. The Advisory Committee held a Public Hearing on July 30, 2012 and August 8, 2012 in the District Administration Office, located at 1401 N. Handy, Orange, California 92867.

During these committee meetings and Public Hearing, the Advisory Committee discussed the properties and the Advisory Committee's priority list of use of surplus real property that will be acceptable to the community, which priorities are set forth as follows:

Riverdale Property

1. Sale of the Riverdale Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Riverdale Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Riverdale Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

Silverado Property

1. Sale of the Silverado Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
2. Lease of the Silverado Property pursuant to California law at the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.
3. Exchange of the Silverado Property pursuant to California law in order to generate the Property's highest and best use value, in either the Property's current or possible future entitled state(s), as may be allowed by applicable law.

Final Determination & Recommendation

At this time the Advisory Committee has the following recommendations:

Riverdale Property:

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

Silverado Property:

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

The following information are comments made by the community at the public hearings:

July 30, 2012:

Silverado

On July 30, 2012, two public hearings were held regarding the Silverado and Riverdale Properties. The public was invited to make comments at the Public Hearing for Silverado. Seven community members had submitted blue comment cards. The general consensus was preservation of the Silverado Children's Center, stressing this facility is the heart of the community with affordable and reliable child care. Speakers emphasized how isolated the community is, with general services (gas and grocery) being nine miles away, and that past development has been centered on conservation and environmental awareness. The community members stressed that the committee be sensitive to community needs and responsive to community members. The majority of speakers asked that the site be leased thereby preserving the possibility of it being reopened as a school.

Riverdale

The Public Hearing for the Riverdale Property was then opened and with no public input received, the meeting was promptly closed.

August 8, 2012

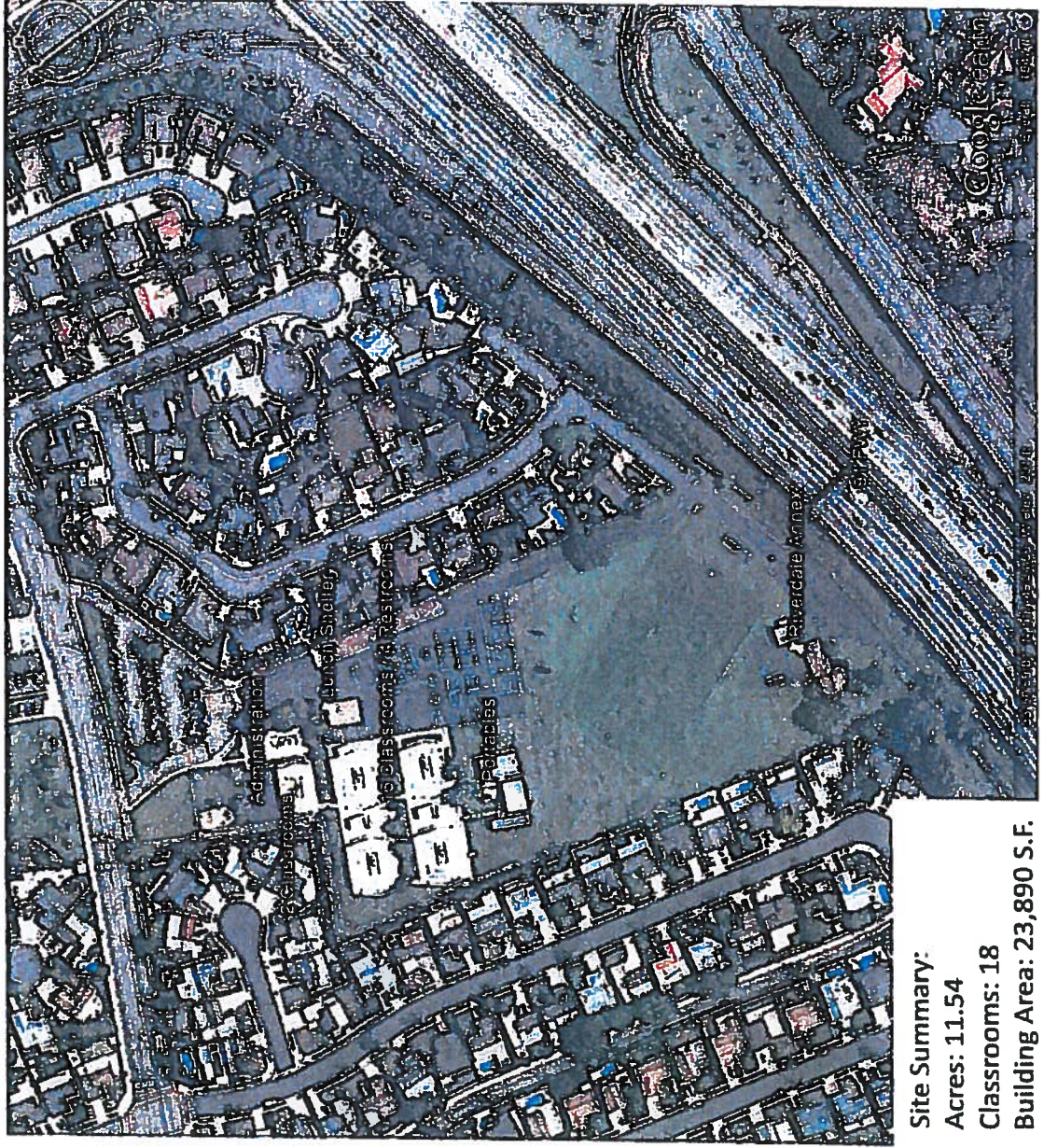
Silverado

One community member submitted a blue comment card. This individual wanted to emphasize and reinforce the importance of the school to the community and that the Children's Center is also a great asset to the community. She was very appreciative for the communication via e-mail and phone calls regarding this meeting.

Riverdale

Two community members spoke regarding the Riverdale Property. Both individuals operate a private French American School in Orange County and expressed an interest in leasing the Riverdale Property. Both individuals are also residents of the District and recommend holding onto the property for future growth.

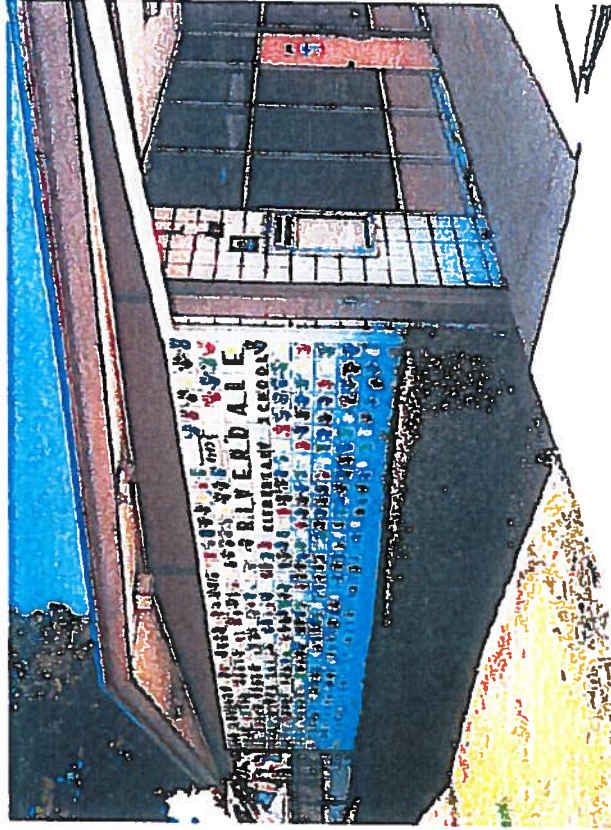
Riverdale



Site Summary:
Acres: 11.54
Classrooms: 18
Building Area: 23,890 S.F.

