

Orange Unified School District

**DISTRICT ADVISORY COMMITTEE
TO RECOMMEND THE USE OR DISPOSITION
OF SURPLUS REAL PROPERTY**

**Final Report to the
Board of Education
July 2008**

Committee Members

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Introduction

A District Advisory Committee (the "Committee") to recommend the use or disposition of surplus real property was formed by the Board of Education on February 7, 2008. The Committee was formed to review information, receive community input, list acceptable uses of the properties being considered, and prepare a report to the Board of Education recommending the use or disposition of four potential surplus properties. The Committee has no decision-making authority concerning the ultimate sale or use of the properties being considered and after recommendations are made to the Board of Education, the Board may either adopt the recommendations or reach different conclusions.

Four properties were evaluated to determine if the property is needed for future use as a school site. Aerial photos outlining the approximate boundaries of each property are included as attachments to this report. Information about each property and the recommendation of the Committee is presented as follows:

Killefer

Property Description: This property includes approximately 3 acres located on Lemon Street in Orange, adjacent to Richland Continuation High School. The property consists of the former Killefer School building, the parking lot across from the building and an area currently used as a park by the City of Orange. (Attachment A)

Current Use: The City of Orange and the Friendly Center use the park area for recreation programs and after school tutoring as part of a joint use agreement with Orange Unified School District. The intent to declare this portion of the property as surplus is not to change the use of the property but to provide an opportunity to discuss scenarios that would preserve this area permanently as a park.

The former Killefer School building is currently vacant and not in compliance with earthquake safety standards required by the Field Act.

Community Input: There was one comment at the public hearing concerning this site. It was stated the building should be kept and turned into a young adult center and the surrounding community should have an opportunity for additional input if the property is considered for sale.

Recommendation: The park area of this property should be maintained as a permanent park in the future. Proposals that include restoration of the Killefer School building should be given preference as the disposition of this property is considered. This property will not be needed in the future for school facilities and should be considered surplus.

Parkside

Property Description: This property includes approximately 10 acres located at Yorba Street and Palmyra Avenue in Orange. (Attachment B)

Current Use: This site is currently used for non-traditional school programs. School age day care, infant care, pre-school special education and classrooms for Community Day School and Regional Occupation Programs (ROP) currently occupy the site.

Community Input: There were two comments at the public hearing concerning this site. It was acknowledged that adjacent properties have environmental concerns that would limit future expansion at this site. Concern was raised about the continuation of the great programs located at this site should this site be considered for sale.

Recommendation: Quality programs located at this site should be transitioned to other school sites that are currently not fully utilized. This property will not be needed in the future for school facilities and should be considered surplus.

Peralta

Property Description: This property includes approximately 20 acres located at Meats and Canal Street in Orange. (Attachment C)

Current Use: This site is currently leased to Super Sports Golf and Recreation Center through September 14, 2014. The annual lease payment is \$150,000. The main use of this property is a golf driving range.

Community Input: There were nine comments at the public hearing concerning this site. Concern was expressed that apartments or condos could have a negative impact on traffic in the area. The majority of the comments centered on the fact that this is the largest piece of property available for new school sites (middle or high school) and should be held for future expansion needed for enrollment increases impacting the capacity at current middle or high school sites.

Recommendation: Detailed demographic information should be updated to verify the assumptions used to make this recommendation. This property will not be needed in the future for school facilities and should be considered surplus.

Walnut

Property Description: This property includes approximately 9.3 acres located adjacent to Santiago Middle School on N. Rancho Santiago Blvd. in Orange. (Attachment D)

Current Use: A portion of this site is leased to Gregory Palm Farm. The lease renews annually and either party can terminate the lease with 180 days written notice to the other party. During the past five years the lease has generated approximately \$40,000 annually.

Community Input: There were four comments at the public hearing concerning this site. Zoning issues because of access, lease issues, and the fact that the property is generating income for the District were all expressed as reasons not to dispose of this property.

Recommendation: This property will not be needed in the future for school facilities and should be considered surplus.

Summary

The Committee concluded that the four properties being considered will not be needed in the future for school facilities and should be considered surplus. The Peralta and Walnut sites have previously been declared surplus by the Board of Education as lease agreements were negotiated for those properties. This process has been an update and validation of previous Board of Education decisions concerning those properties.

Information in the Facilities Advisory Committee Final Report (July 2004) was reviewed and considered. Future enrollment projections that range from a total student population of 31,000 (projected for 2013) to 38,000 (by maturity – projected in 2002) could be handled by capacity at current school sites and proposed new school sites planned in areas of approved new residential developments.

The Committee also recommends a detailed demographic study be completed during 2008-09 to verify the assumptions used for this recommendation before a final Board of Education decision is made concerning the disposition of the Peralta property.

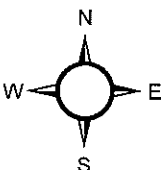
These recommendations provide the Board of Education flexibility to consider proposals for each property and test the market to determine the value for each property. That flexibility will allow the Board to make an informed decision about how to maximize the use of these assets to benefit the educational opportunities for the children of the Orange Unified School District.

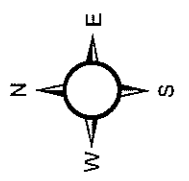


Killefer Site

Aerial Photo taken Spring 2005

ATTACHMENT A

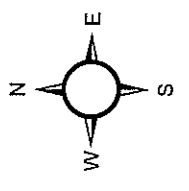




Parkside Site

Aerial Photo taken Spring 2005

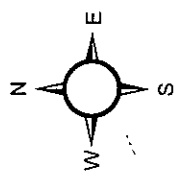




Peralta Site

Aerial Photo taken Spring 2005





Walnut Site

Aerial Photo taken Spring 2005

WALNUT AVE

SANTIAGO CHARTER (OUSD)

