

**VENTURA UNIFIED SCHOOL DISTRICT**

255 West Stanley Avenue, Suite 100 ■ Ventura, CA 93001



**Surplus Property  
7-11 Advisory Committee**

**FINAL REPORT AND RECOMMENDATIONS  
October 21, 2020**

**Submitted by:** Stephanie Caldwell      Gabriel Hagerty  
Lou Cunningham      Christina Montero  
Cheri Egbert      Jorge DeLeon  
Daniel Flores      Tanner Shelton  
James Forsythe  
Brad Golden

**District Staff:** Betsy George, Assistant Superintendent, Business Services  
Dr. Roger Rice, Superintendent  
Dr. Jerry Dannenberg, Board of Education  
Jackie Moran, Board of Education  
Terri Allison, Facilities Planner  
Dave Marshall, Director of Facilities  
Bill Elsenbaumer, Operations Manager

**Legal Counsel:** Anthony M. Ramos, Esq.

Background and Process

**Introduction and Process**

Pursuant to Education Code Section 17388, et seq. (the “**Code**”), before excess real property is sold or leased, the governing board of a school district must appoint a district advisory committee (“**Advisory Committee**”) to advise the governing board (“**Governing Board**”) on the disposition of such property. 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’s task is to review data to determine the amount of surplus space or real property is available, establish a priority list for its use, provide community input on acceptable uses, and forward its recommendations to the Governing Board.

On December 2, 2019, the Governing Board of the Ventura Unified School District (“**District**”) took action and approved the appointment of an Advisory Committee. Based upon Governing Board’s authorization, the District appointed the following individuals to the Advisory Committee:

- |                       |                               |
|-----------------------|-------------------------------|
| 1. Stephanie Caldwell | 7. Gabriel Hagerty            |
| 2. Louis Cunningham   | 8. Christina Montero          |
| 3. Cheri Egbert       | 9. Suz Montgomery             |
| 4. Daniel Flores      | A1. Jorge DeLeon - alternate  |
| 5. James Forsythe     | A2. Tanner Shelton, alternate |
| 6. Brad Golden        |                               |

Therefore, the committee consists of nine (9) individuals and two (2) alternates who, collectively, meet all the required categories of representation.

Between December 17, 2019 and October 21, 2020, the Advisory Committee held eight (8) public meetings, including public hearings, for the purpose of determining whether the Property (as defined below) should be declared “surplus,” and, if so, to establish a priority list of uses of the Property that would be acceptable to the community.

### **Summary of Potential Surplus Property Determination**

Education Code Section 17455 authorizes the governing board of school districts to sell or lease property deemed “surplus” which includes any property “which is not or will not be needed by the district for school classroom buildings at the time of delivery of title or possession.” (Emphasis added.) Therefore, the District’s Board can declare any property surplus, and pursue a sale or lease, if it determines the property will not be needed by the District, even if the property is currently used by the District. With respect to the Property, if the Board decides that the District’s use of the Property can or should be moved to other properties, it can declare the Property surplus and take the actions required to relocate District use so the Property can be leased or purchased by another entity.

The Education Code established a detailed process that school districts must follow to declare a specific property surplus and pursue a sale or lease. In summary, this procedure begins with the appointment of a committee, such as this Advisory Committee, to assess the property needs of the District and provide recommendations as found in this report. The Board will then, at a time and date set by the Board, review the recommendation and decide whether or not to declare the properties surplus and, if declared surplus, if and when the District can pursue a sale or lease.

### **Property Reviewed and Background Information**

The Governing Board appointed the Advisory Committee for the purpose of reviewing the following District owned property (the “**Property**”):

**\*ATLAS** - Approximately 13.95 acres of real property located at 760 Jazmin Avenue, Ventura, CA, 93004, also known as Saticoy Elementary School. Dorothy Boswell School, a Ventura County Office of Education School, is located next to ATLAS on the same property, and the property also includes a bus barn. The Governing Board is considering making the elementary school a K-8 school. If the plan is approved it will open as a K-8 school in 2021-22.

**\*\*Sudden Estate** - approximately 9.16 acres of real property located between Foothill Road and Telegraph Road, west of Saticoy Avenue, Ventura, CA 93004. The property has been used for farming purposes prior to the District purchasing the property in May 1966 and currently via a lease agreement with the District. This is a land-locked property.

**\*\*Jewett Estate** - approximately 10.01 acres of real property located south of Telephone Road, north of Bristol Rd., east of Tamarin, Ventura, CA 93003. The property has been used for farming purposes prior to the District purchasing the property in September 1963 and currently via a lease agreement with the District.



**\*Anacapa Middle School** - approximately 19.31 acres of real property located at 100 So. Mills Road, Ventura, CA 93003.

**\*Loma Vista Elementary School** - approximately 8.86 acres of real property located at 300 Lynn Drive, Ventura 93003.

**\*Will Rogers Elementary School** - approximately 7.83 acres of real property located at 316 Howard Street, Ventura 93003.

**\*Washington School** - approximately 5.35 acres of real property located at MacMillan Drive, Ventura 93001. Currently leased to Ventura County Christian School.

**Avenue School** - approximately 7.44 acres of real property at 2647 Ventura Avenue, Ventura, CA 93001. The school closed in June 1989 for educational purposes. The building has been vacant since that time. The Avenue School and the E.P. Foster Estate are on the same parcel.

**Education Service Center** - approximately 24.83 acres of real property located at 255 W. Stanley Avenue, Ventura 93001. The property includes a childcare center, an outdoor fieldhouse with restrooms, a track, and a guard station. The Ventura County Community College District leased approximately 24,632 SF of the north B wing ground floor for 12 years. The north wing second floor has remained vacant since acquisition of the property in July 2003.

Before the Property, or any portion thereof, can be disposed of, the Governing Board must first decide whether the Property, or any portion thereof, is surplus property. In connection therewith, the Governing Board has appointed the Advisory Committee to seek the input of the community and make recommendations to the Governing Board based on such input.

*All listed Property is depicted in **Exhibit A**, which is attached hereto.*

*\*Only unused/underutilized portions of field space marked in red are to be considered for surplus, not the whole property.*

*\*\*While initially these properties were identified as being surplus, it was determined in August 2020 that neither property had been determined to be surplus.*

## PUBLIC MEETINGS

The Advisory Committee held public meetings on December 17, 2019; January 21, 2020; February 8, 2020; February 18, 2020; March 5, 2020; May 13, 2020; May 27, 2020; and October 21, 2020 to discuss whether the Property should be recommended for surplus and, if so, to establish a priority list of uses of the Property that would be acceptable to the community. The public meetings, which took place at the Education Service Center, 255 West Stanley Avenue, Ventura, CA, and at Ventura Adult and Continuing Education, 5200 Valentine Road, Ventura, CA, via teleconference at <http://bit.ly/TDCStudios>. The public meetings were properly noticed public meetings.

During the public meetings, the Advisory Committee reviewed current and projected Districtwide enrollment and capacity, discussed and received extensive community input on potential uses for the Property. The Advisory Committee also discussed additional background information regarding the current uses of the Property and how the District would relocate these uses. The District provided "meeting minutes" for each of the public meetings which summarize the items discussed and information reviewed by the Advisory Committee, which are attached hereto as **Exhibit B**. Below is a summary of each meeting.

## **1. December 17, 2019 Meeting**

During the first meeting, the Assistant Superintendent of Business Services reviewed the Brown Act, which governs public meetings. After introductions a chair and vice-chair were elected to preside over meetings. Staff provided an overview of the surplus property procedure and the Advisory Committee's duties and obligations, and provided an overview of the Property for surplus consideration. One member of the community attended the first meeting and made comments. A summary of public comments is provided below in the "Public Comments" section.

The Advisory Committee began discussing Property and alternative use for Property. The Advisory Committee decided to make decisions based on what would have the least impact to District students. The Advisory Committee determined they needed additional information before making any recommendations to the Board of Education.

The following information was requested for the next meeting:

- Enrollment projections/ 10-years
- School lot sizes (minimum lot sizes)
- Jewett & Sudden lease information
- EDC projections
- City of Ventura Planning presentation
- Requirements Checklist
- ESC property backup plan
- 10-year enrollment history
- Student per acre
- Rubric development

## **2. January 21, 2020 Meeting**

During the second meeting, the Assistant Superintendent of Business Services provided a rubric developed per the Advisory Committee's request in order to guide the discussion of information requested during the first meeting. The rubric was reviewed, and minor modifications were recommended by the Advisory Committee. It was determined this format would help to present recommendations to the Board of Education. After discussion of the rubric, the information requested during the December 17, 2020 meeting was provided. An in-depth discussion proceeded regarding enrollment projections and enrollment history, lot sizes and students per acre, leases, and next steps for future meetings. The Advisory Committee requested a future presentation by the City Manager of the City of Ventura in order to receive information regarding demographics of families leaving Ventura--net out migration and land development, and a tour of Property before the February 18, 2020 Advisory Committee meeting. The Advisory Committee asked that the meeting be open to the public. Dr. Roger Rice confirmed Alex McIntyre, Ventura City Manager, was invited to the next meeting.

An extensive discussion followed regarding Property on the list for surplus consideration. Dr. Roger Rice shared that the Board of Education was strongly considering transitioning a second school from a K-5 to a K-8 school. He confirmed Blanche Reynolds is already slated to open as a K-8 school in 2020-21. ATLAS and Montalvo are the two schools expressing the strongest interest in becoming K-8 schools, with ATLAS leading in the consideration. Although the Governing Board makes the final decision, staff and the community need to be supportive of the designation.

Pacific HS was originally on the list for underutilized space, but at the time, the district was planning to apply for a Career Tech Education (CTE) grant and use funding for facilities. ATLAS probably would not have been on the underutilized space list either if it was being created today due to consideration for a K-8 site. YMCA's proposal for Anacapa was shared with the Advisory Committee. The proposal would take up more space to extend their existing parking lot and field space to expand their building. Anacapa traffic flow is included in the planning process. The Advisory Committee commented on the traffic patterns and dangerous drop-off locations (Chase Bank) and the location of the lit sidewalk with no traffic light. Loss of basketball and tennis courts and green space was discussed.



The Advisory Committee asked general questions regarding rental cost and lease times for the Jewett and Sudden properties. The Avenue School and Foster Estate are on separate parcels. The Avenue School is vacant, and the Foster Estate is leased at this time.

Ventura County Christian School leases Washington School. They have made significant improvements on the site. The Advisory Committee inquired whether the lease was predicted to go on indefinitely. District staff confirmed their 20-year lease expired in 2019, after which the District agreed to a two-year extension while the Long-Range Facility Master Plan process is completed. District staff informed the Advisory Committee that the property is already deemed surplus, but it was placed on the list of properties in order to receive input on whether the property should be split for other possibilities (i.e. for housing).

Finally, the Advisory Committee inquired if the District had a backup plan if the Education Service Center (ESC) were to be considered surplus. The Ventura Adult and Continuing Education building has approximately 25,000 square feet of vacant space at this time. If the Property were to be considered for the District Office relocation, the District would not renew some of the current tenant leases. If the Advisory Committee determines it should be considered surplus, the Board would direct staff to start looking for options.

### **3. February 8, 2020 Meeting**

During the third meeting, support staff and one member of the public joined the Advisory Committee for a tour of Property after the opening proceedings of the meeting. Support staff reminded the Advisory Committee that the purpose for their recommendations is to make a positive impact on students and to decide on surplus recommendations. All nine properties under consideration for surplus were visited.

### **4. February 18, 2020 Meeting**

During the fourth meeting, the Advisory Committee Chair started the meeting with a conversation on transparency. He stated that in his opinion the District has shown transparency in this whole process by providing information requested by the Advisory Committee and answering all questions. He shared that it has taken time for people to realize what the Advisory Committee is doing. He confirmed the purpose of this committee is to determine whether or not any of the Property that is listed meets the definition of surplus. The Advisory Committee had not had much engagement from the community until this meeting. Dr. Roger Rice, Superintendent clarified some of the emails and social media posts he had received. One of the things repeatedly mentioned is the sale of certain Property. He reassured everyone that this is not true. The District has a proposal to move forward with a potential bond measure in November, and in order to do this there is a need to go through a process of evaluating properties before asking the community to contribute to fixing them. He shared that it wouldn't be fiscally or politically wise move to ask for help fixing District facilities when the District is sitting on millions of dollars. The law requires the process currently under way, which includes the formation of a community committee, called a 7-11 Committee, in order to solicit input from staff, to educate the community on the different properties, and to find out what community support the District may or may not have to declare any of the Property under surplus consideration. He confirmed the whole process is governed by the Brown Act, publicly posting agendas on meeting premises and online. The Property list was compiled by the Board of Education. The Property on the list is either vacant, unused, partially used, and/or has large facilities or lots. Dr. Rice explained that the process does not mean the Board of Education is interested in selling any of the Property. The committee has the opportunity to make recommendations. The Board can decide in the future whether or not it will act on recommendations made by the Advisory Committee. District staff clarified the Advisory Committee is a group of members from the community from different areas and levels of expertise. Their role is to evaluate the Property on the list and to make recommendations to the Board of Education. The Board of Education will make decisions during a public meeting.

District staff addressed comments and questions from twelve (12) community members attending the meeting. A summary of public comments is provided in the "Public Comments" section of this report.

After public comments, Alex McIntyre, City of Ventura Manager, addressed the Advisory Committee on potential growth, housing, and development in the city. He shared the city has approximately 40,000 housing units, every unit not being the same. He stated that the City of Ventura has been a very slow growth community for the past several decades; additionally, there is a housing crisis in all the State of California. The State of California is making all cities in the state to start building housing. The State will make it very hard to start restricting housing. Starting in 2021, the city will need to be able to zone for and allow for development of 5,200 more housing units—although, they don't have to be built. Under production now, are about 3,000 units in the queue. The city will need to provide about 5,200 more over the next eight years, between 2021-29. District staff asked if there was any teeth in the State's policy. Mr. McIntyre confirmed the State would cut funding if the City of Ventura does not comply.

Finally, the Advisory Committee discussed most of the Property they were tasked with and during this meeting made the majority of their recommendations on Property. A summary of Property recommendations for Loma Vista, Will Rogers, the ESC, the Avenue School and ATLAS is provided in the "Final Determinations & Recommendations" section of this report. Anacapa was extensively discussed, and a decision was made to table a final decision until the following meeting of March 5, 2020 in order to hear from the Anacapa community.

## **5. March 5, 2020 Meeting**

During the fifth meeting, the Advisory Committee heard presentations from an Anacapa teacher on "Anacapa MS *Keep the Green*," and from the YMCA's Executive Director on their property proposal to the Ventura Unified School District.

The meeting was very well attended by the public. The Advisory Committee heard from 37 members of the community which included VUSD staff, parents and students. The majority of public comments were opposed to the YMCA's proposal. A summary of public comments is provided in the "Public Comments" section of this report.

After the public comments section of the agenda, a review of an excerpt from the "Guide for School-Site Development for Green Space Needed for Student Population" was reviewed and discussed. The Advisory Committee made several failed motions, and in the end was unable to reach a recommendation regarding the Anacapa property.

## **6. May 13, 2020 Meeting**

During the sixth meeting, the Advisory Committee discussed the Washington School, Jewett and Sudden properties. All three properties were deemed surplus before the Advisory Committee process started. The Advisory Committee Chair asked for clarification from District staff. He understood that the District was requesting only input as to what to do with the remaining three properties. District staff confirmed the Washington School property was declared surplus in the mid 90s, as well as the farm plots, back in the 70s. Consequently, there was no need for the Advisory Committee to make recommendations on considering the property for surplus, rather the Board of Education was looking for input on use for the properties since the group is already assembled for the purpose of the Property.

Dr. Perry Geue, Chief Financial Officer/Co-Administrator of the Ventura County Christian School joined the meeting to provide history and background of the school's history with Ventura Unified School District. He stated their lease ends in October 2021 after a two-year lease extension from the original lease. He shared that the property was in deplorable condition when they took it over. He confirmed they have invested approximately \$8 million into the facility and property, mostly through volunteer labor. He appealed for the District's consideration to continue leasing to the Ventura County Christian School, and to the committee so that the property retain its current form—keep the green space where fields are currently in use by the school for their athletic program. He shared that time didn't allow for letters and appeals from



students and families, otherwise the Advisory Committee would have received many. Dr. Geue commented that if housing were to be built on Hurst Avenue, the opportunity for sports would end. He reminded the committee that the Washington School is a historical building, and that he would love to continue taking care of the building and keeping the property pristine and presentable for the community.

The Advisory Committee commended Ventura County Christian School for being great and respectful tenants, but added the District should be doing what is fiscally best for the District with revenues and the potential of the property, while also being sensitive to buildings. Dr. Rice encouraged the committee to prepare a general statement of intent for the Board's consideration. He informed them the Board appreciates the Advisory Committee's wisdom and felt the Board will honor recommendations.

The Advisory Committee agreed that giving the District an open-ended option to do what is best for the District while being fiscally responsible is the best recommendation they could make. The Advisory Committee resolved that they would leave decisions regarding future use of the Washington School, Sudden and Jewett properties for the Board to determine.

The Advisory Committee discussed preparation of the Advisory Committee's Report to the Board of Education Regarding Identification of Surplus Properties. District staff referred to a sample report that could be used as a template in order to be fully compliant with Education Code requirements, and agreed to complete the compliance-based information parts regarding the committee and the meetings held. The Advisory Committee would be responsible for composing the presentation to the Board of Education. The Advisory Committee Chair shared a draft of a presentation he had already started working on. He felt the rubric, although not adopted, was an important aspect of making committee decisions, and stated he would like to include the rubric in the presentation.

## **7. May 27, 2020 Meeting**

During the seventh meeting, Chair Daniel Flores and Betsy George read eight letters from parents and students from the Ventura County Christian School (VCCS) regarding the Washington School property during the Public Comments section of the agenda. All correspondence referred to the good experiences former students remembered while attending school at VCCS, and for consideration to allow the VCCS to continue at the Washington School property. A summary of public comments is provided in the "Public Comments" section of this report.

After the public comments section of the agenda, the Advisory Committee continued discussing the Washington School property and the Committee's decision concerning not making any recommendation regarding the property. Mr. Flores stated that the Washington School property is surplus property already. He mentioned a discussion during a previous meeting that the Committee does not wish to place further limitations on the District, rather give the Board the flexibility to make decisions in the best way they see fit. He assured the community that the school would not be torn down since the Washington School is identified as a historical building.

The discussion moved on to the final report to the Board of Education. Mr. Flores acknowledged the Committee has been working together since December 2019, has seen all the properties, and is now tasked with making recommendations to the Board. He shared a draft of a presentation he is composing on behalf of the Committee. The formal report will summarize meeting minutes, include a list of the properties that were considered, a summary of public comments that were made during all meetings, and the Committee's final recommendation on each individual property. In general, the report will summarize the process the Committee has gone through since the beginning of December 2019. Presentation of the report is one of the requirements that must be completed per State of California law regarding classifying school district properties surplus. The presentation will reflect the Committee's work and an outline of recommendations based on meetings held throughout the past six months.

Chair Flores recapped on some of the decisions made during previous meetings regarding the properties under consideration for the possibility of surplus. There were no additional recommendations on the Jewett and Sudden Estates nor the Washington School. The Committee determined that Loma Vista, ATLAS and Will Rogers decisions to not surplus were based on community feedback and other data. The Committee was unable to make a decision on the Anacapa Middle School property. Chair Flores stated that the report and the minutes would reflect the Committee needed the opportunity to get more information from the YMCA and the community. Chair Flores shared that it is his hope that a future meeting is held where the YMCA, parent reps and school reps can talk through what possible collaboration might look like before the YMCA's proposal is brought forward again to see if there is common ground—bringing the two sides together to dialogue needs to happen.

Finally, the Committee discussed a public hearing regarding the 7-11 Advisory Committee Report to the Board of Education. Betsy George shared the process of a public hearing-- notice in a local newspaper at least 10 days before the actual day of the public hearing and advertising the public hearing. A public hearing is a more formal process than the regular meetings that have been held. The public hearing will be the final step before the Committee makes a recommendation to the Board during a regularly scheduled Board of Education meeting. The date of the public hearing will be announced on social media and an advertisement placed in the public notice section of the local paper in order to be fully compliant with the process. After a brief discussion regarding conducting a virtual public hearing meeting via Zoom versus an in-person meeting, the Committee determined it would follow Ventura County guidance for public gatherings in the next 20 days. Chair Flores stated that he thought the next meeting might be the last meeting of the Committee so he shared that he enjoyed working with the team and appreciated everybody putting in their time—a little more than six months with a little break during closures. He also thanked Betsy George for all her hard work throughout this process. The public hearing was scheduled for Wednesday, June 17, 2020, at 12:00 p.m., at Ventura Adult and Continuing Education, Ron Halt Room via teleconference.

## **8. October 21, 2020 Meeting**

During the eighth meeting, the focus was to inform the Committee why it was necessary to resume discussion of the Jewett and Sudden properties. Anthony Ramos, General Counsel, explained that the Committee had been previously misinformed that the properties had been identified surplus many years ago. After researching both properties, Mr. Ramos discovered that this was not the case. The Committee was asked to reconsider a recommendation to declare both properties surplus property. A public hearing was held in order to hear comment from the community regarding the Jewett and Sudden properties, as well as the opportunity to comment on the 7-11 Advisory Committee Report to the Board of Education.

### **Public Comments**

As noted above, the Advisory Committee invited and considered public comments during each public meeting. Below is a summary of the public comments during each meeting.

#### **1. Public Comments during the December 17, 2019 Meeting**

There were no public comments made during this meeting.

#### **2. Public Comments during the January 21, 2020 Meeting**

Although there were no public comments made during this meeting, Dr. Roger Rice shared some emails he received. One was of the opinion that the most lucrative sale would be that of the existing facility that Ventura Unified School District uses as its District Office—the District itself acknowledged it is underutilized. They suggested collaborating with a reputable real estate broker to assist with identifying a more viable property. Another message referred to the City of Ventura being tasked with building more residential units over the next eight years. They felt prematurely disposing of property risks the need to purchase land in the future in order to accommodate for more housing. They suggested reserving space for



transitional housing for the homeless and foster youth populations. The District was asked to consider greenspace for sports and not eliminate slices of school yards. This person expressed interest in touring properties if the tour is open to the public. This person was of the opinion that the Midtown area has inadequate park space and felt the Washington School would make a good location for a park. Suggested no decisions be made on the Foster property without input from the Westside community. This person recommended Anacapa and Loma Vista as good locations for housing because they are near basic amenities and public transportation.

### **3. Public Comments during the February 8, 2020 Meeting**

During this meeting, one member of the community voiced her disagreement on recommending the ATLAS property for surplus consideration. Dr. Roger Rice shared some emails he received regarding the Loma Vista property.

### **4. Public Comments during the February 18, 2020 Meeting**

During this meeting, 12 members of the community voiced their opinions and concerns mostly against the YMCA's proposal for the Anacapa property. The consensus of public comments was to remove Anacapa from consideration of being recommended for surplus. Some community members spoke on behalf of all the schools with field space (Loma Vista, Anacapa and Will Rogers) and the need for open greenspace for the students and community to exercise on and enjoy. A comment was made regarding the ESC and the need to deem it surplus to sell or lease it. This person felt the ESC has been underutilized since being purchased. The Avenue School was also commented on—the need to refurbish it, and the District not having the money to do it. They commented it is not in the students' best interest to keep it. A recommendation was made to split the Washington School parcel since it sits on two parcels, keep the part where the school is located, and sell the surplus. A recommendation was made to keep the 10-acre Sudden Estate in case the District should need another east-end school 50 years from now.

### **5. Public Comments during the March 5, 2020 Meeting**

During this meeting, public comments were received from 35 members of the community, the majority from the Anacapa staff, student, and parent community—most speaking out against the YMCA's proposal for the Anacapa property. Most comments felt the school's open field space is utilized regularly by the Anacapa staff, students, and during the afternoons and weekends fields are also used by community groups such as AYSO and basketball programs. P.E. teachers and students passionately spoke out about their need to keep the field space, which they see as their classrooms. There were some positive comments made regarding the YMCA's service to the community and their proposal being a win-win situation for both sides. There was one comment regarding the need for more housing and the Washington School being a good location for more housing. One comment was received regarding the future of the ESC, asking the Advisory Committee consider the cost of replacing the facility. This person urged the Advisory Committee to solicit input and take time to develop creative solutions, acknowledging that a portion of the facility is not best utilized. The last comment was made as an appeal regarding the Washington School—the opportunity to continue using the facility and making improvements to the property, to continue leasing under the current conditions of making improvements to the building and property, and for the field and current size of the property to stay as is.

### **6. Public Comments during the March 13, 2020 Meeting**

There were no public comments made during this meeting.

### **7. Public Comments during the March 27, 2020 Meeting**

During this meeting, eight members of the Ventura County Christian School community shared their experiences and thoughts by email since a virtual meeting was held due to social distancing protocol. The

Advisory Committee Chair and District staff read each letter out loud. The common theme throughout all messages was for consideration to keep the school at the Washington property.

## **8. Public Comments during the October 21, 2020 Meeting**

There were no public comments made during this meeting.

### **Consideration & Impacts**

The Advisory Committee considered, and was influenced by the following:

1. Doing what is best for the students of the District;
2. Comments from the community at large;
3. Data and statistics regarding the District's enrollment history and forecast;
4. Student per acre data;
5. City of Ventura Planning Department presentation;
6. Education Service Center backup plan
7. The Ventura County Economic Forecast created by the Center for Economic Research and Forecasting;
8. YMCA Expansion Project information; and
9. Personal experience.

The advisory committee recognizes and sincerely appreciates the level of community involvement during this process, and, specifically the myriad of speakers who provided invaluable public comments, as documented in the "Public Comments" section above. The Advisory Committee heard information and deliberated over eight (8) public meetings, spanning over approximately ten (10) months, concerning the existing and possible future uses of the Property.

The Advisory Committee has considered the level of interest by the community for the Property and the impact on the community the Property serves. The Advisory Committee has also considered the District-wide programmatic impacts and financial benefits associated with declaring the Property surplus, relocating, and leasing or selling the Property may have on the District as a whole

### **Final Determinations & Recommendations**

After careful consideration and deliberation, the Advisory Committee made the following determinations regarding the Property listed below:

**Loma Vista** – the Advisory Committee decided to not recommend Loma Vista Elementary School be considered surplus property. That the space under consideration continue to be utilized according to its current use as field space for student activities and community use.

**Will Rogers** – the Advisory Committee decided to not recommend that Will Rogers Elementary School be considered surplus property. That the space under consideration continue to be utilized according to its current use as field space for student activities and community use.

**Anacapa** – the Advisory Committee was unable to come to consensus regarding declaring Anacapa Middle School surplus property. Therefore, the space under consideration will continue to be utilized according to its current use as field space for student activities and community use.



**Education Service Center (ESC)** – the Advisory Committee decided to recommend that the Education Service Center be declared surplus property. That the space under consideration be sold or leased as the Board of Education sees fit.

**Avenue School** – the Advisory Committee decided to recommend that the Avenue School be declared surplus property. The Advisory Committee also recommended that the space under consideration be sold or leased, as the Board sees fit, and recommend that any future use have an educational component.

**Academy of Technology & Language Arts (ATLAS)** – the Advisory Committee decided to not recommend that ATLAS Elementary School be considered surplus property. That the space under consideration continue to be utilized according to its current use as field space for student activities and community use.

**Washington School** – Considering that the property has been declared surplus property previously, the Advisory Committee agreed that they all hoped the building would maintain its historical integrity. They decided that whatever is in the best interest of the District is what should be done—a decision made with the best financial implications. The Advisory Committee left the decision to the Board of Education to determine what is in the best interest of the District in regards to this property.

**Jewett & Sudden Estates** – the Advisory Committee decided to recommend that the Jewett and Sudden Estates be declared surplus property.

#### Other Considerations

There were no other considerations.

## EXHIBIT A

[Depiction of Property]

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## Business Services

255 W. Stanley Avenue, Suite 100  
Ventura, CA 93001  
T 805.641.5000 x1202  
[www.venturausd.org](http://www.venturausd.org)

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Date: December 17, 2019  
To: District Advisory Committee  
From: Betsy George, Assistant Superintendent, Business Services  
Subject: Handout for December 2, 2019 Special Board Meeting – Property Discussion

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To determine the 7-11 Committee's charge, we would like the Board's input on 9 properties that have unique aspects for potential consideration by the committee. An aerial view of each of the 9 properties is included in this package.

### Vacant and Leased Properties

- Avenue School (vacant)
- Sudden Estate (leased)
- Jewett Estate (leased)
- Washington School (lease)

### Properties with Potential for Alternative Uses

- Washington School (current leased) - unused portion of field
- Loma Vista Elementary - unused portion of field
- Will Rogers Elementary - unused portion of field
- ATLAS - unused portion of field
- Anacapa Middle - YMCA Proposal
- ESC – multiple options

The Washington School, Sudden Estate, and Jewett Estate have already been declared surplus, which facilitates the leases.