Riverdale

Front Entrance - Office

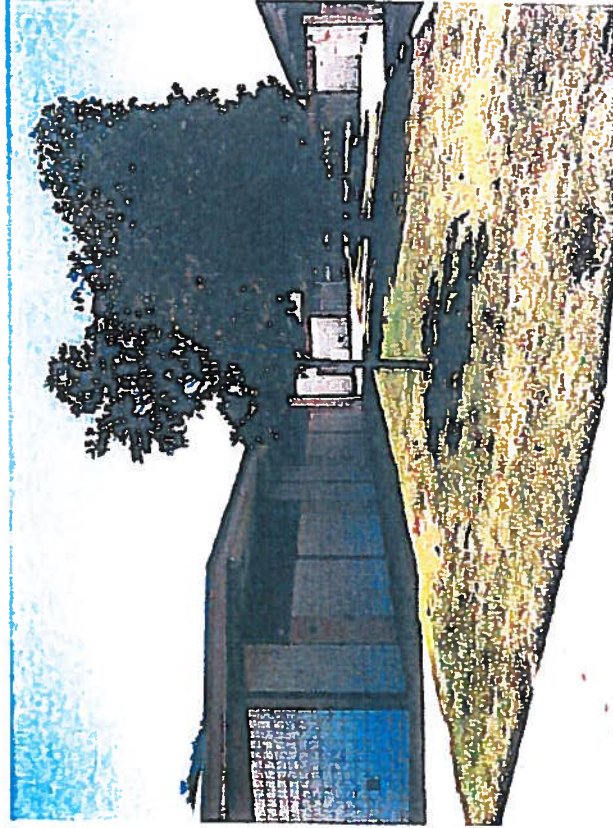


Lunch Shelter – Play Area

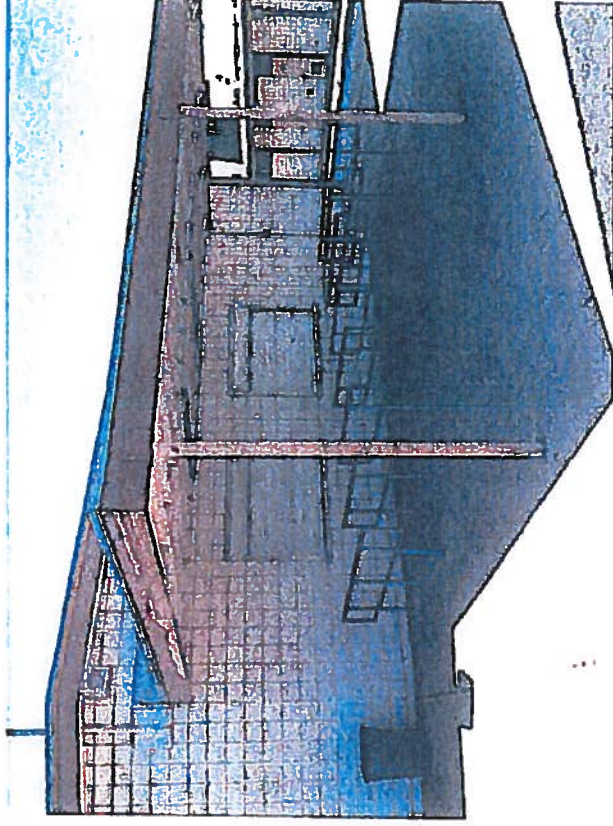


Riverdale

Landscape between classrooms

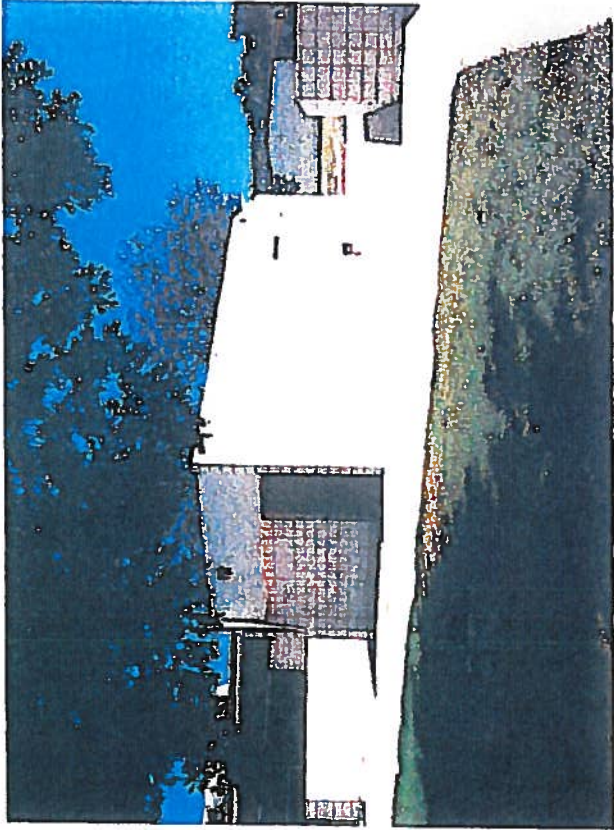


Nutrition Services Window

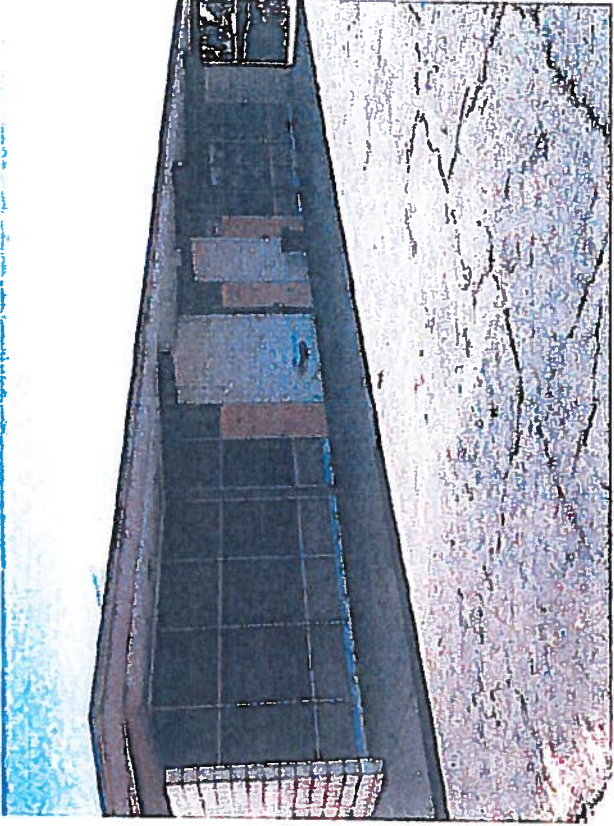


Riverdale

Custodial / Restroom Bldg.

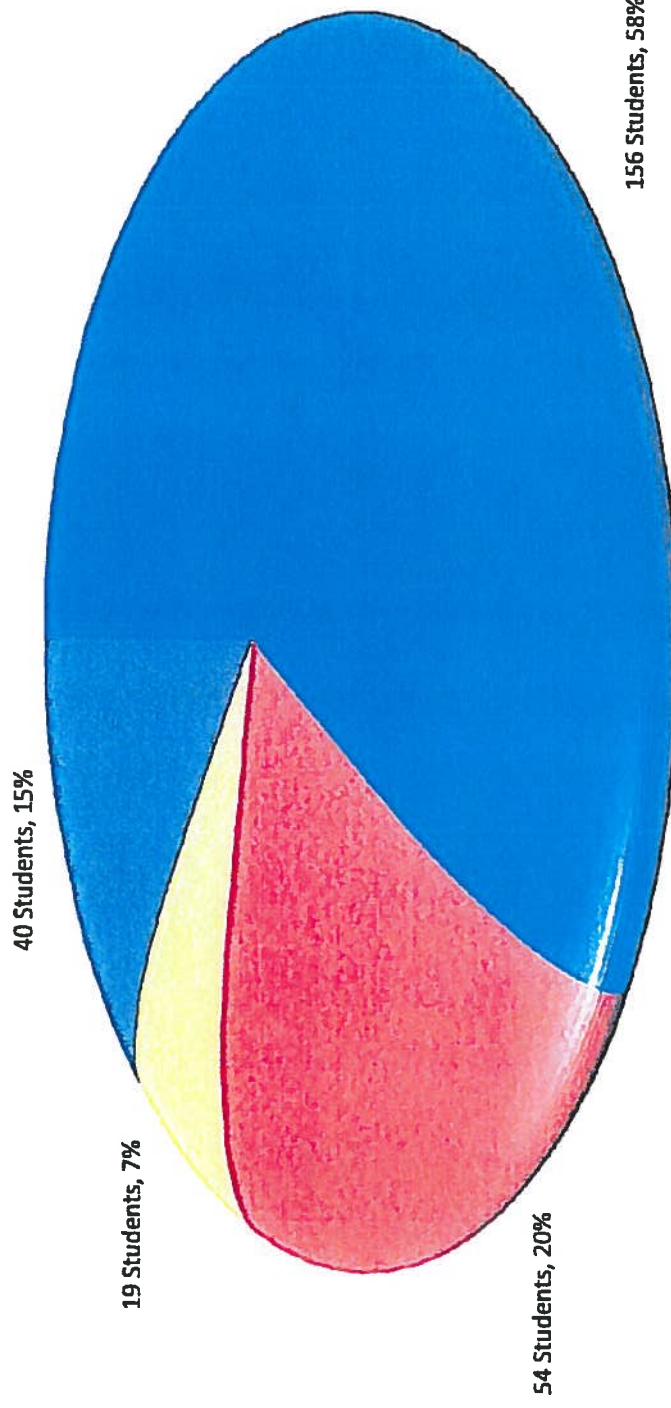


Kindergarten Classroom



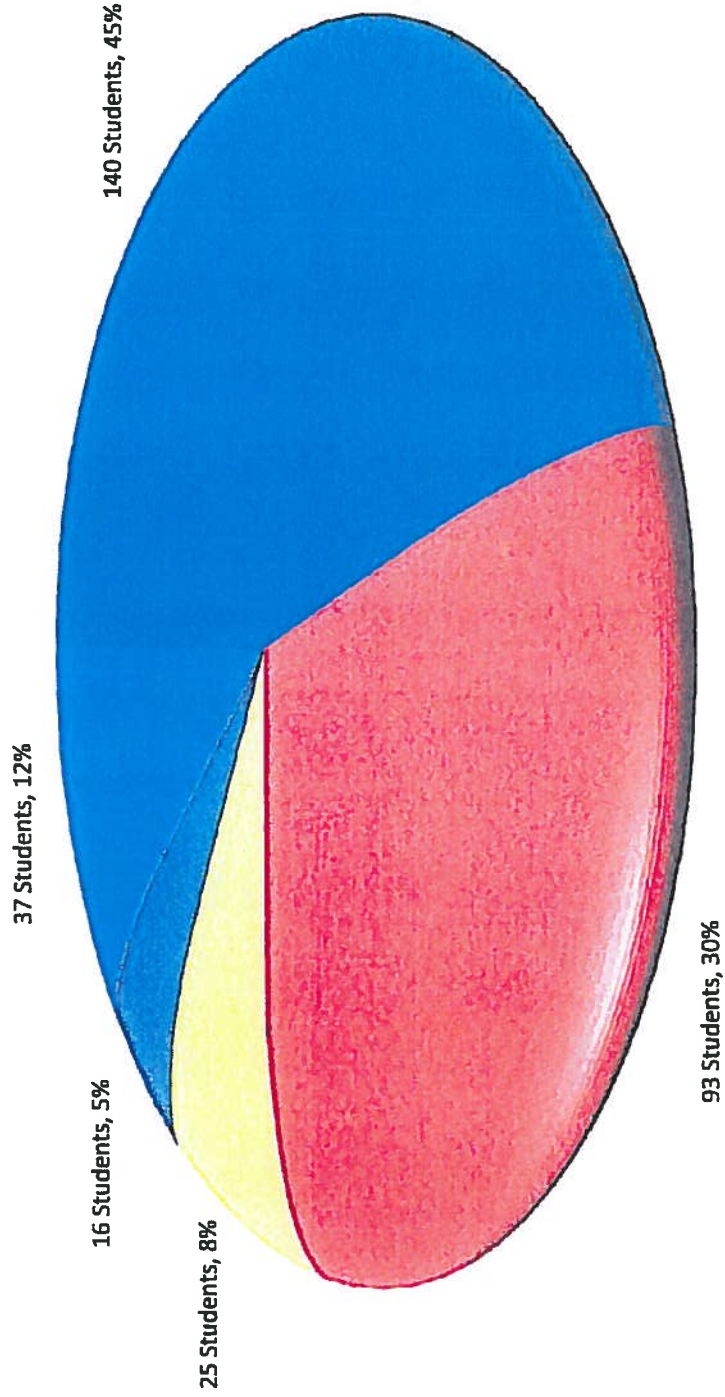
2009-2010 Riverdale Resident Students (269)

