

INFORMATIONAL MEETING

REUSE OF DISTRICT OFFICE PROPERTY
September 15, 2011



Tonight's Meeting

- Introductions
- Presentation
 - Background
 - Intentions for property
 - Reuse process and timeline
- Q&A



Background



Issues & Opportunity

- **Issues:**

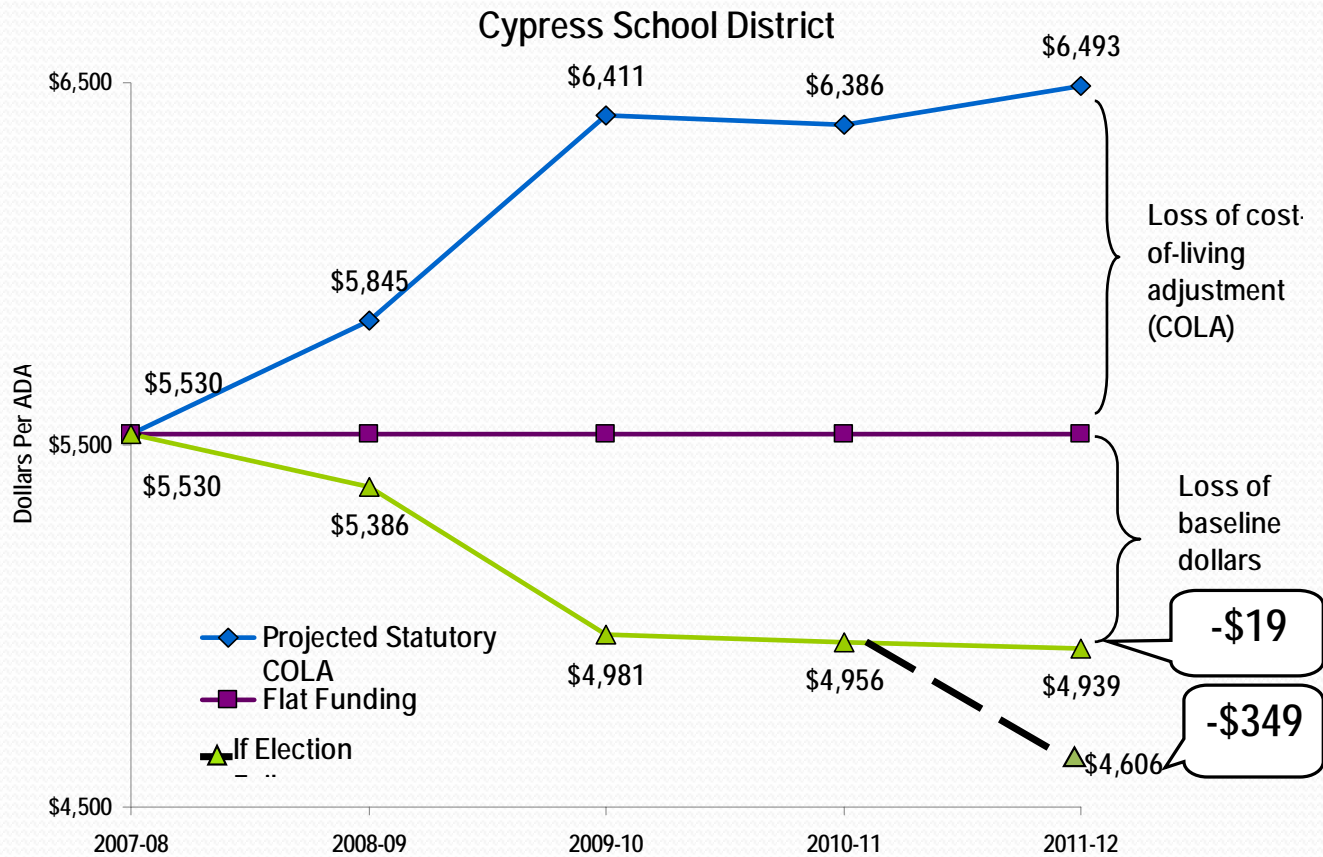
- Lower revenues for District...the last 3-4 years of recession has impacted the District
- Student enrollment has declined over the last 10 years and is projected to continue declining