## DISTRICT SITES

- 29. Education Service
- 30. Facilities Support Department
- 31. Transportation Services Department
- 32. Washington School
- 33. Avenue School
- 34. E.P. Foster Estate
- 35. Harry Lyon Park
- 36. Fraser Ranch
- 37. Jewett Estate
- 38. Penfield School Property
- 39. Sudden Estate
- 40. Warehouse



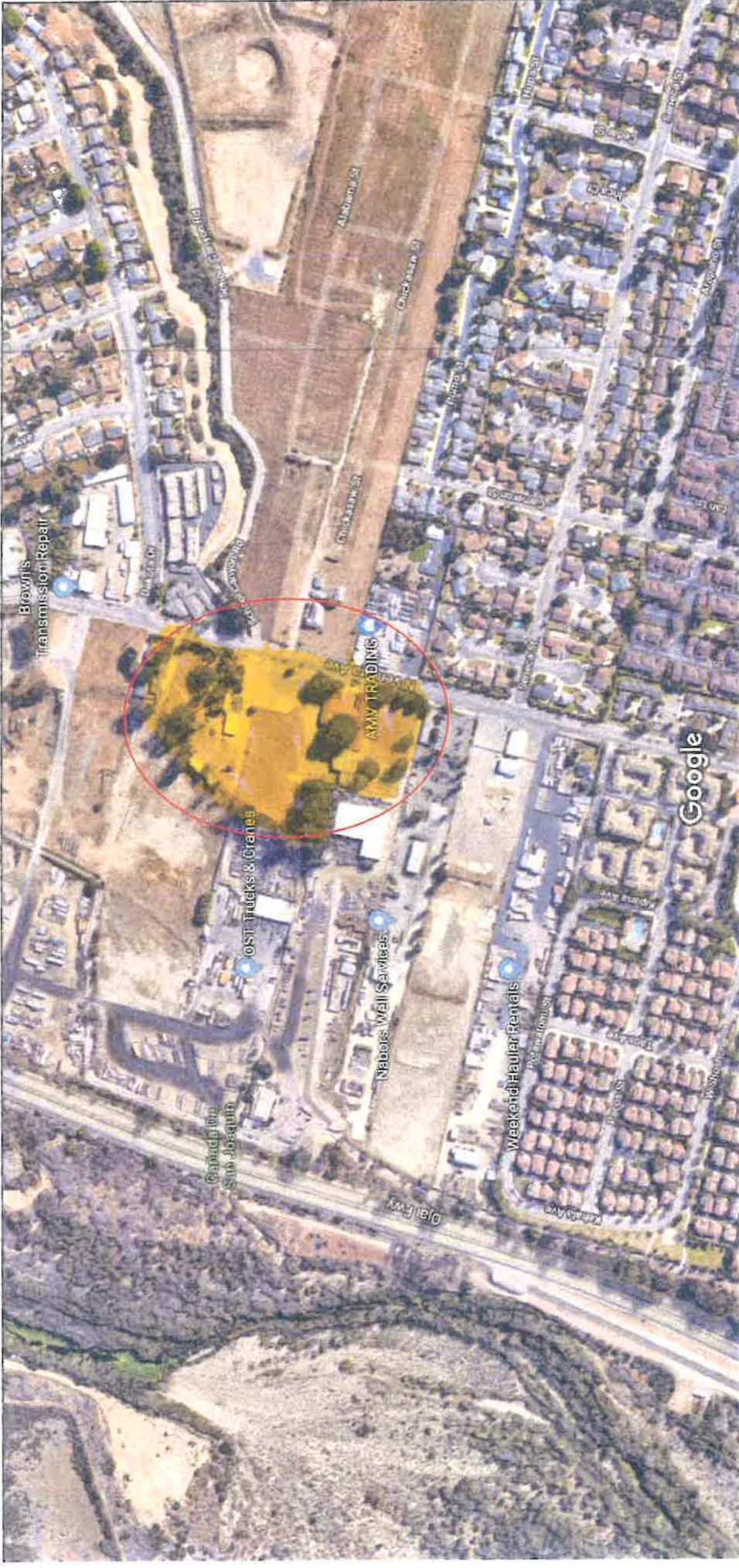
**VENTURA UNIFIED SCHOOL DISTRICT**  
**LONG RANGE FACILITIES MASTER PLAN**  
**Site List and APN Inventory**



*Indicates Secondary Facilities on Shared Site*

| No.                          | Facilities / Sites   | Address  | Description  | Parcel  | Lot Sqft                     | Acres                |
|------------------------------|--|--|--|---|------------------------------|----------------------|
| <b>Elementary Schools</b>    |  |  |  |   |                              |                      |
| 1                            | Academy of Technology & Leadership at Saticoy (ATLAS)            | 760 Jazmin Ave. Ventura CA 93004                       | Site Parcel  | 089 0 060 050                                   | 607,662                      | 13.95                |
| 2                            | Blanche Reynolds Elementary                                      | 450 Valmore Ave. Ventura, CA 93003                     | Site Parcel  | 075 0 262 205                                   | 292,287                      | 6.71                 |
| 3                            | Citrus Glen Elementary   | 9655 Darling Road, Ventura, CA 93004                   | Site Parcel  | 087 0 050 525                                   | 443,036                      | 10.17                |
| 4                            | E. P. Foster Elementary  | 20 Pleasant Pl. Ventura, CA 93001                      | Site Parcel  | 068 0 101 150                                   | 311,272                      | 7.15                 |
| 5                            | Elmhurst Elementary  | 5080 Elmhurst Street Ventura, CA 93003                 | Site Parcel  | 083 0 122 225                                   | 345,866                      | 7.94                 |
| 6                            | Juanamaria Elementary  | 100 S Crocker Ave. Ventura, CA 93004                   | Site Parcel  | 088 0 081 135                                   | 363,290                      | 8.34                 |
| 7                            | Junipero Serra Elementary  | 8880 Halifax Street, Ventura, CA 93004                 | Site Parcel  | 134 0 040 075                                   | 435,600                      | 10                   |
| 8                            | Lincoln Elementary   | 1107 East Santa Clara Street Ventura, California 93001 | Site Parcel  | 073 0 151 010                                   | 159,865                      | 3.67                 |
| 9                            | Loma Vista Elementary  | 300 Lynn Dr., Ventura, CA 93003                        | Site Parcel  | 078 0 091 075                                   | 385,941                      | 8.86                 |
| 10                           | Montalvo Elementary  | 2050 Grand Ave. Ventura, CA 93003                      | Primary Parcel (1/2)<br>Northeast Parcel (2/2)               | 135 0 073 130<br>135 0 073 110                  | 290,545<br>57,499            | 6.67<br>1.32         |
| 11                           | Mound Elementary   | 455 South Hill Road Ventura, CA 93003                  | Site Parcel  | 083 0 040 325                                   | 346,302                      | 7.95                 |
| 12                           | Pierpont Elementary  | 1254 Martha's Vineyard Court Ventura, CA 93001         | Site Parcel  | 081 0 085 025                                   | 123,319                      | 2.83                 |
| 13                           | Poinsettia Elementary  | 350 N. Victoria Avenue, Ventura, California 93003      | Site Parcel  | 082 0 050 075                                   | 414,691                      | 9.52                 |
| 14                           | Portola Elementary   | 6700 Eagle Street, Ventura, CA 93003                   | Site Parcel  | 136 0 010 330                                   | 382,456                      | 8.78                 |
| 15                           | Sheridan Way Elementary  | 573 Sheridan Way Street Ventura, CA 93001              | West Parcel (1/3)<br>East Parcel (2/3)<br>South Parcel (3/3) | 071 0 040 160<br>071 0 052 020<br>071 0 095 010 | 24,400<br>129,373<br>115,869 | 0.56<br>2.97<br>2.66 |
| 16                           | Sunset School  | 400 Sunset Ave. Oak View, CA 93022                     | Site Parcel  | 061 0 110 115                                   | = 330,600                    | 7.79                 |
| 17                           | Will Rogers Elementary   | 316 Howard St. Ventura, CA 93003                       | Site Parcel  | 075 0 110 010                                   | 341,074                      | 7.83                 |
| <b>Middle Schools</b>        |  |  |  |   |                              |                      |
| 18                           | Anacapa Middle   | 100 S. Mills Rd., Ventura CA 93003                     | Site Parcel  | 079 0 020 130                                   | 841,143                      | 19.31                |
| 19                           | Balboa Middle  | 247 S. Hill Rd. Ventura 93003                          | Site Parcel  | 083 0 040 335                                   | 840,708                      | 19.3                 |
| 20                           | Cabrillo Middle  | 1426 E Santa Clara St. Ventura, CA 93001               | Site Parcel  | 073 0 170 010                                   | 841,579                      | 19.32                |
| 21                           | De Anza Academy of Technology and the Arts (DATA)                | 2060 Cameron St. Ventura, CA 93001                     | Primary Parcel (1/2)<br>Open Space (2/2)                     | 069 0 030 110<br>069 0 030 030                  | 1,143,885<br>703,929         | 26.26<br>16.16       |
| <b>High Schools</b>          |  |  |  |   |                              |                      |
| 22                           | Buena High   | 5670 Telegraph Rd. Ventura, CA 93003                   | Primary Parcel (1/2)<br>West Parcel - Stadium (2/2)          | 083 0 040 375<br>083 0 040 385                  | 1,757,210<br>171,190         | 40.34<br>3.93        |
| 23                           | El Camino High   | 61 Day Road Ventura, CA 93003                          | N/A  | N/A   | N/A                          | N/A                  |
| 24                           | Foothill Technology High   | 100 Day Rd. Ventura, CA 93003                          | Site Parcel  | 082 0 110 560                                   | 329,313                      | 7.56                 |
| 25                           | Ventura High   | 2 North Catalina Street Ventura, CA 93001              | North Parcel - Stadium (1/2)<br>South Parcel (2/2)           | 074 0 050 020<br>074 0 100 195                  | 650,350<br>759,569           | 14.93<br>17.44       |
| 26                           | Pacific High (Continuation)                                      | 501 College Dr. Ventura, CA 93003                      | Site Parcel  | 079 0 010 360                                   | 403,489                      | 9.26                 |
| <b>Alternative Education</b> |  |  |  |   |                              |                      |
| 27                           | Ventura Adult and Continuing Education (VACE)                    | 5200 Valentine Road Ventura CA 93003                   | Site Parcel  | 084 0 041 235                                   | 127,648                      | 2.93                 |
| 28                           | Project Secure Day Road Campus - (at Foothill Technology High)   | 150 Day Rd. Ventura, CA 93003                          | Foothill Parcel  | 079 0 010 360                                   | 403,489                      | 7.56                 |
| <b>District Offices</b>      |  |  |  |   |                              |                      |
| 29                           | Educational Services Center (ESC)                                | 255 W. Stanley Ave. Suite 100 Ventura, CA 93001        | Primary Parcel (1/2)<br>South Parcel (2/2)                   | 068 0 052 255<br>068 0 082 135                  | 933,343<br>148,070           | 21.43<br>3.4         |
| 30                           | Facilities Services Department (FSD)                             | 359 S Victoria Ave. Ventura, CA 93003                  | Buena Parcel   | 083 0 040 375                                   | 1,757,210                    | 40.34                |
| 31                           | Transportation Services Department (TSD)                         | 4213 Crooked Palm Rd Ventura, CA 93001                 | Primary Parcel (1/2)<br>Frontage Parcel (2/2)                | 063 0 140 615<br>063 0 140 605                  | 52,215<br>1,710              | 1.2<br>0.04          |
| <b>Other District Sites</b>  |  |  |  |   |                              |                      |
| 32                           | Washington School - Leased (Private School)                      | 96 MacMillan Ave. Ventura, CA 93001                    | Site Parcel  | 073 0 191 130                                   | 233,046                      | 5.35                 |
| 33                           | Avenue School - Vacant   | 2647 N Ventura Ave. Ventura, CA 93001                  | Site Parcel  | 068 0 040 045                                   | 324,086                      | 7.44                 |
| 34                           | E. P. Foster Estate Property - Leased (Preschool)                | 2717 N. Ventura Ave. Ventura, CA 93001                 | Avenue School Parcel   | 088 0 040 045                                   | 324,086                      | 7.44                 |
| 35                           | Harry A Lyon Park - Leased (City)                                | 150 De Anza Drive. Ventura CA 93001                    | De Anza Parcel   | 069 0 030 110                                   | 1,143,885                    | 26.26                |
| 36                           | Jewett Estate Property - Leased (Ag)                             | 7618 Telephone Rd. Ventura CA 93003                    | Site Parcel  | 131 0 060 015                                   | 436,035                      | 10.01                |
| 37                           | Penfield School Property - Leased (County)                       | 640 Jazmin Ave. Ventura, CA 93004                      | ATLAS Parcel   | 089 0 060 050                                   | 607,662                      | 13.95                |
| 38                           | Sudden Estate Property - Leased (Ag)                             | Telegraph & Saticoy Road, Ventura CA 93004             | Site Parcel  | 086 0 020 405                                   | 399,009                      | 9.16                 |
| 39                           | Frazier Ranch Property - Leased (Private Residence)              | 4584 North Ventura Ave. Ventura CA 93001               | Site Parcel  | 063 0 131 045                                   | 636,847                      | 14.62                |
| 40                           | Ventura Business Campus - (at VACE)                              | 5280 Valentine Road, Ventura CA 93003                  | Site Parcel  | 084 0 041 245                                   | 149,900                      | 3.44                 |
| 41                           | District Warehouse - (at Foothill Technology High)               | 150 Day Rd. Ventura, CA 93003                          | Foothill Parcel  | 082 0 110 560                                   | 329,313                      | 7.56                 |
| 42                           | Bus Parking - (at ESC)   | 255 W. Stanley Ave. Suite 100 Ventura, CA 93001        | ESC Parcel   | 068 0 052 255                                   | 933,343                      | 21.43                |
| 43                           | Bus Depot - (at Cabrillo Middle)                                 | 1426 E Santa Clara St. Ventura, CA 93001               | Cabrillo Parcel  | 073 0 170 010                                   | 841,579                      | 19.32                |
| 44                           | Bus Yard - (at ATLAS Elementary)                                 | 760 Jazmin Ave. Ventura CA 93004                       | ATLAS Parcel   | 089 0 060 050                                   | 607,662                      | 13.95                |
| 45                           | Robert Addison Boys and Girls Club - (at E.P. Foster Elementary) | 1440 N Olive St. Ventura, CA 93001                     | E.P. Foster Parcel   | 068 0 101 150                                   | 311,272                      | 7.15                 |





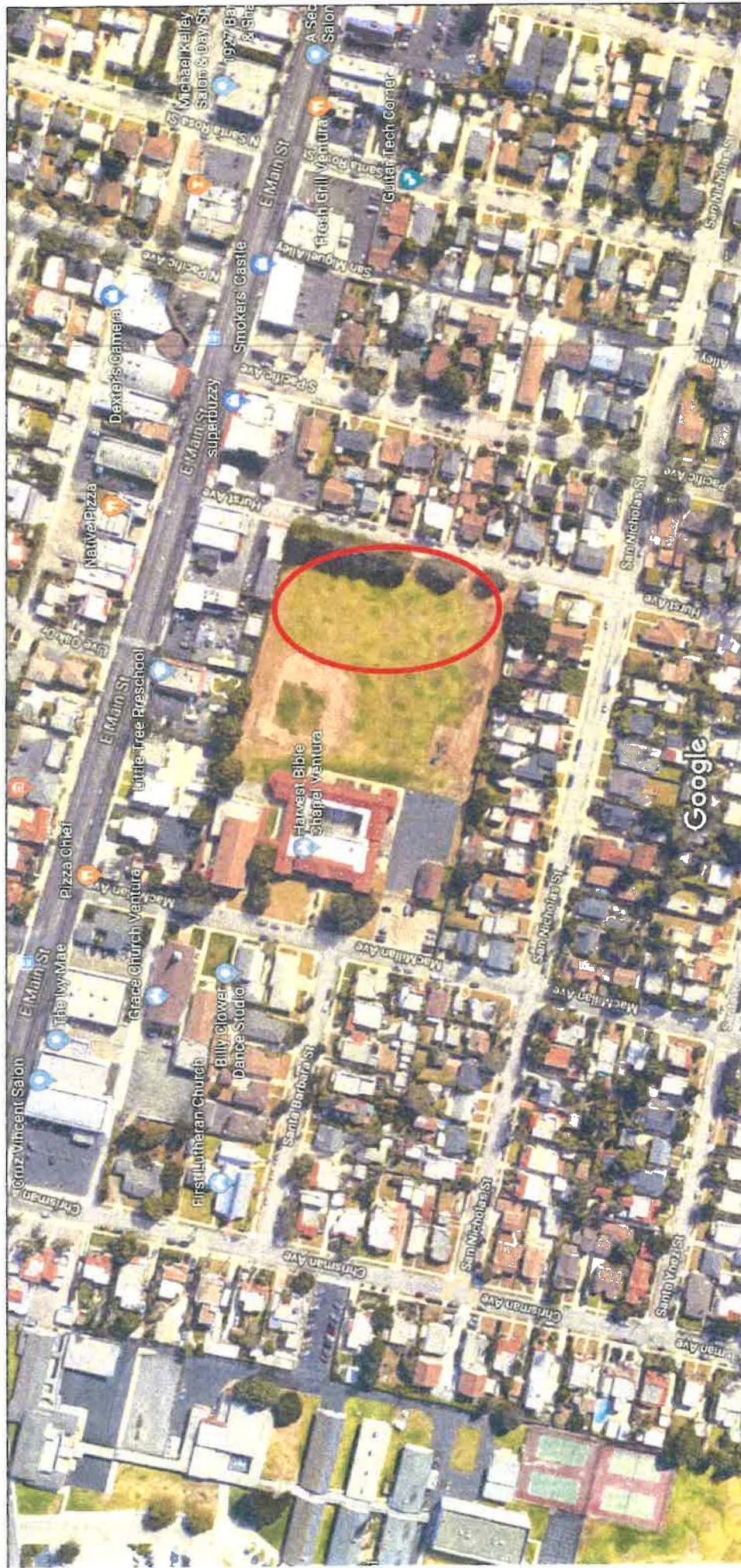








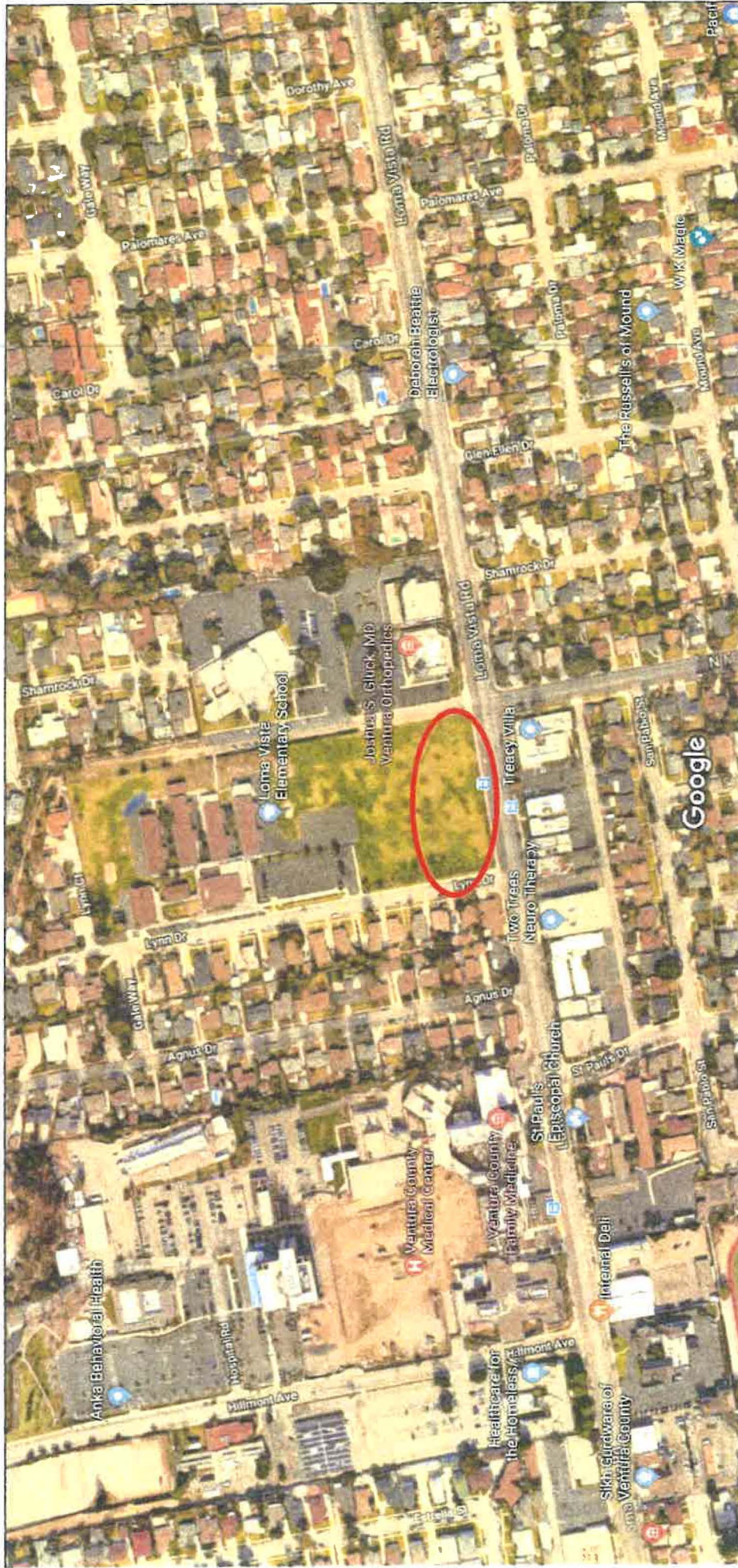




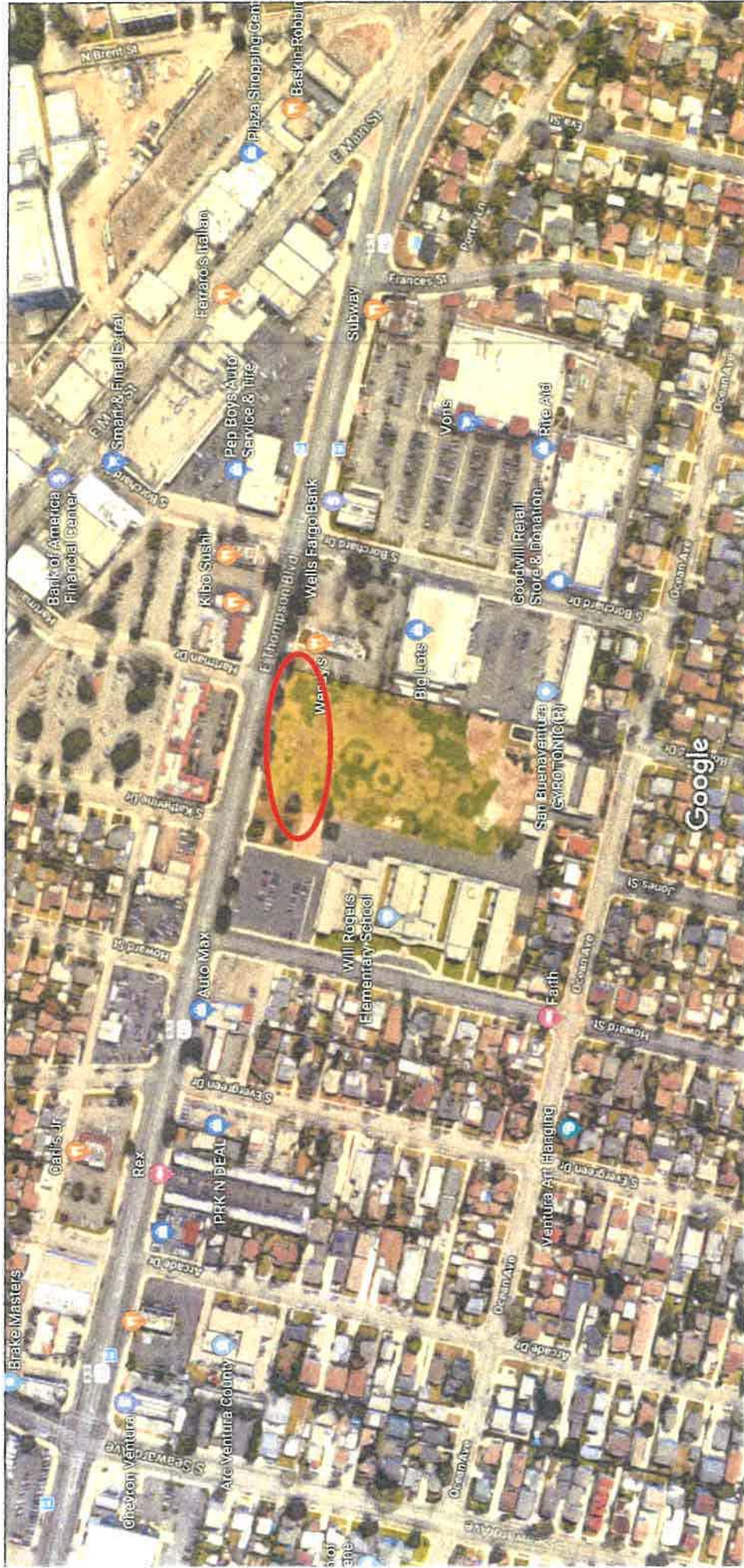








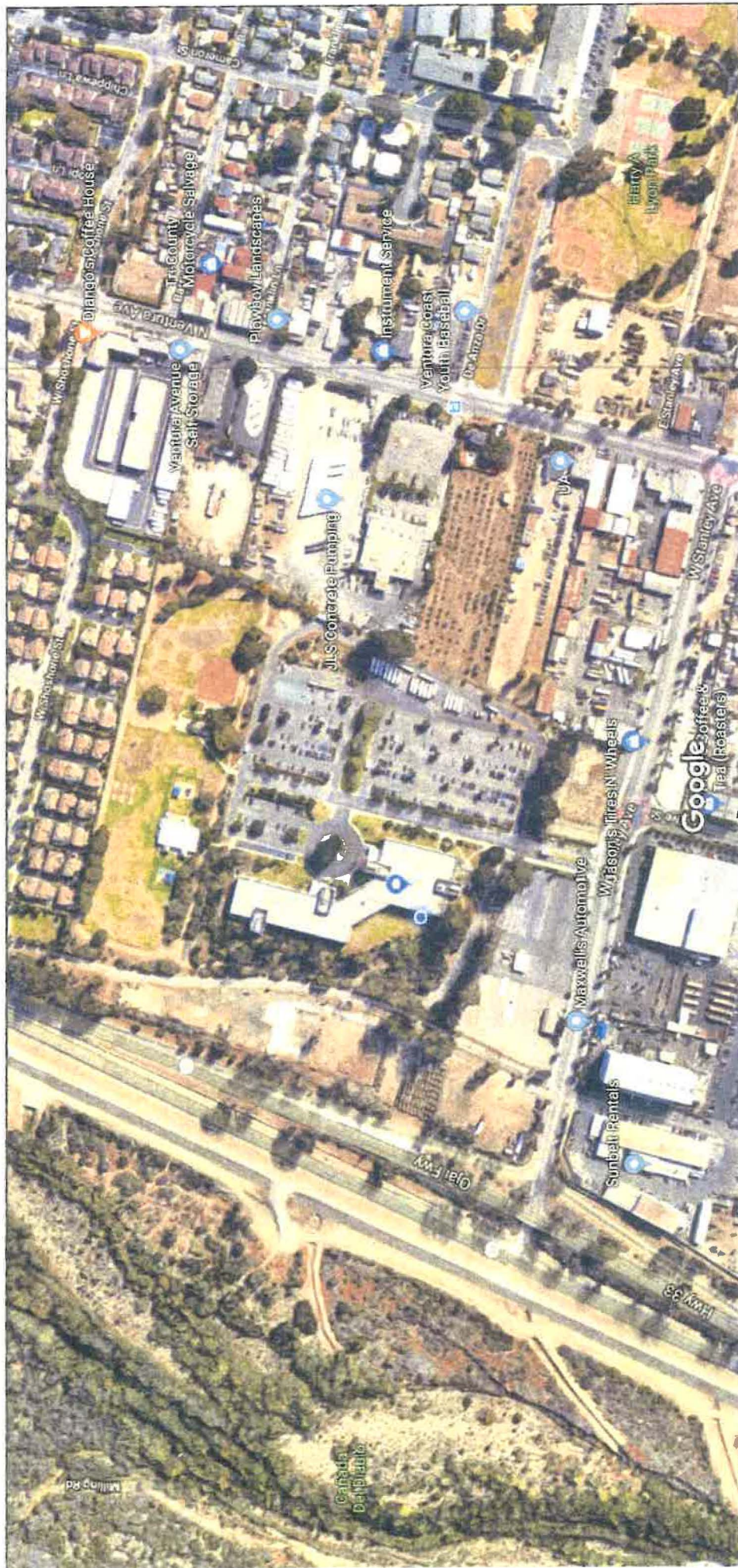














## **EXHIBIT B**

[Minutes for Each Meeting]

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**VENTURA UNIFIED SCHOOL DISTRICT**

255 West Stanley Avenue, Suite 100 ■ Ventura, CA 93001



**7-11 Advisory Committee**

**Tuesday, December 17, 2019**

**5:30 PM - Albert Einstein Room**

**PUBLIC COMMENTS:** Public comments are welcomed and encouraged by the 7-11 Advisory Committee, within reasonable meeting time considerations in order to conduct committee business. During this time, the Chair of the 7-11 Advisory Committee may acknowledge visitors' requests to speak on a topic not on the regular 7-11 Advisory Committee agenda. Persons wishing to address committee should complete a speaker card, hand to the recording secretary, and shall be allowed three minutes on any agenda item with a cumulative total of five minutes for all agenda items. Please present your comments in a factual, respectful, and dignified manner that models how we expect our students to participate in the democratic process. Members of the public are encouraged to submit their comments in writing. The 7-11 Advisory Committee is prohibited from taking action on any item that is not part of the published agenda.

**A G E N D A**

1. Call to Order
2. Welcome: Dr. Roger Rice, Superintendent and Betsy George, Assistant Superintendent, Business Services
3. Committee Member Introductions
4. Background on Advisory Committee's Work
  - Review committee representation and responsibilities
5. Elect Committee Chair and Vice Chair
6. Overview of Properties
7. Questions, Comments and Discussion by Committee Members
8. Discuss Information Needed for Next Meeting/Next Steps
9. Public Input/Comments
10. Future Meeting Schedule
11. Adjournment

Agendas for regularly scheduled 7-11 Advisory Committee meetings will be posted 72 hours prior to the meeting. Special meeting agendas will be posted 24 hours in advance.

**AGENDAS ARE POSTED AT THE FOLLOWING LOCATIONS:**

VUSD Education Service Center, 255 West Stanley Avenue, Suite 100, Ventura, CA

***This serves as the main posting location pursuant to the Brown Act, Government Code §54954.2(a)***

District Webpage: <https://www.venturausd.org/business/BusinessServices.aspx>

In compliance with the Americans with Disabilities Act, any individual with a disability, who requires reasonable accommodation to participate in this meeting, may request assistance by contacting the Business Services Office at (805) 641-5000 ext. 1202, or by fax (805) 653-7856.



**VENURA UNIFIED SCHOOL DISTRICT**  
**7-11 Advisory Committee**  
**December 17, 2019**  
**Minutes**

**Call to Order**

Ventura Unified School District held the first regular meeting of the 7-11 Advisory Committee on December 17, 2019 in the Einstein Room at 255 W. Stanley Avenue, in Ventura, California. Betsy George called the meeting to order at 5:33 p.m.

**Committee Member Introductions / Welcome**

Committee members had the opportunity to introduce themselves and share background, experience, expertise, and why they want to serve on the committee.

Dr. Rice and Betsy George welcomed committee members and thanked members for serving. Dr. Rice shared the District is going through exciting and challenging times--challenges like declining enrollment, aging of facilities, and a tough budget climate. At the same time, the District has a school board and staff that does not want to give in to these challenges in hopes that it will get better. He shared the District is fighting back by creating compelling opportunities for our kids and the community (i.e. restructuring some schools into K-8 programs). A stack of Career Tech facility grants was submitted for state funding to upgrade Career Tech Ed facilities, and a Career Tech Incentive grant for \$1.5M was also submitted. We are also finalizing the Strong Workforce Program grant that will be in the \$1M+ range. The school board is extremely supportive of the philosophy of, "let's get after it and let's compete." The District is opening up choice in ways that it has not done before—opening up schools that have traditionally been closed in the past.

The challenge for this group is to give the Board the benefit of your thinking regarding some District properties. The District has many properties that are underutilized or not utilized at all. Moving forward, as we strategize on how best to raise funds for renovations of aging facilities, we are looking at the potential of floating a school bond next November—one of the only mechanisms the state affords school district's to do massive renovations like what is needed by the district. We all need to be good stewards of fiscal resources and properties in order to be successful. Although none of the recommendations that will be made to the board as a committee are binding, Dr. Rice stated that he has found the board to be extremely open to committee input. The District is transparent and open and trying to be fair and trying to honor the contributions of the community. Dr. Rice welcomed communication by phone or email with him or Dr. Dannenberg, Board Representative, anytime through the process if anybody should feel the need to reach out.

**Roll Call:**

Committee Members Present: Louis Cunningham, Cheri Egbert, Daniel Flores, James Forsythe, Gabriel Hagerty, Christina Montero, Suz Montgomery, Jorge DeLeon, Tanner Shelton

Absent: Stephanie Caldwell, Brad Golden

VUSD Support Staff Present: Terri Allison, Rosi Cortéz, Dr. Jerry Dannenberg, Bill Elsenbaumer, Betsy George, Dr. Roger Rice

**Background on Advisory Committee's Work**

Betsy George shared the committee is governed by public agency guidelines—the Brown Act. Agendas must be posted 72 hours in advance, meetings are open to the public, the public does not engage in conversation during the meeting, but public comment is allowed. All the information provided to the committee is also available to the public. Several members of the committee should not get together to discuss committee business and make decisions. All work and decisions should happen in meetings, in public. The committee is comprised of nine

members and two alternates (Jorge DeLeon and Tanner Shelton). Alternates can fully engage in conversation and ask questions. As decisions are made and voting take place, depending on who has been able to attend meetings all along, a determination will be made from a leading standpoint. The committee may meet 3-4 times, but it will mainly depend on the committee to decide how many meetings are needed.