■ Riverdale ■ Crescent ■ Imperial ■ Spread Across District



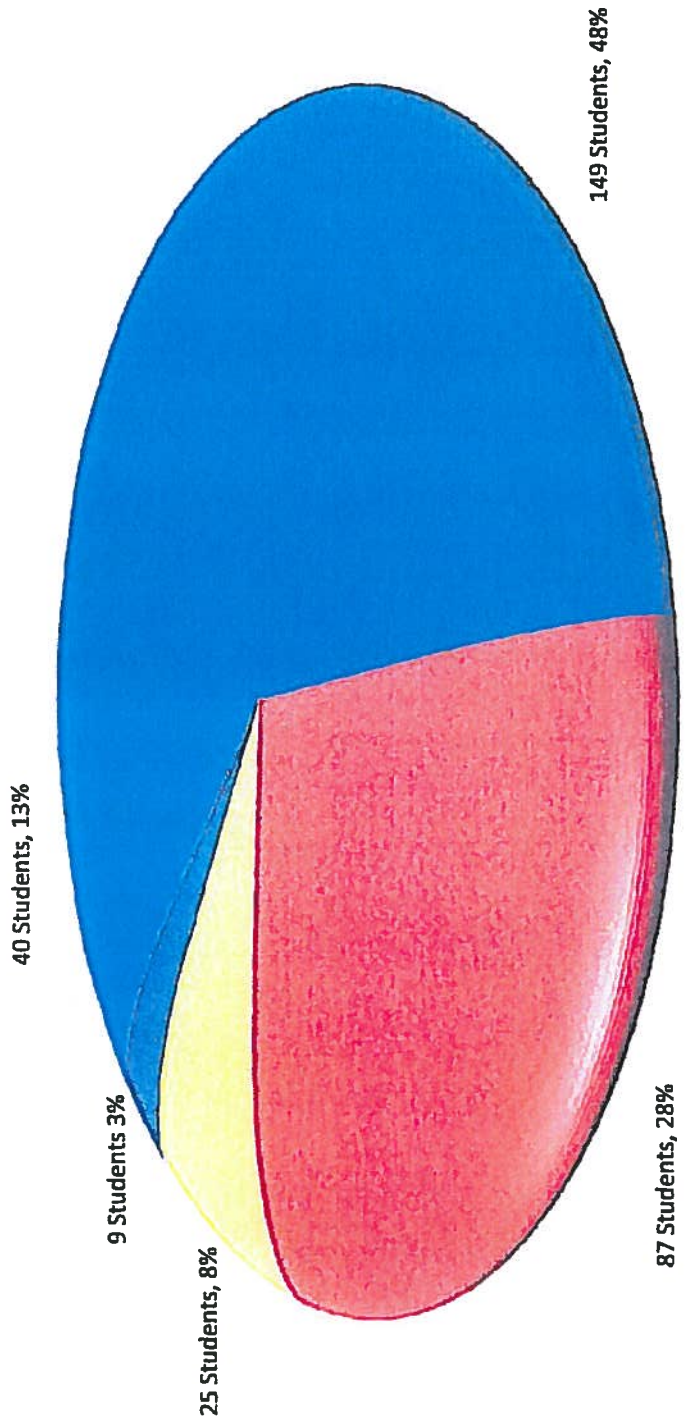
2010-2011 Riverdale Resident Students (311)

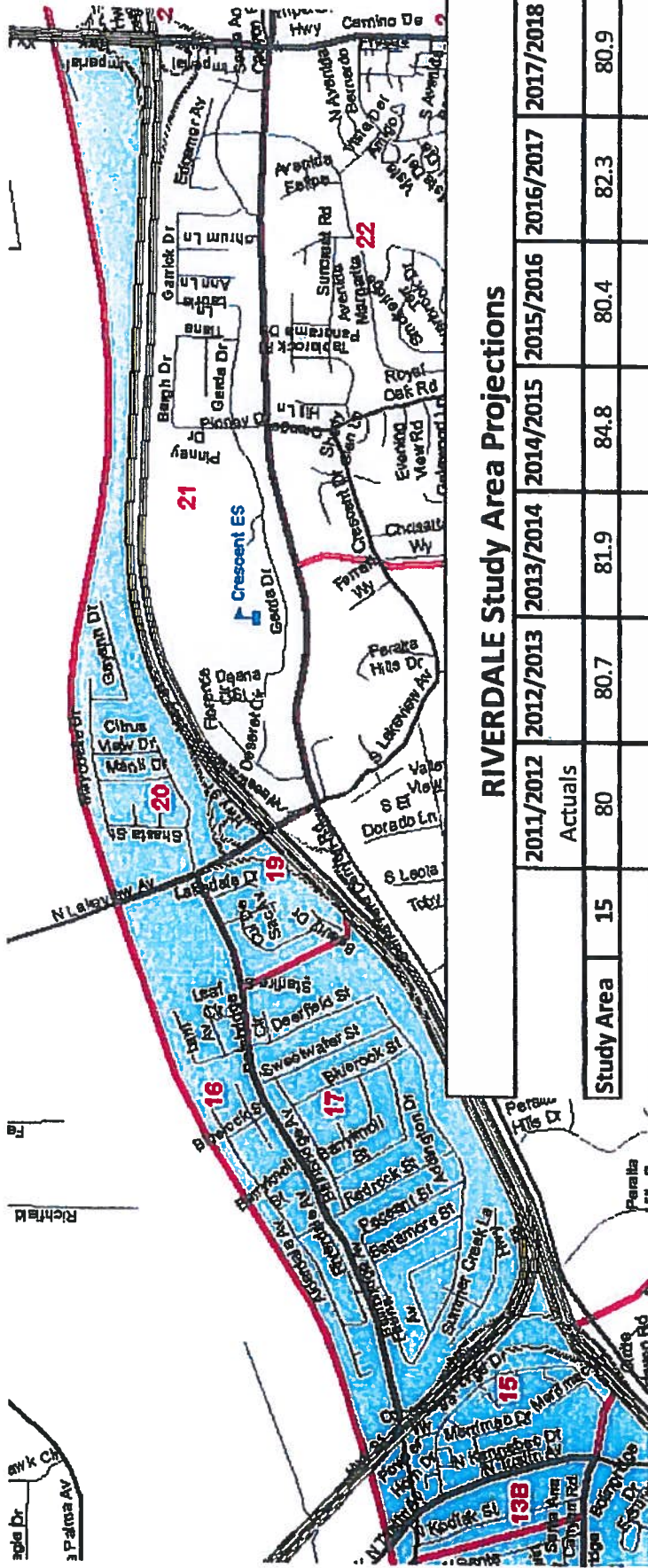
■ Olive (Home School) ■ Crescent ■ Imperial ■ Nohi Canyon ■ Spread Across District



2011-2012 Riverdale Resident Students (310)

■ Olive (Home School) ■ Crescent ■ Imperial ■ Nohl Canyon ■ Spread Across District





