



FREQUENTLY ASKED QUESTIONS (FAQS): REUSE PROCESS

1. NEIGHBORHOOD INFORMATIONAL MEETINGS FOR REUSE OF THREE PROPERTIES

In the month of September 2011, five neighborhood meetings were held to provide property owners surrounding three properties (District Office, Damron, Cawthon) information regarding reuse of the properties. The purpose of the meetings was to explain: 1) the reasons for reuse of the sites, 2) the reuse process, and 3) the District's thoughts on use of the three properties. At the neighborhood informational meetings, the District indicated its intentions to sell, lease, or swap the three properties to developers to build single-family detached residential units on each site.

Meeting Dates:

September 15 – District Office

September 20 and September 28 – Damron

September 22 and September 27 – Cawthon

The presentations for these three sites are available on the District's website:

<http://www.cypsd.k12.ca.us>

2. NOTICING FOR NEIGHBORHOOD INFORMATIONAL MEETINGS AND FUTURE DISTRICT MAILINGS

Although there is no legal requirement to hold public informational meetings or mailings related to such meetings, the District mailed notices to all property owners within 500 feet of each of the three sites. The District contracted with a Title Company to produce the 500-foot radius mailing list.

For future mailings, the District will use the same list of property owners within 500 feet of each site. In addition, those individuals who attended the informational meetings and provided a mailing address will be added to the mailing list for future mailings.

3. DISTRICT GOALS FOR REUSE PROCESS OF THREE PROPERTIES

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

4. USES THAT WILL NOT BE CONSIDERED FOR THREE PROPERTIES (DISTRICT OFFICE, DAMRON, AND CAWTHON)

The District will not consider the following uses: apartments, condominiums, town homes, senior housing, or affordable housing units.

5. ARE PRIVATE OR CHARTER SCHOOLS INTERESTED IN THE DAMRON OR CAWTHON PROPERTIES?

It is possible that one or more private schools or charter schools may be interested in the Cawthon or Damron properties. Thus far, none have expressed a strong interest. If the District declares one of these properties surplus and decides to sell it, then the District must offer it to certain public agencies. During this “offering period” private schools and charters could approach the District about purchasing the property at fair market value.

6. REUSE PROCESS

As previously mentioned, the District is interested in changing the use on three properties (Damron, Cawthon, District Office) to single-family detached residential homes. This requires the preparation of a tentative tract map, a specific plan (zoning document), and environmental document, which would be processed through the City of Cypress with a public hearing before the City Council to approve or deny the maps and documents.

7. WHAT IS A SPECIFIC PLAN?

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

8. NEW HOMES NEXT TO EXISTING HOMES (LOT SIZE/DENSITY/STORIES)

The Specific Plan document will provide development standards for the future single-family detached residential units, including but not limited to the items below:

- Proposed lot sizes will be similar, but not identical to adjacent homes.
- Rear yard setbacks for homes adjacent to existing homes will be increased to provide increased separation between new homes and existing homes.
- Today’s new home market is typically for two-story homes. The Specific Plan will provide for maximum heights for two-story homes, but a builder may elect to construct single-story homes.
- A landscape plan will provide for trees to replace any trees removed as part of new development.

9. MEASURE D

Measure D (Ordinance No. 790) was enacted on November 3, 1987 in a special Municipal Election. It limits land uses allowed in the PS-1A zoning district to those allowed on July 1, 1987. School sites are zoned as PS-1A. It also stipulates that no zone change or general plan amendment is allowed without approval of a majority of the voters at a regular or special election.

There is a question as to whether Measure D applies to land zoned PS-1A that is owned by the Cypress School District. The District will be seeking an opinion from the Court on this issue.

10. TRAFFIC IMPACTS FROM NEW HOMES ON STREETS

The environmental review will include a traffic impact analysis to determine how many traffic trips would be generated at each site, determine if there are any impacts, and what type of mitigation would be needed. The results of the traffic impact analysis will be included in the document.

11. IMPACTS ON SERVICES – WATER, SEWER, ELECTRICITY

As part of the environmental document, impacts to public services (fire, police, schools, parks) and utilities (water, sewer, electricity, natural gas) will be studied. The various agencies will be contacted for their input about providing service to the three sites.

12. WHAT WILL HAPPEN TO DAMRON PARK?

The District currently owns and maintains the Damron School site, but has a joint-use agreement with the City of Cypress. This agreement allows the City to use the athletic fields for park use. The park use would no longer be available to residents and other users if the site is redeveloped with residential uses.

13. PROPERTY VALUES

The State of California and the United States are experiencing a prolonged recession, which has affected all property owners. However, new residential units have historically increased the property values of surrounding properties in the City of Cypress.

14. HOW MUCH MONEY IS DISTRICT SPENDING ON REUSE PROCESS?

The Board of Trustee's meeting minutes indicate consultant contracts and fees. To date, the District has hired three consultants to assist with the Reuse Process.

- Barry Blade – The District hired Dr. Blade on August 24, 2010. The Board extended his contract on April 15, 2011 through June 30, 2012. Dr. Blade is paid \$150 per hour. For the period dating September 1, 2010 through August 31, 2011, he has been paid \$85,000. Dr. Blade is providing planning and management services for use of the District's potentially excess capital facilities/property and other related services for various sites throughout the District. These services are to support the Districtwide facilities improvement program.

- RBF Consulting – contract approved on June 23, 2011 for a not to exceed amount of \$470,000. RBF Consulting will be providing planning, environmental, and engineering services related to reuse of the Damron, Cawthon, and District Office sites. The work program includes preparation of lotting studies, tentative tract maps, Specific Plan document, CEQA documentation, and technical studies (drainage, water quality, traffic, air quality/greenhouse gas emissions, noise).
- NMG Geotechnical – contract approved on September 8, 2011 for a not to exceed amount of \$32,000. NMG Geotechnical is conducting a geotechnical investigation and Phase I Environmental Site Assessment for the Damron, Cawthon, and District Office sites.