

IRVINE UNIFIED SCHOOL DISTRICT

ASSET MANAGEMENT PLAN ADVISORY COMMITTEE

January 29, 2004

Call to Order:	The meeting of the AMPAC was called to order by Chairperson Vernon Medeiros at 4:03 p.m.
Roll Call:	Sign in sheet provided for members to sign in.
Members Present:	James Colclaser, Ray Hudash, Tim McSunas, Vernon Medeiros, Douglas Rapp, Frank Rugani, Teri Sorey, Terry Walker, Janet Wang
Members Absent:	Dick Fenner, Ken Stone
IUSD Staff:	Vern Medeiros, Deputy Supt./CFO Judy Mueller, Confidential Secretary
Others:	Guests: Guest Speaker, Tim Gehrich, City of Irvine; Sandy Litzie, City of Irvine; Jeff Parker, Standard Pacific, Frank McGill, VPCA, and Ione Stein, Ione Real Estate
Next Meeting Date:	Thursday, February 19, 2004, Superintendent's Conference Room: 4:00 p.m. – 5:30 p.m.

Oral Communications

There were no oral communications.

AMPAC Committee Business

1. Call to Order

- Vernon Medeiros called the meeting to order at 4:03 p.m.

2. Roll Call

- Roll Call completed through Sign In sheet

3. Adoption of the Agenda

- Agenda adopted for the January 29, 2004 meeting.

4. Adoption of Meeting Minutes from December 11, 2003

- Meeting minutes were adopted for the December 11, 2003 meeting.
- Meeting minutes will be posted on the internet for public information.

5. Zoning – Tim Gehrich, City of Irvine

- Last meeting discussed zoning processes.
- Tim provided an overview on the zoning processes.
- General Plan (consistent with zoning in that area - i.e. residential) & Zoning (institutional)
- Zoning Amendment and General Plan Amendment are required to add dwelling units. They must receive – CEQA or environmental clearances from the city.
- Other actions to anticipate (residential/master plan review process – if sold plan to developer) General Plan Amendment Zone Change (square footage usage) i.e. DO is a multi use zone;
- To move the DO to a school site would be viewed as consistent use.
- James : GPA – cost paid for by the developer or the land owner (whoever initiates the action). If sold, then completed after successful completion.

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- State Entity – we have some authority where the city may not step in (within the mission statement of the school district does). City of Irvine would like to review the plans.
 - AI: Exempt if a public school. Frank McGill thinks that is not the case for a DO. This should be researched
 - Q: How difficult is it to get the Zone Changes approved? City Council approves and the city participates in the review and approval process. This also includes analysis of traffic studies, facilities and how it fits in with the proposed new use.
 - Q(Frank): If change to residential (residential caps) – challenge is the environmental analysis (sq. footage, # of units, etc. – air quality, circulation as compared to current use).
 - Q: How long would the typical amendment take? 6 months to a year or more, depending on the issues being addressed. Single parcel of land may not be as long. Environmental impact report needs to be submitted for review.
 - Q: Identify if Vista Verde and Alderwood are zoned institutional. Need to check surrounding land uses. General Plan – depends on the type of user we are looking at.
 - Q: What is the path of least resistance? Probably what ever the land uses are in the area surrounding and the existing land use.
 - Q: If moves from public school to private, would that be the same zoning? Requires a conditional use permit, therefore, there is a distinction between private and public school zoning.
 - Q: Does this depend on how the land is designated? Check with Vern.

6. Potential Uses of Funds from Sale/Lease of IUSD Properties

- What can we use this money for?
 - It cannot be used for General Fund money.
 - Deferred Maintenance (long term projects) that we may access state funds for.
- AI: Investigate how we may use the interest on these monies?
 - Is there a distinction between a short-term rental and a long term lease?
 - Church or weekend school rental monies could come back for use in the General Fund.
- Deferred Maintenance Fund matches \$750K of District Funds and then we have a total budget of \$1.5M. The money may be saved in a capital projects fund.
- Q: What if IUSD entered into a Joint Venture Interest (interest work \$2M, but no cash to put into the Capital fund). Do all distributions need to go into the Capital Fund? Potential of Land Swaps?
- Referenced to the “Summary of Disposal of Surplus Property” submitted by Atkinson, Andelson, Loya, Ruud & Romo.
 - Naylor Act: City, County and other Public Agencies (i.e. for parks) – sold at a reduced price; the floor is 25% of the land value. DO is not subject to this. Check on Creekside.
 - IUSD cannot get into the development of the property itself. City has right of first refusal. If city purchases for park, it must be kept as a park.
 - Page 17 – References Ed Codes

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- Q: What is the difference between open spaces vs. other parcels?
 - Property deeded from Tustin Airforce Base. Recommend relocating Creekside to this site (20 acre site). IUSD asked what other programs may be moved to that site? Identify maximum and minimum school sites for this location. Analysis: We do not need another K-8 Site. Extended to K-12 Site and looking for other uses as well.