RIVERDALE Study Area Projections

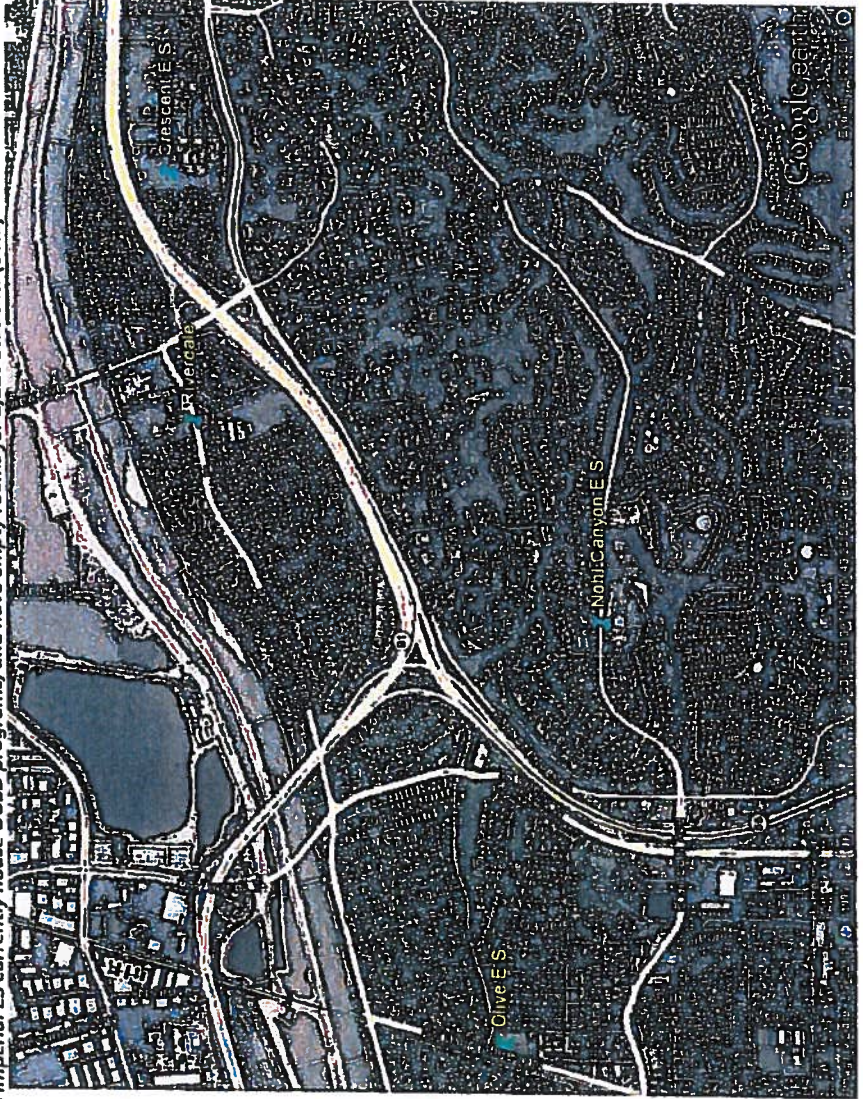
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
Actuals	80	80.7	81.9	84.8	80.4	82.3	80.9
Study Area 15	15						
Study Area 16	16	57	58.6	61.3	64.3	68.4	66.9
Study Area 17	17	129	124.7	125	130	124	121
Study Area 19	19	15	21.1	29.3	33.5	37.7	36.6
Study Area 20	29	33.4	34.6	36.6	39.6	39.6	38.7
	310	318.5	331.1	337	347.8	352	344.1

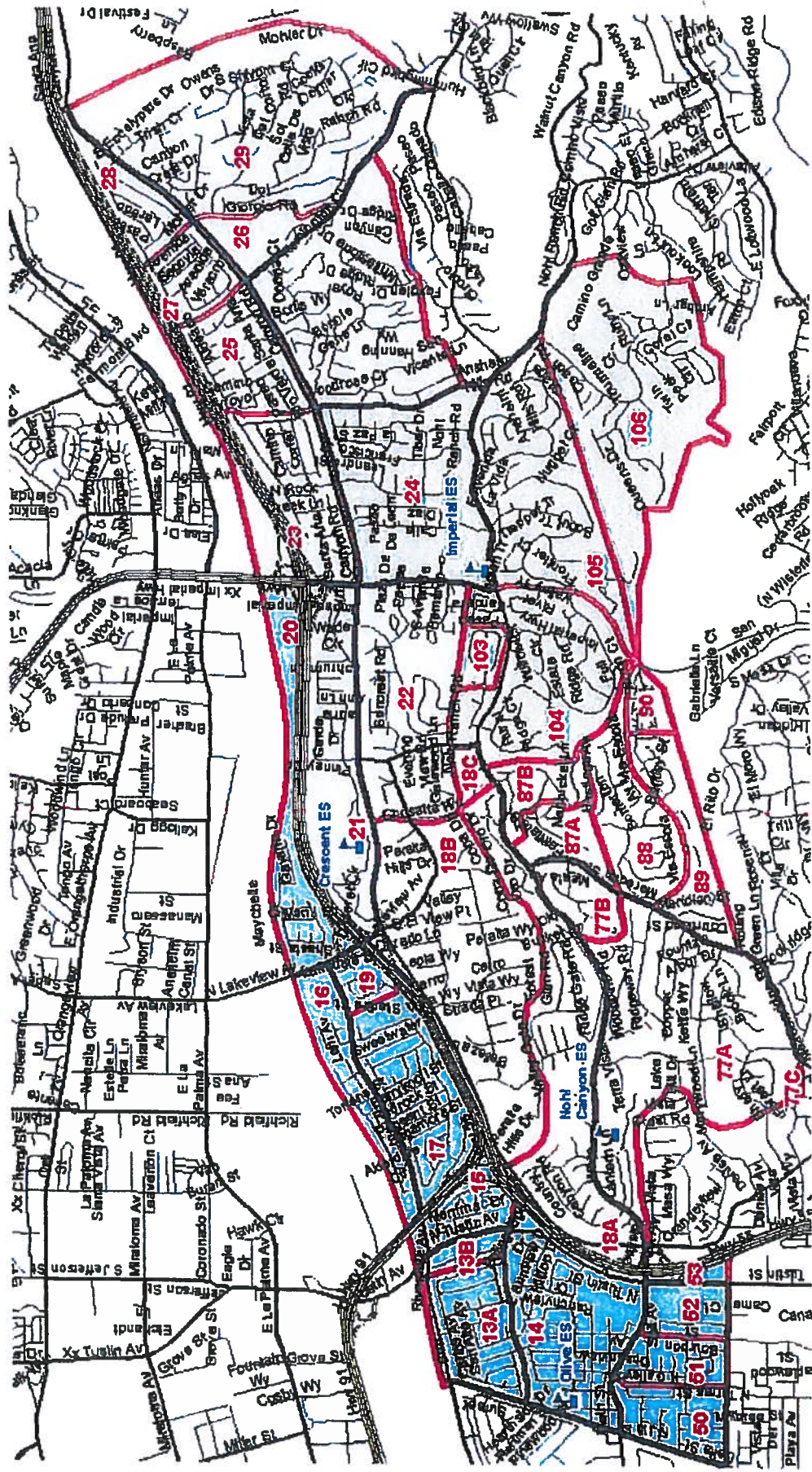
Based on the Davis Demographics Report completed in May 31, 2011 the enrollment for the Riverdale Study Areas (15, 16, 17, 19 & 20) are expected to experience an increase of approximately 34 (K-6) students or approximately 1.7 students per classroom for the next six years.

OUSD District Programs

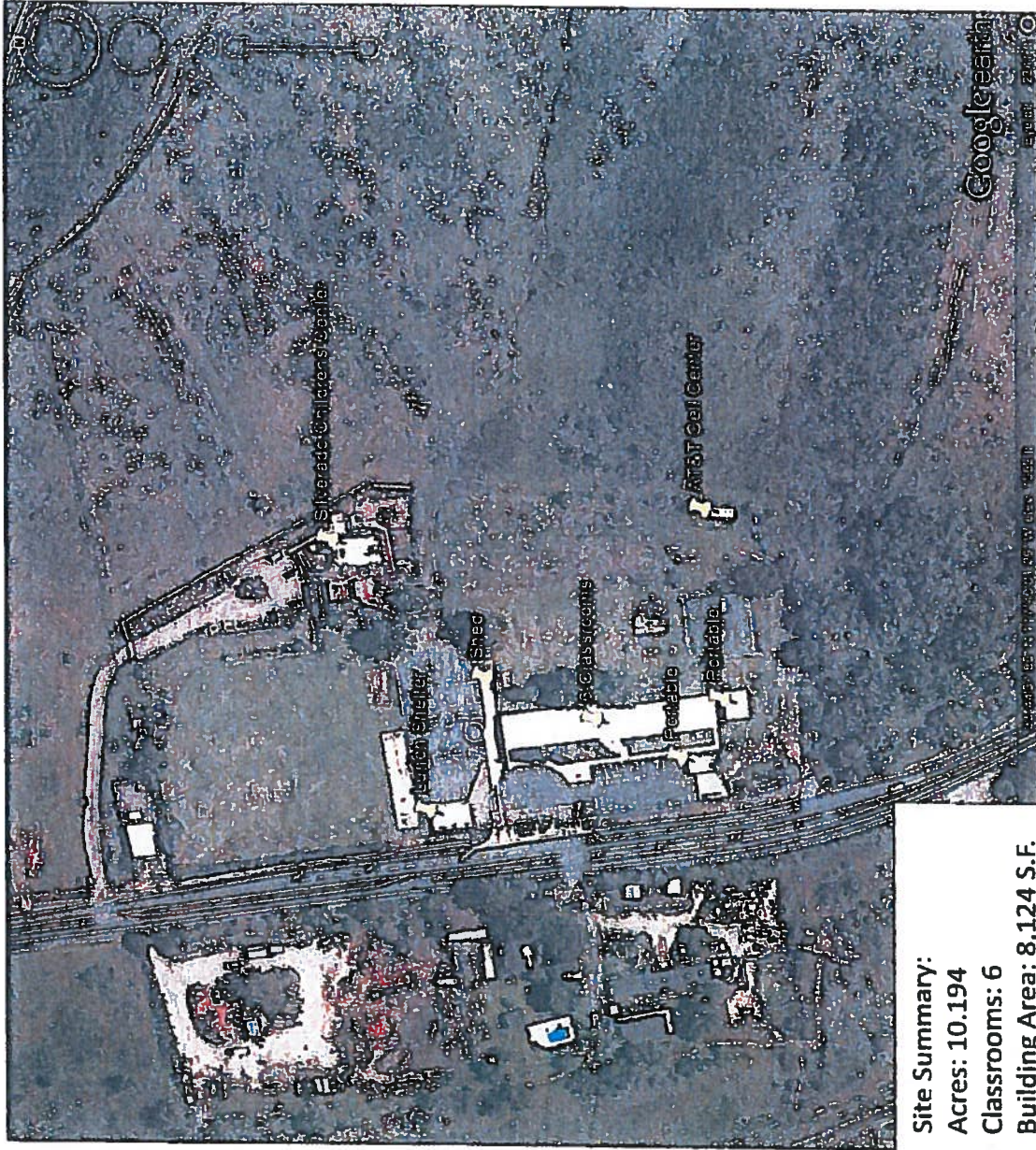
CRESCENT ES	NOHL CANYON	OUSD PRE-K SDC SITE	IMPERIAL
11 CLASSES TOTAL	3 CLASSES TOTAL	19 CLASSES TOTAL	4 CLASSES TOTAL
3rd 1 Gate	4th 1 Gate		1 - Visually Impaired Room
4th 2 Gate	5th 1 Gate		1 - Music Room
5th 2 Gate	6th 1 Gate		2 - Empty Rooms
6th 2 Gate			
302 Science Center			
303 Science Center			
304 Music Room			
305 Music/Riser Room			