The committee was provided with a "Roles and Responsibilities" list—the charge of the committee, membership criteria, number of meetings to be held, information to be shared, and duties expectation were discussed. Information is mostly right from Ed Code. Ed Code is the California laws that govern public education. The committee is charged with making recommendations to deem properties surplus, which includes lease or sale. There are many more pages of law that stipulate about 23 steps in the process of deeming properties surplus—making a recommendation to the board, the board accepting the recommendation and deciding to do a resolution declaring the property surplus, the process of selling or leasing, etc. It's a process that is controlled by the government.

#### **Elect Committee Chair and Vice Chair**

The election of 7-11 Advisory Committee Chair and Vice Chair officers is required. James Forsythe nominated Cherie Egbert. Ms. Egbert asked if anybody else was interested. Jorge DeLeon nominated Daniel Flores, not that Ms. Egbert wouldn't do a good job, but Mr. Flores is in tune with the school district and has board experience. Betsy George asked if there was a second motion to the nominations. Lou Cunningham seconded Mr. DeLeon's nominations. Tanner Shelton was nominated, but as an alternate cannot be voted into a position. He removed himself from consideration and thanked members for the gesture. Lou Cunningham volunteered to step in as Chair or Vice Chair if nobody else wants to do it. Jorge DeLeon proposed Daniel Flores as Chair and Cherie Egbert as Co-Chair, correcting himself to mean Vice Chair not Co-Chair. They would switch off every other meeting. Suz Montgomery suggested making one Chair and the other Vice Chair—it would be too confusing to have Co-Chairs. Mr. DeLeon meant to nominate Chair and Vice Chair not Co-Chairs. Lou Cunningham understood the nomination was for separate positions as well, not co-chairing so his second motion stands. Motion carried—all in favor to appoint Daniel Flores Chair and Cherie Egbert Vice Chair. Absent: Stephanie Caldwell and Brad Golden

#### **Overview of Properties**

The committee received a handout of the properties the Board has requested be reviewed. Ms. George volunteered to email the Ed Code to the committee. Although Ed Code was verbally discussed and a short version was provided, she wants all to have exact expectations of committee. The committee will need to request what types of information will be needed based on the properties listed. A list of all VUSD properties was provided, as well as a list of vacant and leased properties and properties with potential for alternative uses. Maps of Avenue School, the Sudden Estate, the Jewett Estate, Washington School, ATLAS (Saticoy) School, Loma Vista School, Will Rogers School, Anacapa, and the Education Service Center (ESC) were provided in the handout. The District is comprised of approximately 380 acres, a couple million square feet. These are the properties that the committee is being asked to review. The Avenue School closed in the 80s. It is used for some storage, but for the most part is not used at all. The farm plots Jewett and Sudden Estates are both leased and actively farmed. Sudden property is land locked. The Ventura Christian School leased the Washington School property. Acreage listed on maps is total acreage not property to be considered. School sites that were chosen have large play fields that may not be fully utilized. Mr. Flores asked for clarification on whether alternative uses means there's an option to sell, place portables or something else on property to expand it to a K-8 school. Ms. George confirmed it would not be for school use. Properties deemed surplus will be for property not being used for VUSD operations. Some of the underutilized playgrounds of school sites are not accessible—three sides are surrounded by houses. Anacapa site is a little different. The YMCA has approached the District about two years ago to allow expansion that would encroach on Anacapa property. They have asked to buy or lease some of the field area. The District can't move forward with this request until the property is deemed surplus. Architectural drawings will be shared at the next meeting. The Education Service Center is the last property to be considered. One wing is occupied by VUSD, the other half of the building is empty for the most part. It is about 100,000 SF and we occupy only 50,000 SF. The Ventura College District leased 25,000 SF until they found their own permanent headquarters. VUSD staff moved in about 15 years ago, and 25,000 has been vacant 10 of 15 years. It hasn't been a highly desirable option due to an older building and so many other options in the city. Should this 23 acre property be sold to acquire another building? Mission Produce has approached the District to purchase the whole property, but they have a timeline to move out of their



current place, which could exclude them from continuing to be interested in the property. They have submitted a proposal to lease the vacant part of the building. The District is not required to surplus ESC in order to lease to them, but surplus is required in order to lease with option to buy.

#### **Questions, Comments and Discussion by Committee Members**

Mr. DeLeon noticed Balboa is not on the list of properties being considered for surplus and asked why it is not since there is a lot of space on the property that could be designated as excess space. Per Mr. DeLeon's perspective, some of the properties designated have no market value to them because of location. Lou Cunningham asked if there has been any discussion about selling part of the ESC property that is not used—the front Stanley parking lot area. Dr. Rice shared the ESC has been under discussion for a long time. Affordable employee housing has come up as an alternative use by carving out a part of the property. The Housing Authority has approached the District on this subject. Stanley traffic patterns have also been a topic of discussion with the City. Gentrification has also been a topic of discussion. Many conversations have taken place regarding the Stanley property. A property on the southern portion of the ESC property is in the process of development for a 78-unit multi-story underground parking development. Suz Montgomery mentioned she has been working with Cal Trans and property owners, including VUSD, on redesigning traffic patterns on Stanley. Ms. Egbert asked for clarification on the ESC boundaries. Dr. Rice marked the ESC property map and passed it around for a clearer picture of the boundary. Mr. Shelton who works in land use in this community, shared that any decision put forward will produce some level of opposition from neighbors and the community. Committee decisions that will have the least impact to the community and what is best for the kids is what decisions need to be based on. Chair Flores suggested creating a rubric or parameters of what the community will accept, what is the student safety impact, principals' input. Dr. Roger confirmed affected property principals were and continue to be consulted. Ms. Egbert shared that Phil Foster Ranger, great grandson of the Fosters, commented that the site could not be used in its current state for a K-8 school due to asbestos. Keeping the architectural design of the Foster House was discussed. Ms. Egbert requested the enrollment size of the Ventura Christian School. She shared her desire to consider the property for park use (City making it a park). In Ms. Egbert's opinion, who lives near and is there almost every day, Loma Vista's whole field is utilized. The pros of green space were discussed. Ms. Egbert feels the ESC property would cause the least harm to the community. Christina Montero shared she feels the Will Rogers field area is being utilized. Mr. Flores commented as a teacher working at Will Rogers that the field area is a very big piece of land and sometimes interaction with the community is not always positive. The back fence area attracts shady characters that create problems for the school site—security is always an issue. Mr. Flores commented he would like to know what the viability of the property is—maybe Mr. DeLeon or Mr. Shelton could assist with this. Mr. Shelton suggested the importance of receiving information from City of Ventura in on land development—a presentation in a future meeting would be very helpful to the committee to assist in making recommendations to the Board of Education.

#### **Discuss Information Needed for Next Meeting/Next Steps**

The committee requested the following information for the next meeting:

- Enrollment projections/ 10-years
- School lot sizes (minimum lot sizes)
- Jewett & Sudden lease information
- EDC projections
- City of Ventura Planning presentation
- Requirements Checklist
- ESC property backup plan
- 10-year enrollment history
- Student per acre
- Rubric development

Mr. DeLeon asked if this committee could make recommendations outside of the established properties presented for surplus (i.e. Will Rogers complete property being sold, not just the underutilized fields). Ms. George responded that the District is not considering closing schools at this time. Earlier in the meeting Mr. DeLeon suggested Will Rogers and Loma Vista properties be removed from list due to not much value in only the field portions of the properties. Ms. George confirmed that Mr. DeLeon did not make a motion regarding the two properties—it was more of a consideration to keep in mind.

#### **Public Input/Comments**

Mr. Spencer Noren, City of Ventura Parks & Recreation Commissioner attended the meeting and emphasized how important it is to help out the District. He spoke as a community member and resident. He stated the EP Foster



property is very dear to his heart. He mentioned witnessing the testimony of Mr. Gardener and how disappointed he is in how the City and the community have disrespected the Foster family. The Foster family left the land to the District for educational purposes, not to be sold off for development. Secondly, he mentioned leasing more of the Stanley property or possibly selling it is a very reasonable topic of discussion according to what he is hearing around the community. Thirdly, community discussion of the lack of middle schools east of Kimball Road is a concern. Mentioned retaining ATLAS land and creating a K-8 school would be very beneficial to the community and the District.

**Future Meeting Schedule**

The next meeting was prescheduled for Tuesday, January 21, 2020, 5:30 pm. Ms. George proposed a third meeting be scheduled for February 18, 2020, 5:30 – 7:30 p.m., and at the January 21st meeting discuss a date for a tour of the District properties between January and February meeting.

**Adjournment** – Lou Cunningham motioned to adjourn and all in favor. Meeting adjourned at 7:30 p.m.

**VENTURA UNIFIED SCHOOL DISTRICT**

255 West Stanley Avenue, Suite 100 ■ Ventura, CA 93001



**7-11 Advisory Committee**

**Tuesday, January 21, 2020**

**5:30 PM - Albert Einstein Room**

**PUBLIC COMMENTS:** Public comments are welcomed and encouraged by the 7-11 Advisory Committee, within reasonable meeting time considerations in order to conduct committee business. During this time, the Chair of the 7-11 Advisory Committee may acknowledge visitors' requests to speak on a topic not on the regular 7-11 Advisory Committee agenda. Persons wishing to address committee should complete a speaker card, hand to the recording secretary, and shall be allowed three minutes on any agenda item with a cumulative total of five minutes for all agenda items. Please present your comments in a factual, respectful, and dignified manner that models how we expect our students to participate in the democratic process. Members of the public are encouraged to submit their comments in writing. The 7-11 Advisory Committee is prohibited from taking action on any item that is not part of the published agenda.

**A G E N D A**

1. Call to Order
2. Roll Call
3. Adoption of Agenda
4. Public Comments
5. Approval of Meeting Minutes – December 17, 2019
6. Discussion Regarding Requested Information: historical enrollment projections, student impact, school lot sizes, Washington (Ventura Christian School ) enrollment, acres per student, Anacapa/YMCA plans, Jewett and Sudden leases, County and City projections, ESC back-up plan, City of Ventura Planning presentation
7. Continued Discussion Regarding Identification of Surplus Property
8. Next Meeting/Next Steps
9. Adjournment

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**VENURA UNIFIED SCHOOL DISTRICT  
7-11 Advisory Committee  
January 21, 2020  
Minutes**

**Call to Order**

Ventura Unified School District held a meeting of the 7-11 Advisory Committee on January 21, 2020. The meeting was called to order by Daniel Flores, 7-11 Committee Chair at 5:40 p.m. in the Einstein Room at 255 W. Stanley Avenue, in Ventura, California

**Roll Call:**

|                             |  |
|-----------------------------|--|
| Committee Members Present:  | Stephanie Caldwell, Louis Cunningham, Jorge DeLeon, Cheri Egbert, Daniel Flores, Gabriel Hagerty, Tanner Shelton |
| Absent:                     | James Forsythe,, Brad Golden, Christina Montero, Suz Montgomery  |
| VUSD Support Staff Present: | Terri Allison, Rosi Cortéz, Bill Elsenbaumer, Betsy George, Jackie Moran, Dave Marshall, Dr. Roger Rice          |

**Adoption of Agenda**

Lou Cunningham motioned approval of agenda with a modification, removal of item #3 – Approval of Meeting Minutes for December 17, 2019 since only a draft was completed, Cherie Egbert seconded the motion. Motion carried to unanimously adopt amended agenda. Absent: James Forsythe, Brad Golden, Christina Montero, Suz Montgomery

**Public Comments**

Dr. Rice read public comments he received through email. First email said the most lucrative sale would be the existing facility (old Kinko's building) that VUSD acknowledges is underutilized; collaboration with a reputable real estate broker could identify a more viable property. Second message - Ventura is tasked with building 6,000 more residential units over the next eight years, on top of the 4,000 currently in the pipeline. Prematurely disposing of property risks need to purchase land in the future in order to build more housing; reserve space for teachers and staff housing; reserve space for transitional housing for homeless and foster youth. As properties are considered consider greenspace needed for playing sports. Shouldn't eliminate existing slices of school yards. If the committee has a tour of properties, this person interested in going if it's a public meeting. Make sure farm plots on east end are not SOAR properties. Look closely at the Saticoy plant map. Midtown has inadequate park space. Washington School would make a good location for a park. Make no decision on Foster property without input from the Westside community. Any proposed housing that is going to be built I would imagine would be through a nonprofit to limit potential liability. Housing locations being considered should be near basic amenities and public transportation. Anacapa and Loma Vista standout as good locations due to proximity to mall. If the committee tours properties, hope the public has the opportunity to attend.

**Approval of Meeting Minutes** – draft of December 17, 2019 minutes were reviewed and item was tabled to the next meeting for approval.

**Discussion Regarding Requested Information** – Daniel Flores had suggested creating a rubric for committee input. Betsy George provided a rubric she developed that might help guide the discussion of information requested. Dan and Betsy asked for committee's input on rubric. Dr. Rice commented that adopting a similar rubric would be really helpful when committee makes recommendations to the Board. Stephanie Caldwell suggested infrastructure age if facilities are being compared. Daniel Flores suggested "needed" and "usable" be added to #3 on rubric. Jorge DeLeon commented on #6 on rubric. Currently leased properties and income—should show somewhere. Daniel stated that part of the committee's task is to help determine if it's more valuable to sell a property or if it continues



to be more valuable to lease out. Betsy George said she could add separate language to the rubric. Tanner Shelton asked for committee's opinion on when considering value of sale and lease to consider maintenance—look at the financial picture. Committee requested City of Ventura presentation at next month's meeting. Enrollment projections discussion followed. A couple handouts were provided to the committee, including a Property Evaluation Rubric and enrollment projections. Cherie Egbert brought up #1 on rubric—of enrollment projections the opinion that Ventura population is not decreasing. Committee discussed difference between overall population and student population. The student enrollment decrease will continue even with new housing and overall Ventura population increase. All districts in county, with the exception of Rio and Oxnard High School District are decreasing in student enrollment—countywide dilemma. Most of the decline has occurred in the past five years. Betsy George agreed to add "projections" after student population to #1 on rubric. Request for City information regarding demographics of families leaving Ventura; net out migration discussed. The committee was informed that Alex McIntyre, Ventura City Manager, has been invited to the next meeting.

Dr. Rice commented on a Cal Lutheran study regarding Ventura—there is an overwhelming urgency to become more business friendly. Companies aren't willing to stay or relocate due to the bureaucracy and antigrowth sentiment in Ventura County. Three hundred (300) VUSD students attend Vista Real Charter School, and more attend other private schools. VUSD is aggressively looking for ways to market our programs and developing new programs that will be attractive to students so we can bring back some of these students. Proving a K-8 option is one of the ways to attract those that have left. School Info Night was successful. Many positive comments shared from parents with students that attend private or charter schools. They want more options so they can consider returning to public school. Tanner Shelton asked if the District saw the enrollment decline coming. Betsy attributes nationwide birthrates decline, but the considerable drop from 2017-18 to 2018-19 was not expected. A 1,000 homes were lost during the Thomas Fire. Stephanie Caldwell stated the estimated recovery time per economists is 10 years. Students per acre information provided (excerpt from CDE). Stephanie Caldwell asked if there was an industry-wide standard when building new schools. Terri Allison confirmed there standards and discussed the state guidelines in general for building schools. Betsy George informed committee there is a 30-page document with standard guidelines for building new schools. Discussion followed regarding Site List Enrollment (acreage/students per acre) handout. Tanner Shelton asked if it would be appropriate to discuss or deliberate any of the implications on specific properties now that numbers have been discussed. Roughly using 50 students per acre at elementary sites, Will Rogers is at approximately 65.3 students per acre; Loma Vista is at 40.3 students per acre; ATLAS is at 29 student per acre. Dr. Rice asked committee to consider that the Board will start having conversations in February as to which school to pick on the east end to reconfigure to a K-8 school. Jorge DeLeon asked how long it would take to designate a K-8 site. Betsy and Dr. Rice stated it would take one year—open in 2021-22.

#### **Continued Discussion Regarding Identification of Surplus Property**

- ATLAS and Montalvo are the two schools expressing strong interest in becoming K-8 schools. ATLAS is leading in the consideration, but the Board makes this decision, and it could be any other school on the east end. The staff and community need to be supportive of the designation. Blanche Reynolds is slated a K-8 school to open in 2020-21.
- Pacific HS was originally on the list for underutilized space, but at the time the district was planning to apply for a Career Tech Education (CTE) grant and use funding for facilities, but the district ended up not applying for the grant. Now considering another grant application. ATLAS probably would not have been on the underutilized space list either if it was being created today due to consideration for a K-8 site.
- Anacapa YMCA - Betsy George provided diagrams of the YMCA's proposal which would essentially take up more space to extend their existing parking lot and field space to expand their building. Ms. George mentioned the district receives no payment for the existing lease of the current parking lot, but if it was decided to allow the expansion, there would most certainly need to be an economic arrangement, and the Anacapa traffic flow would be included in the planning process. At this time, parents pickup/drop off students in the YMCA parking lot. The tennis courts would be rebuilt at a different location since the current tennis courts are located where the extended parking lot would be placed. The location of the new tennis courts was discussed—a better location versus what is on the plans. Jorge DeLeon brought up the traffic patterns and dangerous drop-off locations (Chase Bank) and location of lit sidewalk with no traffic light. Cheri Egbert brought up losing basketball courts. Dave Marshall mentioned Anacapa has the most courts of any of the middle schools. He stated that the loss of basketball courts was in district plans of improving traffic flow even if the proposal from the YMCA is not accepted. Tanner Shelton mentioned the information provided showed a 9.2% increase at Anacapa. Asked if



there was a particular reason why and whether it may be a trend moving forward. Betsy George attributed the increase to the Two-Way Immersion Program similar to Will Rogers Program. The trend will likely flatten out.

- Jewett/Sudden – these properties have been leased since the 70s. Rental cost has been increased some years according to the Consumer Price Index.
- Avenue School – Foster Estate is on a separate parcel and it is leased, whereas the Avenue School is vacant.
- Washington School – Tanner Shelton noticed the lessee put significant work into the site. Asked if this arrangement was predicted to last or if it will go on indefinitely. Betsy George confirmed that they will be paying very soon—they had a 20-year lease that started in 1999 and expired in 2019, after which the district agreed to give them a two-year extension due to being in the middle of the Long Range Facility Master Plan process. Jorge DeLeon asked if the Washington property became a surplus property before it was leased. Ms. George confirmed it was. She shared that it was placed on the list of properties not for the purpose of determining whether it should be surplus, but rather receiving input on whether the property should be split possibly for housing, etc. Cherie Egbert asked if the district has a real estate broker or property manager that determines what properties can be leased for. Ms. George mentioned she asked a real estate broker to prepare an analysis of the properties which she plans to have available for the February 18<sup>th</sup> meeting.
- ESC Backup Plan – Betsy George confirmed the district would need approximately 40,000-50,00 square feet to house approximately 125 employees, as well as providing meeting rooms for teacher trainings/meetings. A place to park 60-70 buses would also be needed. There are not many office buildings on the market for this size frame. The Ventura Adult and Continuing Education building has approximately 25,000 square feet of vacant space at this time. Would need to not renew some of the tenants' leases if we considered this property to relocate to. Dr. Rice shared the Board is looking for the committee's guidance on this property. If the committee should determine it should be considered surplus, the Board would direct staff to start looking for options. They would not sell the property and not have a place to go. If the committee should decide the property should not be considered surplus, the Board can still make the decision to surplus the property. Cheri Egbert asked if the Adult Ed property is underutilized at this time. Betsy George shared there are two buildings on the property, each approximately 50,000 square feet. The Adult Ed Program utilizes one whole building (5200 Valentine Road). The other building at 5280 Valentine Road has some Adult Ed presence in it (about 10,000 square feet), and there are some lessees. Stephanie Caldwell asked if the district had a standard time on the leases. Ms. George responded most of the leases are short.

Chair Daniel Flores asked committee to continue reviewing the rubric and make a determination if there is anything missing that needs to be included in the rubric.

#### **Next/Meeting/Next Steps**

The next meetings scheduled on Tuesday, February 18 2020, 5:30 pm and Thursday, March 5, 2020, 5:30 pm. Committee requests for future meeting: net out migration study information is on Ms. George's list of things to provide, arrange for Alex McIntyre City of Ventura (City Manager) presentation. Schedule a tour of properties that will be open to the public before February 18<sup>th</sup> meeting. Daniel Flores motioned a tour of properties be held Saturday afternoon, February 8, 2020, Lou Cunningham seconded the motion. Motion carried unanimously. Absent: James Forsythe, Brad Golden, Christina Montero, Suz Montgomery

**Adjournment** – Jorge DeLeon motioned to adjourn, Cherie Egbert seconded motion and all in favor. Meeting adjourned at 7:40 p.m.

**Excerpt from Guide to School Site Development**  
**California Department of Education**  
**Developed in 1999**

"Guide to School Site Analysis and Development assists school districts in determining the amount of land needed to support their educational programs in accord with their stated goals and in accord with recommendations of the California Department of Education."

For full report got to <https://www.cde.ca.gov/ls/fa/sf/guideschoolsite.asp>

**School Site Size (Rule of Thumb Approach)**

| Type of School | Number of Pupils | Site Size   |
|----------------|------------------|-------------|
| Elementary     | 500              | 10 acres    |
| Middle         | 1,000            | 25 acres    |
| High           | 2,000            | 35-40 acres |



## **Ventura County Economic Forecast - Executive Summary**

*Matthew Fienup and Dan Hamilton*

*November 11, 2019*

### **The State of Ventura County's Economy**

Ventura County remains in a prolonged period of economic weakness. As of this writing, that period has stretched into a fifth year. The latest, and perhaps the most arresting, sign of weakness arrived in the form of population data. According to the California Department of Finance, over the course of 2018, Ventura County's population declined for the first time in the history for which we have data.

Our latest estimate indicates that Ventura County GDP grew just 0.1 percent in 2018. Average growth over last five years is zero percent, representing the weakest five year period for which we have data. Average growth over the past four years is negative.

Poor housing affordability is driving jobs and individuals from the region, increasing net domestic out-migration and decreasing total economic activity.

### **Housing Markets**

Ventura County's housing market is clearly faltering. Home price growth has slowed significantly, with street price growth averaging 0.8 percent for the past eleven months. The six-month moving average of price growth has been falling secularly for the same eleven months and was essentially zero for September, the last month for which we have data. In 19 of the last 36 months, sales growth has been negative. The sales growth decline lead the price growth decline by at least a year. 2018 was a disappointing year for Ventura County home building, with only 1,229 units permitted. The 2018 permit rate fell 47 percent from the 2017 permit rate of 2,326 units. Even 2017's number was anemic by historic standards.

Our forecast calls for a small improvement to existing home price growth. However, the forecast is consistent with a market that is anemic, with slow price growth, weak sales, and low rates of building activity.

### **The Ventura County Forecast**

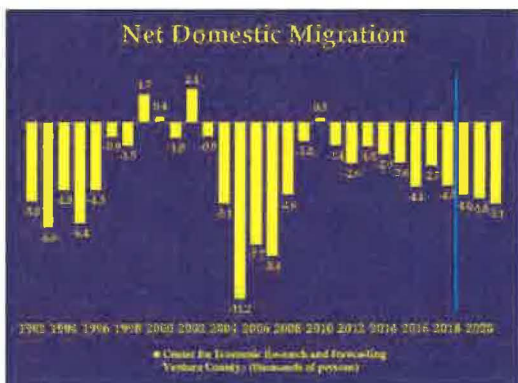
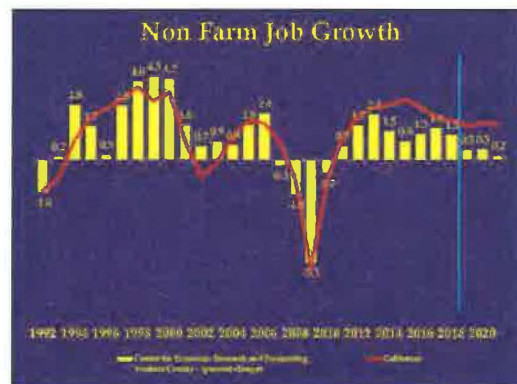
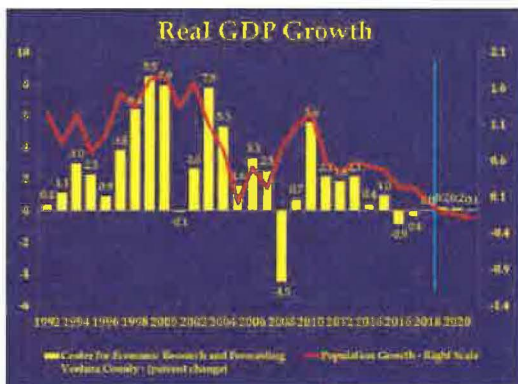
The CERF Ventura County economic forecast anticipates that, driven by worsening negative net domestic migration, the County's population will continue to shrink across the entire three-year forecast horizon. Annual growth of Ventura County GDP is forecasted to range from just 0.2 percent down to 0.1 percent from 2019 through 2021. This is an erosion of last year's forecast, which anticipated that growth would average 1.0 percent over the three year forecast horizon.

Given that our forecast for population growth is negative over the same period, there is considerable downside risk to the GDP forecast. It is very possible that economic activity will be zero or even negative during this period.

If the current forecast holds, Ventura County will have experienced 8 years during which average economic growth is indistinguishable from zero. Eight years of zero growth. This is truly stunning considering the strong economic legacy of Ventura County. The same County that gave birth to Amgen, the world's largest independent biotechnology company, the county which is still home to Naval Base Ventura County and the Port of Hueneme, and the County which boasts some of the most valuable agricultural land in the United States if not the world, will foregone nearly a decade of economic growth and the considerable social and environmental benefits that flow from it.

A return to robust economic growth in Ventura County will require fundamental changes to the policies which drive the current weakness. This must necessarily start with a determined effort to build more housing. Our advice to residents, business leaders, elected officials and policy makers is simple. Don't wait any longer. If the current cohort of leaders refuses to heed the economic warning signs, they will preside over an entirely preventable economic malaise.

## Forecast Charts



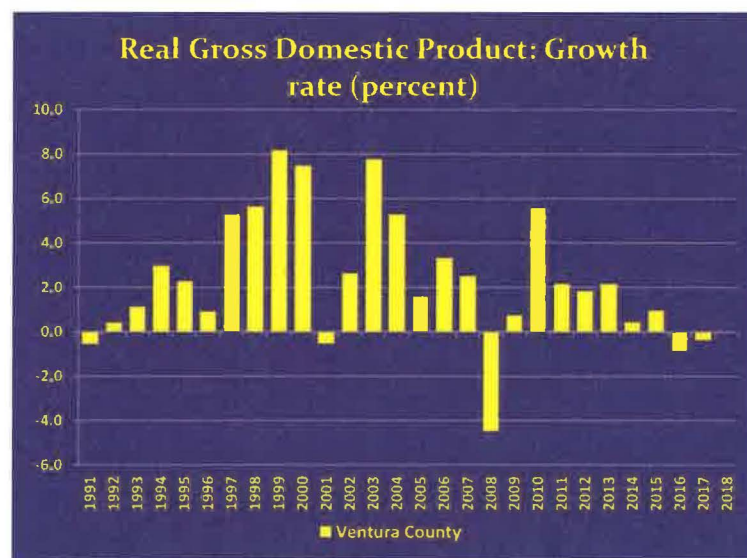


## State of Ventura County's Economy

Matthew Fienup  
November 8, 2019

Ventura County remains in a prolonged period of economic weakness.

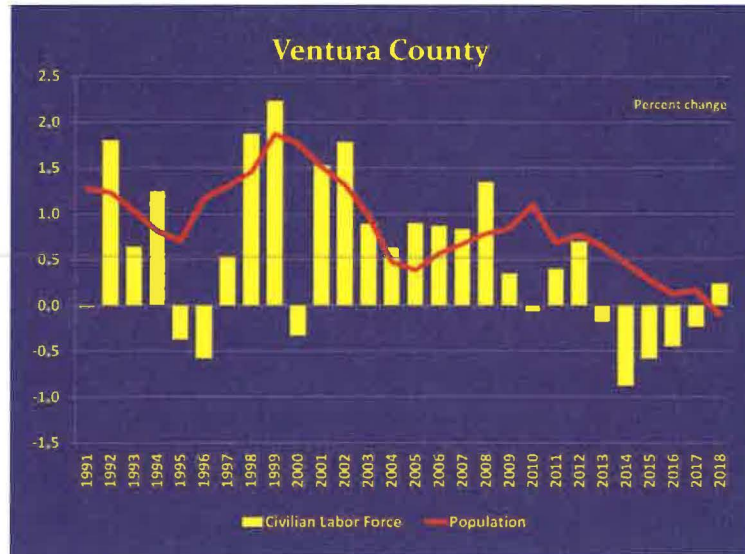
As of this writing, that period has stretched into a fifth year. Early signs of weakness appeared in 2013, when a sustained decline in the size of the County's labor force began. The County's labor force contracted in each of five consecutive years, only returning to small positive growth in 2018. The next major sign of weakness was County GDP. Driven by declines in Non-Durable Goods Manufacturing, total economic activity in Ventura County contracted in 2016 and again in 2017. By the end of 2017, Ventura County had experienced the worst four years of GDP growth on record, worse even than any four years that include the financial crisis and the Great Recession.



Source: U.S. Bureau of Economic Analysis

The latest, and perhaps the most arresting, sign of weakness arrived in the form of population data. According to the California Department of Finance, over the course of 2018, Ventura County's population declined for the first time in the history for which we have data.

In last year's Ventura County publication, we wrote, "Given the economic headwinds in the County, we continue to wonder if Ventura County will see negative population growth in the near future." As it turns out, the County's population was shrinking at the very moment those words were being written.

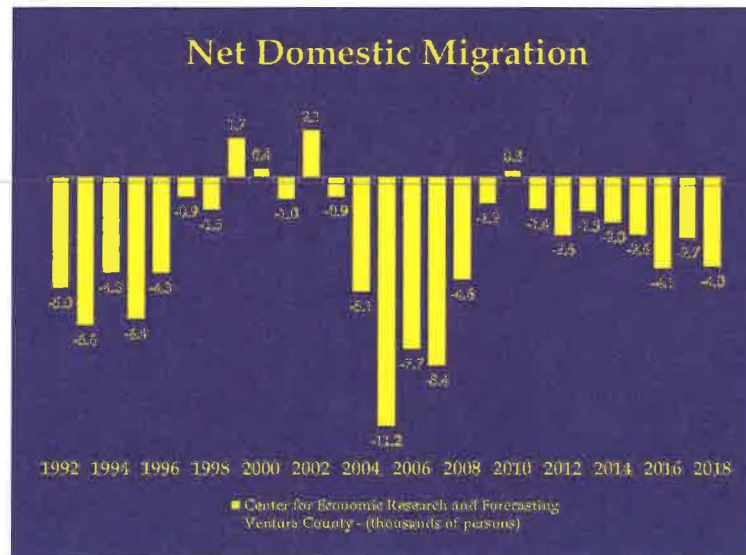


Source: California Employment Development Department, Department of Finance

The decline in the County's population should be truly alarming to community leaders, elected officials, and concerned citizens alike. As the San Fernando Valley Business Journal appropriately noted, "Detroit loses population. Not Ventura County."