- **Opportunity:**

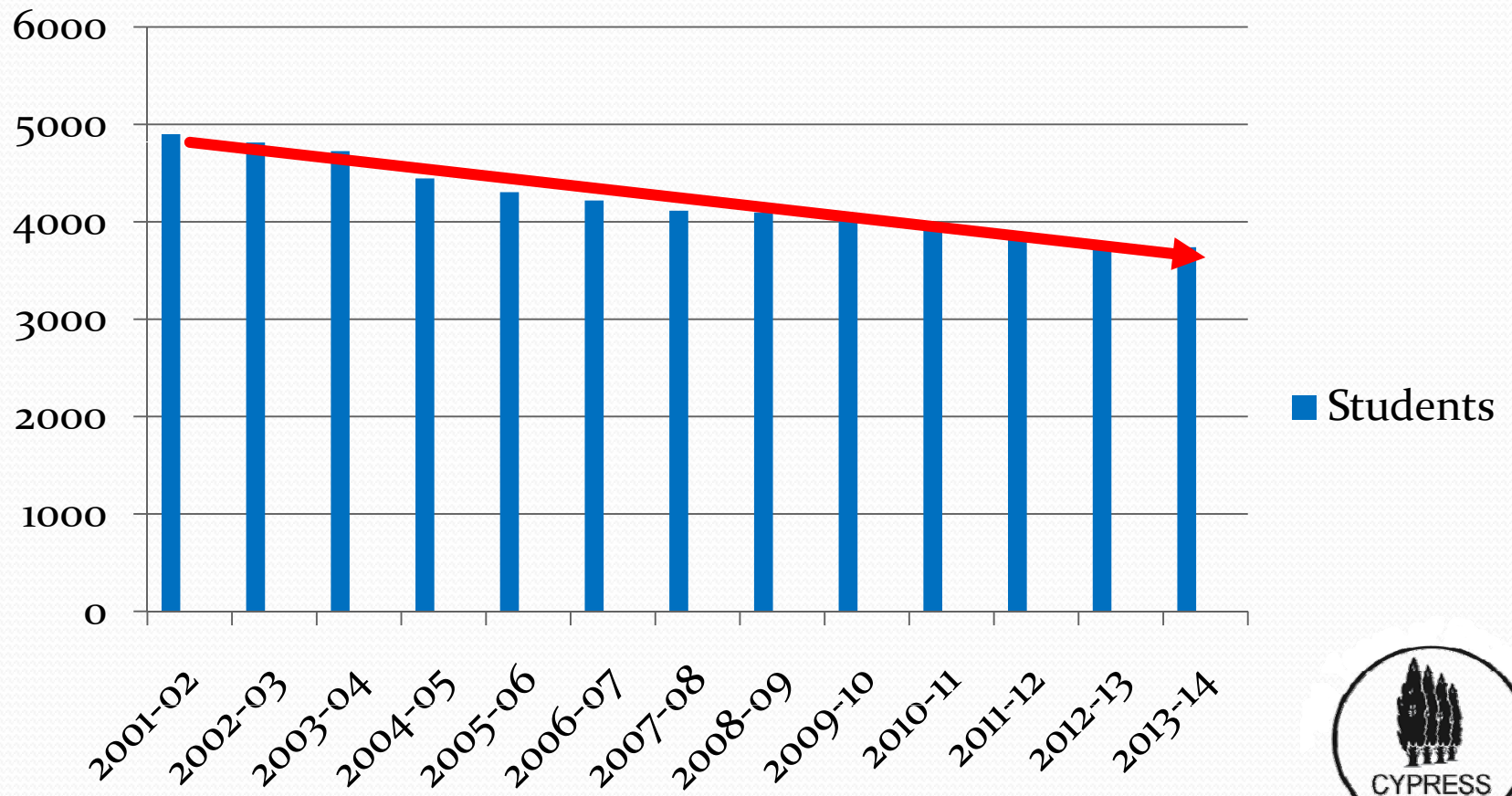
- Generate revenue with existing District properties