330 Students (30:1) **90 Students (30:1)** **570 Students (30:1)** **120 Students (30:1)**
District programs are housed at schools sites based on space availability. Crescent ES, Nohl Canyon ES, OUSD Pre-K SDC and Imperial ES currently house OUSD programs, and have empty rooms for 1,110 Students (30:1)





Silverado



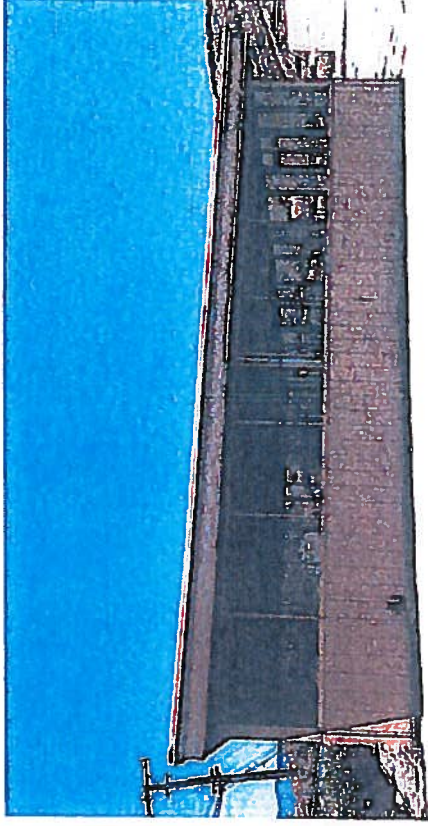
Site Summary:
Acres: 10.194
Classrooms: 6
Building Area: 8,124 S.F.

Silverado

Front Entrance - Office



Screened Lunch Shelter

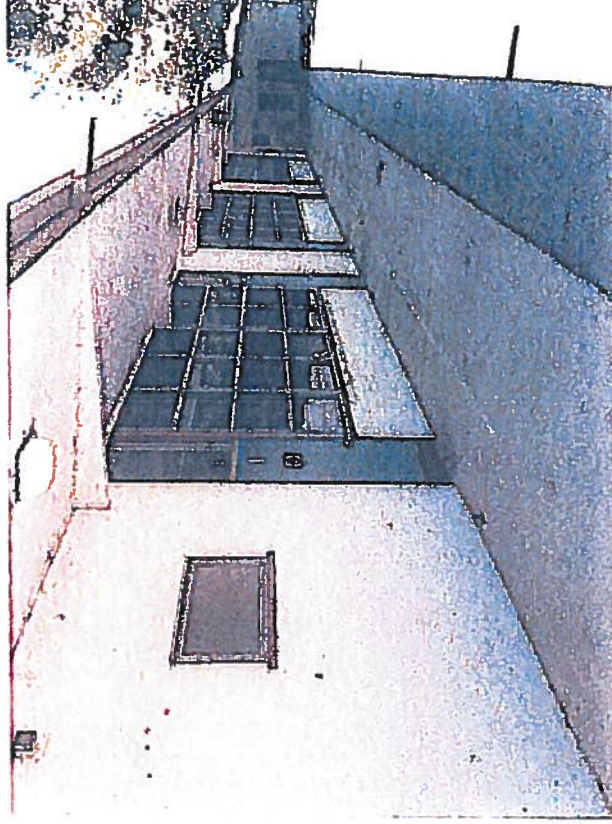


Silverado

Classroom Building



Classroom Building

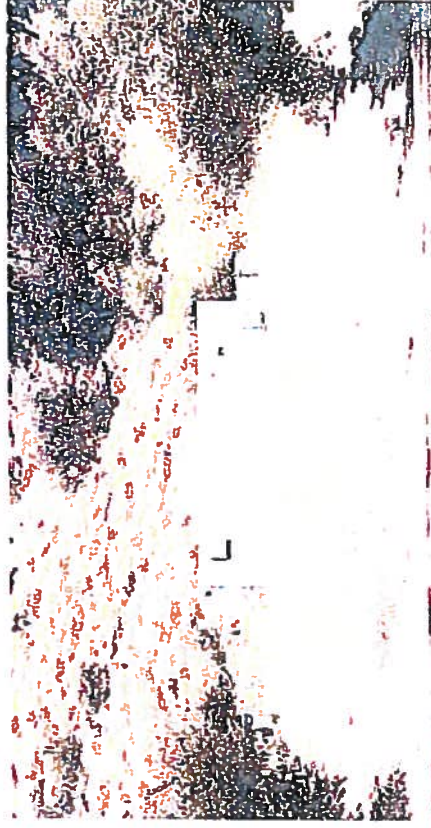


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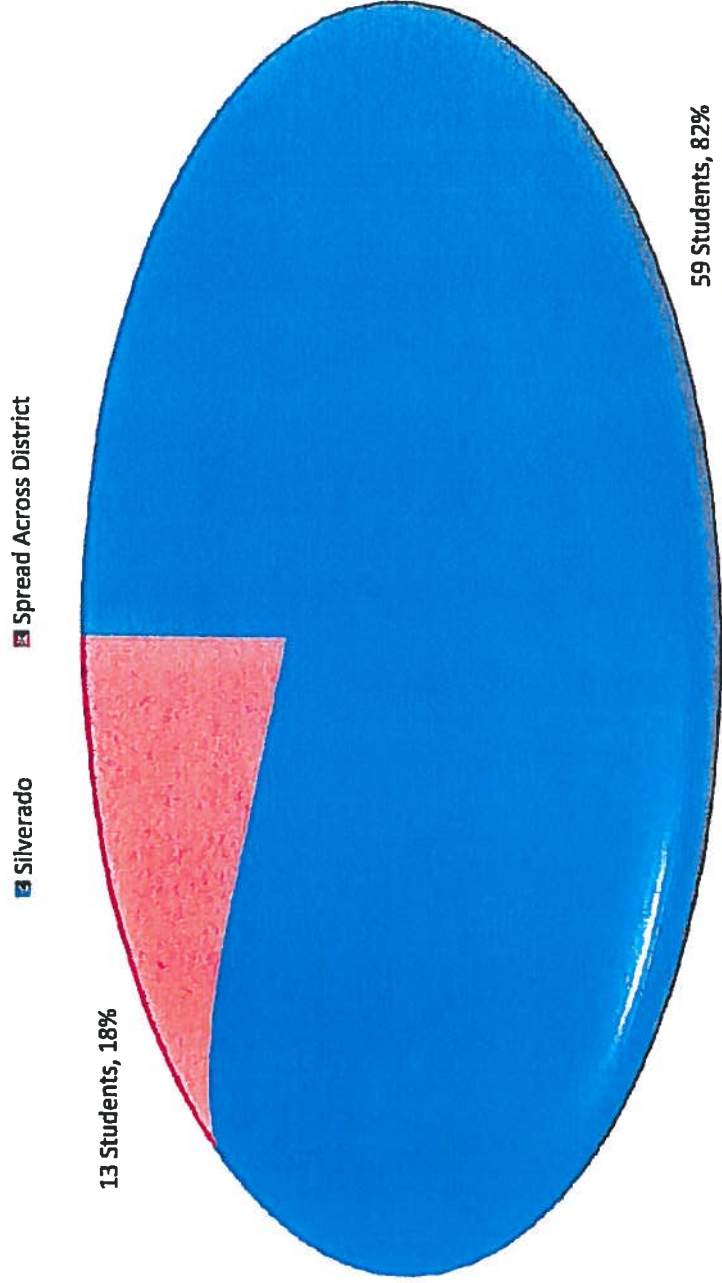
Playground



AT&T Cell Station

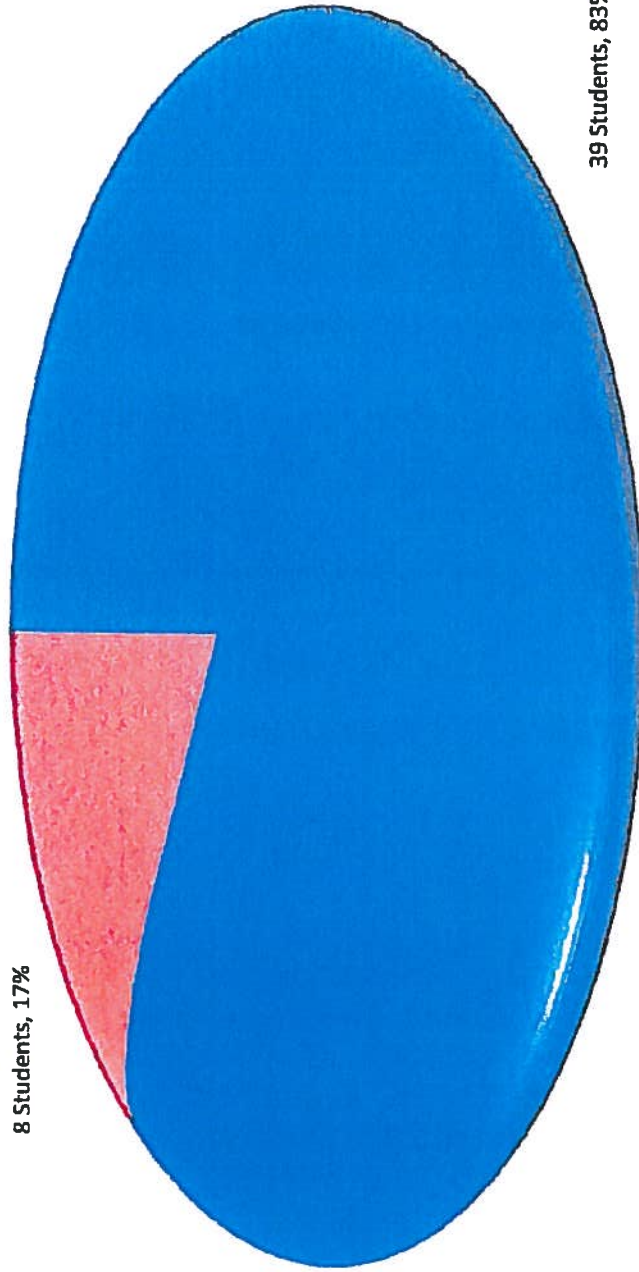


2008-2009 Silverado Resident Students (72)