Population decline is not an early warning sign. As discussed above, early signs began appearing 6 years ago. Population decline is a late-stage manifestation of significant economic weakness. As individuals and households have compared the economic opportunity that is available to them in Ventura County to opportunity available in other parts of the country, more and more have left to seek that opportunity somewhere else. In 2018, four thousand more people left Ventura County for another region of the country than came to Ventura County from another region. Accelerating net domestic out-migration has finally overwhelmed natural population growth and positive net international migration, tipping overall population growth negative.



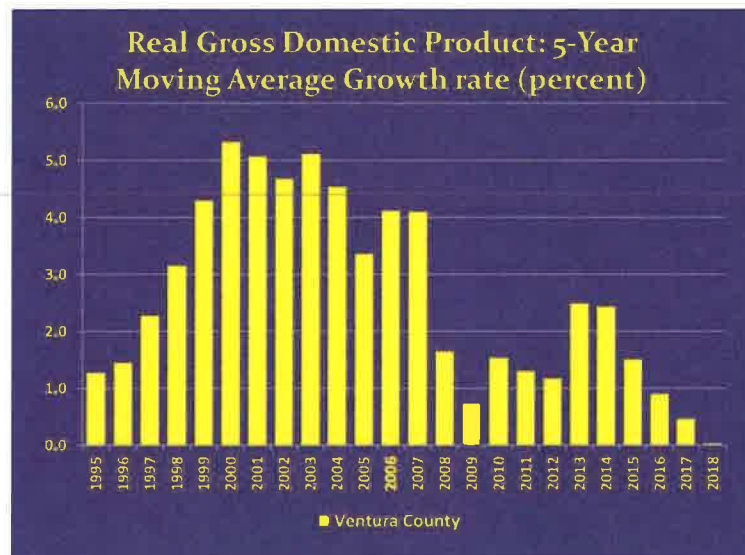


Source: U.S. Bureau of Census

It is important to acknowledge that natural disasters have contributed to the current situation. The Thomas Fire, which burned more than 1,000 homes in Ventura County on its way to becoming the largest wildfire in California history as of December 2017, was followed by the devastating Hill and Woolsey Fires less than a year later. Not surprisingly, the decline of the County's overall population was driven by declines in Ventura and Thousand Oaks, the two cities most impacted by these fires. Given the economic weakness that already existed in the County prior to December 2017, it is not surprising that the fires have had a serious impact. Strong economies can absorb unexpected shocks. Weak economies unfortunately can not.

With the start of the 2019 fire season, the County has weathered a third consecutive year of destructive wildfires. As this report is being written, hotspots are still being extinguished in the Easy and Maria Fires. While only a handful of homes were lost this year, three difficult fire seasons in a row are surely working to increase net domestic outflows and population decline.

Our latest estimate indicates that Ventura County GDP grew just 0.1 percent in 2018. Average growth over last five years is zero percent, representing the weakest five year period for which we have data. Average growth over the past four years is negative.



Source: U.S. Bureau of Economic Analysis

During 2018, the Ventura County's economic growth was buoyed by relative strength in Durable Goods Manufacturing. The number of jobs in this high-value added sector grew by five percent. Were it not for the contribution of durable goods in 2018, our estimates indicate that the Ventura County economy would have contracted for the third straight year.

Ventura County's growth numbers are especially shocking compared to the broader State and National economies. As Ventura County's economy has been contracting, the broader economy has been experiencing an acceleration of growth. The U.S. grew 2.9 percent in 2018, significantly faster than the 2.0 percent growth of the preceding decade. California's economy grew 3.5 percent.

As with GDP growth, Ventura County jobs data also paint a picture of general economic weakness. With a few welcome year-over-year exceptions, jobs in high paying, high output per worker sectors are in a sustained decline, while jobs in low paying, low output sectors are growing. Despite strength in 2018, the number of jobs in Durable Goods Manufacturing is still down nearly 20 percent from the pre-recession number of jobs. The number of jobs in Non-durable Goods Manufacturing and Financial Activities, two of the sectors with the highest average salaries, are down more than 27 percent. Information & Technology has fared little better, with the number of jobs down 14 percent from the previous high. Educational & Health Services and Leisure & Hospitality, two sectors with low average



salaries, are each up significantly since the Recession. Jobs in Education & Health Services are up an astounding 48 percent since 2007.

Unfortunately, jobs in Educational & Health Service and Leisure & Hospitality very often do not pay wages which are sufficient for workers in these sectors to be able to afford to live in Ventura County. This, along with the wide spread loss of high-paying jobs has created a major dislocation between homes and places of work. The Census Bureau indicates that more than 80,000 Ventura County residents leave the County each day to go to work in a job that allows them to afford to live in Ventura County. Meanwhile, 40,000 employees drive in to the County each day in order to work in jobs that largely do to pay enough to live here. These reciprocating commutes between home and work are an increasingly common feature of life in Ventura County.

When you add home price growth to the list of economic variables already discussed, an economic puzzle emerges in Ventura County: the size of the county's labor force has shrunk; total economic activity has declined; jobs are being lost in high paying sectors and added in low paying sectors; and the population is now declining; yet, home prices continue to rise. According to information from CoreLogic, Ventura County's median home price has grown by an average of 5.7 percent over the past four years (and by an average of 8.4 percent over the past six years!). While, at first, this seems to defy the laws of economics, it points to the fact that causality flows from poor housing affordability to poor regional economic performance, not the other way around. It simply can't be the case that a fundamentally weak economy is causing home prices to soar. Instead, poor housing affordability is driving jobs and individuals from the region, increasing net domestic out-migration and decreasing total economic activity.

You don't need to take our word for it. Ventura County's three largest manufacturing companies are now on the record stating that housing affordability and the resulting inability to attract and retain talent is the single biggest obstacle to doing business in Ventura County. Recent decisions on the part of incumbent businesses to expand operations in other regions rather than in Ventura County and the relocation of whole business units from Ventura County to metropolitan areas with more favorable housing affordability are the link between Ventura County's housing affordability crisis and the region's economic woes.

Ventura County's economic woes indicate that poor housing affordability can not be explained by robust demand. The problem is Ventura County is purely one of housing supply. We simply don't build enough.

As we have noted in previous publications, one of the primary drivers of the lack of housing in Ventura County and the resulting housing affordability crisis and general economic weakness is a collection of land use policies known as SOAR (Save Open Space and Agricultural Resources). Representing the most stringent urban growth controls of any county in the United States, SOAR requires a majority vote of the entire county electorate in order to authorize the land use changes that are necessary for expansion of developable land in the county. Combined with a powerful anti-growth sentiment among the County's electorate, SOAR results in a tremendous scarcity of new housing.

Advocates of SOAR claim to be the protectors of Ventura County's unique character and quality of life. Current economic conditions seriously undermine this claim. The hubris of SOAR's supporters is that they assume that Ventura County can be prevented from changing and that an idealized vision of Ventura County can be preserved. Ventura County is changing. In fact, its character and quality of life are being hollowed out as the County's economic vitality wanes. The question for voters and for public officials is whether we will seek to actively guide how the County is changing or if we will simply resign ourselves to allowing the changes that are exemplified by a shrinking population and an anemic economy.

The responses of leaders across the county to current economic conditions have been mixed. As we did a year ago, we will use this space to praise the response in the City of Thousand Oaks. Both the Thousand Oaks City Managers office and City Council seem to understand the grave nature of the current economic outlook. Thousand Oaks is being very progressive in the way that they design and implement policies which earnestly address the housing shortage and the broader economic weakness that has resulted. In the past year, we have already seen similar efforts spring up in other cities across the county. In the year ahead, we long to see political courage spread like the wildfires that have dominated Ventura County's landscape these past few years.

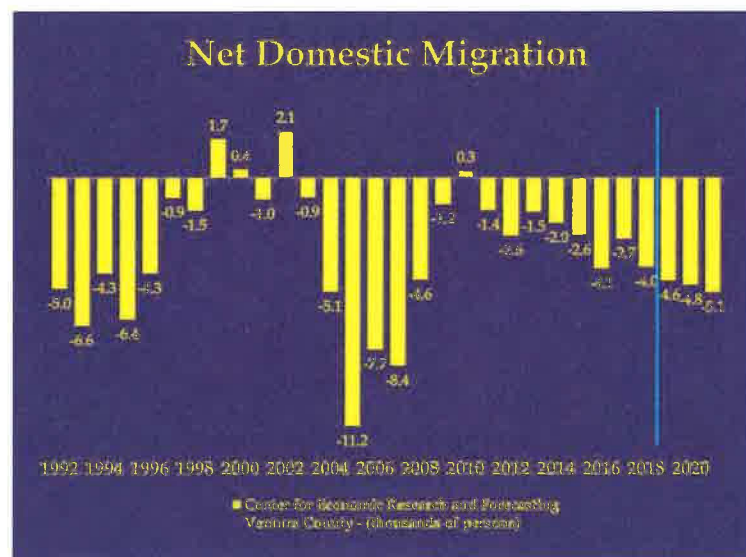


## Ventura County's Forecast

Matthew Fienup

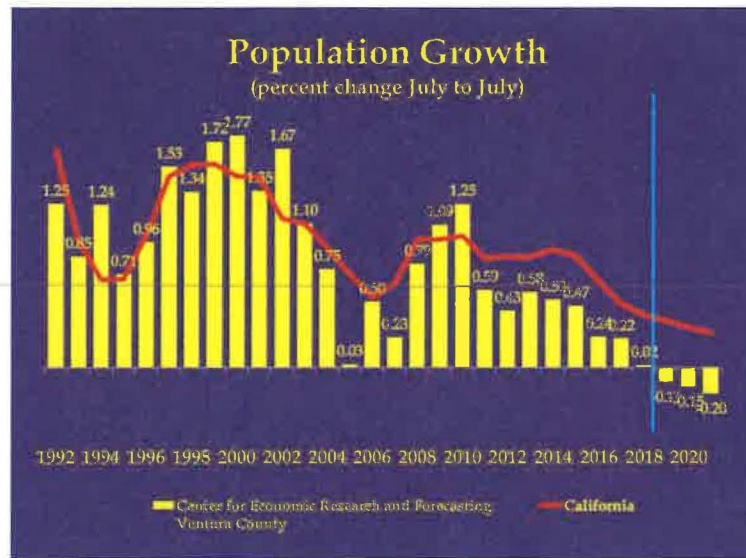
November 8, 2019

2018 marked an important if ominous milestone for Ventura County, as population growth tipped negative for the first time in history. The current forecast anticipates that, driven by worsening negative net domestic migration, the County's population will continue to shrink across the entire three-year forecast horizon.



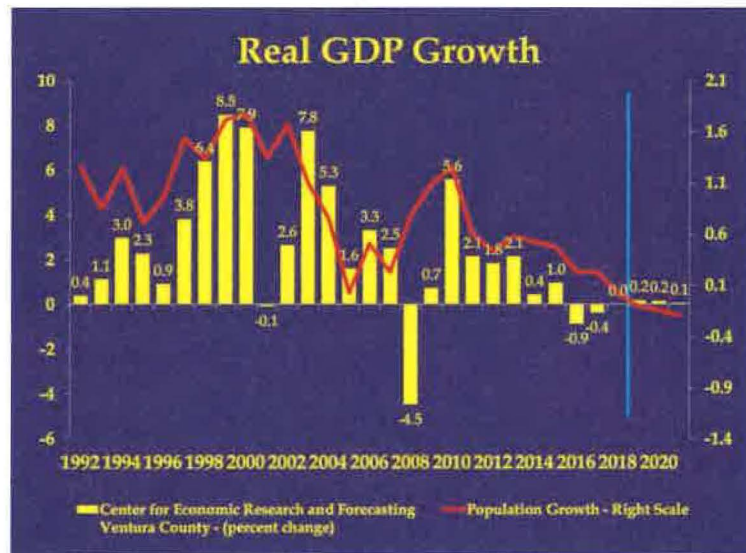
Sources: U.S. Bureau of Census and CERF

Net domestic outflows from Ventura County are forecast to increase more than 20 percent in the next three years. We anticipate slow but accelerating population decline over the same period.



Sources: U.S. Bureau of Census and CERF

The CERF Ventura County economic forecast calls for continued slow growth in economic output. Annual growth of Ventura County GDP is forecasted to range from just 0.2 percent down to 0.1 percent from 2019 through 2021. This is an erosion of last year's forecast, which anticipated that growth would average 1.0 percent over the three year forecast horizon. Given that our forecast for population growth is negative over the same period, there is considerable downside risk to the GDP forecast. It is very possible that economic activity will be zero or even negative during this period.

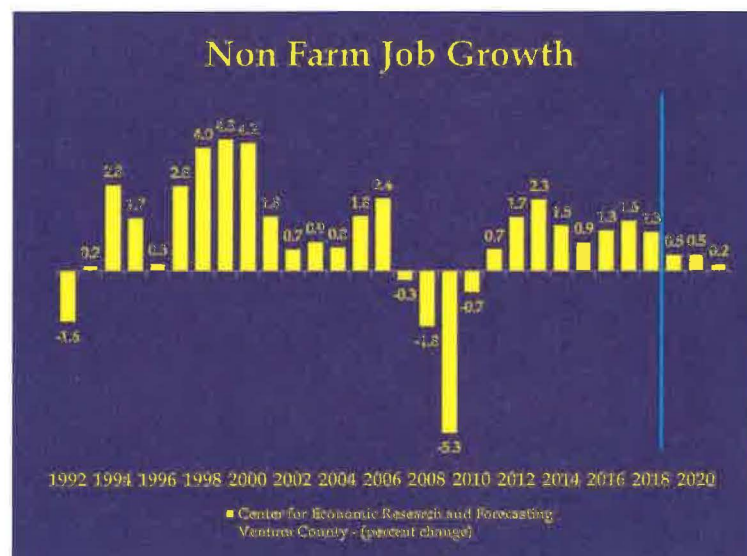


Sources: U.S. Bureau of Economic Analysis, Census, and CERF



Jobs in high paying sectors of the economy will continue to decline. In particular, jobs that can be conducted somewhere else at lower cost will continue to leave the county. We anticipate that this pattern will be most obvious in goods producing sectors. Jobs in non-tradable services, jobs which must be completed in proximity to the individuals paying for those services, will remain in the County and will continue to grow in number. We anticipate continued job growth in Educational & Health Services and Leisure & Hospitality in particular.

Over the three-year forecast horizon, non-farm job growth is anticipated to exceed GDP growth. Average job growth over the period 2019 to 2021 is forecasted to be 0.4 percent.

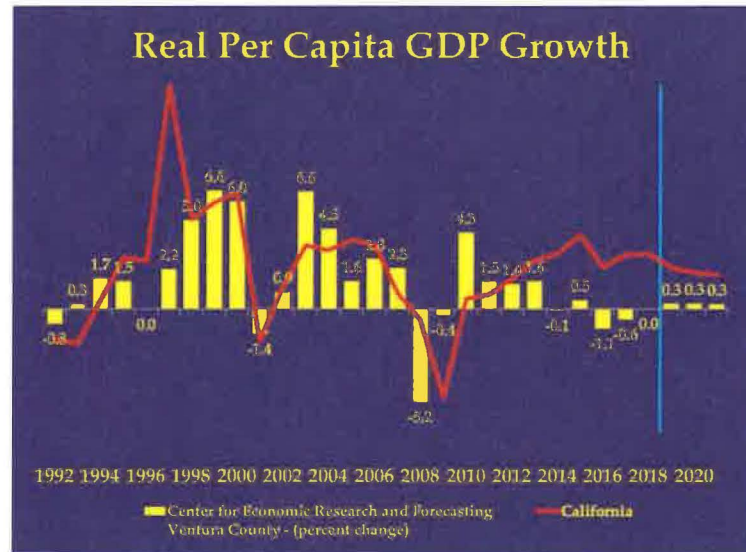


Sources: CA Department of Employment Development and CERF

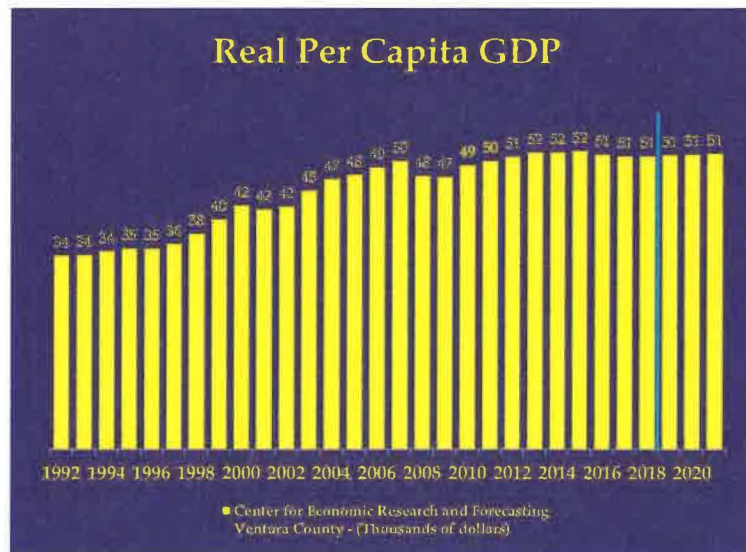
In the short run, our jobs forecast could prove pessimistic. The flow of jobs out of the county since the recession has been relentless but fairly slow paced. In the next couple of years, growth at the top of the County's income distribution and the aging of the County's well-to-do population could continue to fuel rapid growth of service-sector jobs, especially those in Leisure & Hospitality and Healthcare Services.

In the longer term, our jobs forecast could prove optimistic. The current pattern, whereby jobs growth exceeds GDP growth, is unsustainable. Job growth and GDP are ultimately linked, and if GDP growth continues at a pace near zero, job growth will eventually approach zero as well.

Near-zero GDP and jobs growth would portend stagnant per capita GDP, anemic wage growth and severely limited upward economic mobility for residents of the County, especially those who fall in the lower income brackets.



Sources: U.S. Bureau of Census and Economic Analysis and CERF

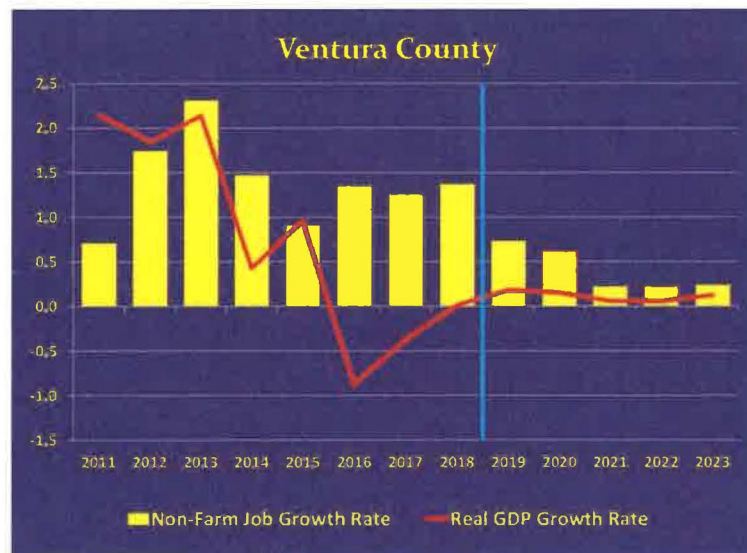


Sources: U.S. Bureau of Census and Economic Analysis and CERF

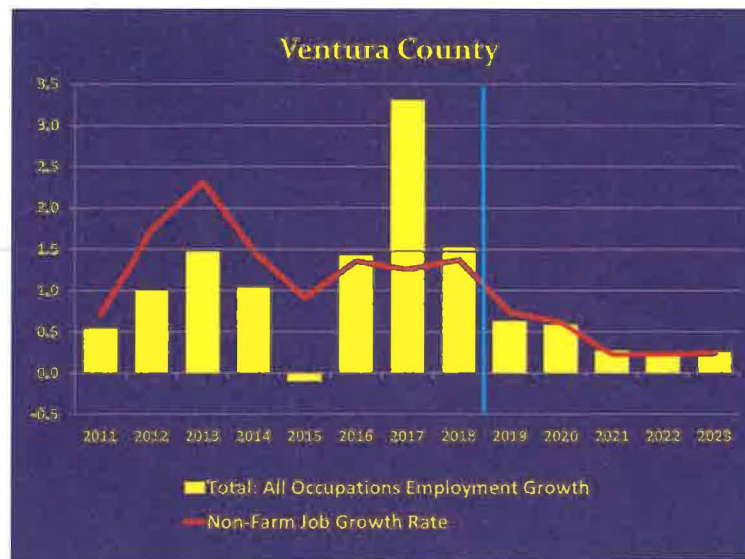


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Sources: CA Employment Development Dept., U.S. Bureau of Economic Analysis, and CERF



Sources: CA Employment Development Dept. and CERF

### Ventura County 5-Year Employment by Occupation Forecast

|  | 2013           | 2018           | 2019           | 2023           | 2013-18       | 2018-23      | 2013-18        | 2018-23        |
|--|----------------|----------------|----------------|----------------|---------------|--------------|----------------|----------------|
|  | no. of jobs    | no. of jobs    | no. of jobs    | no. of jobs    | change        | change       | percent change | percent change |
| <b>Total: All occupations</b>                  | <b>292,930</b> | <b>314,588</b> | <b>316,580</b> | <b>320,914</b> | <b>21,658</b> | <b>4,334</b> | <b>7.4</b>     | <b>1.4</b>     |
| Management                                     | 16,530         | 16,510         | 16,558         | 16,704         | -20           | 146          | -0.1           | 0.9            |
| Business and Financial Operations              | 16,710         | 17,210         | 17,356         | 17,700         | 500           | 344          | 3.0            | 2.0            |
| Computer and Mathematical                      | 6,900          | 6,770          | 6,827          | 6,924          | -130          | 98           | -1.9           | 1.4            |
| Architecture and Engineering                   | 7,190          | 7,360          | 7,408          | 7,566          | 170           | 158          | 2.4            | 2.1            |
| Life, Physical, and Social Science             | 4,420          | 4,118          | 4,175          | 3,857          | -302          | -318         | -6.8           | -7.6           |
| Community and Social Services                  | 3,960          | 5,620          | 5,651          | 5,797          | 1,660         | 146          | 41.9           | 2.6            |
| Legal Services                                 | 1,940          | 1,890          | 1,912          | 1,976          | -50           | 64           | -2.6           | 3.4            |
| Education, Training, and Library               | 17,970         | 20,640         | 20,775         | 21,211         | 2,670         | 436          | 14.9           | 2.1            |
| Arts, Design, Entertainment, Sports, and Media | 2,960          | 3,930          | 3,896          | 3,855          | 970           | -40          | 32.8           | -1.0           |
| Healthcare Practitioners and Technical         | 11,790         | 15,210         | 15,728         | 17,143         | 3,420         | 1,416        | 29.0           | 9.0            |
| Healthcare Support                             | 7,810          | 6,610          | 6,525          | 6,222          | -1,200        | -303         | -15.4          | -4.6           |
| Protective Services                            | 4,010          | 5,090          | 5,198          | 5,719          | 1,080         | 521          | 26.9           | 10.0           |
| Food Preparation and Serving-Related           | 28,470         | 32,010         | 32,404         | 33,294         | 3,540         | 890          | 12.4           | 2.7            |
| Building and Grounds Cleaning and Maintenance  | 8,410          | 9,000          | 9,012          | 9,219          | 590           | 207          | 7.0            | 2.3            |
| Personal Care and Services                     | 8,990          | 15,860         | 16,030         | 17,005         | 6,870         | 975          | 76.4           | 6.1            |
| Sales and Related Services                     | 35,170         | 35,300         | 35,628         | 36,227         | 130           | 598          | 0.4            | 1.7            |
| Office and Administrative Support              | 47,820         | 45,680         | 46,141         | 45,755         | -2,140        | -387         | -4.5           | -0.8           |
| Farming, Fishing, and Forestry                 | 6,530          | 5,880          | 5,745          | 5,207          | -650          | -539         | -10.0          | -9.4           |
| Construction and Extraction                    | 9,790          | 12,900         | 12,849         | 12,472         | 3,110         | -377         | 31.8           | -2.9           |
| Installation, Maintenance, and Repair          | 9,530          | 10,020         | 10,054         | 10,258         | 490           | 204          | 5.1            | 2.0            |
| Production                                     | 19,140         | 19,690         | 19,253         | 18,756         | 550           | -497         | 2.9            | -2.6           |
| Transportation and Material Moving             | 16,870         | 17,290         | 17,456         | 18,048         | 420           | 592          | 2.5            | 3.4            |

Date: November 6, 2019

Source: CA-EDD (OES data program) and CERF



## Industries and Occupations

Matthew Fienup  
November 8, 2019

Over the past 12 months, Ventura County's labor market saw relative strength in the Construction and Durable Goods Manufacturing sectors. Construction saw the strongest gains, with 7.1 percent more jobs added. Waves of reconstruction following the Thomas and Woolsey fires certainly account for a significant share of this growth. Despite these recent gains, the number of jobs in Construction are still down more than 10 percent since the pre-recession high. Jobs in Durable Goods Manufacturing grew 5.0 percent in 2018. Although still down nearly 20 percent from the pre-Recession level, recent job growth in Durable Goods Manufacturing is a bright spot worth celebrating and cultivating. Educational & Health Services and Transportation & Warehousing were the third and fourth fastest growing sectors of the labor market, with 3.7 and 3.4 percent job growth respectively.

| Ventura County's Job Market              |                   |  |                |
|--|-------------------|--|----------------|
| <i>not seasonally adjusted data</i>      |                   |  |                |
| Sectors                                  | 2018<br>Thousands | Changes During the Last Year<br>2017 to 2018<br>Change-thousands Percent change      |                |
| Agriculture                              | 24.4              | 0.6  | 2.4            |
| Natural Resources and Mining             | 0.9               | 0.0  | -2.8           |
| Construction                             | 16.8              | 1.1  | 7.1            |
| Durable Goods Manufacturing              | 19.5              | 0.9  | 5.0            |
| Non-Durable Goods Manufacturing          | 10.2              | -0.3   | -2.9           |
| Wholesale Trade                          | 13.2              | -0.1   | -0.4           |
| Retail Trade                             | 39.6              | -0.5   | -1.3           |
| Transportation, Warehousing, & Utilities | 6.4               | 0.2  | 3.4            |
| Information & Technology                 | 5.0               | 0.0  | -0.7           |
| Financial Activities                     | 16.5              | -0.4   | -2.3           |
| Professional and Business Services       | 42.9              | 0.7  | 1.7            |
| Educational and Health Services          | 47.6              | 1.7  | 3.7            |
| Leisure and Hospitality                  | 37.7              | 0.5  | 1.3            |
| Personal, Repair, & Maintenance Services | 9.4               | -0.2   | -2.2           |
| Government                               | 46.9              | -0.1   | -0.1           |
| <b>Total All Industries</b>              | <b>336.8</b>      | <b>4.1</b>   | <b>1.2</b>     |
|  |                   | Changes Since the Great Recession<br>2007 to 2018<br>Change-thousands Percent change |                |
|  |                   | 2007 to 2018   | 2007 to 2018   |
|  |                   | Change-thousands   | Percent change |
|  |                   | 0.4  | 1.6            |
|  |                   | -0.2   | -18.6          |
|  |                   | -2.0   | -10.7          |
|  |                   | -4.3   | -18.2          |
|  |                   | -3.9   | -27.8          |
|  |                   | 0.1  | 1.0            |
|  |                   | 2.0  | 5.3            |
|  |                   | 0.2  | 3.5            |
|  |                   | -0.8   | -14.2          |
|  |                   | -6.2   | -27.1          |
|  |                   | -2.9   | -6.4           |
|  |                   | 15.4   | 47.9           |
|  |                   | 5.8  | 18.1           |
|  |                   | -0.5   | -5.2           |
|  |                   | 3.8  | 8.9            |
|  |                   | 6.8  | 2.1            |

Source: CA Employment Development Department  
Data are full-year averages

The two weakest sectors of the non-farm, non-extraction labor market (which excludes the highly volatile sectors of Agriculture and Natural Resources & Mining) were Non-Durable Goods Manufacturing and Financial Activities. The number of jobs in Non-Durable Manufacturing declined by 2.9 percent in

2018. The sector is now down 27.8 percent since before the recession. Financial Activities saw a loss of 2.3 percent of jobs in 2018, leaving the sector down 27.1 percent since the recession.

We remind readers that Ventura County was the last county in Southern California to recover the number of jobs lost during the Great Recession. If we remove Educational & Health Services and Leisure & Hospitality, the Ventura County labor market is still down more than 14 thousand jobs since the Recession.

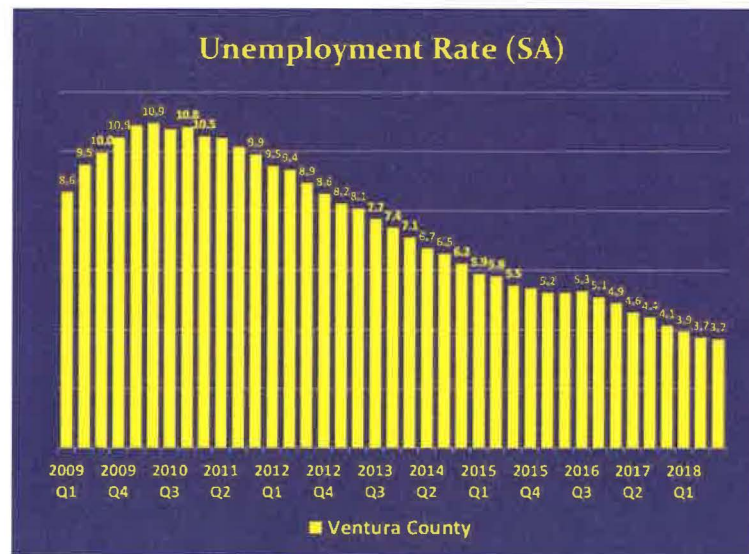
The latest jobs data are consistent with the ongoing compositional transformation that Ventura County has undergone over the past 10 years. Since the Great Recession, jobs in high-paying sectors, especially goods producing sectors, are in sustained decline. Jobs in these sectors are moving out of the County and often out of the state in search of lower cost and more business-friendly environments. Meanwhile, jobs in low paying, service-oriented sectors are on the rise.

| Ventura County: Industry Data                  |                   |  |             |             |             |
|--|-------------------|--|-------------|-------------|-------------|
| 2018 Q4: 2001 to 2018                          |                   |  |             |             |             |
| not seasonally adjusted data                   | Employment (Jobs) | Average Salary - Annualized (thousands of dollars) |             |             |             |
|  | 2018 Q4           | 2001   | 2018        | Change      | % Change    |
| AGRICULTURE, FORESTRY, FISHING & HUNTING       | 22,614            | 20.6   | 34.8        | 14.3        | 69.2        |
| MINING   | 890               | 54.6   | 101.4       | 46.7        | 85.5        |
| UTILITIES                                      | 927               | 57.1   | 113.7       | 56.6        | 99.0        |
| CONSTRUCTION                                   | 17,002            | 35.6   | 61.2        | 25.5        | 71.6        |
| MANUFACTURING-DURABLE                          | 19,379            | 52.4   | 74.8        | 22.4        | 42.7        |
| MANUFACTURING-NONDURABLE                       | 10,107            | 83.0   | 139.8       | 56.8        | 68.5        |
| WHOLESALE TRADE                                | 13,109            | 46.6   | 83.4        | 36.8        | 79.1        |
| RETAIL TRADE                                   | 40,671            | 25.6   | 33.8        | 8.2         | 32.0        |
| TRANSPORTATION & WAREHOUSING                   | 5,396             | 31.8   | 49.2        | 17.4        | 54.8        |
| INFORMATION                                    | 4,931             | 54.5   | 75.1        | 20.7        | 37.9        |
| FINANCE & INSURANCE                            | 12,041            | 52.0   | 91.2        | 39.1        | 75.2        |
| REAL ESTATE & RENTAL & LEASING                 | 4,154             | 32.5   | 55.9        | 23.4        | 72.0        |
| PROFESSIONAL, SCIENTIFIC, & TECHNICAL SERVICES | 17,122            | 53.2   | 79.8        | 26.6        | 50.0        |
| MANAGEMENT OF COMPANIES AND ENTERPRISES        | 7,226             | 42.4   | 180.8       | 138.4       | 326.7       |
| ADMIN & SUPPORT & WASTE MGMT & REMEDIATION     | 19,343            | 22.9   | 43.4        | 20.5        | 89.4        |
| EDUCATIONAL SERVICES                           | 5,351             | 26.2   | 37.9        | 11.7        | 44.5        |
| HEALTH CARE & SOCIAL ASSISTANCE                | 40,982            | 34.7   | 48.5        | 13.8        | 39.7        |
| ARTS, ENTERTAINMENT, & RECREATION              | 5,209             | 21.6   | 29.3        | 7.6         | 35.2        |
| ACCOMMODATION & FOOD SERVICES                  | 32,526            | 13.6   | 21.7        | 8.0         | 58.8        |
| PERSONAL, REPAIR, AND MAINTENANCE SERVICES     | 8,217             | 21.7   | 34.5        | 12.8        | 58.9        |
| FEDERAL GOVT                                   | 7,351             | 56.9   | 93.9        | 37.0        | 65.0        |
| STATE GOVT                                     | 2,143             | 37.6   | 61.3        | 23.7        | 63.0        |
| LOCAL GOVT                                     | 36,671            | 40.0   | 62.5        | 22.5        | 56.4        |
| <b>ALL INDUSTRIES, TOTAL NUMBER OF JOBS</b>    | <b>333,363</b>    |  |             |             |             |
| <b>AVERAGE SALARY, ALL INDUSTRIES</b>          |                   | <b>37.7</b>  | <b>58.4</b> | <b>20.6</b> | <b>54.7</b> |
| <b>MEDIAN SALARY, ALL INDUSTRIES</b>           |                   | <b>37.6</b>  | <b>61.3</b> | <b>23.7</b> | <b>63.0</b> |

Source: California Employment Development Department (QCEW data program)



This compositional change has important implications. First, it underscores the fact that gross labor productivity is declining in Ventura County. As a result, jobs growth exceeds GDP growth. Few places in California or the Nation exhibit this pattern. Its presence implies stagnant per capita income growth and declining economic strength.



