

**SAVANNA SCHOOL DISTRICT**  
**SURPLUS PROPERTY “7-11” ADVISORY COMMITTEE**  
**(Hansen Park and Reid Park Properties)**  
**FINAL REPORT AND RECOMMENDATION**

December 14, 2023

Submitted by: Cindy Clemens  
Vaughn Crawford  
Lisa Glynn  
Erin Helenihi  
Crystal Landavazo  
Rigoberto Ramirez  
Fabiola Saucedo  
Meghan Serrano  
Briana Schnitzer  
Jamie Turner  
Cammie Wilson

District Liaisons: Dr. Sue Johnson – Superintendent  
Jim Harris, Director of Maintenance, Operations and Transportation

Consultants: Andreas Chialtas, Atkinson, Andelson, Loya, Ruud & Romo

## Background & 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 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 available, establish a priority list for its use, provide community input on acceptable uses, and forward its recommendations to the Governing Board.

On September 18, 2023, the Governing Board (“**Governing Board**”) of the Savanna School District (“**District**”), by way of Board Resolution No. 2023/24-05, took action to authorize the formation of an Advisory Committee. Such action included a delegation of authority to select seven to eleven community members to serve on the proposed committee. Based upon the Governing Board’s authorization, the following individuals (serving various statutory-required roles) comprise the Advisory Committee:

1. Vaughn Crawford 2. Rigoberto Ramirez	Member of the Business Community
3. Cindy Clemens 4. Cammie Wilson	Landowner or Renter
5. Lisa Glynn 6. Meghan Serrano	Teacher
7. Erin Helenihi 8. Briana Schnitzer	Administrator
9. Jamie Turner	Parent of Student
10. Crystal Landavazo	Person 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 restrictions in District boundaries
11. Fabiola Saucedo	Person with an ethnic, age group, and socioeconomic composition of the District

Therefore, the Advisory Committee consists of eleven (11) individuals who, collectively, meet all the required categories of representation.

Between October 26, 2023 and December 14, 2023, the Advisory Committee held three (3) public meetings, including a public hearing, for the purpose of determining whether the Properties (as defined below) should be declared “surplus,” and, if so, to establish a priority list of uses of the Properties 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 sell or lease, if it determines the property will not be needed by the District, even if the property is currently used by the District.

The Education Code establishes 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 a recommendation as found in this final report and recommendation (“Final Report and Recommendation”). The Board will then review the recommendation and decide whether to declare the property surplus and, if declared surplus, if and when the District can pursue a sale or lease.

**Properties Reviewed and Background Information**

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

Approximately 2.5 acres of land located at 1300 South Knott Avenue, Anaheim, CA 90804, which property is known generally as the District's Hansen Park property; and

Approximately 6.03 acres of land located at 720 S. Western Avenue, Anaheim, CA 92804, which property is known generally as the District's Reid Park property.

The Properties are depicted in **Exhibits A & B**, respectively, which are attached hereto.

The District does not currently use the Hansen Park Property. The Hansen Park Property has been leased to the City of Anaheim to use as a park space since 1967. Hansen Park Leases contain the following language as to length of terms for each lease period:

*On May 1, 1967, the Parties entered into a written agreement, titled "Lease" in which the School District allowed the City to develop, maintain, and supervise a public park on the Hansen Park Property (the "Original Agreement");*

*The Parties entered into that certain Amended and Restated Agreement dated May 5, 1992, a First Amendment to Amended and Restated Agreement dated June 20, 2017 and a Second Amendment to Amended and Restated Agreement dated March 10, 2020, in which the School District allowed the City to develop, maintain and supervise a public park on the Hansen Park Property through June 30, 2022.*

*On May 10, 2022, the term of the Agreement was modified to read (1) year ("Term"), unless mutually extended in writing by both Parties. The Parties may also extend the Term by four (4) additional (1) one-year terms through written amendment accepted and executed by both Parties.*

The District does not currently use the Reid Park Property. The Reid Park Property has been leased to the City of Anaheim to use as a park space since 1964. Reid Park Leases contain the following language as to length of terms for each lease period:

*On May 7, 1964, the Parties entered into a written agreement, titled "Lease" in which the School District allowed the City to develop, maintain, and supervise a public park on the Reid Park Property;*

*On November 6, 1990, the Parties entered into another written agreement, titled "Amended and Restated Lease" in which the Parties extended the Original Agreement for a term through July 1, 2015, with an option to renew and extend for an additional twenty-five (25) years which may be exercised by the City; however is subject to the School District's approval.*

*On June 9, 2015, the Parties entered into the "First Amendment to Amended and Restated Lease Agreement" (the "First Amendment") in which the Parties agreed to extend the term of the Restatement to extend to July 1, 2016 with five (5) additional (1) year extension terms, to be initiated by the City;*

*On May 4, 2016, the City elected to extend the term of the Restatement through July 1, 2017 and on June 20, 2017 the City elected to extend the term of the Restatement through June 30, 2022;*

*On May 10, 2022, the term of the Agreement was modified to read (1) year ("Term"), unless mutually extended in writing by both Parties. The Parties may also extend the Term by four (4) additional (1) one-year terms through written amendment accepted and executed by both Parties.*

The Advisory Committee also noted that the District's total student population has faced a steady decline over the past eight years. The enrollment for the same time period during the 2016-17 school year was 2,304 and is currently at 1,726.

Further, current District school sites have capacity if student population grows unexpectedly. Therefore, the District's current and projected enrollment does not suggest that the District must acquire new property or maintain current real property to accommodate students now or in the foreseeable future. Also, even if the District needed additional space for student enrollment, the Properties are not able to be used for school facilities without a massive investment of funds necessary to construct new school facilities on the Properties.

Before the Properties, or any portion thereof, can be disposed of, the Governing Board must first decide whether the Properties, or any portion thereof, are 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.

## Public Meetings

The Advisory Committee held public meetings on October 26, 2023, November 16, 2023, and December 14, 2023 to discuss whether the Properties should be declared to be surplus property and, if so, to establish a priority list of uses of the Properties that would be acceptable to the community. The public meetings were properly noticed public hearings, which took place at the District Office located at 1330 S. Knott Avenue, Anaheim, CA 92804.

During the public meetings, the Advisory Committee reviewed current and projected District-wide enrollment and capacity, discussed and provided opportunities for community input on potential uses for the Properties. 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 C**. Below is a summary of each meeting.

### **1. October 26, 2023 Meeting**

During the first meeting (71 minutes in duration), ten of the eleven Committee Members were present (member Fabiola Saucedo absent). The Committee decided to defer the election of Chairperson and Co-Chair until the following meeting. District staff provided an overview of the Properties, including a map of the Properties and a summary of the District's use of the Properties. District staff also reviewed enrollment and capacity data of the school sites within the District. The District's total student population has faced a steady decline over the past eight years. The enrollment for the same time period during the 2016-17 school year was 2,304 and is currently at 1,726. District Staff also provided an overview of the surplus property procedures and of the Advisory Committee's duties and obligations, as well as summaries of public meeting requirements under the Brown Act, applicable conflicts of interest law, and of the Form 700 Statement of Economic Interests. Further, information was discussed regarding waivers and the reason the Committee would want to submit a waiver to the State Board of Education for the surplus property.

No members of the community attended the first meeting to make comments, or otherwise.

Finally, the Advisory Committee discussed the Properties, possible future uses, and the topics and information to be discussed at the next meeting. The Committee requested that the District's Director of Maintenance and persons familiar with zoning laws in the City of Anaheim be invited to the next meeting, thus allowing the Committee to hear from the City as to what they may recommend for approved use of the properties.