Per Student Revenue Limit Funding (Statutory vs. Actual)



Cypress School District Trend of Declining Enrollment



Challenge with Declining Enrollment

Year	ADA Reduction	\$\$\$
2007/2008	-23	-\$129,073
2008/2009	-116	-\$624,043
2009/2010	0	+\$1,791
2010/2011	-95	-\$473,304
2011/2012	-65	-\$328,399
2012/2013	-120	-\$616,887

- Of the last 8 years, 7 have been declining years
- District anticipates 2013/14 being the year where numbers level out



School District Revenue Potential Sources

- School districts may issue bonds or certificates of participation to raise money to build or modernize schools
- School districts may use a parcel tax or surplus property to raise revenue for programs or services for students
- Both bonds and parcel tax would result in costs to residents



Decision to Sell/Trade Properties

- The District's Board of Trustees reviewed the information in a public process during early 2011 in accordance with State law
- The District's Board of Trustees decided to use surplus school sites to support student programs rather than asking Cypress residents to pass a parcel tax



Surplus District Properties

- The Cypress School District has 6 surplus properties:
 - **School District Office**
 - **Cawthon School (Closed 2010)**
 - **Damron School (Closed 2004)**
 - **Mackay School (Closed 1980)**
 - **Swain School (Closed 2010)**
 - **Dickerson School (Closed 2009)**



District Goals

- Unrestricted income for programs & services
- Cash reserves for long-term needs
- Retain one site for leasing for private schools or daycare or for unexpected growth
- Relocate District Office to a more efficient location(s)
- Sell or exchange Cawthon, Damron, District Office sites to home builders for construction of single family, detached homes.



Intentions for Property



District Office Site



Status of Site

- School District offices are located on the site
- Site is approximately 6.3 acres, located on two major streets
- Facility is old and not scheduled for modernization
- The facility is underutilized
- The facilities can be accommodated on other existing sites more efficiently, leaving the 6.3 acre site available for other revenue generating uses