Source: CA Department of Employment Development

The County's unemployment rate currently sits at 3.7%, near an all-time low. We view the unemployment rate as a poor indicator of labor market strength. To understand why, consider the fact that the unemployment rate declined each year from 2013 until 2017, falling from 8.6 percent to 4.4 percent. During each of those same five years, the labor force contracted. In this case, labor force growth proved to be a better indicator than the unemployment rate of the true strength of the labor market and the broader regional economy. Labor force contraction proved to be the canary in the economic coal mine, back in 2013 before either GDP or population growth turned negative.

**The following two schematics by Mainstreet Architects + Planners, Inc.**  
**Are available on online and in 7-11 Advisory Committee Reference Binder**

**Proposed Lease for Parking and Shared Access**  
**Anacapa Middle School & Ventura YMCA**  
**October 2017**

**Joint Circulation and Access Study**  
**Anacapa Middle School & Ventura YMCA**



## Ventura Unified

### Leased Property Schedule

*Does not include leased land/buildings on school sites*

| Property Name                             | Tenant                          | Month<br>Lease | Annual<br>Revenue |
|---|---------------------------------|----------------|-------------------|
| Foster Estate (adjacent to Avenue School) | Child Development Resources     | \$1,064        | \$12,768          |
| ESC - Separate Building                   | Learning Care Group (La Petite) | \$4,926        | \$59,115          |
| <del>Fraser Estate</del> N/A              | Scott O'Connor                  | \$1,650        | \$19,800          |

| Property Name     | Tenant                         | Annual<br>Lease | Annual<br>Revenue |
|-------------------|--------------------------------|-----------------|-------------------|
| Jewett Estate     | Terry's Berries                | \$3,306         | \$3,306           |
| Sudden Estate     | JP & HH Finch                  | \$5,500         | \$5,500           |
| Washington School | Ventura County Christian Schoc | \$1             | \$1               |

- \$1/per year rent was in exchange for significant work at the property to make it inhabitable.

- Tenant maintains building, VUSD maintains grounds.

- 20-year lease expired October 2019, extended for 2 years through October 2021 to allow for VUSDs to complete LRFMP process

**Total Annual Lease Revenue \$100,490**

**Ventura Unified**  
**Select Building/Property Information**

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**Education Service Center (District Office) 255 W Stanley Ave**

24.83 Acres

Built in 1983, 118,600 S.F. plus onsite day care building 5,700 S.F.

**Washington School - 96 Macmillan Ave**

5.35 acres

Built in 1924

Leased to Ventura County Christian School

TK-12 School with approximately 60 students

**Avenue School, 2647 & 2717 N Ventura Ave**

7.44 acres

Existing buildings 26,393 S.F., concrete exterior walls/wood stud interior

Original Building - 1923

North Building Addition - 1927

Cafeteria Building - 1953 (Condemned)



**VENTURA UNIFIED SCHOOL DISTRICT**

255 West Stanley Avenue, Suite 100 ■ Ventura, CA 93001

**7-11 Advisory Committee****Saturday, February 8, 2020****1:00 PM – Education Service Center (255 W. Stanley Avenue, Ventura, CA)**

**PUBLIC COMMENTS:** Public comments are welcomed and encouraged by the 7-11 Advisory Committee, within reasonable meeting time considerations in order to conduct committee business. During this time, the Chair of the 7-11 Advisory Committee may acknowledge visitors' requests to speak on a topic not on the regular 7-11 Advisory Committee agenda. Persons wishing to address committee should complete a speaker card, hand to the recording secretary, and shall be allowed three minutes on any agenda item with a cumulative total of five minutes for all agenda items. Please present your comments in a factual, respectful, and dignified manner that models how we expect our students to participate in the democratic process. Members of the public are encouraged to submit their comments in writing. The 7-11 Advisory Committee is prohibited from taking action on any item that is not part of the published agenda.

**AGENDA**

1. Call to Order in the Multi-Purpose Room
2. Roll Call
3. Adoption of Agenda
4. Public Comments
5. Tour of VUSD Properties for Surplus Consideration – 1:30 pm

| <b>SITE (in order of the tour)</b> | <b>ADDRESS/LOCATION</b>   |
|------------------------------------|---|
| • ATLAS (Saticoy) ES               | 760 Jazmin Avenue, Ventura 93004  |
| • Sudden Estate                    | Foothill Road/Telegraph Road west of Saticoy Avenue, Ventura 93004            |
| • Jewett Estate                    | south of Telephone Road, north of Bristol Rd., east of Tamarin, Ventura 93003 |
| • Anacapa MS                       | 100 So. Mills Road, Ventura 93003   |
| • Loma Vista ES                    | 300 Lynn Drive, Ventura 93003   |
| • Will Rogers ES                   | 316 Howard Street, Ventura 93003  |
| • Washington School                | 95 MacMillan Drive, Ventura 93001   |
| • Avenue School                    | 2647 N. Ventura Avenue, Ventura 93001   |
| • Education Service Center         | 255 W. Stanley Avenue, Ventura 93001  |

6. Next Meeting – February 18, 2020
7. Adjournment

Agendas for regularly scheduled 7-11 Advisory Committee meetings will be posted 72 hours prior to the meeting. Special meeting agendas will be posted 24 hours in advance.

**AGENDAS ARE POSTED AT THE FOLLOWING LOCATIONS:**

VUSD Education Service Center, 255 West Stanley Avenue, Suite 100, Ventura, CA

***This serves as the main posting location pursuant to the Brown Act, Government Code §54954.2(a)***District Webpage: <https://www.venturausd.org/business/BusinessServices.aspx>

In compliance with the Americans with Disabilities Act, any individual with a disability, who requires reasonable accommodations to participate in this meeting, may request assistance by contacting the Business Services Office at (805) 641-5000 ext. 1202, or by fax (805) 653-7856.

**VENURA UNIFIED SCHOOL DISTRICT  
7-11 Advisory Committee  
February 8, 2020  
Minutes**

**Call to Order**

Ventura Unified School District held a special meeting of the 7-11 Advisory Committee on February 8, 2020. The meeting was called to order by Daniel Flores, 7-11 Committee Chair at 1:00 p.m. in the Multi-Purpose Room at 255 W. Stanley Avenue, in Ventura, California

**Roll Call:**

Committee Members Present: Stephanie Caldwell, Louis Cunningham, Cheri Egbert, Daniel Flores, James Forsythe, Gabriel Hagerty, Christina Montero, Tanner Shelton

Absent: Jorge DeLeon, Brad Golden, Suz Montgomery

VUSD Support Staff Present: Rebecca Chandler, Dr. Jerry Dannenberg, Bill Elsenbaumer, Betsy George, Jackie Moran, Dr. Roger Rice, Sabrena Rodriguez

**Adoption of Agenda**

The committee did not address agenda adoption before leaving on the tour of properties for surplus consideration.

**Public Comments**

Deborah Myers Morris voiced her disagreement on recommending the ATLAS property for surplus consideration. Dr. Rice shared some emails received regarding Loma Vista property.

**Tour of VUSD Properties for Surplus Consideration**

Committee members and supporting staff took a tour of the properties listed below after opening proceedings of the meeting. The committee was reminded that the purpose for their recommendations is to make a positive impact on students, and also reminded their charge is to decide surplus recommendation or not for each property, not to recommend what will happen with the property. Committee members and staff recessed between property visits.

| <b>SITE (in order of the tour)</b> | <b>ADDRESS/LOCATION</b>   |
|------------------------------------|---|
| • ATLAS (Saticoy) ES               | 760 Jazmin Avenue, Ventura 93004  |
| • Sudden Estate                    | Foothill Road/Telegraph Road west of Saticoy Avenue, Ventura 93004            |
| • Jewett Estate                    | south of Telephone Road, north of Bristol Rd., east of Tamarin, Ventura 93003 |
| • Anacapa MS                       | 100 So. Mills Road, Ventura 93003   |
| • Loma Vista ES                    | 300 Lynn Drive, Ventura 93003   |
| • Will Rogers ES                   | 316 Howard Street, Ventura 93003  |
| • Washington School                | 95 MacMillan Drive, Ventura 93001   |
| • Avenue School                    | 2647 N. Ventura Avenue, Ventura 93001   |
| • Education Service Center         | 255 W. Stanley Avenue, Ventura 93001  |

**Next Meeting** –the next meeting of the 7-11 Advisory Committee will be held on February 18, 2020, at 5:30 pm at the Education Service Center, Einstein Room. The committee requested Prop 13 (School Facilities Bond) be a topic of discussion at a future meeting.

**Adjournment** – meeting adjourned at 4:15 pm.



**VENTURA UNIFIED SCHOOL DISTRICT**

255 West Stanley Avenue, Suite 100 ■ Ventura, CA 93001

**7-11 Advisory Committee****Tuesday, February 18, 2020****5:30 PM - Albert Einstein Room**

**PUBLIC COMMENTS:** Public comments are welcomed and encouraged by the 7-11 Advisory Committee, within reasonable meeting time considerations in order to conduct committee business. During this time, the Chair of the 7-11 Advisory Committee may acknowledge visitors' requests to speak on a topic not on the regular 7-11 Advisory Committee agenda. Persons wishing to address committee should complete a speaker card, hand to the recording secretary, and shall be allowed three minutes on any agenda item with a cumulative total of five minutes for all agenda items. Please present your comments in a factual, respectful, and dignified manner that models how we expect our students to participate in the democratic process. Members of the public are encouraged to submit their comments in writing. The 7-11 Advisory Committee is prohibited from taking action on any item that is not part of the published agenda.

**AGENDA**

1. Call to Order
2. Roll Call
3. Adoption of Agenda
4. Public Comments
5. Approval of Meeting Minutes – December 17, 2019
6. City of Ventura Economic Projections (Alex McIntyre, City Manager)
7. VUSD Properties Market Analysis (Steve Doll, NAI Capital)
8. Discussion and Preparation of Recommendation to the Board Regarding Identification of Surplus Property

| <b>SITE (in order of the tour)</b> | <b>ADDRESS/LOCATION</b>   |
|------------------------------------|---|
| • ATLAS (Saticoy) ES               | 760 Jazmin Avenue, Ventura 93004  |
| • Sudden Estate (farm land)        | Foothill Road/Telegraph Road west of Saticoy Avenue, Ventura 93004            |
| • Jewett Estate (farm land)        | south of Telephone Road, north of Bristol Rd., east of Tamarin, Ventura 93003 |
| • Anacapa MS                       | 100 So. Mills Road, Ventura 93003   |
| • Loma Vista ES                    | 300 Lynn Drive, Ventura 93003   |
| • Will Rogers ES                   | 316 Howard Street, Ventura 93003  |
| • Washington School                | 95 MacMillan Drive, Ventura 93001   |
| • Avenue School                    | 2647 N. Ventura Avenue, Ventura 93001   |
| • Education Service Center         | 255 W. Stanley Avenue, Ventura 93001  |

9. Next Meeting
10. Adjournment

Agendas for regularly scheduled 7-11 Advisory Committee meetings will be posted 72 hours prior to the meeting. Special meeting agendas will be posted 24 hours in advance.

**AGENDAS ARE POSTED AT THE FOLLOWING LOCATIONS:**

VUSD Education Service Center, 255 West Stanley Avenue, Suite 100, Ventura, CA

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**VENURA UNIFIED SCHOOL DISTRICT  
7-11 Advisory Committee  
February 18, 2020  
Minutes**

**Call to Order**

Ventura Unified School District held a special meeting of the 7-11 Advisory Committee on February 18, 2020. The meeting was called to order by Daniel Flores, 7-11 Committee Chair at 5:35 p.m. in the Einstein Room at 255 W. Stanley Avenue, in Ventura, California

**Roll Call:**

Committee Members Present: Stephanie Caldwell, Louis Cunningham, Jorge DeLeon, Cheri Egbert, Daniel Flores, James Forsythe, Brad Golden, Tanner Shelton  
Absent: Gabriel Hagerty, Christina Montero, Suz Montgomery

VUSD Support Staff Present: Rebecca Chandler, Rosi Cortez, Dr. Jerry Dannenberg, Bill Elsenbaumer, Betsy George, Jackie Moran, Dr. Roger Rice

Daniel Flores thanked everyone for being present. Mentioned there are a lot of things on the agenda, but wanted to share that he is happy to see the engagement from the community. He spoke about transparency. VUSD has been transparent from the beginning regarding this process. Anything that this committee has asked for they have provided and answered all our questions. He shared that it has taken a little time for people to realize what the committee is doing. The committee has been put together to solicit information from the public. Up until now, the committee has not had much engagement until today. The purpose of this committee is to determine whether or not any of the surplus properties that are listed meet the definition of surplus or not. It is the committee's job to listen. Wanted this to go on the record. Mr. Flores turned to Dr. Rice to ask if he wished to speak as to how the committee came about. Dr. Rice welcomed everyone. He shared he wanted to clarify some of the emails and social media posts he has read. One of the things repeatedly said is the district is considering selling this or that property or school. These comments are categorically not true. The district is not considering anything. The district has a proposal to move forward with a potential bond measure in November, and in order to do this has to go through a process of evaluating properties that we do have before we go ask the community to contribute to fixing the ones that we have. He shared that it's probably not a fiscally or politically wise move to ask for help fixing our facilities by contributing your tax dollars when we are sitting on millions of dollars. The law requires a process to go through. There may not be any interest in any of these properties. The law requires the community put together a committee, they call it the 7-11 Committee, the meeting you are in now, in order to solicit input from staff to educate them on the different properties we have, and from the community to see what support we do or don't have to declare any of the properties under consideration of surplus. It's premature to say the district is doing anything with our properties. There were some emails alluding to . . . how come nobody told us, who are the people on the committee, why do they get to decide, how come we didn't know? Everything that has happened today has been governed by the Brown Act, publicly agendized, and most of it has been televised. The list came about as a result of a compromise between those on the board that wanted to look at all our properties and some that suggested narrowing down the list due to the short timeframe we have to work with. The properties on the list are vacant, unused, partially used, and/or have large facilities or lots. Two of the schools under consideration are the ones with larger lots. It doesn't mean the board has any interest in selling any properties. Wanted to clarify that some of the things shared are not entirely accurate. The community has the opportunity to make recommendations. The board can



decide sometime in the future whether or not they want to act on those recommendations to the board. Betsy George said this is key. The 7-11 Committee are members of the community from different areas and different levels of expertise. Their roles are to evaluate the properties on the list and to make recommendations to the board. The committee does not make any decisions. The board would make decisions during a public forum meeting which happens every other Tuesday at City Hall. The board would deliberate whatever the committee is recommending. Dr. Rice mentioned staff is present in an advisory role to answer questions and putting together documents. As part of this effort, he thanked Alex McIntyre, Ventura City Manager, for being present tonight to present on potential growth and development within the city.

#### **Adoption of Agenda**

Betsy George requested pulling item #7 – VUSD Properties Market Analysis. It will possibly be provided in a future meeting. Stephanie Caldwell motioned to amend the agenda to reflect deletion of this item. Lou Cunningham seconded the motion. All in favor of adopting amended agenda. Absent: Gabriel Hagerty, Christina Montero, Suz Montgomery

#### **Approval of Minutes**

Stephanie Caldwell motioned to approve minutes for the December 17, 2019 meeting, Daniel Flores seconded the. Minutes approved as presented. Absent: Gabriel Hagerty, Christina Montero, Suz Montgomery

#### **Public Comments**

- Maggie Graves, AMS P.E. teacher and P.E. Department Chair, opened with a common lesson that she teaches her students, your actions are louder than your words. Here to speak the potential surplus property of Anacapa. It is not surplus nor is it unused. The district promises that it will maintain excellent schools and learning environments where all children can explore, grow and guide them in a modern world. If you choose to sell this land you are stripping our students of a full, enriching learning environment. What is this action is going to say to our students? To me it says that my classroom is inconsequential, my students do not matter and it's not important. You have a district building that is way too big, why not start there. Cited research about the power of play.
- Greg Curtis, Loma Vista parent, will speak of Loma Vista but everything I say relates to Will Rogers and Anacapa as well. When I moved from Connecticut I drove up Mills and the first thing I saw was Loma Vista's yard. It made a huge impression on him. It's where he takes his kids to play, drops them off every day, taught them how to ride a bike here. The idea that it is being identified as surplus unused space is preposterous to him. It's offensive to see it on the list. It's play area that is used by the students, by the community, by families. There are no open spaces in Ventura. This is all we have, so the idea to carve it up and make decisions that you would not be able to regress, will materially detriment the quality of life. He encouraged all to think about the permanent star that will be made on this city if a recommendation is made to surplus any existing used property.
- Karly Walker, AMS P.E. teacher, in regard to the real estate property not being for school purposes she feels this is wrong to take away from students' learning space. Just because students are not inside four walls doesn't mean it isn't an educational space. Want students to feel the need to explore every bit of their classroom, also focusing on skills that they can use outside of the school day. As a Title I school, many students don't have this type of engagement or opportunity. Is the message to our kids that we are hungrier for money than being equitable for our kids? If we lose our tennis courts will we ever get them back? This proposal does not reflect our vision and mission statement.
- Jeff Law, Loma Vista parent, can't say it much better than Mr. Curtis. The first time he sat in front of the campus he was surprised at what a pleasant place it was. Thinks about his youth and education and how much it still means to him years later. Would not want to see his daughters lose the

opportunity to have such a wonderful environment for their education. As Mr. Curtis said, if this committee chooses to recommend a solution that sacrifices green space it's something that we will not get back.

- Clint Ellison, AMS P.E. teacher and coach, spoke about losing field and tennis courts to the YMCA for parking when the fields are used for so many sports and by community organizations such as Little League baseball, AYSO soccer, Pop Warner football. The basketball courts are used on weekends too. It's a shame if we should lose the space because we will never get it back. Cherie Egbert asked questions about use of space on YMCA proposals.
- Karen Kwan, Loma Vista graduate and now parent, kids stopped what they were doing when I informed them that the district might be considering selling part of the field. They asked that the district drive by at 4:00 pm in the fall to see that every spot on the field is used. The school has a cross-country team that uses the whole field to train before and after school. The field is also used for a main fundraiser and carnival. During soccer season it is completely full.
- Jenny Jacobs, Will Rogers parent, moved to the area in the summer. Thanked Curtis Walker for his points and agrees with everything he said and with everything everybody else shared. She was shocked to hear the word "surplus" attached to the properties, especially Will Rogers and Loma Vista. Doesn't understand why any of the properties can be declared surplus. Can't imagine selling off little pieces that are so heavily used by the students. Ms. Kwan does outdoor education and feels outdoor space is so vital to children and there is so little of it in public education. Doesn't understand how selling little spaces can solve the budget in the long term. Need the green space in mid Ventura. There are very little parks.
- Jamie King, Will Rogers and Anacapa parent, heavily involved in outdoor education at Will Rogers every Friday. Professionally is a biologist and land manager for state parks, non-profits and the private sector. Thanked the committee for the work they are doing—figuring out how to deal with land is a big task. Land is probably one of the biggest assets a district has in terms of monetary value. If an open space recreation area is to be sold or leased, it's very unlikely to get the same size parcel in the central city area in the future. Making these decisions takes a lot of thought. Appreciates the City is speaking on their long-term development plan. Personally sees that Will Rogers field are heavily used every day, at lunch and for P.E. and after-school programs as well.
- Robin Story, Loma Vista parent and homeowner in the midtown area. Referred to transparency being discussed early in the meeting. Did not agree that anything was transparent. She could not find the agenda online, nor was it mentioned on Facebook or Instagram. There was not one post about this meeting going back three months until she spoke to a board member. Ms. Story contacted Marieanne Quiroz to ask that she post it on the school district's Facebook page and other platforms where information is shared. What the district is seeing today is that the information did trickle out to the community and this is the backlash that has come from it. Transparency is also referring to the way this has been described, as unused surplus. It is misleading to call the Anacapa, Will Rogers, and Loma Vista fields unused land. Unused land is not used land—the fields are used on a daily basis. Involved in the PTA and help run the Laps for Leopards which uses the entire field. Cross country also runs the entire field. This year 4<sup>th</sup> graders are running a marathon. Every day they run to the fence and back. It is not a locked campus. The community uses it after school and on weekends. The only green space in midtown is on our schools. If we want to welcome families, we need to have green space and make it attractive for people to come here, live here, work here, and play here. Understands the committee is being asked to consider and make a recommendation. Asked that the committee take consideration off the table and voice the community's opinion. It's unfair to consider used land.
- Deborah Meyer-Morris, East Ventura Community Council Vice-Chair, went on the surplus property tour and found it fascinating. Reconfirmed one thing that she knew before running for school board—the "ghost ship" needs to be solved (referring to the Stanley property). The property has been empty for 13 years and the lights and heater are on. It is on 24 acres of prime estate. It would do the district a big service to be sold to someone else. The Avenue School is a beautiful building,. Somebody else



can refurbish it. The district does not have the money for this project. The district has many other projects that need attention at the school sites. It is not in the students' best interest to keep it. Recommend it be sold. The Washington School is on a double parcel. Recommend splitting the parcel, keeping the part where the old school is located, and sell the surplus. East Ventura has not had a new school since Citrus Glen. Although the 10 acre Sudden Estate is in SOAR, 50 years from now the district may need it for another school. The lease should be renegotiated--\$5,500 yearly is very cheap. Recommend the district keeps it. Against selling ATLAS. Big proponent of a K-8 school. The east side is growing so ATLAS may need to be made larger even if it doesn't become a K-8 school. Like other speakers, asks that the district protects all the green space at any of the schools.

- Laurie Curtis-Abbe, AMS Teacher, was surprised this afternoon when she received an email from P.E. colleagues. Felt there would have been more colleagues had they known. Hears district's perspective, but also know from faculty perspective who had no idea. It's disturbing to see our campus with ovals on parts that could be given over to commercial development. It is an actively used space used on weekends and holidays fully engaged by the community with very limited parking. Assumes it's the YMCA interested in buying or leasing our tennis courts and back lot area. School is very compressed for space. If active space that is already being used is taken away and compressed for commercial purposes, Ms. Curtis-Abbe feels we would be imposing upon what the community has entrusted to its children. Asks that the district wisely and thoughtfully consider removing schools from the commercial compression.
- Spencer Noren, thanked committee for their volunteerism and expressed excitement to see community members speaking and letting their voices be heard. Supports keeping all open space.

#### **City of Ventura Economic Projections**

Alex McIntyre, City Manager, discussed potential growth, housing, and development in the city. He has been in his position for 15 months with the City of Ventura, coming from the Silicon Valley. Mr. McIntyre is learning about the City of Ventura and all it has to offer. He has had the opportunity to spend time with Dr. Rice and Dr. Hawkins, from the college district so they can help him understand the learning needs of the community, as well as the general needs of community to live and play. He shared the city has approximately 40,000 housing units, every unit not being the same. An eight bedroom home up on the hill, a small apartment, and a studio near City Hall are all prompted the same—an ADU (accessory dwelling unit). A granny flat is counted as a unit. The City of Ventura has 48 parks, 1,000 acres of open space. Mr. McIntyre made it clear the city has no stake in the process the 7-11 Advisory Committee is tasked with, no say in what the district does with its properties, and not part of the conversation. The city has been a very slow growth community for the past several decades. He reported there is a housing crisis in all the State of California. Ventura has its own unique housing needs as well. Mr. McIntyre has had this conversation several times, "How many housing units are we going to allow in the City?" The question needs to be how many units will our community support. The City has a general plan process that was just initiated. It will go on for about three years. The big question on the general plan is what do we want this community to be? This is what the City controls, not education. The City controls land use, parks and open space, transportation, mobility and transit—all sorts of quality of life issues. The public has to be engaged in the general plan process. The City has approved several housing projects (triangle project off 101, portside project in the Harbor, a project on the east end on Wells). The City hasn't been in the housing business for a long time. The State of California is changing this. They are making all cities in the state to start building housing, and they are going to make it very hard to start restricting housing. The State is telling the City that starting 2021, we have to be able to zone for and allow for development of 5,200 more housing units—although, we don't have to build them. A housing unit can be a single family home or a studio apartment. They are counted the same. The City will most likely not build many more single family homes in the community because there is no space. Dense housing (studios, one or two bedrooms) is probably what will be built. Under production now are approximately 3,000 units in the queue. The City will need to provide about 5,200

more over the next eight years, between 2021-2029. Another eight year cycle starts after this. The big questions is where in Ventura can 5,200 new units be placed? Betsy George asked if there are teeth in the State's policy. Mr. McIntyre responded the State will no longer send money—very real teeth in the policy.

#### **Discussion and Preparation of Recommendation to the Board Regarding Identification of Surplus Property**

Daniel Flores shared that the committee is recognizing some patterns with some of the properties. The committee had the opportunity at the last meeting to tour all the properties that are being proposed. He asked committee members to take out the rubric that is being used to evaluate each property. This is the same rubric that Mr. Flores would like the committee to use when making the presentation to the board with committee recommendations. The rubric was reviewed with the committee.

*Loma Vista* – Daniel Flores motioned consideration of removal of Loma Vista from surplus list, Jorge DeLeon seconded the motion. Dr. Rice shared some thoughts before vote. Mr. McIntyre praised committee for taking the hard questions. He later said, "You may not like this idea, but it's a fair question." This is the predicament the district is in as well. Some of these properties made it on the list because of the issue of affordable housing for staff. This doesn't mean that any of the properties are a good idea, but there is a value and transparency in bringing this question forward. Dr. Rice is hopeful that what we get out of this process in the end, is the passage of a bond that will help the district improve school facilities for all of our kids. We can't do this without going through this process.

**Discussion:** Jorge DeLeon understands that the committee is being asked to go through the rubric property by property, but it was very clear to committee from the beginning that some of these properties, based on the current use of the properties, that some of these properties should not have been considered from the beginning. He asked if the committee would consider the other three properties that are being used as part of this motion. He referred to the properties as ATLAS, Anacapa, and Will Rogers. This would be a motion to amend the motion. Mr. Flores asked if this amended motion was seconded. James Forsythe's opinion was that the committee needs to take properties one by one. Brad Golden asked about the voting process . . . voice vote or raise of hands? Mr. Flores suggested voting by raise of hands to get it on the record. He also asked if Chair, would make all motions or open the floor for motions. Mr. Flores confirmed other members could make motions, also agreed that the committee should consider one property at a time. Mr. DeLeon continued with his opinion that Loma Vista is not a suitable property for committee to consider—both economically and the fact that it is used. Disclosed that his children attend the school and was doing his best to not be emotional about his comments. He repeated he would support the motion. Lou Cunningham commented the committee is making motions, looking at properties but it's going to the Board and what the committee is saying has nothing to do with anything because the Board will decide that they want to do. Betsy George said the Board will value the input of the committee. A discussion regarding the process entailed, whether committee would vote on all properties tonight. Mr. Flores confirmed the timeline is up to the committee. The process could be completed tonight, next week, or in another month. It all depends on if the committee is ready to make decisions and vote. Cheri Egbert expressed appreciation of the community coming out to support green space. The following vote followed: Yes – 7; No – 1; Abstain – 0. The motion passed.

**Will Rogers** - Jorge DeLeon motioned to remove Will Rogers from consideration of being deemed surplus, Daniel Flores seconded the motion.



**Discussion:** Mr. Flores shared that when committee visited Will Rogers, and after seeing the circled map, he was surprised to see how much it would encroach on a sizeable portion of fields where students play. He attested as an employee of Will Rogers that students use the space and it would definitely inhibit students' play, bus process, and school's jog a thon. Dr. Rice suggested motion language needed to be revised to say removing school from consideration of declaring it surplus. The way it was phrased in the last motion, removing it from surplus makes it seem like something has been declared surplus. The code uses the word surplus and the property has to be declared surplus before the board can consider leasing or selling a property. Tanner Shelton, speaking from a land use policy person, the Midtown Corridors Plan, the City's guiding document for development on Thompson and Main never anticipated the backyard of Will Rogers being considered for land development. A decision to not get rid of the portion is consistent with City policy.

**Vote results:** Yes – 7; No – 0; Abstain – 0. The motion passed to remove Will Rogers from consideration of being deemed surplus.

Anacapa— James Forsythe motioned to table discussion regarding Anacapa to the next meeting in order to hear more sides to the story from the YMCA. Feels committee will have more parents for public comment and the committee needs to hear from them. Jorge DeLeon seconded the motion.