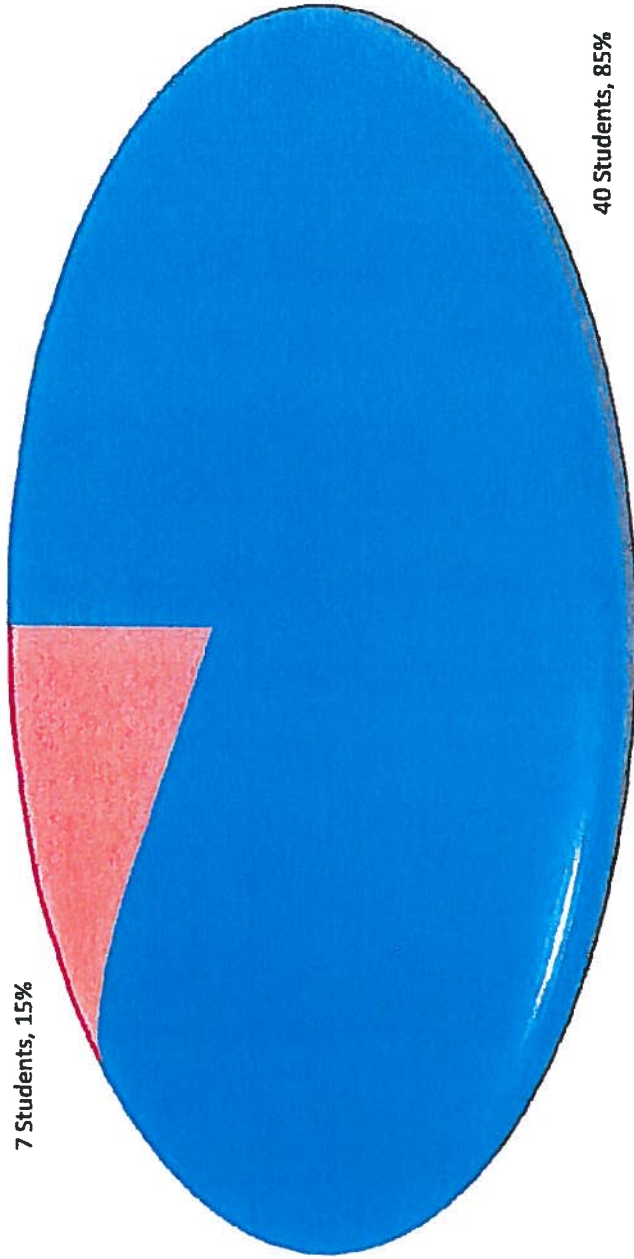
2009-2010 Silverado Resident Students (47)

■ Chapman Hills (Home School) ■ Spread Across District



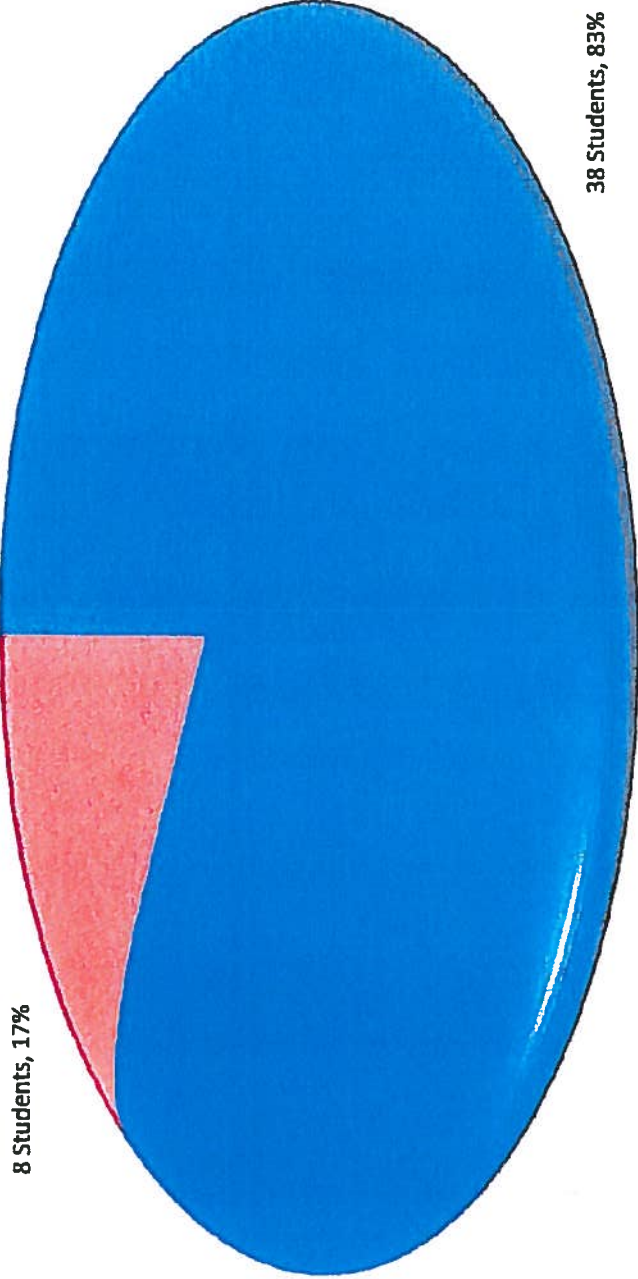
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2011-2012 Silverado Resident Students (46)

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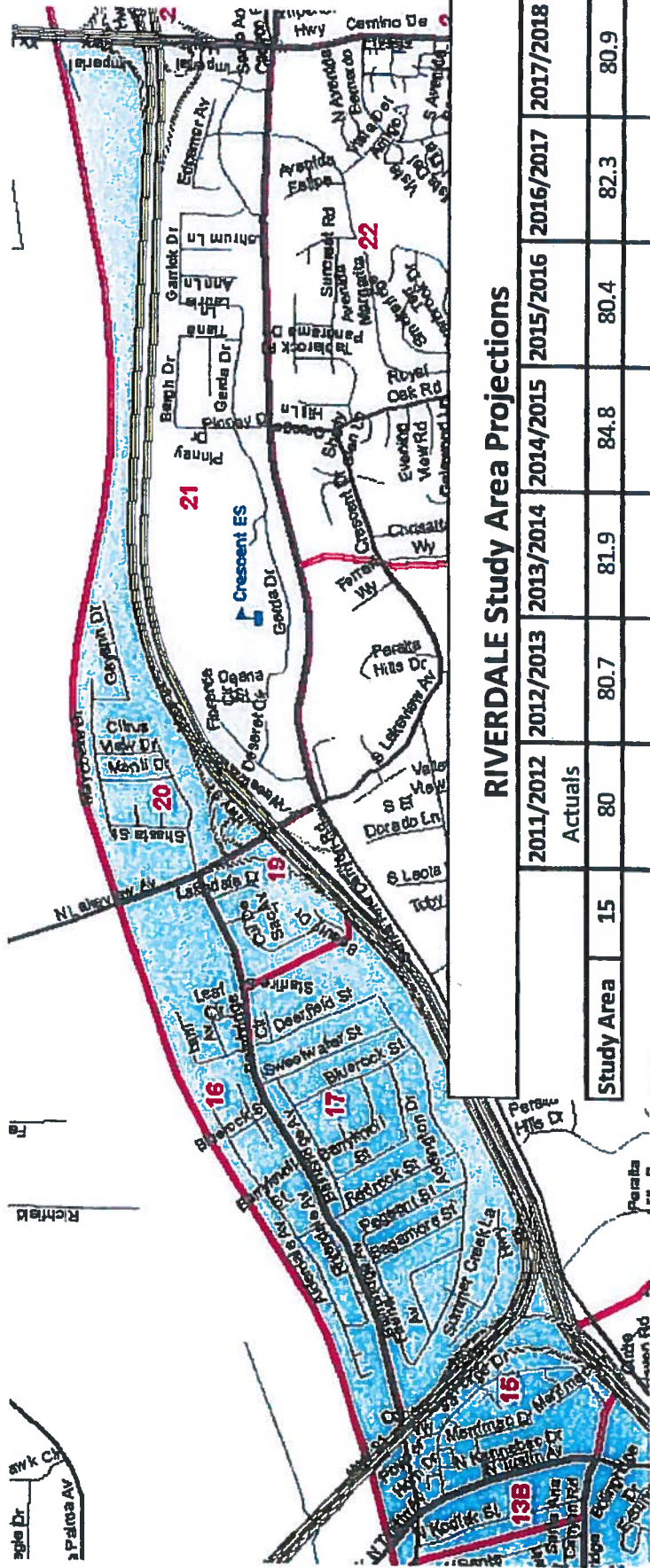


Projections

Based on the Davis Demographics Report completed in Spring 2011 enrollment for the Silverado Study Area (291) area is expected to experience a decrease of enrollment for next six years.