## 2. November 16, 2023

During the second meeting (92 minutes in duration), ten of the eleven Committee Members were present (member Vaughn Crawford absent). Committee Member Meghan Serrano was elected Advisory Committee Chairperson, and Committee Member Briana Schnitzer was elected Advisory Committee Co-Chairperson. At the Committee's request during the October 26, 2023 meeting, City of Anaheim Officials were invited to the meeting to address the zoning and potential uses for both the Hansen Park and Reid Park Properties. The Advisory Committee heard comments from one individual representing the City of Anaheim. Heather Allen, Deputy Director of the Planning and Building Department for the City of Anaheim addressed the Committee on zoning and potential uses for the two properties. Ms. Allen discussed Senate Bill (SB) 4 as it relates to planning and zoning as well as housing development. She provided detailed information on the streamlined process a property would be subject to if it met the criteria outlined in SB4. Further, she provided a description of what low, medium and high-density housing units mean. She indicated that SB 4 would allow housing in the medium-density range, which would also meet the City of Anaheim's General Plan. Ms. Allen shared that the City would support a ground lease and development of the Hansen Park Property but was hesitant to comment on any potential development on the Reid Park Property.

No members of the community attended the second meeting to make comments, or otherwise.

Members of the Advisory Committee asked clarifying questions regarding the Hansen Park and Reid Park properties. There was concern related to student safety due to activity in the parks both during school hours as well as after hours. In response, the District staff and facilitators noted that they would continue to work with the Anaheim Police Department and the City of Anaheim to address resident concerns and providing a safe, secure learning environment for students while on campuses.

District Staff provided a summary of the prior meeting, reviewed the legal requirements of the Advisory Committee and the surplus property procedures, and discussed the possible future actions of the Advisory Committee. Specifically, that the Advisory Committee would agree upon a "Priority Use List" and a "Final Report and Recommendation" which will summarize the Advisory Committee's recommendation to the Board which will then ultimately make a determination regarding the Properties. District Staff also provided samples of such documents for the Advisory Committee to review. Additionally, the Committee would consider submission of a waiver to the State Board of Education for the surplus property.

The Advisory Committee then agreed on a Priority Use List which indicated as follows:

The priority of uses for the Hansen Park property is as follows:

1. Ground Lease (and development) of the Property pursuant to California law at the Property's highest and best use value.

The priority of uses for the Reid Park Property is as follows:

1. Potential Ground Lease and development of all or a portion of the Reid Park Property subject to addressing use and safety concerns.
2. Leave Property as-is.

### 3. December 14, 2023 Meeting

During the third meeting (43 minutes in duration), nine of the eleven Committee Members were present (members Vaughn Crawford and Crystal Landavazo were absent).

The Priority Use List that was circulated prior to the December 14, 2023 meeting is attached hereto as **Exhibit D**. A public hearing related to the Priority Use List was conducted.

No members of the community attended the third meeting to make comments at the public hearing, or otherwise.

District Staff discussed further revisions to the Advisory Committee's proposed report, which document was also circulated prior to the December 14, 2023 meeting based upon the Advisory Committee members' comments at the November 16, 2023 meeting. The Advisory Committee reviewed the proposed report in great detail, and in particular, regarding whether the Properties should be declared surplus and sold, leased, exchanged, or kept by the District for some future use. The Advisory Committee was reminded that the draft report could also include unlimited special considerations and recommendations based on public input and the thoughts of the Advisory Committee members. The Advisory Committee reviewed the draft report, and voted to make the final recommendations noted below in this Final Report and Recommendation.

### 4. Summary of Meetings

Based on the summary above of each of the three (3) Advisory Committee meetings, while no additional community member input (*i.e.*, separate and apart from input from the Advisory Committee members), it is clear that information was provided to the Advisory Committee regarding the Properties, potential uses, and the surplus property procedures, and all Advisory Committee member questions were answered. Accordingly, this Final Report and Recommendation highlights the informed decisions of the Advisory Committee.

## 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 October 26, 2023 Meeting

There were no members of the public in attendance; therefore, no public comments were received.

#### 2. Public Comments during the November 16, 2023 Meeting

There were no members of the public in attendance; therefore, no public comments were received. However, Committee Members expressed concerns related to

#### 3. Public Comments during the December 14, 2023 Meeting

There were no members of the public in attendance; therefore, no public comments were received.

## Consideration and Impacts

As provided in the meetings discussed above, the Advisory Committee considered, and was influenced by, the following:

1. Comments from the City of Anaheim, District Staff and Consultants;
2. Information regarding the possible future use of the Properties;
3. Statistics regarding the District enrollment history and forecast; and
4. Personal experience.