7. Deed Restrictions

- No deed restrictions other than oil and mineral rights.
- Provision 1j: If you staged this as only one surplus property at a time – not to exceed 30% of the total surplus lands owned by the district.
- If a school is surrounded by existing homes, then there may be concern how much would be recreational vs. residential.
- All of these parcels are intact (question from James).
- Harvard/Barranca – we have a restriction to move forward by 2006.
- Q: Is there also room at one of these facilities for storage? We are really impacted at Woodbridge H.S. Nursing & Counseling Services said to master plan Woodbridge if those portables were not there.
- Another possibility: Los Naranjos – the result of committees and recommendation by the board.
- The district is not leasing anything at this time. Only some portables for modernization.
- Question from Mr. McGill on the Naylor Act and how it impacts the city's influence on the use of this property.
- Next Steps: 30% clause – we could exempt ourselves from city involvement (check with our legal counsel).
- Identify how valuable the land is per acre (if entitled \$2M/acre; un-entitled is approximately \$1.2M/acre). Nothing would prevent us from going to the Irvine Company (Land Swap) and the city to deal with them. The city really wants low-income housing and where do we fit in to reap some of the revenue (capital improvements) over a 40 year stream. Long-term lease agreement with Creekside and the shopping center. Alderwood is not likely to ever go residential.
- AI: Identify if we are required to go through RFP or may we select the developers to go through them? Sale or Lease – Auction.
- Identify needs of the District (i.e. a lot of potentials – Kitchen facility).

8. Specific Properties

- Alderwood -
- Creekside Alternative Education Site -
- District Office -
- Vista Verde -

9. Meeting Schedule

- Deputy Superintendent of Business Services will email a proposed schedule for the remainder for the Calendar Year. Committee members will provide feedback on the

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proposed schedule and have the meeting scheduled approved at the February 19, 2004 meeting.

10. Other

- Where in this process do we invite the community to submit their suggestions?
- We will solicit feedback from the community, for an invitation to all associations and all representatives here. Woodbridge and Parkside are currently represented on the committee.
- As an advisory committee, we may not want to recommend sale of surplus property without first taking a survey of the surrounding land owners (recommendation based on speaking with the city and the community).
- Check with facilities consultant (Corinne Loskot) for all processes she went through with her 7/11 committee. Have Corinne speak to this issue at the next meeting.
- Proposals would be presented at one meeting for all sites being considered (1-2 months out).
- **Recommendations on Next Steps:**
 - Doug & Tim – Land Values/Entitlement on 6 acre school sites Alderwood – 6 acres; Vista Verde – 9 acres
 - Corinne Loskot will be invited to speak with regards to the timeline on Yale.
 - Sandy – city responses about Yale
 - Define our objectives in line of the Naylor Act (reference 1h – to apply school sites that are moving). Vern will work with Frank on this.
 - Janet proposed the committee develop a work flow chart to discuss options and provide a better sense of direction (sale/lease; keep and rent on an annual basis and to clearly identify the options available to IUSD). This could be set up as four transactions instead of only one.
 - Purchase of housing to lease housing for teachers who cannot afford housing “workforce housing” (i.e. UCI affordable housing). Joint venture to benefit teachers.
 - Identify if we are able to use interest on income.
 - Have the Association take formal action on anything they want to communicate on behalf of the community association.
 - Ray Hudash – Email list of associations.
 - Post the next steps on the website to allow community to participate in these meetings. We would also want to post in the Irvine World News.
 - Baseline year eligibility on attendance; state Ed codes and provisions on this as it relates to the land (i.e. high profile capital projects) – Impact on State Funding (per Lloyd).
 - Determine how these old properties were purchased.
 - Put out a calendar of proposed dates.
 - Identify Relocation Costs.

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- Harvard / Barranca Plan – start is January 2005; occupy by December 2006.

11. Adjournment

- Meeting was adjourned at 5:36pm.

Next Meeting Date(s): Thursday, February 19, 2004 from 4:00 p.m. – 5:30pm in the Superintendent’s Conference Room. Proposed meeting schedule will be approved at the next AMPAC meeting.