SILVERADO							
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
	Actuals						
Study Area	291	41.7	45.5	42	47	41	38

Questions



RIVERDALE Study Area Projections

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	Actuals						
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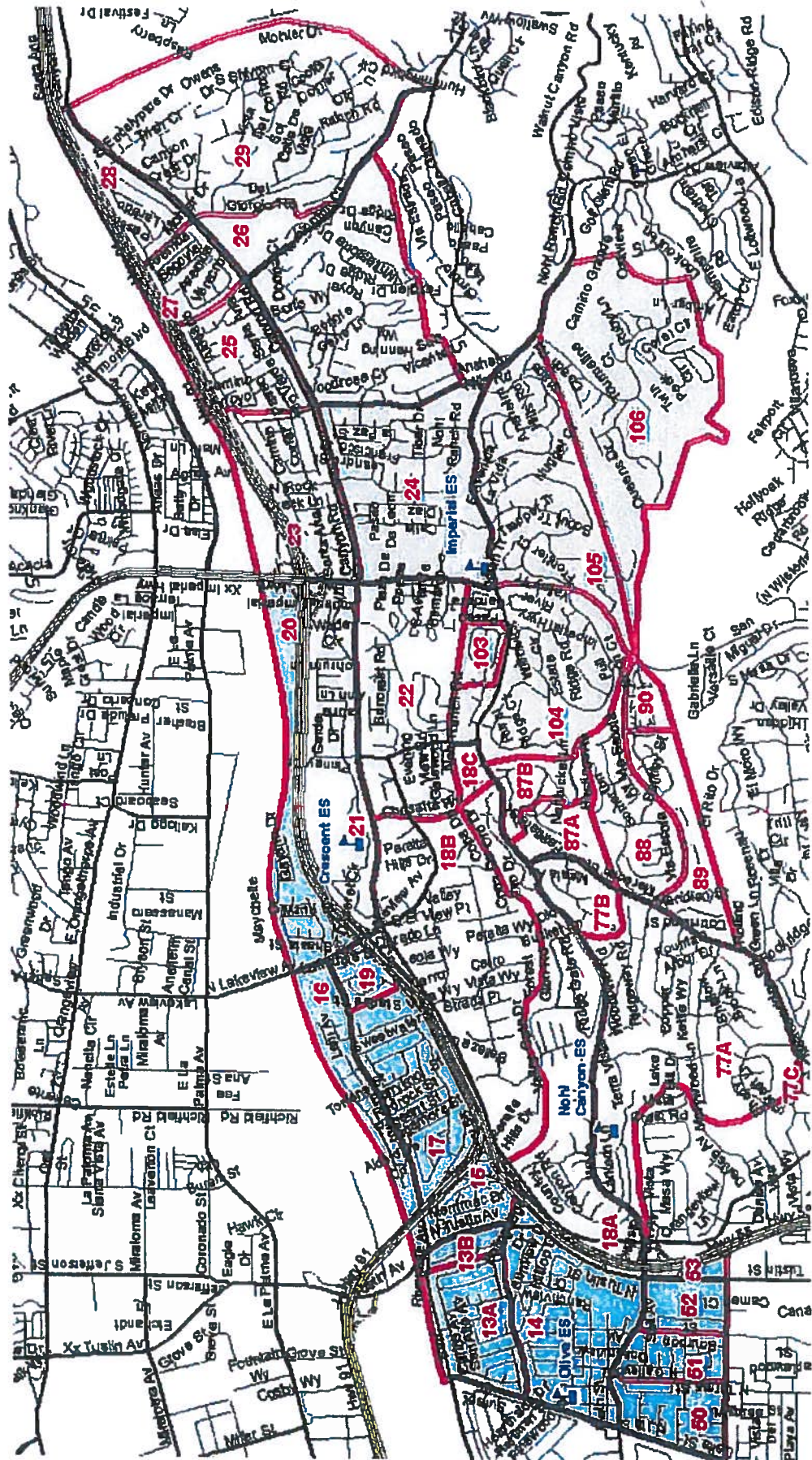
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Silverado



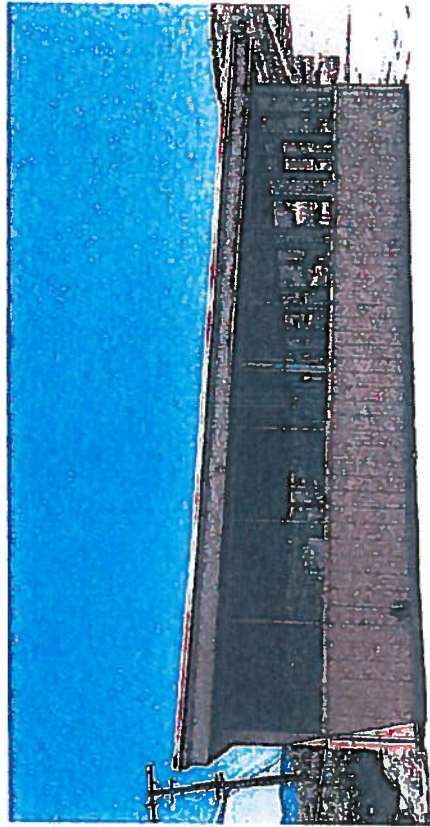
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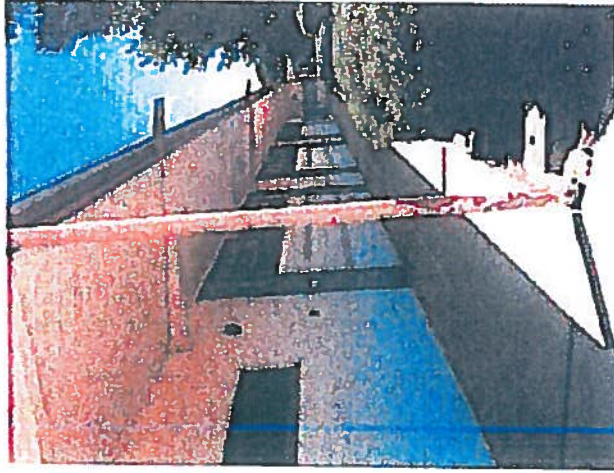


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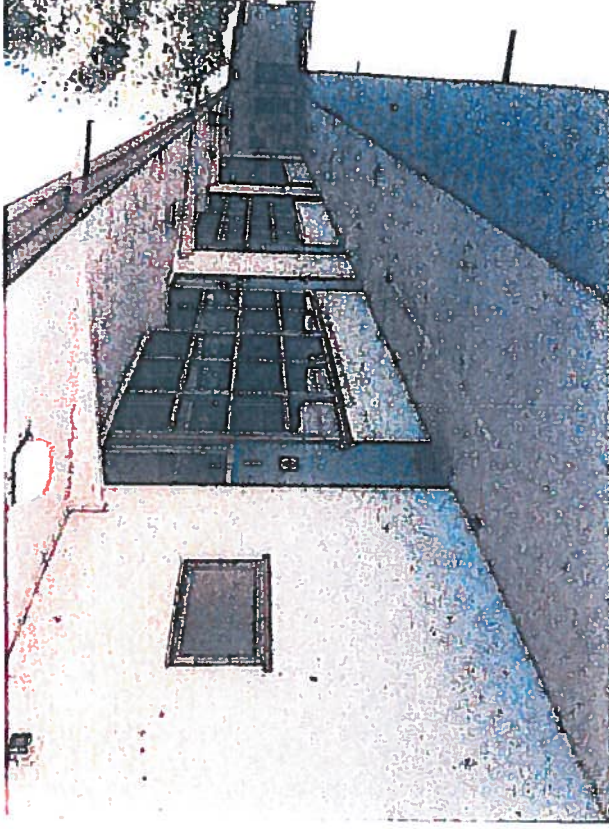