**Discussion:** Mr. Flores agreed with the motion. There was a lot of engagement from Loma Vista and Will Rogers families tonight, it's important we get that information from the Anacapa families as well before making a decision. Jorge DeLeon also expressed support of the motion. Feels he does not have enough information to make an intelligent decision. At a first look there is a lot of information that makes sense as to why it should happen. Betsy George, mentioned that from a procedural standpoint, because we are discussing the item (Anacapa), the committee could hear from Amy Bailey, YMCA on this item. Chair Flores asked Amy Bailey if she would like to share a bit of information on the YMCA's proposal. She stated the conversation started five years ago before there was ever any discussion with terms like surplus property. The YMCA was looking at not having adequate parking, and not just for the YMCA, but for organizations like AYSO, and also talking about safe drop offs/pickups for the students. Knowing that Safe Routes to Schools was coming in, the YMCA decided collectively with school district and city staff to work together to come up with a safe plan for the kids, and expansion efforts to be able to accommodate families whether it is YMCA families, but also big groups like AYSO. The plan was formulated years ago, and because we have all been in talks and conversations it was decided to put the plan into play. Ms. Bailey stated that she would never want the YMCA to be looked at as a land thief. The YMCA loves and utilizes the green space at Anacapa. YMCA understands the value of greenspace for P.E. teachers—the YMCA's mission is that kids stay healthy, active and that they are moving. The other side was to figure out how to facilitate more of a safe experience for the families and kids being dropped off/picked up at Anacapa. One of the problems with the Safe Routes to School is now the drop off/pickup plan is now on the street. In trying to be a good neighbor we asked how we could help and to use at the same time. This is how the plan came to fruition. Part of the plan (tennis courts and some of the other amenities), the YMCA in its proposal also proposed to build new sports activity areas. The YMCA never proposed to purchase permanent land from the school district. The proposal is based on a lease. YMCA has partnered with the district for many years. The intention was to utilize the space and on how to make the space safer, then the YMCA would take on the responsibility of maintaining it for the school. Ms. Bailey stated that she hoped she clarified how the proposal came to be. Chair Dan Flores asked if it would be possible to hear a bit more about what the YMCA's plans might be—thinks it would be very valuable to the Anacapa families to hear. Mr. Flores knows that one of the biggest challenges Anacapa has is its parking situation and dismissal. He shared that this plan would have huge benefits for the dismissal process. One of the things expressed to Mr. Flores is that it would be very beneficial to the students. This is the reason Mr. Flores is here, as well as other committee members, to make a better situation for the students. Mr. Flores asked if the committee could arrange for a presentation in the next meeting. He shared that he thought there would be much more engagement from the Anacapa families if this motion is tabled. Jorege DeLeon asked staff to pretend that after the committee receives more information and they do make a recommendation for consideration,



then the Board would make a yay or nay decision, right? Betsy George responded the Board is then able to take the committee's recommendation and then consider whether or not to deem the property surplus. Based on their decision, they would continue to go down that pathway. For clarity purposes, Ms. George stated that a public entity, whether selling or leasing land, has to go through this process. It is not just for selling. Jorge DeLeon asked if there was a mechanism that would allow the YMCA to provide a more concrete plan. He mentioned the plan started about five years ago per Ms. Bailey. He doesn't want to rush into a decision without knowing what they are proposing and if it would be beneficial for both the school and the community to have this partnership. What can the committee do to get more information without getting the neighborhood into an upheaval? Dr. Rice suggested a meeting be held at Anacapa so they could hear the presentation. He reiterated that the committee's charge is to make a determination about the degree to which it is comfortable recommending to the Board to declare it surplus, knowing that the Board is the one that will "get in the weeds" with the YMCA negotiating the terms of the agreement, the use of the actual plot. It's not a realistic thing to expect all the details, but certainly a plot map explaining the general details of what they are hoping to do. Ms. George confirmed the district already has a plot plan that goes into the Anacapa traffic pattern. Dr. Rice clarified for the Anacapa people, from their perspective, "They already have plans for it," the first he heard about this was after he was hired. There were no plans developed in the past few years. This plan predates any of the staff present. The district is constantly struggling to have the committee carry out its charge without getting into the weeds of exactly what is going to be done to the property — it's been a challenge. The committee continues asking what is going to be done with the properties; they are trying to do their due diligence. We provide the plans, but we are not saying we support this. The district is just responding to the committee's request for information about what had been developed in the past. Jorge DeLeon commented that the information that has been brought forward to the committee actually taints the decision process because if the committee makes a decision based on the possibility of doing this and it doesn't work, or vice-a-versa, we are making an uninformed decision because the committee can't do a carve out with a recommendation to say we recommend you do this only if . . . Brad Golden added that this particular campus has YMCA right next to it, which would be a fabulous partner. They have taken some steps. None of the other situations have that. Doesn't think it is fair to analyze other properties whether they should be surplus or not simply because they don't have a beautiful natural partner like YMCA sitting next to them. Mr. Golden stated he attended three Ventura schools and his kids also attend school here as well. If he understood the charge of the committee, there are bond measures every four years for our schools to repair them, we need the money from somewhere, so it was our charge to analyze if it is feasible to look at some of these properties to capture some of that money. Betsy George mentioned the rubric saying it is helpful and guides the charge at looking at what is the current use of the property, and what could the future use by the district be for the property. Whether it becomes a film studio, or a non-profit is not for the committee to determine. Board Member Jackie Moran restated the committee does not get to choose what the property becomes. She spoke as one of five board members, speaking for herself, she found it meaningful that the committee went from discussions of taking it off the list to discussions of tabling it based on the possibility of a specific use. She thinks it would be meaningful for the Board to hear as a community "we only like it for this use." She stated this is meaningful discussion because the Board has to have community involvement regardless of whatever is decided. Betsy George stated that if the Board does consider something with one of the properties, these considerations are going to occur during the public board meetings where anybody can come and share their input. Tanner Shelton repeated it would be beneficial to hear from the YMCA, but would be cautious to not get too far into the weeds. As someone who works in the land use side, this is a very conceptual plan and wouldn't want the community getting the sense it's going to be one thing or other. He recommends this conversation be about is this site being used by students, by staff, is it being utilized and making a recommendation be made off of this. Some information from the YMCA will be helpful, but doesn't want to have them make an elaborate presentation on something that is so conceptual. This would expose them to the community. Cherie Egbert commented on the duties of the committee stating they say the committee should provide input on the acceptable use of the property and make a determination. Commenting as a person with an education in environmental design, and knowing about the Safe Routes to School path that went in on Telegraph to Anacapa. The YMCA has a traffic problem so they want to put in more parking lots, and Anacapa doesn't have enough parking so Ms. Egbert is looking at the big picture. The big problem she sees is that the Safe Routes to School is across Telegraph Road where a crosswalk was



placed, which she supports but the resident of Shamrock Drive, Mound Avenue, Sheldon, Palomares, Carol Drive, her street Gale Way, could have walked to Anacapa, but the area is designated to go to Cabrillo where we either had to drive or take the bus because it is two miles away. In thinking big picture for the future in addressing this issue so traffic is reduced maybe making it closer for the kids and community members to ride their bike. Maybe this involves growing the Saticoy K-8 area so more people go out there because the district is shoving everything this way. Tanner Shelton asked if committee makes recommendation to deem property surplus does the committee need to define a specific area of the school. Hypothetically speaking, if there was a school site and the district recommendation was to recommend a certain area as surplus, could the committee recommend half of it. Board Member Jackie Moran reaffirmed the committee that their recommendations mean something. She explained this is why there are two board members present in meetings. Chair Dan Flores confirmed that hypothetically the committee could make a recommendation that would keep the fields that students use, same goes for Washington School. Betsy George reminded the committee that Washington School is already surplus, which is how the district was able to lease it to the Ventura Christian School. The district felt since they were already getting feedback on other sites it would be good to hear what the committee's feedback on the property. Ms. Moran stated it is important for the community to understand that surplus does not mean sale—it can mean lease or partnership, or it can mean nothing.

**Vote results:** Yes – 5; No – 2; Abstain – 0. The motion to table decision to the next meeting passed.

**Education Service Center (ESC)** – Daniel Flores motioned recommending the ESC being considered as surplus property, Lou Cunningham seconded the motion.

**Discussion:** Jorge DeLeon speaking in favor of the motion believed that he had seen enough that the property would serve a better purpose for the district, and maybe not as its headquarters. Chair Dan Flores spoke as a staff member and VUEA representative in touch with a lot of teachers, he could speak on behalf of them saying there would be many very excited about selling the property. Dr. Rice asked if the perception is that it is wasteful, it's too big, is it too far of a drive? Mr. Flores responded that the perception is that it is underutilized. There are huge swaths of space not being used. He shared that he is here to make sure the tax payers' money is going to the kids. Personally speaking, and speaking on behalf of other teachers, we see these swaths of space and feel it could be put to better use. We took a tour of the other side of the building. Feels the money could go to a better place. Talking about making hard decisions, he thinks it says a lot that the district was willing to place this property on the list to be considered, so he definitely supports the sale of the building. Tanner Shelton shared a lot of sentiment with the people that there is a lot of space not being used. Are we deeming this whole property surplus or all except where the district office currently is? Asked if the district has a feasible place to go in terms of office space. Lou Cunningham responded that a while back a meeting was held at the Adult Ed facility. They have 25,000 SF that the district owns that can be used. The district is currently using about 25,000 SF now. Two properties are not needed. When the ESC facility was bought, those of us that worked in the district couldn't understand why because we didn't have use for it. Part of the reason was the county program was going to be moving. When the district had the original offer to buy this property it was \$4-\$5 million. The district ended up spending \$15-\$16 million for it. This facility is just too big—sell it, lease it, whatever the district is doing . . . just get rid of the property and put the money where it should be. Betsy George reminded everyone she shared information regarding the Adult Ed facility and that it is not an exact fit—it's 10,000 to 15,000 SF off, which is pretty big in office space terms, but there are definitely other options.

**Vote results:** Yes – 7; No – 0; Abstain – 0. The motion passed to recommend the ESC for surplus.

**Avenue School** – Jorge DeLeon motioned recommending the Avenue School being considered as surplus property. Lou Cunningham seconded the motion.

**Discussion:** James Forsythe, speaking as an eight-year west side stated that the Avenue School is a beloved area and it's a historical part of our history. Feels conflicted a resident and as the Westside Community Council Chair. After talking to some of his community members, he let them know the money is not there to turn it into something for the school district. There is overwhelming support to preserve the outside of the building. Board Member Jackie Moran mentioned that it has already been deemed historic by the City of Ventura; consequently, the district can't do certain things, such as remodeling. Mr. Forsythe was glad to hear this because it means it will be preserved. Mr. Forsythe stated the community wants something that is going to be put to good use. He stated a lot of people would love for it to be turned into a trade school, but it sounds like this wouldn't be a possibility. Ms. Moran responded that it's a possibility, but the historic part can't be converted. Mr. Forsythe asked if the surplus label would hurt the possibility of it becoming a trade school. Ms. Moran responded that Jim Moynahan wanted it to be a trade school. She said it would not. If this is the committee's recommendation that it come to the Board with a recommendation that it become a trade or tech school somehow, that would be fine. She said she can't tell the committee what to do, but reminded the committee that any opinion they may have is meat. Betsy George clarified that a trade school, what Ms. Moran was referring to, would need to be another entity, not Ventura Unified. Jorge DeLeon said there seems to be a strong interest from this group in making a carve out for public education or for the community. He stated he would amend his motion to recommend it as surplus property with a carve out to give emphasis to public education from the private sector. Dan Flores seconded his motion. Brad Golden added that he felt the presentation by the commercial brokers would be extremely relevant to see what the feasibility is of all the properties. Betsy George responded that Steve Doll was not going to go into the uses of the properties rather the value. Cherie Egbert asked about the calls the district receives for this property. Are they interested in, restoring the building, buying it, or leasing it? Ms. George responded that most want to buy it, but some want to use the building because it is so beautiful and has a lot of history. She has met with only a few interested in the property. One was a film company. Many of the calls are from non-profits wanting to use it as a church or homeless shelter, and a dog shelter (Buddy Nation). Board Member Jerry Dannenberg asked for clarification from Ms. George and Dr. Rice asking if the committee declares the property surplus, even with the recommendation, the property could still turn into something else, correct? The Board can't say what a purchaser might do with the property. Ms. George responded that this was correct. She said hearing from the community their preference is what is needed even though the committee is not able to designate or require anything specific. Hearing the committee's feedback is what is important for the staff and board to hear.

Tanner Shelton shared that he felt that the technical training vision is a powerful one for the site, and a good one, but he personally is uncomfortable tying the hands to other very valid uses. Although all would probably agree that technical education is a very important to the community, he doesn't know that it is the best place for doing this. Consequently, he would not be in favor of the committee making a recommendation for a specific use. Maybe if it was broadened by saying a publicly beneficial use. Feels are other very valid community needs that might have a better vision for the site than technical education. Mr. Flores clarified that the amendment to the motion was not for a technical school, rather for educational use. The committee confirmed this. Jorge DeLeon understood that the board would see[CR1] the recommendation, but it would not tie their hands. He remembered one of the first meetings where a gentleman shared what the original thought process was when the property was donated to the school district and would like to keep it as such. The reason James Forsythe said trade school and education is because the Westside Community Council has done a lot of research on this. The Spanish-speaking community was surveyed. The community said they want the Avenue School to be used for some educational purpose, mainly a trade school. The Westside is an underserved area, a low income area. Mr. Forsythe read somewhere that graduation rates are low. We need something for them. This is why the Westside Community Council is advocating for an educational purpose. Cheri



Egbert mentioned having several conversations with Phil Foster Ranger, his great grandfather Mr. Foster created parks and lands all over Ventura. The Avenue School was the first school in Ventura, and he was the school board president. He was really into helping the community. Mr. Ranger is also very concerned seeing the property empty and boarded up. He is okay with selling it or leasing it because he is worried about what happened to the Foster House on the same property—it was burned down. Tanner Shelton asked he the district was aware of any deed restrictions on the property, such as the fairgrounds property, which can only be used for a public park. Ms. George confirmed the district is not aware of any restrictions, but if we go down the road of this process, the district would extra double check before moving forward with anything. Lou Cunningham asked for a reading of the motion before voting. Dan Flores repeated the motion, which is to recommend the Avenue School for recommendation for surplus with the recommendation that it be used for educational purposes. Tanner Shelton had a procedural question . . . saying that the committee probably had to vote on the motion in front of them before they could do this, but can the committee perhaps voting for it as surplus and make a separate vote on the educational component of it. If this makes sense vote yes on surplus and then does the committee want to have an amendment that stipulates the committee would like for it to be seen as an educational use—two separate motions. Mr. Flores said they would first need to amend the current motion on the table. Brad Golden motioned amending the motion to add the commercial realtors' report to see the viability of the educational use or whatever else. He recommended moving forward with recommendation to surplus or amend the motion to table adding it until we hear data from the commercial brokers on possible usage. It doesn't make sense to Mr. Golden forward it on as surplus property if it doesn't have any value. Jorge DeLeon stated that even if the committee made the recommendation and if the Board decided to make it surplus, at that time, the market will tell. Mr. DeLeon doesn't feel we need this at this time. He doesn't feel it's the charge of the committee to deem the commercial value. Brad Golden answered back by saying the committee is kind of doing this if the committee is going to focus on it being strictly educational. The committee is kind of determining its market value. Mr. Flores stated that any recommendation that is made is exactly that—a recommendation. Mr. Flores asked if Mr. Golden had a motion to table this specific motion. Mr. Golden said to forward it on as surplus property or amend to tabling it until we hear further with no restrictions. Tanner Shelton seconded the amended motion to just the surplus status without the riders attached. Before voting, Mr. Flores clarified the motion which is to unamend the original motion to remove the educational component. Staff and the committee agreed that motions got muddled so past motions died and a new motion was made by Brad Golden to recommend deeming the property surplus. Tanner Shelton seconded the motion. No further discussion held.

**Vote Results :** Yes – 7; No – 0; Abstain – 0. The motion passed to recommend the Avenue School for surplus.

James Forsythe motioned the committee add a recommendation to add an educational component. Cherie Egbert seconded the motion.

**Vote Results:** Yes – 4; No – 3; Abstain – 0. The motion passed to add education to the recommendation.

**ATLAS** – Daniel Flores motioned to remove ATLAS from recommendation for surplus, Cheri Egbert seconded the motion. Tanner Shelton made a point of order that the committee was well past meeting conclusion, so he suggested tabling remaining sites. Mr. Flores asked that the committee consider ATLAS tonight saying he thinks it's important in order to avoid undue stress on the communities that might be worried their school might be recommended for surplus.

**Discussion:** Mr. Flores also mentioned Ventura Unified shared with the committee that ATLAS is being considered for a K-8 school and the land would be needed to expand the school. He shared teachers are really excited about this possibility. He urged the committee take ATLAS off the list for consideration for surplus. James Forsythe asked clarification if the property needed to be surplus in order to make the school a K-8 school. Betsy George responded that it does not need to be surplus in order to make ATLAS a K-8 school. This would be needed only if he toured the school and was very impressed with the current use and curriculum, and sensed the kids' excitement in being considered a K-8 school. He didn't see any reason why it would make any sense for this property to be considered surplus. He supports the motion.

**Vote Results:** Yes – 7; No – 0; Abstain – 0. The motion passed to remove ATLAS from recommendation for surplus

**Next Meeting** –the next meeting of the 7-11 Advisory Committee will be held on March 5, 2020, at 5:30 pm, at a location to be determined.

**Adjournment** – Jorge DeLeon motioned meeting adjourn, Tanner Shelton seconded the motion. All in favor. Meeting adjourned at 8:00 pm.



**VENTURA UNIFIED SCHOOL DISTRICT**

255 West Stanley Avenue, Suite 100 ■ Ventura, CA 93001

**7-11 Advisory Committee****Thursday, March 5, 2020****5:30 PM****Anacapa Middle School****100 S. Mills Road, Ventura, CA****Room 90**

**PUBLIC COMMENTS:** Public comments are welcomed and encouraged by the 7-11 Advisory Committee, within reasonable meeting time considerations in order to conduct committee business. During this time, the Chair of the 7-11 Advisory Committee may acknowledge visitors' requests to speak on a topic not on the regular 7-11 Advisory Committee agenda. Persons wishing to address committee should complete a speaker card, hand to the recording secretary, and shall be allowed three minutes on any agenda item with a cumulative total of five minutes for all agenda items. Please present your comments in a factual, respectful, and dignified manner that models how we expect our students to participate in the democratic process. Members of the public are encouraged to submit their comments in writing. The 7-11 Advisory Committee is prohibited from taking action on any item that is not part of the published agenda.

**A G E N D A**

1. Call to Order
2. Roll Call
3. Adoption of Agenda
4. Public Comments
5. Approval of Meeting Minutes – January 21, 2020 & February 8, 2020
6. YMCA Anacapa MS Proposal (Amy Bailey, Executive Director)
7. Discussion and Preparation of Recommendation to the Board Regarding Identification of Surplus Property

| SITE                        | ADDRESS/LOCATION  |
|-----------------------------|---|
| • Sudden Estate (farm land) | Foothill Road/Telegraph Road west of Saticoy Avenue, Ventura 93004            |
| • Jewett Estate (farm land) | south of Telephone Road, north of Bristol Rd., east of Tamarin, Ventura 93003 |
| • Anacapa MS                | 100 So. Mills Road, Ventura 93003   |
| • Washington School         | 95 MacMillan Drive, Ventura 93001   |

8. Next Meeting
9. Adjournment

Agendas for regularly scheduled 7-11 Advisory Committee meetings will be posted 72 hours prior to the meeting. Special meeting agendas will be posted 24 hours in advance.

**AGENDAS ARE POSTED AT THE FOLLOWING LOCATIONS:**

VUSD Education Service Center, 255 West Stanley Avenue, Suite 100, Ventura, CA

***This serves as the main posting location pursuant to the Brown Act, Government Code §54954.2(a)***District Webpage: <https://www.venturausd.org/business/BusinessServices.aspx>

In compliance with the Americans with Disabilities Act, any individual with a disability, who requires reasonable accommodations to participate in this meeting, may request assistance by contacting the Business Services Office at (805) 641-5000 ext. 1202, or by fax (805) 653-7856.

**VENURA UNIFIED SCHOOL DISTRICT  
7-11 Advisory Committee  
March 5, 2020  
Minutes**

**Call to Order**

Ventura Unified School District held a meeting of the 7-11 Advisory Committee on March 5, 2020. The meeting was called to order by Daniel Flores, 7-11 Committee Chair at 5:35 p.m. at Anacapa Middle School, Room 90, in Ventura, California

**Roll Call:**

Committee Members Present: Stephanie Caldwell, Louis Cunningham, Jorge DeLeon, Cheri Egbert, Daniel Flores, James Forsythe, Brad Golden, Gabriel Hagerty, Tanner Shelton

Absent: Christina Montero

VUSD Support Staff Present: Terri Allison, Rosi Cortez, Dr. Jerry Dannenberg, Bill Elsenbaumer, Betsy George, Jackie Moran, Dr. Roger Rice

**Adoption of Agenda**

Maggie Graves, Anacapa Middle School P.E. teacher, requested placement of a presentation on the agenda. Chair Daniel Flores suggested adding the presentation before the YMCA's presentation and amending the agenda. Stephanie Caldwell moved the presentation be added to the agenda, as well as moving item #6 – now Anacapa MS presentation and YMCA Anacapa MS Proposal to #3 – right before Public Comments in order to hear both presentations before public comments start. Brad Golden seconded the motion. All in favor of adopting amended agenda. Absent: Christina Montero

**Anacapa Middle School Presentation – Keep the Green**

Maggie Graves, Anacapa Middle School P.E. Teacher and Department Head made a presentation regarding keeping Anacapa's green space. Ms. Graves acknowledged and thanked Dr. Rice for his visit to Anacapa and meeting with staff. The main focus of her presentation was to address the property being considered for surplus—demonstrating the property is not surplus due to its high use for P.E. classroom, school purposes, and community purposes.

**YMCA Anacapa MS Proposal**

Amy Bailey, Executive Director of the YMCA made a presentation on the Anacapa property proposal to Ventura USD. Ms. Bailey asked for the opportunity for Nick Diecht, Architect at Main Street Architects to speak as well since he partnered with YMCA to come up with solutions to their space challenges. Ms. Bailey stated that YMCA is a 501(c)3 organization that serves the community and children. She provided history behind the organization and the joint partnership with the school district. She mentioned the discussion regarding Anacapa started in 2011 with the Safe Routes to School Program which the City of Ventura brought to the attention of the district and the YMCA. She acknowledged the YMCA has outgrown the space they currently occupy. Mr. Diecht spoke on the traffic flow (entrances, exits, drop offs, pickups) at Anacapa, which at this time do not work well. He acknowledged that parking and traffic plans are conceptual at this time.

**Public Comments**

Due to the high volume of public comment requests, Chair Daniel Flores limited each public comment to two minutes instead of the usual three minutes.

- Skyler Nerida, 8<sup>th</sup> grader representing Anacapa, spoke on high use of tennis and basketball courts.
- Laurie Curtis-Abbe, Anacapa teacher, gave her minutes to Mark Abbe.
- Mark Abbe, representing Anacapa boundary and also parent of former students, shared his support of the YMCA program, but disagrees that school has surplus field space for YMCA proposal.



- Emma McKenzie, 8<sup>th</sup> grader representing AMS, took three years of P.E. and spoke on high use of fields and tennis courts for everyday P.E. classes. They are essential to P.E. program and for the community.
- Sofia Gray, 8<sup>th</sup> grader representing AMS, spoke on daily use of fields and tennis courts for P.E. and by the community on weekends. Feels the YMCA has already taken up part of the parking lot.
- Jared Steinleht, 8<sup>th</sup> grader representing AMS, cross country runner, plays three sports, feels fields are good for bonding with friends.
- Amber Stevens, YMCA Associate Executive Director, feels they have impacted the community in many ways. They have run out of resources and space. The AMS middle school program is maxed out with 10-15 on the waiting list. They need our support.
- Paul King, YMCA member, spoke on behalf of the YMCA and the benefits they provide. Thomas Fire support was so appreciated. The YMCA is a family that wants to stay in Ventura and continue providing services.
- Claudia Armann, district parent and McMillan homeowner, where Washington School is located. Spoke on behalf of building multi-family housing on the site. In agreement with deeming Washington School surplus.
- Lourdes Almalab, 8<sup>th</sup> grader representing AMS, spoke on behalf of saving fields. This would mean running on concrete which is the worse for joints. The field is used for many things.
- Ailanie Martinez, 8<sup>th</sup> grader representing AMS, fields, basketball and tennis courts are not surplus. They are not worth sacrificing to build a parking lot. Areas are used on a daily basis for P.E. and other activities, including fire drills.
- Randall George, YMCA volunteer, thanked Ms. Graves for presentation. Delighted in seeing the variety and scope of activities that go on. Convinced all activities can coexist with the YMCA's proposal to the district. Many community groups come to the YMCA.
- Larry Graves, local architect, served on YMCA board in past. Supports YMCA; however, YMCA expansion will further complicate parking and traffic circulation. Does not support giving more land to YMCA, even through a lease.
- Pattie Braga, Ventura resident, past AMS parent and as a YMCA board member. VUSD supporter for many years. Created Teacher of Month Program. The YMCA does not want to take away land; antithesis of what YMCA stands for. YMCA has been a longtime friendly neighbors and partners with AMS and numerous other schools and VUSD. The proposal is a win-win situation.
- Jamie King, parent, attended last meeting and am happy with committee's recommendation regarding Will Rogers. Mentioned land values not going down. Any decision made has to be thought thoroughly because we can't get the land back. Feels the meeting would have been much more pleasant if conversations had been had with SAP earlier in the process. Recognizes parking and traffic issues. Does not recommend identifying property surplus—it's too highly valued. The space was originally for the children.
- Karly Walker, reiterating co-worker and students, this is their classroom and our teaching space. Encroaching on it will be devastating. Acknowledged traffic issues. Many (74%) bussed students. Student safety is a concern. The YMCA gate not always locked. Invites walk-ins.
- Kristie Steinlicht, AMS parent of 6<sup>th</sup> and 8<sup>th</sup> graders. Children have learning a variety of sports and health lessons through P.E. While everybody thinks the YMCA is serving our community, their after-school program interferes with cross country and what the school is doing. It would be nice to know what rights the YMCA has to AMS facilities. Bottom line, open space in Ventura comes at a premium. Reducing field space reduces the use for AMS and the community.
- Cal Kingsmith, AMS 6<sup>th</sup> grader, I love the YMCA but I feel there's a lot of parking space. A lot of parents pickup students at their parking lot and back parking spaces are wide open. Doesn't think we have extra land.
- Jennifer Holland, AMS Science teacher, passionate about outdoor education. Attempted to create a native habitat a few years ago and was denied due to high use of field area by school and community. It is true—see it every time I drive home from work. Thinks it's not accurate to say space is not used for educational purposes.
- Dan Lyon, YMCA board member, all YMCA wants is to provide a win-win for the school and the community. Former P.E. teacher, coach community sports. Sees a huge opportunity to create a safer environment for students and the community. Feels proposal is an improvement for the school, the YMCA and the city.
- Stephanie Hobart, AMS 8<sup>th</sup> grade parent, three future students, clearly speaking sees this as robbing Peter to pay Paul. It is not convenient for YMCA to build somewhere else, but it is possible. There is no need to take away from current and future kids.
- Jennifer Robles, VUSD retiree, spoke on behalf of the Education Service Center and to encourage a creative approach to plan for the future of the Education Service Center. Was surprised to see that property is surplus.

Knows a portion of the facility is not best utilized. The services that are provided are essential to the community and are not surplus. Asks to consider the cost of replacing the facility. Urge you to solicit input, take time to develop creative solutions and find a win-win.

- Elaine Paler, AMS 8<sup>th</sup> grader, spoke on use of fields for P.E. and community use; feels P.E. teachers' classrooms are being taken away. Taking away outdoor space shows how much the district cares for our school. Other organizations also use our campus for their sports. Hope you consider our protest.
- Rosie Wilcox, parent of 6<sup>th</sup> & 8<sup>th</sup> grader and a PTA member. Thanked committee members for their time. Came to support staff and students. Against taking space away from school. My mission has always been to support our faculty so they can better support all our children. We are seeing that staff and kids are very passionate and upset about this. While personally loves the YMCA's proposal, my mission is the kids. Text messages from other board members share same sentiments.
- Clint Ellison, AMS P.E. teacher and community coach, taking away land from kids is not a win-win situation. Rebuilding tennis courts still losing some green space and land currently used by our kids. School has a staggered drop-off in the morning for zero period. Not 600 students dropped off at the same time. It is a tragedy to me as a parent, coach, P.E. teacher. Hope this is taken into serious consideration.
- Georgia Powers, AMS 6<sup>th</sup> grader, on field hockey team that uses the tennis courts. Fields are used for many sports. Ms. Walker said we'll be running in circles; I don't want to be running in circles if fields are taken.
- Parker Powers, AMS 8<sup>th</sup> grader, speaking up for future students. Don't want future people to be affected by loss of recreational space. If the district doesn't support us on this, it's clear that we aren't as important as other schools.
- Karissa Peraio, AMS Special Ed teacher, spoke against a parking lot and loss of green space. Some of her students don't have a gym class, but the gym teachers allow us to share space on fun Fridays. Doesn't feel that anyone will disagree that the YMCA is great, and all they do is great, but doesn't see how adding a parking lot would help too much. Feels it would add more danger to students rather than safety. Doesn't feel it would be fair to the students or the staff to take that area away.
- Shannon Lopez, AMS Language Arts and Social Studies teacher, opposes designating AMS field as surplus. Sounds like we are choosing between two decisions. Thinks the decision today is whether it is a surplus field. In her opinion it is not. Designating it surplus will be detrimental to her students. Believes P. E. and outdoor education have a large impact on students' academic success, their social-emotional health, and well-being. We talk a lot about the importance of social-emotional health, so would like to see us invest in things that have an actual impact. Many students don't have access at home to sports or physical activities. P.E. teachers work very hard to give our students access to sports and experiences they will not have anywhere else. Losing parts of fields will limit these activities, which in turn affects academics. Asks that students be considered and what is best for them. Let's focus on whose going to be most impacted.
- Jade Torres, AMS 6<sup>th</sup> grader parent, VUSD teacher, and happy member of the YMCA. Understands the district is trying to find ways to increase revenue by reducing surplus space. Feels a middle school of almost 900 student is not an ideal place to reduce square footage. Her family is concerned with impact to P.E. and during lunch time. The various activities help students develop eye-hand coordination, follow direction, and practice calisthenics, also expose students to new sports and games that they may not have had in the past. A reduction in space would be a detriment to our students. Asks that we allow our students know that their opinions matter and that we value them by honoring their space.
- Christina Austin, AMS parent and public school educator. Had not heard the district was considering any of their land as surplus so decided to get involved. AMS and entire district need more grass, more space, more nature. The point has been well made that the space is being used. One viewpoint not heard yet is that the space can be used for classes other than P.E. As a reading teacher, knows the value of being able to take an indoor lesson outdoors. Having an open, green space around us is essential for physical and mental health. Instead of considering taking away space, let starting a conversation about fixing the grass and plant more trees on campus. We need to band together and never get rid of the very limited open green space.
- Abner Flores, cited quantified research on green space—it's been shown that physical activity for children helps stem anxiety, depression, even help with intelligence and focus, even helps fight addiction. City type spaces like asphalt d parking lots do the opposite. They create noise pollution and actually release pollutants. There is a message that will be communicated to these children depending on decision. Try to remember the message you are sending to them.