The Advisory Committee recognizes and sincerely appreciates the involvement of the City of Anaheim Officials during this process, and, specifically, the invaluable information on new legislation, zoning, and potential uses of the Properties. The Advisory Committee heard information and deliberated over three (3) public meetings, spanning over three (3) months, concerning the existing and possible future uses of the Properties.

The Advisory Committee has considered the level of interest (and lack thereof) of the community for these Properties related to this process, and has also considered the District-wide programmatic impacts and financial benefits associated with declaring the Properties surplus, and entering into a long-term lease for development of at least one (if not both) of the Properties may have on the District as a whole.

## Final Determination & Recommendations

### Hansen Park Property Determination & Recommendations

After careful consideration and deliberation, the Advisory Committee has determined that the District will have no educational, administrative, or operational need for the Hansen Park Property; therefore, the Property meet the statutorily-defined meaning of “surplus property.” Accordingly, on a unanimous vote (9-0 voting in favor, with two members absent), the Advisory Committee makes the following recommendations regarding the Hansen Park Property:

1. That the Governing Board declare the Hansen Park Property surplus.
2. That, should the Governing Board decide to pursue the surplus property procedures for the Hansen Park Property, the Governing Board should pursue a Ground Lease (and development) of the Property pursuant to California law and the process required by the Education Code.

The Advisory Committee indicated that a ground lease would allow the Hansen Park Property to be developed while allowing the District to retain ownership of the Property in order to receive revenue in the form of rent payments. The Advisory Committee feels this ongoing revenue would be more beneficial to the District than receipt of a lump sum payment derived from the sale of the Property, which sale proceeds would be restricted pursuant to applicable law.

The Advisory Committee also discussed the option of seeking a waiver from the State Board of Education (“SBE”), which would allow for direct negotiations with interested entities for the lease of the Property instead of requiring a public auction. The Advisory Committee considered the waiver and believes seeking a waiver is a prudent course of action should the Governing Board seek to enter into a Ground Lease of the Hansen Park Property, and that direct negotiations could be beneficial rather than, or in addition to, the District conducting a public auction. Therefore, the Advisory Committee agrees and consents to such waiver process, and agrees it does not need to re-convene in the future to make any other determinations related to such waiver process.

### **Reid Park Property Determination & Recommendations**

After careful consideration and deliberation, the Advisory Committee has determined that the District should retain the Reid Park Property with strong recommendations related to safety concerns in the area. Accordingly, on a unanimous vote (9-0 voting in favor, with two members absent), the Advisory Committee makes the following recommendations regarding the Reid Park Property:

1. That the Governing Board retain the Reid Park Property for future school use or possible consideration for a Ground Lease (and development) under the condition that further discussions with the City of Anaheim regarding current use of the property and safety concerns for students, staff, and residents provide beneficial alterations to enhance the safety and well-being of both residents and students. The Committee strongly recommends that such discussions begin immediately and that the parties work to demonstrate improvements in these areas of concern.
2. That, if the City is unable to adequately address the safety concerns raised by the Advisory Committee, parents, and residents in a reasonable period of time, but in no event later than prior to the beginning of the 2024-2025 school year, the Governing Board declare the Reid Park Property surplus.
3. That, should the Governing Board decide to pursue the surplus property procedures for the Reid Park Property at some future date, the Governing Board should pursue a Ground Lease (and development) of the Property pursuant to California law and the process required by the Education Code.

The Advisory Committee indicated that a ground lease would allow the Reid Park Property to be developed while allowing the District to retain ownership of the Property in order to receive revenue in the form of rent payments. The Advisory Committee feels this ongoing revenue would be more beneficial to the District than receipt of a lump sum payment derived from the sale of the Property, which sale proceeds would be restricted pursuant to applicable law.

The Advisory Committee also discussed the option of seeking a waiver from the State Board of Education (“SBE”), which would allow for direct negotiations with interested entities for the lease of the Property instead of requiring a public auction. The Advisory Committee considered the waiver and believes seeking a waiver is a prudent course of action should the Governing Board seek to enter into a Ground Lease of the Reid Park Property, and that direct negotiations could be beneficial rather than, or in addition to, the District conducting a public auction. Therefore, the Advisory Committee agrees and consents to such waiver process, and agrees it does not need to re-convene in the future to make any other determinations related to such waiver process.