Silverado

Classroom Building



Classroom Building



Silverado

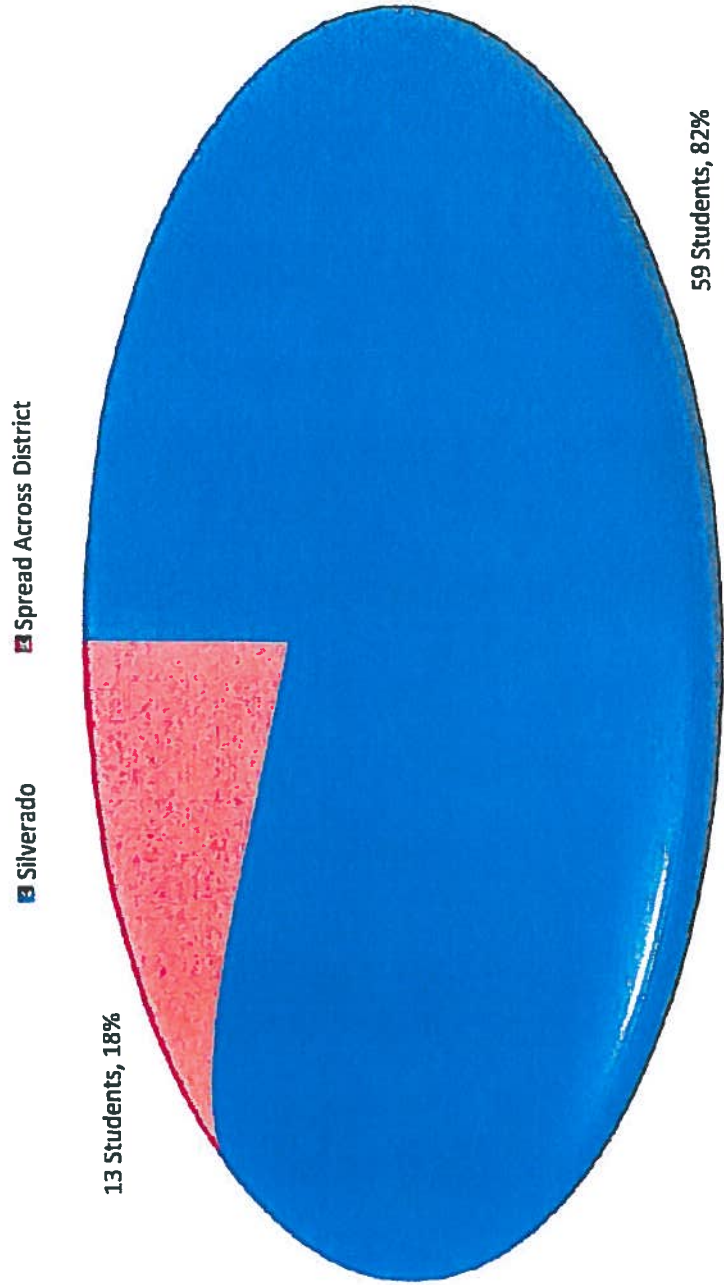
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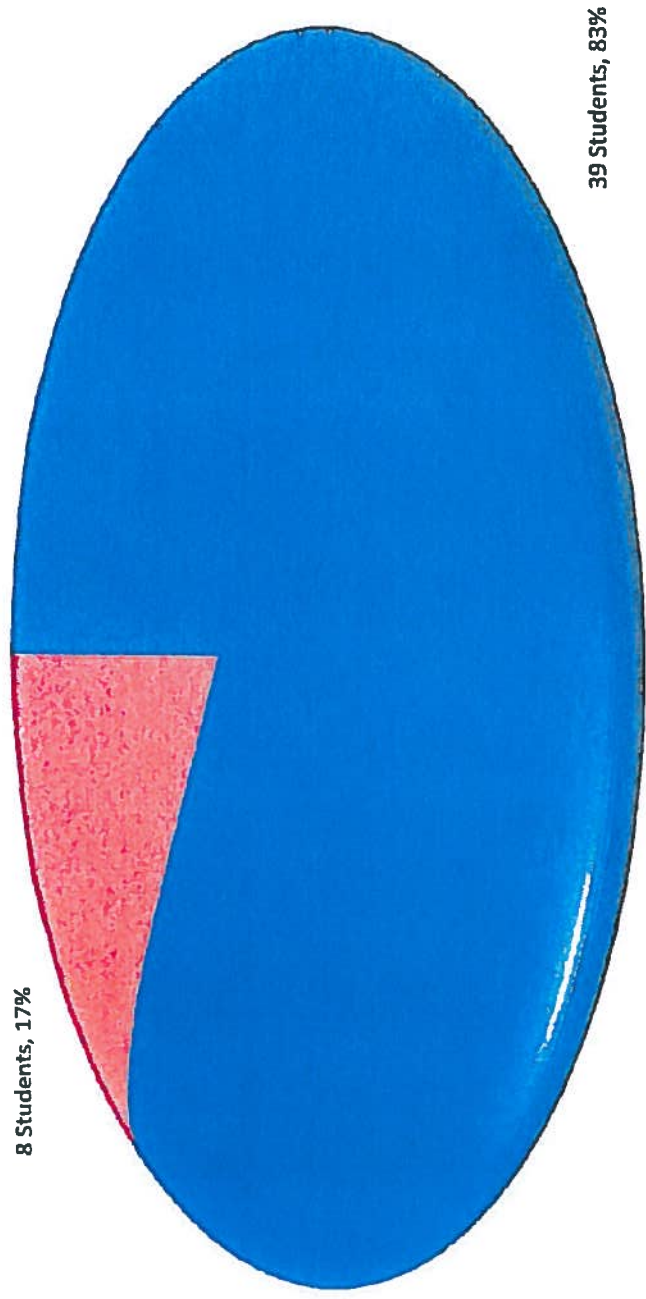


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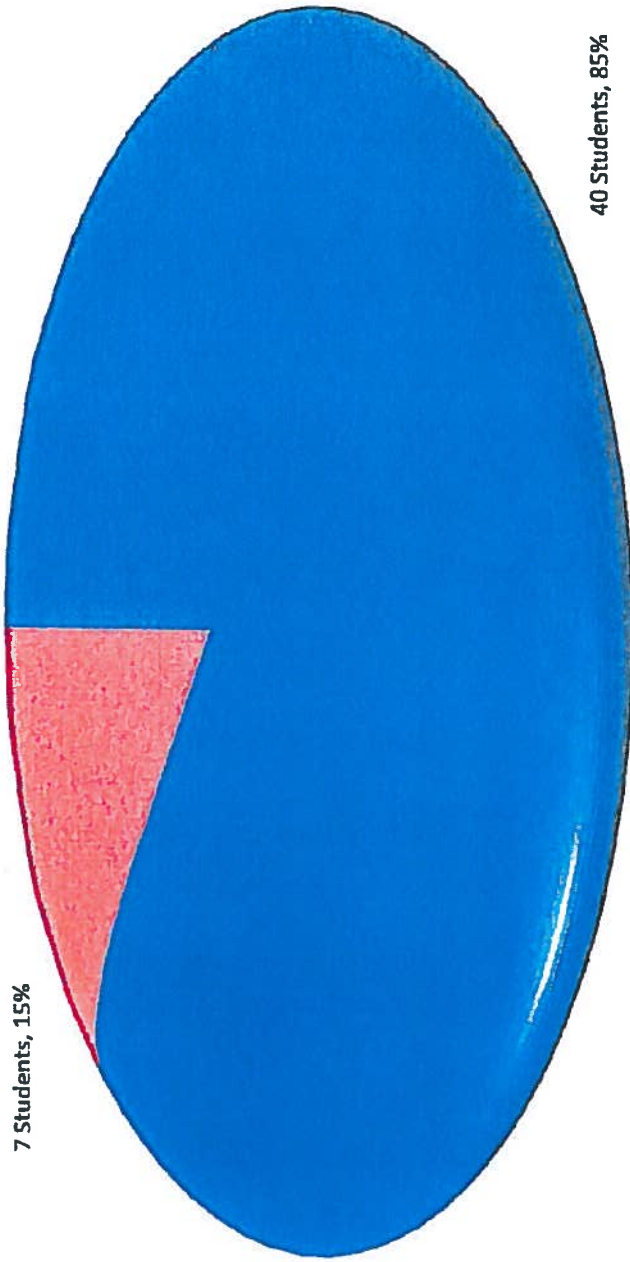
2009-2010 Silverado Resident Students (47)

Chapman Hills (Home School) Spread Across District

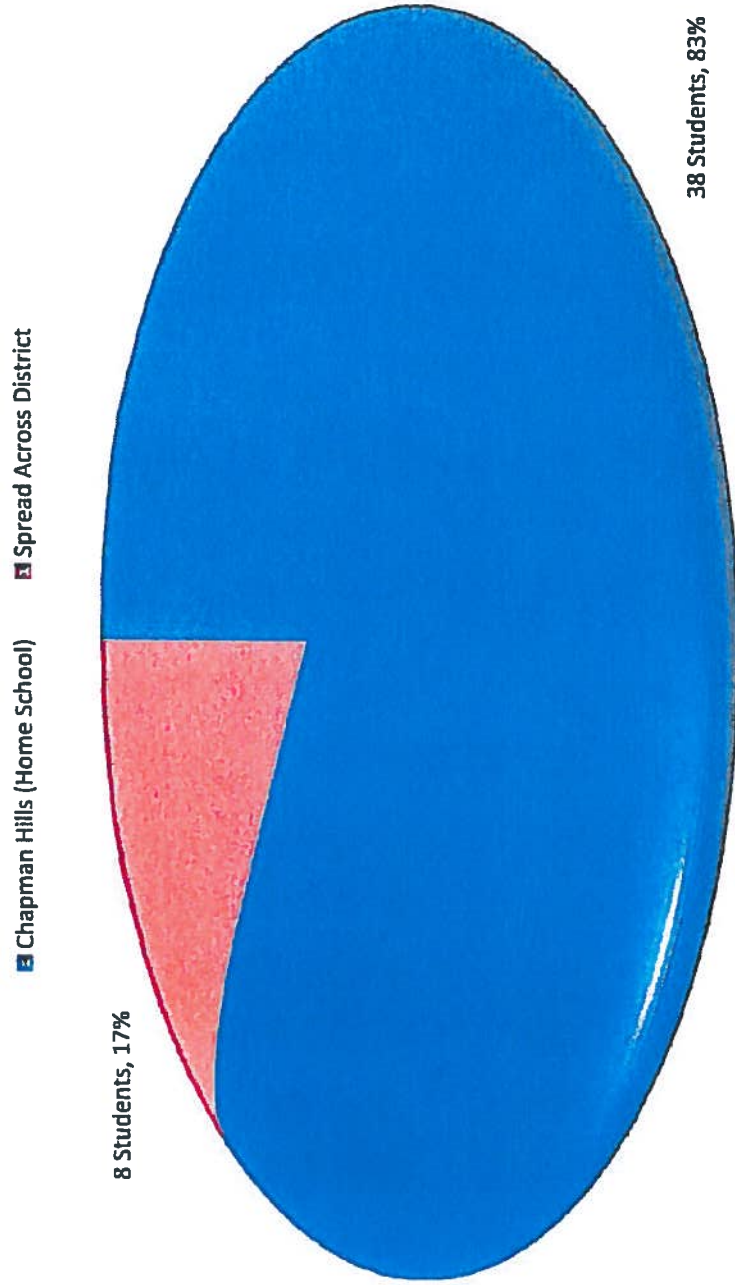


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Projections

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SILVERADO							
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	Actuals						
	46	41.7	45.5	42	47	41	38
Study Area	291						

Questions