- Sarah Peters, AMS 7<sup>th</sup> grader parent, taught Special Education and also a lawyer. Daughter will be attending in another year. She is one of the community members that hasn't been mentioned yet that uses the surplus land. She is a Buccaneer's cheerleader. Feels that even though the YMCA is a great organization, it's not something that should be part of committee's consideration. Their expansion is not the district's problem—it's not something that you should be thinking about. What you should be caring about are the students—the least fortunate. Maybe P.E. classes are the only time these kids will play a sport or be outdoors in a green space. This is what you should be caring about.
- Roxanna Flores, parent of VUSD students, questions what the YMCA says. The director states all 3<sup>rd</sup> graders get vouchers. Her children did not receive vouchers for swim classes. Left with the thought of how many broken promises will AMS students will be left with. The director also stated she spoke to the Buccaneers coordinator and he was in agreement. Why isn't he here advocating for what she stated? Her biggest concern is the public being in close proximity to our students and with that many risks arise. Considers this a win-lose situation because students will be losing the opportunity to grow healthy and build on social, emotional skills.
- Perry Geue, representing Ventura County Christian School. We have been in this community for the last 27 years, leasing the Washington School property for the last 20 years. The property was in terrible condition when we started using it. Many know it was in bad shape. We have made about \$5 million of improvements over the last 20 years, mostly through volunteer labor. Would love the opportunity to continue using the facility and making improvements to the assets and property. We would like to make an appeal to be able to continue our lease agreement under the current conditions of making improvements to the building and property, and would like to appeal for the field and current size of the property to stay as is. We have a baseball, football and soccer field. Sports are critical to high school students. Was not aware that we were on the agenda. We would love to have the opportunity to have a fuller presentation. We hope you consider this.

#### **Approval of Minutes**

A draft of January 21, 2020 minutes was provided. Approval was tabled to the next meeting. Lou Cunningham motioned to approve minutes for the February 8, 2020 meeting, Stephanie Caldwell seconded the motion. Minutes approved as presented. Absent: Christina Montero

#### **Discussion and Preparation of Recommendation to the Board Regarding Identification of Surplus Property**

Anacapa Middle School was discussed. Chair Daniel Flores asked the committee if there were any actions they wanted to take. Before any discussion is held, Stephanie Caldwell requested Dr. Rice or somebody else restate for the committee and the public the purpose of the 7-11 Committee and what the parameters are that they need to operate under. Dr. Rice welcomed the opportunity to thank all the students for their great job during public comments. He also stated he was very impressed with all the presentations—they were so professional and respectful of each other. He mentioned how proud he was to serve as their superintendent. In response to Ms. Caldwell's question, and to clear up some misinformation, the purpose of the group, Dr. Rice stated that during the presentations he heard a lot of misinformation and mischaracterization. He repeated "I don't want to take your land." He confirmed the committee is hearing your voice. They are a citizens' oversight committee charged with the responsibility of making a recommendation to the district. The district is prepared to bring a bond of over \$300 million to the voters in November to try to address all the needs mentioned during presentations. This is the only way the district can give the students and the community what they need—top quality facilities. Facilities are aging, beat up and rundown, and the district needs help. In order to get this help, the law requires that the district ask the community, "Should we be doing these things?" The district cannot go to the voters without doing this—asking questions about Washington School, or Anacapa or the Education Service Center, or any of the other properties that have already been discussed. Dr. Rice acknowledged the committee and thanked them for their time and energy. They have asked for information and getting facts in order to make the right recommendation to the Board. The committee is not charged with authority to act. Recommendations made to the Board regarding Anacapa have nothing to do with the YMCA proposal. The reason the YMCA proposal is on the table is because the committee is doing their due diligence to say they understand that the district has to go through this process in order to prove to voters that the district is being efficient with their resources before going for a bond. Otherwise, why would the district ask voters for money if we aren't looking at our own backyard." The committee is asking the hard questions, including why Anacapa is even on the list. At this point, the district was compelled to share the YMCA's proposal that goes back many years so the committee could make an informed judgement before making any recommendations to the board on any of the properties. Much more than \$300M potential bond is needed, so we need help figuring out what the best process is. Whatever the committee recommends to the board is fine. We



trust in the committee's input. What matters to the district is that the committee keeps the long game in mind and helps the district figure out what the best use is for each of our properties. After going through the process, then we can go to the voters and say we have done our due diligence; we have done the best we can to evaluate the resources we have. In response to the charge of the committee—their responsibility is only to judge the property on its face (whether it is currently being used fully and completely, whether it has potential value). The committee has no authority to recommend property be considered surplus and specify making it a fishing lake or a gym. The board will make determinations about whether to consider a potential alternative use for each property. Ms. Caldwell followed up with a second question, "If committee does not deem Anacapa surplus, will the district make needed improvements concerning safety (parking area increased flow, refurbished tennis courts)?" Betsy George responded that the only thing she remembered being addressed on the Long-Range Facility Master Plan (LRFMP) concerning Anacapa was drainage work. Dave Marshall responded that asphalt improvement (pickup and drop off work) is included in Phase 1 of the LRFMP. Ms. George mentioned there are \$900 million of needs district-wide. A maximum of \$300 million would be the most the district could raise through a ballot measure. This leaves two-thirds of needs off of Phase I, which is a 5-10 year project list. Cherie Egbert referenced duties of the committee—the community can provide input through hearings regarding acceptable uses of properties, and make a final determination for use of properties. Ms. Egbert stated she interprets this as talking about acceptable uses and the vision. Dr. Rice answered by stating it's appropriate to give input, but reminded the committee that any recommendation is not binding. He mentioned there was much discussion about attaching a rider for educational use to the Avenue School property. Jackie Moran stated that committee's recommendations will have influence—the board is going to hear the committee's recommendation. She stated recommendations will have meaning for her. Dr. Jerry Dannenberg stated that once the committee has done its work, if they have determined a property be considered surplus, it is up to the board to decide if district will continue using as a surplus property. If the board decides to do something with it, then that determination will be made with another set of inputs. The board will want to know what the community thinks. Public input will be requested at that time. Daniel Flores stated that committee's job is to reflect what the community really wants and what we feel is right for students of this district. Mr. Flores shared that he has big concerns for parents and students regarding Anacapa urging the committee to not recommend the property as surplus. He shared that the committee heard from many Loma Vista and Will Rogers families and we listened to the community. He hopes the way the committee has voted so far continues because it does reflect community input. What we are hearing from students and emails is that there is not a huge community desire for YMCA project. The district provided an excerpt from the guide for school site development after the committee requested the information. This is an analysis to assist schools in determining the amount of land needed. The recommendation for middle schools is 25 acres. Anacapa has 19 acres. When Loma Vista and Will Rogers were voted on, there were 40 students per acre at Loma Vista and 65 students per acre at Will Rogers. Anacapa at 46%—already below the recommended green space for middle schools. The committee has already voted on two schools that are also below the acreage recommended for elementary schools. Mr. Flores reiterated concerns regarding green space and the consistency of already voted on properties. He stated he felt it important to continue voting on what the community desires and do what is best for the students. He expressed no disrespect towards YMCA and asked to go on record that one of the most unfortunate aspects of this is that he hopes the community and committee has no animosity towards YMCA. They are a wonderful organization. He stated this really isn't about the YMCA.

Mr. Flores followed with a motion that Anacapa Middle School be removed from consideration for surplus. James Forsythe seconded the motion. Jorge DeLeon asked to go on record that he was not advocating for any other entity, but asked for consideration of future neighbors. Why not consider an opportunity with a known neighbor? He feels the board will not be getting the time to create the partnerships that people are asking for. He stated that if the committee made the recommendation to say yes, it is not a guarantee the property will be given away or leased out. He asked the committee to take into consideration that there is an opportunity to see possibilities by creating a better partnership with a neighbor we already have, and what they can contribute to enhance the grounds for students. Mr. DeLeon shared his concerns for the safety of students being dropped off across the street. He stated he appreciates the fact that kids may potentially lose space and is sensitive to this. He shared he is not a fan of overpaving. He has had conversations with Nick Diecht regarding creating partnerships so space can be used. He asked that we keep in mind Anacapa is used 9 ½ months out of the year. There is an opportunity here to create a shared space. YMCA uses the space when we are not using it. If we go the route of saying no, we might lose out on the possibility of exploring other possibilities. He asked the board to research and get community input. Mr. DeLeon mentioned that what has been spoken tonight gave individuals responsible for writing a proposal what is important



for us as parents, and what can we do to maximize what we have. Saying no may hinder the possibilities of exploring. Mr. DeLeon stated he would be against the motion because of these things. Tanner Shelton, a city planner, commented the City of Ventura is the owner of the land the YMCA is currently on. He shared that the YMCA is a valued community partner and has good space to expand. The proposal leaves him desiring a lot, but he stated it is not committee's charge to look at that. He stated he felt comfortable considering a portion of the property being considered surplus, but not all of it. He thought what YMCA is asking for parking is a bit excessive. If the committee is open to considering a smaller portion, it would be a conversation he would be willing to have. Not in agreement in deeming the whole property surplus. James Forsythe, a Special Education Para-Educator, understands teaching and what P.E. teachers feel about their classrooms. He would be really upset if somebody took his classroom away. As a community we have to see it as surplus without looking at the YMCA. Mr. Forsythe stated he is not in favor of taking away classrooms from P.E. teachers and students. Brad Golden, inquired what the timeline is for Long-Range Facility Master Plan Phase I projects. Dave Marshall responded that it depends on passing a ballot measure. Betsy George responded that the Board would need to take action to place the measure on the November 2020 ballot and if it passes, then Phase I projects will be initiated. It will take between 3-6 years to complete all Phase I projects. Mr. Golden inquired if improved flow would be part of the AMS projects. Ms. George confirmed it is, as well as other pick up/drop off projects at other schools. He mentioned his children attended Mound School when the pick up/drop off areas were completed, which took away field space. Mr. Golden feels that we have a perfect partner next door, and this partner has plans already. None of the other parcels are in this situation. To think we can lose this partner and they could possibly move, so at this time, Mr. Golden does not support the motion. Stephanie Caldwell heard the students and staff loud and clear. She praised the students for their articulate comments and passion for their learning environment and their future. It is their future Ms. Caldwell is looking at in making her decision. She mentioned the partnership created between Mavericks and Foothill Technology High School for P.E. Ms. Caldwell recalled the YMCA's presentation regarding an MOU dated back to October 2017. Shows discussions have continued to make sure that it's the best and highest use for both parties. Feels there is potential to create classroom space for P.E. teachers. If the bond passes, only 1/3 of necessary improvements will be made. Not only does this affect the students of Anacapa, it affects all the students in the district. Consequently, Ms. Caldwell is unable to support the motion. She feels the benefit to the school district, by deeming property surplus, would create the opportunity to continue this discussion. Gabriel Hagerty inquired about the timing to implement plans if the board decides to declare property surplus and allows the district to enter into negotiations. Betsy George responded that it would be in partnership with the YMCA, so we can't speak to the timeline. She mentioned the YMCA would probably need to fundraise. It would probably be a year before the district could enter into negotiations. Mr. Hagerty reminded everyone that in the year before the YMCA could do anything, if the bond measure comes to fruition in November 2020, the district may not need to go down the path with YMCA. By making the decision to not allow the district to have the flexibility, we are cutting them off. Brad Golden inquired whether the YMCA has capital improvements ready or would they need to fundraise. Amy Bailey confirmed they would need to fundraise for the entire two phase project. All plans shown tonight for parking lot improvements and sports courts would be done before adding any square footage to the building. Cheri Egbert praised speakers tonight and stated that it gives her hope for the future. She heard the open space and green space value. One student spoke to her that it gives them peace to have that extra space, which statistically reduces blood pressure. Sees value in open space, but also sees value in YMCA. They are a perfect partner to have next door over another business. Community buy in is needed. Ms. Egbert is not able to make a decision, as she would like more community buy in from AMS teachers and students to see if there is anything they need from the YMCA. Jorge DeLeon responded to Ms. Egbert's comment, and might help her make a decision. If committee goes with the motion, we would not be able to give the community the opportunity to do that, if the committee makes the recommendation to declare property surplus, then the board would have to make the decision and open it up, at which time it would be a great opportunity for the community to participate in the process, making the assumption that they will go with the recommendation to declare property surplus. Lou Cunningham, former Operations Manager and Director of Facilities, doesn't remember when this started that we were looking at Anacapa being surplus property. We were looking at the possibility of working something out with the YMCA to change the structure of the site to use land. It wasn't actually taking land away, except for moving tennis courts.

Daniel Flores restated there is a motion on the table to remove Anacapa from consideration for surplus and it has been seconded. Inquired if there was any more discussion. Lou Cunningham questioned the term "surplus" stating he thought the word was wrong. Betsy George confirmed the word surplus comes from the Education Code, which is what the district is following by forming this committee. There are certain legal steps that must be followed. The



terminology comes from the Education Code. Tanner Shelton asked a question for clarification—in order for the board to have the conversation with the YMCA, would the board have to deem said land surplus? James Forsythe shared that Ventura is growing. The state says we have to build 5,200 units every eight years. Our enrollment is going down, but eventually it will go back up and our schools will need to grow. Once we deem this land surplus, it's gone. If the YMCA outgrows the new facility that it has built and goes somewhere else, we don't have the land. Are we sacrificing long-term goals for short-term gains? This is where Mr. Forsythe has conflict. Jorge DeLeon mentioned that if the committee made that recommendation it would be an actual sale. The board, based on the input from the community, if it's a lease and the land is no longer used by the YMCA, then the land reverts back to the district. The land is not going to be given away forever—leases have terms. Daniel Flores is concerned that it is speculative. He also feels that the YMCA's plan encompasses a lot of space. Mr. Flores does not accept the narrative that because we decide we don't recommend the property for surplus that the conversation is over. Mr. Flores feels the YMCA has worked for years with the district to help our district—maybe the conversation can continue and an amended version of this plan, in collaboration with teachers and the community, a new proposal can be submitted for consideration. As a committee that is charged with reflecting what the community desires, and as a teacher for VUSD, it is difficult for me to make that determination getting the feedback that we're getting. Fellow teachers feel very strongly that this is important for their students, so it's difficult for me to accept that the entire space is not utilized and meets the definition of surplus. This is why he cannot accept this would have a negative impact on students. Mr. Flores inquired if there was more discussion. Cheri Egbert also stated she could not call it surplus without buy in from people and community that use the school every day. She asked if the discussion could continue. Stephanie Caldwell acknowledged she understood what Ms. Egbert was trying to say, which is why she will vote no because she feels the vote will allow the district to have those discussions (community dialog and engagement) to see if there is community support and if they want to move ahead with a more formal agreement. Ms. Egbert's concern is that we are reaching out to the public too late in the process. Jackie Moran clarified that the process has not begun, that this is the beginning of the process—a recommendation will allow the process to begin. Ms. Caldwell stated that by the committee not recommending the property as surplus, the conversation will never happen.

Mr. Flores repeated the motion, all in favor to remove Anacapa from consideration for surplus. A raise of hands vote followed: Yes - 4; No - 5. The motion failed.

Jorge DeLeon made a second motion to make a recommendation for the board to consider portions of the Anacapa field for surplus property. Stephanie Caldwell seconded the motion. Tanner Shelton shared he feels having this conversation is good. Feels there are opportunities to be explored for doing this concept on a reduced footprint (i.e. joint partnerships after hours). He mentioned if there might be support for recommending half of the amount for surplus recommendation. Mr. DeLeon said he is making this recommendation to be able to explore all possibilities. If it is deemed by the board and they explore possibilities, then this will open up the opportunity for community input. All that Mr. DeLeon would like to see is if there is a better way of maximizing what we have and give students a better experience on this campus. A raise of hands vote followed: Yes - 4; No - 4; Abstain - 1. The motion failed. Dr. Rice clarified for the public that the motion failing means Anacapa is not being recommended to the board as surplus.

Tanner Shelton made an attempt for a third motion to deem 50% of what staff has determined as surplus. After a short discussion, the committee did not feel they could do this. The committee felt it needs to be all or nothing. A second motion was not made. Mr. Shelton mentioned going back to the second motion and reconsidering it. The committee determined this could not be done as a vote had already taken place. At his time, Betsy George recommended the next meeting be scheduled for the remaining three properties and let Anacapa fall off the list as it seems the committee is very split. Daniel Flores asked if the committee could just say a determination could not be made. Ms. George confirmed they could. Stephanie Caldwell asked Chair Flores if the minutes of these meetings, this discussion, and the intent of this committee be forwarded to the board for consideration. Mr. Flores confirmed it would be done. Dr. Rice added that there was nothing in any of the actions today that would prevent ongoing discussions with any community partners.

Brad Golden made the last motion to recommend portions of the field surplus with exclusive negotiations with the YMCA. Jorge DeLeon seconded the motion. Some committee members did not feel they should attach a rider to the property, and there were different motions already voted on. Tanner Shelton stated that the message the committee is sending to the board is that the community is a bit muddled and that the minutes will reflect this. This



is clear indication to the board that they need to continue to engage the community and let the board make the decision. Before voting on Mr. Golden's motion, he added that he would hate to see the YMCA opportunity disappear. If they decide to move to another location, and afterwards got the City on the property we would lose a parking lot. Not known if we will be making parking lot improvements with the bond. Mr. Flores opposes this motion due to lack of community support—they have spoken loud and clear. Mr. DeLeon respectfully addressed Mr. Flores' opinions saying all he is asking for is continue exploring the possibilities. A raise of hands vote followed: Yes -2; No -4; Abstain - 3. The motion failed.

**Next Meeting**

The next meeting of the 7-11 Advisory Committee will be held on Tuesday, March 31, 2020, at 5:30 pm, at a location to be determined.

**Adjournment** – meeting adjourned at 8:26 pm.

KEEP THE GREEN IN  
ANACAPA

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# Committee Duties

- **Purpose.** When a school district is considering uses for district-owned real property not needed for school purposes, the Education Code requires the district appoint an advisory committee to assess the district's options and provide the district with input on behalf of the community about the best uses of district property.

The committee has no authority to engage in discussions about what might happen to a given property if the district were to sell or lease a given property. Their charge is only to make recommendations about the current use and whether the Board ought to consider it as surplus. Only then would the Board potentially engage in more substantive discussions with the YMCA or other entity about their interest in a given property. It is entirely possible that the Board would not be willing to consider such options even if the Committee recommends that they do so.

-Dr. Rice

|    | Middle Schools                                    | Description                                     | Parcel               | Lot Sq. Ft.   | Acres           |
|----|---|---|----------------------|---------------|-----------------|
| 18 | Anacapa Middle                                    | <u>100 S. Mills Rd. Ventura CA 93003</u>        | Site Parcel          | 079 0 020 130 | 841,143 19.31   |
| 19 | Balboa Middle                                     | <u>247 S. Hill Rd. Ventura 93003</u>            | Site Parcel          | 083 0 040 335 | 840,708 19.3    |
| 20 | Cabrillo Middle                                   | <u>1426 E Santa Clara St. Ventura, CA 93001</u> | Site Parcel          | 073 0 170 010 | 841,579 19.32   |
| 21 | De Anza Academy of Technology and the Arts (DATA) | <u>2060 Cameron St. Ventura, CA 93001</u>       | Primary Parcel (1/2) | 069 0 C30 110 | 1,143,885 26.26 |
|    |   |   | Open Space (2/2)     | 069 0 030 030 | 703,929 16.16   |

# PE Classroom Space

## JANUARY

| MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|--------|---------|-----------|----------|--------|----------|--------|
|--------|---------|-----------|----------|--------|----------|--------|

|  |  |  |  |  |                          |
|--|--|--|--|--|--------------------------|
| 6<br>Maggie- Lower Karty- gym Gonzalez- Tennis Ellison- Upper  | 7<br>Maggie- Lower Karty- gym Gonzalez- Tennis Ellison- Upper  | 8<br>Maggie- Lower Karty- gym Gonzalez- Tennis Ellison- Upper  | 9<br>Maggie- Lower Karty- gym Gonzalez- Tennis Ellison- Upper  | 10<br>Maggie- Lower Karty- gym Gonzalez- Tennis Ellison- Upper | Fitness Room- GirlsWeek  |
| 13<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 14<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 15<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 16<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 17<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | Fitness Room- Boys Week  |
| 20<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 21<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 22<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 23<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 24<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | Fitness Room- Girls Week |
| 27<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 28<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 29<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 30<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | 31<br>Maggie- Upper Karty- Tennis Gonzalez- Gym Ellison- Lower | Fitness Room- Boys Week  |

Notes:

### Units:

#### Tennis Courts:

Field Hockey  
Paddle Tennis  
Pickle Ball  
Circuit Training

#### Lower:

Football  
Disc Golf  
Track and Field  
Soccer  
Kickball  
Softball/Baseball

#### Upper/Blacktop:

Basketball  
Frisbee  
Playground Games  
Lacrosse  
"Fitness Boot Camp"

#### Gym:

Cooperative Games  
Multicultural Dances  
Nutritional Unit  
Volleyball  
Fitness Room  
Strength Training/Speed/Agility  
Tumbling



# Lower Field - Community Members

YMCA

YMCA



## Lower Field - Games





## Lower Field - Cardio



# Field Usage





# Lunch Time Intramurals





# Field Usage





# Tennis Courts



# Tennis Courts





# Tennis Courts



# Tennis Courts





# Tennis Courts



# Additional Uses

- Step it Up
- Renaissance
- Community – YMCA (Flag Football, Soccer, Tee Ball), Buccaneers Football, VYBA, Coastal Little League
- Intramurals/Lunch
- Soccer Club
- Pi Day



# Ramifications

- Cross Country
  - Not a big enough space to practice
  - No access to transportation (Title I School)
- Field Hockey
  - No Field Hockey until new Tennis Courts are built
- Less Green Space
  - Less offerings for PE (Disc Golf, Track and Field, running space)
- Community Members
  - Potential loss of community use
- Cramped Space
  - Safety and privacy



Imagery © 2013 Google, Map data © 2013 Google



# Fun times @ AMS



# FOR THE FUTURE OF EVERY STUDENT

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# **STRENGTHENING OUR COMMUNITY**

ANACAPA / YMCA EXPANSION PROJECT

# THE VENTURA FAMILY YMCA

- Serving the City of Ventura since 1887
- A non-profit focused on strengthening the community
- Led by a 21 person volunteer board of managers
- Supports more than 7,800 individuals each month
- Provides more than \$300,000 in free programs, membership and program scholarships
- Runs cause-drive programs to fill community voids in programs or services





# YMCA/SCHOOL FACILITY HISTORY

- Over 80 years of partnership with Ventura schools
- In the 1930's the YMCA was located in a room above Ventura High School
- 1952- The YMCA purchased the Old Mound School
- 1980's- Two modulares were placed for after school care at Elmhurst and Poinsettia
- 1981- The YMCA purchased it's current building on Telegraph Rd. next to Anacapa
- 1985- VUSD/YMCA first agreement for parking
- 1986- Natatorium was added with two pools
- 1999- VUSD/YMCA second agreement for parking



# YMCA/SCHOOL PROGRAM PARTNERSHIPS

- YMCA offers after school care for four VUSD schools. Anacapa, Loma Vista, Elmhurst and Poinsettia.
- Possibly expanding to two ASES sites in the fall.
- The YMCA provides free swim lessons to third graders throughout VUSD to ensure they are water safe.
- The YMCA provides free youth programs to VUSD children who are homeless, in transitional living or in foster care.
- The Y provides free away camp opportunities to VUSD students
- The Y has been asked to provide sports enrichment programs at Will Rogers Elementary
- The Y provides free memberships to each teacher of the month recipient



Blanche Reynolds Elementary PTA is at Ventura Family YMCA

Like as Your Page

January 9 · Ventura

Today our 3rd graders began 6 weeks of swimming lessons at the YMCA! What an incredible opportunity for our young Dolphins! 🐬💙





# CURRENT YMCA/ANACAPA CHALLENGES

- **Anacapa**

- No sidewalks along the current parking lot for students
- No designated parent drop off and pick up
- No access to Anacapa parking lot except off of South Mills Rd
- Not enough parking for school events and community groups

- **YMCA**

- Outgrown the current building
- Can not expand programming for the community without expanding the building
- Can not expand the building without adequate parking for the community

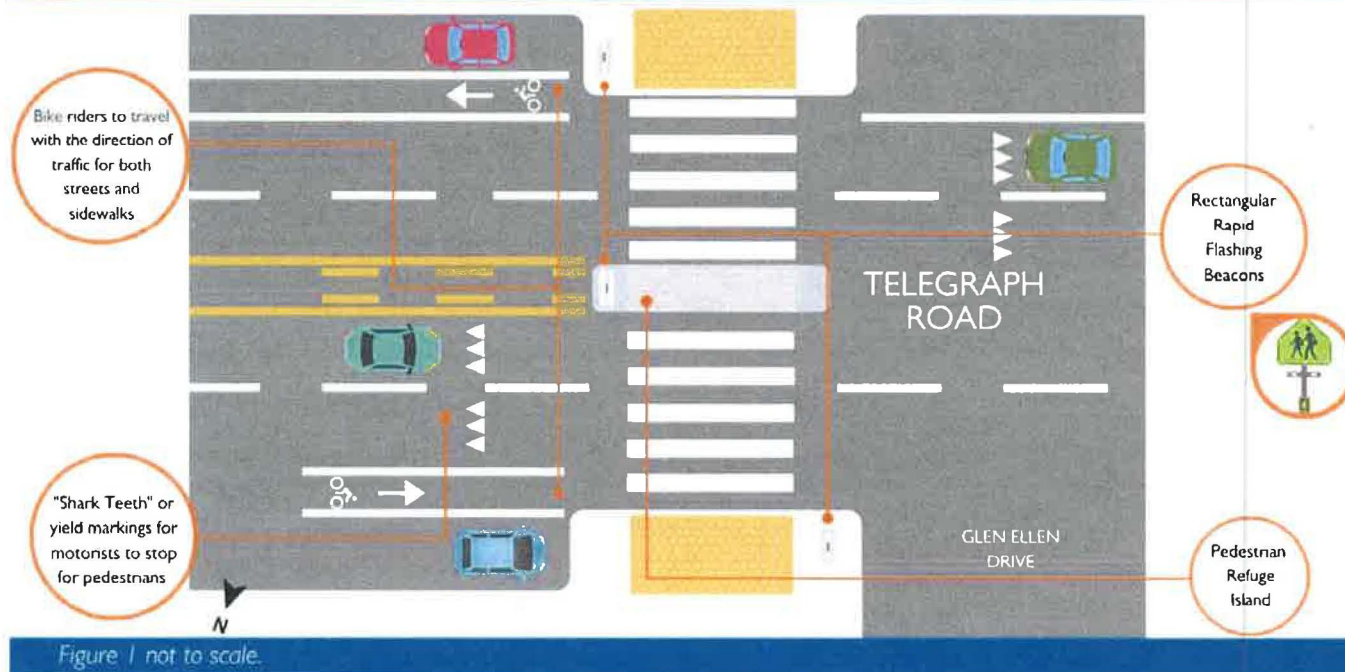


# HISTORY BEHIND ANACAPA/YMCA PROJECT

## Safe Routes to School- City of Ventura

- In 2011 it was announced that the City was awarded 1 million dollars for the safe routes to school initiative.
- The Anacapa SRTS project was then presented to VUSD and the YMCA.

Figure 1: New crossing at Glenn Ellen Drive





# HISTORY BEHIND ANACAPA/YMCA PROJECT

## **YMCA Expansion Discussion**

- January 2014- Task Force created with representatives from the city, school district, hospital and the YMCA.
- January 2015- Market study was completed by FourSquare Research Inc.
  - Measured service areas, needs, wants and awareness
  - Surveyed 600 nonmembers and 200 current members
  - 80% surveyed requested to keep our current location
- 2015-2017- Numerous meeting were held between the YMCA, Main Street Architects, City of Ventura and VUSD staff to determine needs, safety and feasibility.
- Preliminary MOU submitted to VUSD in October 2017 for a land lease.
- Currently the YMCA has contracted with Gro International who is analyzing the YMCA's performance, relevance, sustainability, and redesign of the current YMCA facility.

# PROPOSAL BENEFITS

## **Benefits to VUSD/Anacapa:**

- Providing designated student drop-off and pick-up areas.
- Shared street access from Telegraph Rd. to create safer traffic flow.
- New sports courts for Anacapa Middle School students.
- Walkways to accommodate the City of Ventura's Safe Route to School project.
- The project is paid for by the Y and done in phase I, at no cost to the district other than a modified lease agreement
- Enhancing the value of the property as an additional asset.

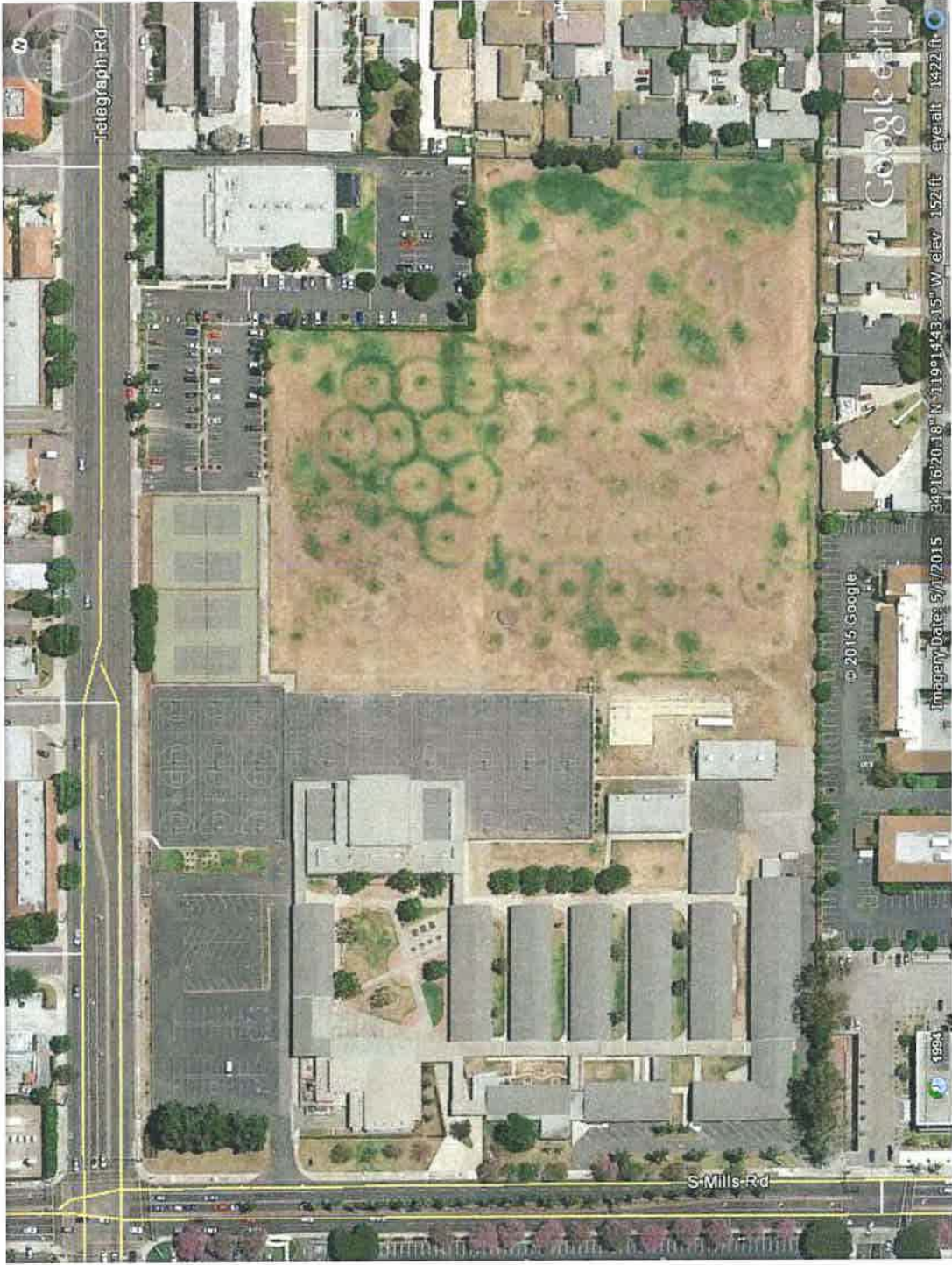
## **Benefits to the YMCA:**

- The ability to expand the YMCA facilities to accommodate more youth programs and to meet identified community needs.
- Additional parking spaces for participants.