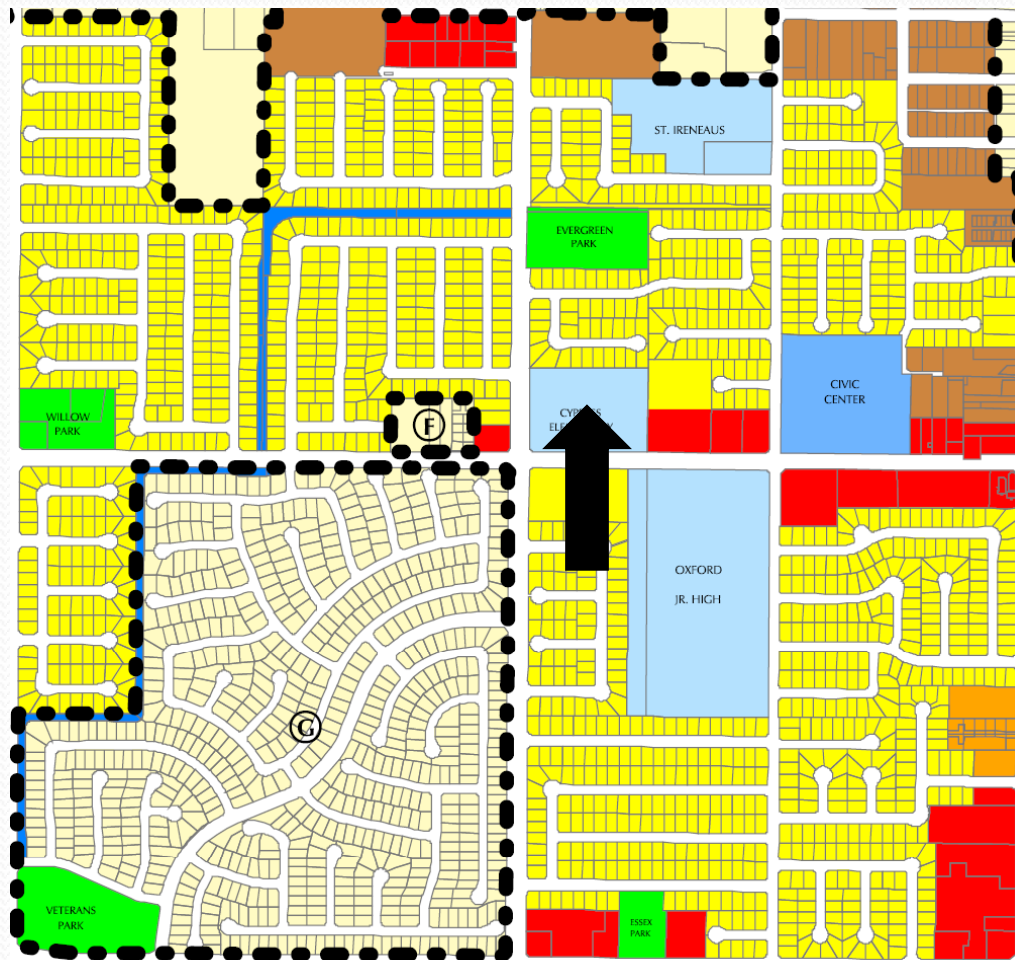


District Intentions for Site

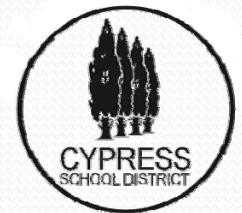
- Land sale or land swap
- Select a use that is compatible with surrounding uses
- Coordination with City Staff on City preferences for the use of the site
- Preference for single-family detached homes
- Relocate existing district office uses to another location



Nearby Land Use



- Single-Family Residential (bright yellow and tan)
- Church (red & bright yellow)
- Oxford Academy (light blue)



Reuse Process & Timeline



Reuse Process

- Prepare Technical Studies
 - Geology/Soils Testing (Residents will see consultants on site)
 - Traffic
 - Air Quality/Climate Change
 - Noise
 - Drainage
 - Water Quality
- Tentative Tract Map (provides the lot pattern)
- Specific Plan document (provides the zoning)
- Environmental Review - a Public Process
- Public Hearings



Specific Plan

- A policy and zoning document approved by the City
- Shows the land use pattern for the site
- Shows the needed utilities for the project
- Provides the zoning and development standards...setbacks, height limits, etc.



Environmental Review

- This process provides an analysis of environmental impacts due to the change in use
- Incorporates technical studies
- Preparation of either Mitigated Negative Declaration or Environmental Impact Report (EIR)
- City must review and approve
- Opportunities for public input
 - Mandatory public review periods
 - Public Hearings

