



**REAL PROPERTY ADVISORY COMMITTEE  
OF THE POWAY UNIFIED SCHOOL DISTRICT  
(7.11 Committee)  
MEETING MINUTES  
Tuesday, March 13, 2012**

**I. PRELIMINARY**

*a. Call to Order*

The meeting was called to order at 6:30 p.m. by Kathy Frost, Chair. Real Property Committee binders were provided to all members present that included all previous agenda items and minutes from the first meeting of 2.28.12.

*b. Roll Call*

Members Present: Sabrina Butler  
Rob Caringella  
Mark Claussen  
Debra Keel Cooper  
Kathy Frost  
Amy Huff  
John Spelta  
Michael Tarantino

Members Absent: Bill Stewart

Others Present: Sandi Burgoyne, Director  
Tyree Dorward, BB&K  
Larry Ferchaw, Dolinka Group  
Joe Taylor, Consultant  
Rheia Vigay, Senior Planning Analyst

*c. Approval of February 28, 2012 Minutes*

The Chairperson, Kathy Frost requested that a revision be made to the minutes to reflect she was in attendance at the 2.28.12 meeting and her name be added to the Members Present roster. It was then moved by Mark Claussen and seconded by Sabrina Butler that the minutes of the 2.28.12 Real Property Advisory Committee Meeting be approved with the recommended edit. **Motion carried unanimously, 8-0.**

*d. Approval of Agenda*

It was moved by Sabrina Butler, seconded by Mark Claussen, that the agenda for the 3.13.12 Real Property Advisory Committee Meeting be approved as presented. **Motion carried unanimously, 8-0.**

**II. ITEMS OF BUSINESS**

*a. Determination of time limit for Public Comment*

Tyree Dorward provided recommendations on how to determine establishing a time limit for Public Comment. It was then moved by Mark Claussen that the time limit for Public Comment be set parallel with the time limit used for the PUSD Regular Board

Meetings of three (3) minutes and seconded by Sabrina Butler. **Motion carried unanimously, 8-0.**

*b. Public Hearing*

The Chairperson opened the Public Hearing and called for public comments on the surplus real property.

*c. Adjourn Public Hearing*

The Public Hearing was adjourned with no public comments.

*d. Review of District Residential Development*

Ms. Burgoyne provided a visual overview of the District and the current development projects. She shared that there are approximately 3,900 homes still to be development in the District, mostly within the Community Facilities Districts (CFDs). She then provided the Committee with an aerial view of all of the school facilities and maps of the school boundaries for K-5, 6-8 and 9-12.

*e. Review of Classroom Utilization*

The current classroom utilization configurations for all grade levels was presented by Ms. Burgoyne showing that the District had from 17,273 – 22,530 K-5 seats available (depending on different loading standards); 9,207 – 11,935 6-8 seats available (depending on different loading standards); and 15,444 – 20,020 9-12 seats available (depending on different loading standards). These numbers do not include seats that will be generated from the proposed K-8 school in Del Sur.

*Review of Long Term Enrollment Projections*

The methodology for projecting student enrollment and the long-term enrollment projections for the School District were presented by Mr. Ferchaw. Those projections show K-5 enrollment growing from 15,673 students in 2010-2011 to 17,185 students in 2018-2019; middle school (6-8) enrollment growing from 7,900 students in 2010-2011 to 9,088 students in 2018-2019; and high school (9-12) enrollment growing from 10,682 students in 2010-2011 to 11,427 students in 2018-2019. Mr. Ferchaw also reviewed potential efforts to house student enrollment in the 4S Ranch and Del Sur areas, which included (i) expansion of Oak Valley and construction and at least one (1) elementary school, (ii) conversion to K-6 elementary schools and the construction of at least two (2) elementary schools, and (iii) construction of a K-8 facility with 1,000 elementary school seats and 500 middle school seats. The District is currently planning the construction of the K-8 option.

*f. Introduction of Potential Surplus Sites*

Mr. Taylor reviewed the location and property details of the four sites to be considered as surplus:

1. 10.88 Acre Water Tower Site located in the Rancho Bernardo area in the City of San Diego
2. 10.48 Acre Site located in the Torrey Highlands area in the City of San Diego
3. 27.22 Acre Site located at Carmel Valley Road and Camino del Sur in the City of San Diego
4. 11.23 Acre Site located on Four Gee Road in the County of San Diego

Ms. Burgoyne also reviewed the annual projected budget of approximately \$50,000/yr. to maintain the surplus properties and stated the estimated did not include staff time. Current cumulative costs for the four sites is over \$550,000.

**III. PUBLIC COMMENTS**

*a. There were no public comments.*

**IV. ITEMS FOR NEXT MEETING**

*a. The Chairperson requested recommendations for the new Real Property Advisory Committee Meeting Agenda on March 27, 2012. The following items will be placed on the Agenda:*

- i. Discussion and potential vote by Committee to recommend finding the properties under consideration are surplus and not needed for school purposes*
- ii. Presentation and discussion of Education Code Requirements/Options for Future Use of Surplus Sites*
- iii. Discussion on preparation of committee's final report to PUSD Board.*

**V. ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

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Kathy Frost, Chair

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Mark Claussen, Vice Chair