## **Benefits to the Community:**

- Additional parking for community users and sports programs.

















# Joint Circulation and Access Study Anacapa Middle School and Ventura YMCA

## SHARED ACCESS PLAN

PARKING COUNTS  
ANACAPA SCHOOL: 136  
YMCA: 288

TOTAL ON SITE: 424

APPROXIMATE AREA OF  
OPEN SPACE REMAINING

AREA IN BLUE DESIGNATES  
SHARED ACCESS

0 50 100 150 200 250 300

**MAIN STREET**  
ARCHITECTS + PLANNERS, INC.  
1111 E. MAIN STREET, SUITE 100, ANAHEIM, CA 92801  
TEL: 714.771.1111 FAX: 714.771.1112 WWW.MAINSTREETARCHITECTS.COM

JUNE 17, 2016





# Joint Circulation and Access Study Anacapa Middle School and Ventura YMCA

## SHARED ACCESS PLAN

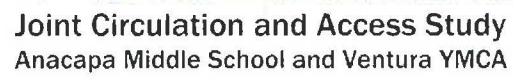
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- AREA IN BLUE DESIGNATES SHARED ACCESS



JUNE 17, 2016



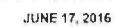


PARKING COUNTS  
ANACAPA SCHOOL: 136  
YMCA: 288

APPROXIMATE AREA OF  
OPEN SPACE REMAINING

AREA IN BLUE DESIGNATES  
SHARED ACCESS

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SHARED ACCESS







# Joint Circulation and Access Study Anacapa Middle School and Ventura YMCA

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APPROXIMATE AREA OF  
OPEN SPACE REMAINING

AREA IN BLUE DESIGNATES  
SHARED ACCESS

0 50' 100' 150' 200' 250' 300'

**MAIN STREET**  
ARCHITECTS + PLANNERS INC.

JUNE 17, 2016



# QUESTIONS



**VENTURA UNIFIED SCHOOL DISTRICT**

255 West Stanley Avenue, Suite 100 ■ Ventura, CA 93001



**7-11 Advisory Committee**

**Wednesday, May 13, 2020**

**3:00 PM**

**Ventura Adult and Continuing Education and Via Teleconference**

**Ron Halt Classroom, 5200 Valentine Road**

**Ventura, CA 93003**

**PUBLIC ACCESS**

Public streaming of this meeting at <http://bit.ly/TDCStudios>

**PUBLIC ACCESS/COMMENTS:** In accordance with Governor Newsom's Executive Orders N-29-20 in regards to the COVID-19 Virus, members of the public will continue to have the right to observe the public meeting via <http://bit.ly/TDCStudios> and submit comments in writing prior to the start of the meeting at [public.comment@venturausd.org](mailto:public.comment@venturausd.org). Public comment items will be accepted starting at 2:30 p.m. on May 13, 2020 and end at 3:00 p.m. All public comments received via the designated email address, referenced above, will be provided to the Chair of the 7-11 Advisory Committee at the time of public comment or at the time of consideration of an agenda item as requested by the speaker. The public comment will be made part of the minutes of the 7-11 Advisory Committee meeting.

**A G E N D A**

1. Call to Order
2. Roll Call
3. Adoption of Agenda
4. Public Comments
5. Approval of Meeting Minutes – January 21, 2020, February 18, 2020, and March 5, 2020
6. Washington School Property Discussion
7. Discussion and Preparation of 7-11 Advisory Committee Report to the Board Regarding Identification of Surplus Properties
8. Next Meeting
9. Adjournment

Agendas for regularly scheduled 7-11 Advisory Committee meetings will be posted 72 hours prior to the meeting. Special meeting agendas will be posted 24 hours in advance.

**AGENDAS ARE POSTED AT THE FOLLOWING LOCATIONS:**

VUSD Education Service Center, 255 West Stanley Avenue, Suite 100, Ventura, CA

***This serves as the main posting location pursuant to the Brown Act, Government Code §54954.2(a)***

District Webpage: <https://www.venturausd.org/business/BusinessServices.aspx>

Ventura Adult and Continuing Education (Main Entrance), 5200 Valentine Road, Ventura, CA

In compliance with the Americans with Disabilities Act, any individual with a disability, who requires reasonable accommodations to participate in this meeting, may request assistance by contacting the Business Services Office at (805) 641-5000 ext. 1202, or by fax (805) 653-7856.

**VENURA UNIFIED SCHOOL DISTRICT  
7-11 Advisory Committee  
May 13, 2020  
Minutes**

**Call to Order**

Ventura Unified School District held a teleconference meeting of the 7-11 Advisory Committee on May 13, 2020. The meeting was called to order by Chair Daniel Flores, 7-11 Committee Chair at 3:02 p.m. at Ventura Adult and Continuing Education Ron Halt Room via teleconference at: <http://bit.ly/TDCStudios>

**Roll Call:**

Committee Members Present: Stephanie Caldwell, Louis Cunningham, Jorge DeLeon, Daniel Flores,  
James Forsythe, Brad Golden, Tanner Shelton  
Absent: Cheri Egbert, Gabriel Hagerty, Christina Montero

VUSD Support Staff Present: Terri Allison, Rosi Cortez, Dr. Jerry Dannenberg, Bill Elsenbaumer, Betsy  
George, Jackie Moran, Dr. Roger Rice

**Adoption of Agenda**

Betsy George requested amending the agenda to remove approval of January 21, 2020 and February 8, 2020 minutes. Minutes are not completed. Stephanie Caldwell motioned agenda be amended to approve only March 5, 2020 minutes, Jorge DeLeon seconded the motion. All in favor of adopting amended agenda. Absent: Cheri Egbert, Gabriel Hagerty, Christina Montero

**Public Comments – none**

**Approval of Meeting Minutes** – Brad Golden motioned March 5, 2020 minutes be approved, Tanner Shelton seconded the motion. All in favor of adopting minutes as presented. . Absent: Cheri Egbert, Gabriel Hagerty, Christina Montero

**Washington School Property Discussion** – Chair Daniel Flores requested clarification regarding the last three properties (Washington, Jewett and Sudden), and making determinations on surplus properties. The properties were deemed surplus before the 7-11 Advisory Committee process started, so he understands the only thing the district is requesting is input as to what the committee would recommend the district do with the remaining three properties. Betsy George confirmed the Washington School property was declared surplus in the mid 90s, as well as the farm plots, back in the 70s. Consequently, there was no need for the committee to make a recommendation on considering the property for surplus, but shared that the Board would appreciate committee input on use for property since the group is already assembled for the purpose of the other properties.

Dr. Perry Geue joined the meeting. He introduced himself as the Chief Financial Officer/Co-Administrator of the Ventura County Christian School, which established in 1993. The school's lease ends in October 2021 after a two-year lease extension was agreed to. Dr. Geue shared that the property was in deplorable condition when they took it over. He shared they have invested approximately \$8 million into the facility and property, mostly through volunteer labor. He appealed for the district's consideration of continuing to lease to the Ventura County Christian School, and to the committee so that the property retain its current form—keep the green space where fields are currently in use by the school for their athletic program. He shared that time didn't allow for letters and appeals from students and families, otherwise would have received many. Dr. Geue commented that if housing were to be built on Hurst Avenue, the opportunity for sports would end. He mentioned Foothill Technology High School used the baseball field a few seasons. He reminded the committee that the Washington School is a historical building. If housing were to be built and property urbanized, it would be a shame. He would love to continue taking care of the building and keeping the property pristine and presentable for the community.



Chair Daniel Flores called for discussion. Tanner Shelton shared that he hoped the building would maintain its historical integrity and that what is in the best interest of the school district is what should be done—a decision made with the best financial implications. He commended Ventura County Christian School for being great and respectful tenants, but added the district should be doing what is most fiscally best for the district with revenues and the potential of the property, while also being sensitive to buildings. The committee's charge is to look out for the district's best financial implications. Jorge DeLeon reminded the committee that one of the neighbors at a previous meeting alluded to the idea of the property for housing. Mr. DeLeon believes there is room for sports and housing, so he would be in support of studying the property a bit more, and the possibility of subdividing the parcel.

Dr. Rice encouraged the committee to prepare a general statement of intent for the Board's consideration. The Board appreciates the committee's wisdom and feels they will honor recommendations, yet they still have the flexibility to determine what is going to happen with all the properties.

Chair Daniel Flores stated he felt Mr. Shelton said it best when he said the committee needed to give the school district the open-ended option to do what is best for them while being fiscally responsible. The committee resolved that they would leave decisions regarding future use of Washington School, Sudden and Jewett properties for the Board to determine.

**Jewett & Sudden Estates** - Chair Daniel Flores moved on to the other properties, which are already deemed surplus, and said the committee did not have much meaningful information to share. Jorge DeLeon didn't sense there was an overwhelming desire to keep any of the properties. Brad Golden shared the same reasoning as Mr. Shelton. He mentioned the Washington School building was beautiful, but in the end, whatever decision made needs to be made by the Board with the best interest of the school district in mind. It is beyond the committee's scope to determine what to do with the properties.

Betsy George mentioned the market analysis that was not shared with the committee so they don't have any solid information on the farm plots. She confirmed that she would have the analysis finalized and provided to the Board of Education before they make their final decisions on the properties. Tanner Shelton mentioned, for the record, there is still attention to agricultural education. He mentioned the Request for Proposal for a part of the Pacific High School property for an agricultural program. He repeated he felt the board could make the best decision regarding all the properties.

#### **Preparation of 7-11 Advisory Committee Report to the Board Regarding Identification of Surplus Properties**

Betsy George referred to a sample report that we could use to be fully compliant with Education Code. She proposed she and Rosi Cortez complete the first portion of the report, which provides a summary of the process--mostly compliance-based information regarding the committee and the meetings held. The committee can compose the presentation to the Board. Chair Daniel Flores shared a draft of a presentation already in the works. He felt the rubric, although not adopted, was an important aspect of making committee decisions. He would like to include the rubric in the presentation. Ms. George confirmed she would share it with him to include in the presentation already being composed.

#### **Next Meeting**

The next meeting of the 7-11 Advisory Committee will be held on Wednesday, May 27, 2020, at 12:00 p.m., at Ventura Adult and Continuing Education, Ron Halt Room via teleconference.

**Adjournment** – Stephanie Caldwell motioned meeting adjourn and Lou Cunningham seconded the motion. Meeting adjourned at 3.39 pm.

**VENTURA UNIFIED SCHOOL DISTRICT**

255 West Stanley Avenue, Suite 100 ■ Ventura, CA 93001



**7-11 Advisory Committee**

**Wednesday, May 27, 2020**

**12:00 PM**

**Ventura Adult and Continuing Education and Via Teleconference**

**Ron Halt Classroom, 5200 Valentine Road**

**Ventura, CA 93003**

**PUBLIC ACCESS**

Public streaming of this meeting at <http://bit.ly/TDCStudios>

**PUBLIC ACCESS/COMMENTS:** In accordance with Governor Newsom's Executive Orders N-29-20 in regards to the COVID-19 Virus, members of the public will continue to have the right to observe the public meeting via <http://bit.ly/TDCStudios> and submit comments in writing prior to the start of the meeting at [public.comment@venturausd.org](mailto:public.comment@venturausd.org). Public comment items will be accepted starting at 11:30 a.m. on May 27, 2020 and end at 12:00 p.m. All public comments received via the designated email address, referenced above, will be provided to the Chair of the 7-11 Advisory Committee at the time of public comment or at the time of consideration of an agenda item as requested by the speaker. The public comment will be made part of the minutes of the 7-11 Advisory Committee meeting.

**A G E N D A**

1. Call to Order
2. Roll Call
3. Adoption of Agenda
4. Public Comments
5. Approval of Meeting Minutes – January 21, 2020, February 18, 2020, and May 13, 2020
6. Discussion and Preparation of 7-11 Advisory Committee Report to the Board Regarding Identification of Surplus Properties
7. Scheduling of a Public Hearing Regarding 7-11 Advisory Committee Report
8. Next Meeting
9. Adjournment

Agendas for regularly scheduled 7-11 Advisory Committee meetings will be posted 72 hours prior to the meeting. Special meeting agendas will be posted 24 hours in advance.

**AGENDAS ARE POSTED AT THE FOLLOWING LOCATIONS:**

VUSD Education Service Center, 255 West Stanley Avenue, Suite 100, Ventura, CA

***This serves as the main posting location pursuant to the Brown Act, Government Code §54954.2(a)***

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Ventura Adult and Continuing Education (Main Entrance), 5200 Valentine Road, Ventura, CA

In compliance with the Americans with Disabilities Act, any individual with a disability, who requires reasonable accommodations to participate in this meeting, may request assistance by contacting the Business Services Office at (805) 641-5000 ext. 1202, or by fax (805) 653-7856.



**VENURA UNIFIED SCHOOL DISTRICT**  
**7-11 Advisory Committee**  
**May 27, 2020**  
**Minutes**

**Call to Order**

Ventura Unified School District held a teleconference meeting of the 7-11 Advisory Committee on May 27, 2020. The meeting was called to order by Chair Daniel Flores, 7-11 Committee Chair at 12.06 p.m. at Ventura Adult and Continuing Education Ron Halt Room via teleconference at:  
<http://bit.ly/TDCstudios>

**Roll Call:**

Committee Members Present: Stephanie Caldwell, Louis Cunningham, Jorge DeLeon, Cheri Egbert, Daniel Flores, James Forsythe, Brad Golden, Tanner Shelton

Absent: Gabriel Hagerty, Christina Montero

VUSD Support Staff Present: Terri Allison, Rebecca Chandler, Rosi Cortez, Dr. Jerry Dannenberg, Bill Elsenbaumer, Betsy George, Dr. Roger Rice

**Adoption of Agenda**

Daniel Flores recommended amending the agenda to remove approval of February 18, 2020 minutes due to not being completed and March 13, 2020 minutes to allow the committee more time to review them. Stephanie Caldwell motioned the agenda be amended as recommended, Lou Cunningham seconded the motion. All in favor of adopting amended agenda. Absent: Gabriel Hagerty, Christina Montero

**Public Comments** – Heather Carlos emailed eight letters from parents and students regarding the Ventura County Christian School (VCCS). Betsy George and Chair Daniel Flores proceeded to read letters from Stephanie Ann Powell, parent of a former student; Annette Mickle, grandparent; Jona King, former student; Heather Carlos, parent; Barry & Darlene Carlos, grandparents; Tony Carlos, business owner; Providence King, former student; and Gary & Stephanie King, parents of a former student. The majority of letters were for consideration to allow the Ventura County Christian School to continue at the Washington School property, and regarding the good experiences former students remembered while attending school. Chair Daniel Flores acknowledged the public and thanked them for their feedback. He stated the Committee represents the community and that the public comments help to guide their decision-making.

**Approval of Meeting Minutes**

Jorge DeLeon motioned the January 21, 2020 minutes be approved, Stephanie Caldwell seconded the motion. All in favor of adopting minutes as presented. Absent: Gabriel Hagerty, Christina Montero; Abstain: Cheri Egbert

Daniel Flores motioned the May 13, 2020 minutes be tabled to the next meeting in order to have time to review them. Jorge DeLeon seconded the motion. Brad Golden inquired if there would be another meeting. Chair Dan Flores responded that there would probably be two more meetings. The Committee needs to have a meeting that the public is invited to for the community to review what the final recommendations are going to be so they can receive their feedback. After this meeting, the Committee can go forward with making their final presentation to the Board. Technically, there will probably be two

more meetings. All in favor of tabling the minutes to the next meeting. Absent: Gabriel Hagerty, Christina Montero;

### **Discussion Regarding 7-11 Advisory Committee Report to the Board Regarding Identification of Surplus Properties**

Chair Daniel Flores acknowledged the public comments received concerning Washington School and the Committee's recommendation. He reiterated that the Committee determined it would not make any kind of recommendation to the Board about whether or not to lease the property to the Christian School. The property is already surplus property. He mentioned a discussion during the previous meeting that the Committee does not wish to place further limitations on the District, rather give the Board the flexibility to make decisions in the best way they see fit regarding the Washington School property. He agreed with all comments that were made, stating that he did not think the District could have had a better steward of the property. The Ventura County Christian School has done much to improve the location. Chair Flores reassured the community that the school will not be torn down since the Washington School is identified as a historical building due to the Midtown Community Councils efforts.

The discussion moved on to the final report to the Board of Education. Chair Flores acknowledged the Committee has been working together since December 2019, has seen all the properties, and now needs to take the step of making recommendations to the Board. He mentioned he would be sharing a presentation with the Committee and discuss what needs to be submitted in the final report. The formal report will summarize the minutes, include a list of the properties that were considered, a summary of public comments that were made during all meetings, and the Committee's final recommendation on each individual property. Basically, the report is a recap of the process gone through as a committee since the beginning of December. The report is a requirement that must be presented to the Board at a public meeting. Mr. Flores thanked Betsy George for her hard work on all the paperwork provided which made compiling a presentation much easier. The presentation will reflect the Committee's work and an outline of recommendations based on meetings held throughout the past six months. He also expressed how great it has been to work with such wonderful members of the community.

Chair Flores recapped on some of the decisions made during previous meetings regarding the properties under consideration for the possibility of surplus. There were no additional recommendations on the Jewett and Sudden Estates nor the Washington School. The Committee determined that Loma Vista, ATLAS and Will Rogers decisions to not surplus were based on community feedback and other data. The Committee was unable to make a decision on the Anacapa Middle School property. Chair Flores stated that the report and the minutes will reflect that the Committee needed the opportunity to get more information from the YMCA and the community.

Chair Flores shared that it is his hope that a future meeting is held where the YMCA, parent reps and school reps can talk through what possible collaboration might look like before the YMCA's proposal is brought forward again to see if there's some common ground. There would need to be solid Board support for this. There was a feeling, at least on the part of the YMCA, that Anacapa staff may have been thinking that the YMCA was out to take their property when the YMCA felt they were trying to create a win-win situation. The YMCA felt that whatever they did with the property would or could also be a benefit to the school, and the school staff and the parents were not in agreement with the proposal at that point. In the future, bringing the two sides together to dialogue to see if there's common ground needs to happen, and then work with the Board to see what they might be open to.



**Scheduling of a Public Hearing Regarding 7-11 Advisory Committee Report**

Betsy George reminded the Committee that a public hearing needs to be held in order to share final recommendations with the community regarding the properties, and before the recommendations are made to the Board of Education. The public hearing must be noticed in a local newspaper at least 10 days before the actual day of the public hearing. The public hearing needs to be well advertised. A public hearing is a more formal process than the regular meetings that have been held. The public hearing will be the final step before the Committee makes a recommendation to the Board. Once the date is determined, it will be announced on social media and an advertisement placed in the public notice section of the local paper in order to be fully compliant with the process. The Committee will have followed all the rules in order to be as transparent as possible in the process.

After a brief discussion regarding conducting a virtual public hearing meeting versus an in-person meeting, it was decided that the Committee would follow Ventura County guidance for public gatherings in the next 20 days. The Committee could conduct a virtual meeting via Zoom if in-person meetings are still not recommended. Conducting the meeting at noon was discussed. The Committee's thinking was that if people are back to work they could participate in the meeting during the lunch hour.

Chair Flores shared that he thought that the next meeting might be the last meeting of the Committee so he shared that he enjoyed working with the team and appreciated everybody putting in their time—a little more than six months with a little break during closures. He also thanked Betsy George for all her hard work throughout this process.

**Next Meeting**

The next meeting of the 7-11 Advisory Committee will be held on Wednesday, June 17, 2020, at 12:00 p.m., at Ventura Adult and Continuing Education, Ron Halt Room via teleconference.

**Adjournment** – Stephanie Caldwell motioned meeting adjourn and Lou Cunningham seconded the motion. Meeting adjourned at 12:59 pm.

VENTURA UNIFIED SCHOOL DISTRICT  
7-11 Committee  
MEETING AGENDA  
Wednesday, October 21, 2020 @ 1:30 p.m.  
Ventura Adult and Continuing Education  
Ron Halt Classroom via Videoconference  
5200 Valentine Road  
Ventura, CA 93003



VIDEOCONFERENCE

PUBLIC ACCESS/PUBLIC COMMENT

In Accordance with Governor Newsom's Executive Orders N-29 -20 in regards to the COVID-19 Virus, members of the public will continue to have the right to observe the public meeting via <http://bit.ly/TDCStudios> and submit public comment in writing at [public.comment@venturausd.org](mailto:public.comment@venturausd.org). Public Comment will be accepted starting 24 hours prior to the committee meeting's opening procedure and ending a half hour before the start of the Opening Procedure. All public comment received via the designated email address, referenced above, will be provided to the Chair of the 7-11 Advisory Committee via e-mail at the time of public comment or at the time of consideration of an agenda item as requested by the speaker. A summary of public comment received will be given by the Committee Chair either during the public comment period, or just prior to discussing the item, if the comment is tied to an item that is up for action. The public comment will also be made part of the minutes of the meeting. No public comment will be read in its entirety during the meeting.

**A. OPENING PROCEDURE – Videoconference 1:30 p.m.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

Committee Members:

|                     |       |                    |       |
|---------------------|-------|--------------------|-------|
| Stephanie Caldwell: | _____ | Brad Golden:       | _____ |
| Lou Cunningham :    | _____ | Gabriel Hagerty:   | _____ |
| Cheri Egbert:       | _____ | Christina Montero: | _____ |
| Daniel Flores       | _____ | Jorge DeLeon:      | _____ |
| James Forsythe:     | _____ | Tanner Shelton:    | _____ |

4. Adoption of Agenda

Moved: \_\_\_\_\_  
Second: \_\_\_\_\_

Roll Call Vote:

S. Caldwell \_\_\_\_\_, L. Cunningham \_\_\_\_\_, C. Egbert \_\_\_\_\_, D. Flores \_\_\_\_\_, J. Forsythe \_\_\_\_\_,  
B. Golden \_\_\_\_\_, G. Hagerty \_\_\_\_\_, C. Montero \_\_\_\_\_, J. DeLeon \_\_\_\_\_, T. Shelton \_\_\_\_\_.

**B. REGULAR SESSION (1:30 p.m.)**

1. Public Comment
2. Approval of Meeting Minutes for the following meeting dates:

February 18, 2020 Meeting Minutes:

Moved: \_\_\_\_\_  
Second: \_\_\_\_\_



Roll Call Vote:

S. Caldwell \_\_\_\_\_, L. Cunningham \_\_\_\_\_, C. Egbert \_\_\_\_\_, D. Flores \_\_\_\_\_, J. Forsythe \_\_\_\_\_,  
B. Golden \_\_\_\_\_, G. Hagerty \_\_\_\_\_, C. Montero \_\_\_\_\_, J. DeLeon \_\_\_\_\_, T. Shelton \_\_\_\_\_.

May 13, 2020 Meeting Minutes:

Moved: \_\_\_\_\_

Second: \_\_\_\_\_

Roll Call Vote:

S. Caldwell \_\_\_\_\_, L. Cunningham \_\_\_\_\_, C. Egbert \_\_\_\_\_, D. Flores \_\_\_\_\_, J. Forsythe \_\_\_\_\_,  
B. Golden \_\_\_\_\_, G. Hagerty \_\_\_\_\_, C. Montero \_\_\_\_\_, J. DeLeon \_\_\_\_\_, T. Shelton \_\_\_\_\_.

May 27, 2020 Meeting Minutes:

Moved: \_\_\_\_\_

Second: \_\_\_\_\_

Roll Call Vote:

S. Caldwell \_\_\_\_\_, L. Cunningham \_\_\_\_\_, C. Egbert \_\_\_\_\_, D. Flores \_\_\_\_\_, J. Forsythe \_\_\_\_\_,  
B. Golden \_\_\_\_\_, G. Hagerty \_\_\_\_\_, C. Montero \_\_\_\_\_, J. DeLeon \_\_\_\_\_, T. Shelton \_\_\_\_\_.

3. Public Hearing Regarding identification of Jewett and Sudden Properties as Surplus Property  
The 7-11 Advisory Committee of the Ventura Unified School District will hear comment from the community regarding the Sudden and Jewett Properties

4. Jewett Property Discussion

The 7-11 Committee is asked to consider declaring the Jewett Property surplus property pursuant to Education Code §17388 *et seq.*

Moved: \_\_\_\_\_

Second: \_\_\_\_\_

Roll Call Vote:

S. Caldwell \_\_\_\_\_, L. Cunningham \_\_\_\_\_, C. Egbert \_\_\_\_\_, D. Flores \_\_\_\_\_, J. Forsythe \_\_\_\_\_,  
B. Golden \_\_\_\_\_, G. Hagerty \_\_\_\_\_, C. Montero \_\_\_\_\_, J. DeLeon \_\_\_\_\_, T. Shelton \_\_\_\_\_.

5. Sudden Property Discussion

The 7-11 Committee is asked to consider declaring the Sudden Property surplus property pursuant to Education Code §17388 *et seq.*

Moved: \_\_\_\_\_

Second: \_\_\_\_\_

Roll Call Vote:

S. Caldwell \_\_\_\_\_, L. Cunningham \_\_\_\_\_, C. Egbert \_\_\_\_\_, D. Flores \_\_\_\_\_, J. Forsythe \_\_\_\_\_,  
B. Golden \_\_\_\_\_, G. Hagerty \_\_\_\_\_, C. Montero \_\_\_\_\_, J. DeLeon \_\_\_\_\_, T. Shelton \_\_\_\_\_.

6. Public Hearing Regarding the 7-11 Advisory Committee Report on Identification of Surplus Properties  
The 7-11 Advisory Committee of the Ventura Unified School District will hear comment regarding the 7-11 Advisory Committee Report to be submitted to the VUSD Board of Education.
7. Consideration for Approval of the 7-11 Advisory Committee Report to the Board of Education on Identification of Surplus Properties.

Moved: \_\_\_\_\_

Second: \_\_\_\_\_

Roll Call Vote:

S. Caldwell \_\_\_\_\_, L. Cunningham \_\_\_\_\_, C. Egbert \_\_\_\_\_, D. Flores \_\_\_\_\_, J. Forsythe \_\_\_\_\_,

B. Golden \_\_\_\_\_, G. Hagerty \_\_\_\_\_, C. Montero \_\_\_\_\_, J. DeLeon \_\_\_\_\_, T. Shelton \_\_\_\_\_.

### **C. ADJOURNMENT**

Moved: \_\_\_\_\_

Second: \_\_\_\_\_

Roll Call Vote:

S. Caldwell \_\_\_\_\_, L. Cunningham \_\_\_\_\_, C. Egbert \_\_\_\_\_, D. Flores \_\_\_\_\_, J. Forsythe \_\_\_\_\_,

B. Golden \_\_\_\_\_, G. Hagerty \_\_\_\_\_, C. Montero \_\_\_\_\_, J. DeLeon \_\_\_\_\_, T. Shelton \_\_\_\_\_.



## **EXHIBIT C**

[Copies of the Notice of the Public Hearing]

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VENTURA COUNTY  
**STAR**  
PART OF THE USA TODAY NETWORK

VTU UNIF SCHOOL LEGAL  
255 W STANLEY AVE

VENTURA, CA 93001-1313

State of California)  
))  
County of Ventura)

I hereby certify that the Ventura County Star Newspaper has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed in the City of Camarillo, for circulation in the County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following dates to wit:

06/03/2020, 06/08/2020

I certify under penalty of perjury, that the foregoing is true and correct.

Dated this June 8, 2020; in Green Bay, Wisconsin, County of Brown



Legal Clerk

**Notice of Public Hearing  
Regarding 7-11 Advisory  
Committee Report to the  
Board of Education  
on Identification of  
Surplus Properties**

The 7-11 Advisory Committee of the Ventura Unified School District will hold a Public Hearing at its regularly scheduled meeting on June 17, 2020 to discuss the 7-11 Advisory Committee Report to the Board of Education on Identification of Surplus Properties. The 7-11 Advisory Committee meeting for June 17, 2020 at 12:00 p.m. will take place via teleconference at <http://bit.ly/TDCStudios>.

Meeting information and supporting documents are available for public review, and copies may be obtained online at <https://www.venturausd.org/business/BusinessServices/7-11AdvisoryCommittee.aspx>

**Publish June 3 & 8, 2020  
Ad#4217643**

Publication Cost: \$143.26  
Ad No: 0004217643  
Customer No: 304871  
PO #: 4217643

# of Affidavits 1



Text of Ad: 06/01/2020

**Notice of Public Hearing**  
**Regarding 7-11 Advisory**  
**Committee Report to the**  
**Board of Education**  
**on Identification of**  
**Surplus Properties**

The 7-11 Advisory Committee of the Ventura Unified School District will hold a Public Hearing at its regularly scheduled meeting on June 17, 2020 to discuss the 7-11 Advisory Committee Report to the Board of Education on Identification of Surplus Properties. The 7-11 Advisory Committee meeting for June 17, 2020 at 12:00 p.m. will take place via teleconference at <http://bit.ly/TDCStudios>.

Meeting information and supporting documents are available for public review, and copies may be obtained online at <https://www.venturausd.org/business/BusinessServices/7-11AdvisoryCommittee.aspx>

**Publish June 3 & 8, 2020**  
**Ad#4217643**

**Text of Ad:** 06/09/2020

**VENTURA UNIFIED  
SCHOOL DISTRICT  
CORRECTED NOTICE OF  
PUBLIC HEARING  
REGARDING CALLING  
AN ELECTON FOR A  
PARCEL TAX**

Notice is hereby given pursuant to Government Code Section 50077 that a public hearing will be held by the Board of Education of the Ventura Unified School District at a regular meeting on June 23, 2020 at 7:00 p.m. or as soon thereafter as convenient via teleconference at <http://bit.ly/TDCS> studios for the purpose of considering calling an election to levy a parcel tax in the District. Any interested persons, including all persons owning lands in the District, may be heard at the public meeting by submitting public comment via the following link: [publiccomment@venturausd.org](mailto:publiccomment@venturausd.org). The Public Comment link was inaccurate in the June 8, 2020 published notice. This is a corrected notice. Any individual with a disability, who requires reasonable accommodation to participate in the public hearing, may request assistance by contacting the Superintendent's Office, 255 W. Stanley Ave., Suite 100, Ventura, CA 93001; (805) 641-5000 ext.1014, fax (805) 653-7855.  
Pub: June 11 & 13, 2020  
Ad#4229972



**Text of Ad:**      **10/12/2020**

**Notice of Public Hearing  
Regarding 7-11 Advisory  
Committee Report on  
Identification of Surplus  
Properties**

The 7-11 Advisory Committee of the Ventura Unified School District will hold a Public Hearing on October 21, 2020 to discuss the properties identified as the Jewett and Sudden Estates, as well as the 7-11 Advisory Committee Report to be submitted to the VUSD Board of Education. The 7-11 Advisory Committee meeting for October 21, 2020 at 1:30 p.m. will take place via teleconference at <http://bit.ly/TDCStudios>.

Meeting information and supporting documents are available for public review, and copies may be obtained online at <https://www.venturausd.org/business/BusinessServices/7-11AdvisoryCommittee.aspx>.

**Publish: Oct. 14 & 19, 2020  
Ad#4417944**