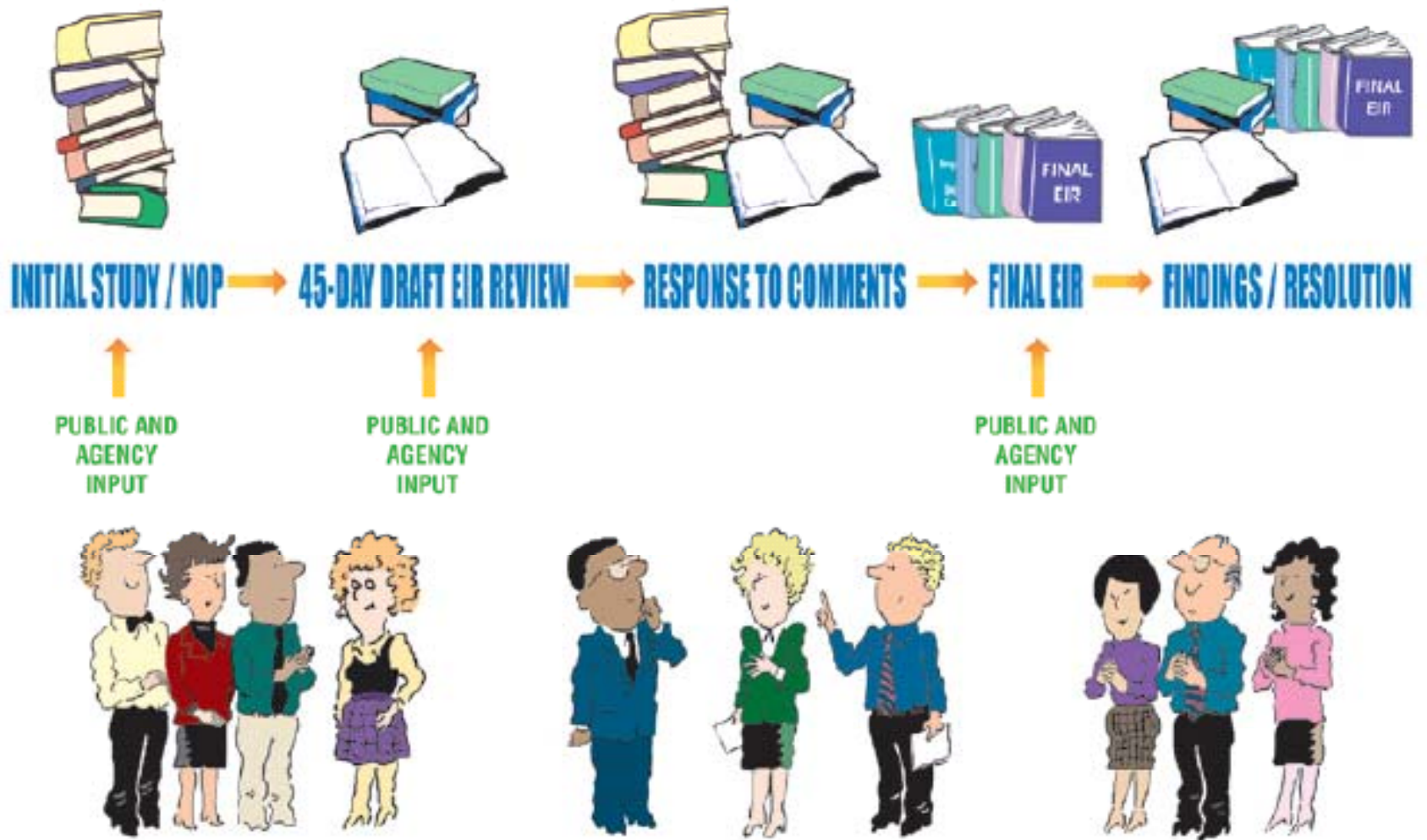




Estimated Timeline

Task	Time Frame
Neighborhood Informational Meetings	September 2011
Technical Studies	September – November 2011
Site Lotting Studies	September – October 2011
Prepare Specific Plan and Tentative Map	October 2011 – February 2012
Environmental Review : Mitigated Negative Declaration	December 2011 – February 2012
Public Review (min 20 days)	Late February/Early March 2012
Public Hearing (Cypress City Council)	Anticipated March 2012
Environmental Review: Environmental Impact Report	December 2011 – April 2012
Public Review (min 45 days)	Mid-April to Early June 2012
Public Hearing (Cypress City Council)	Anticipated June 2012

EIR Review Process





Questions?



Thank You!

A copy of this presentation will be posted
on the Cypress School District website:
<http://www.cypsd.k12.ca.us>