EXHIBIT A: Hansen Park Property: long view

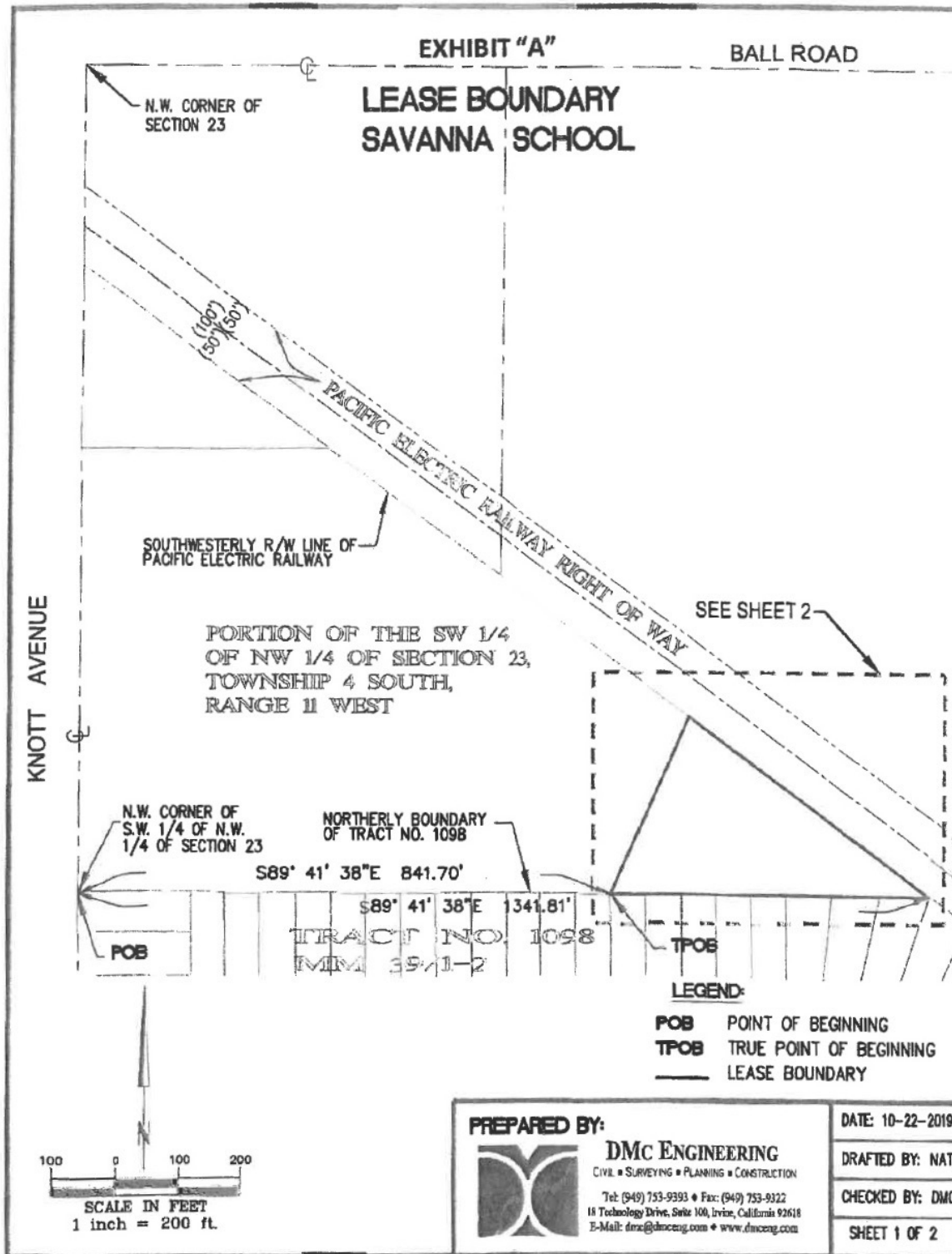


EXHIBIT A: Hansen Park Property: close up view

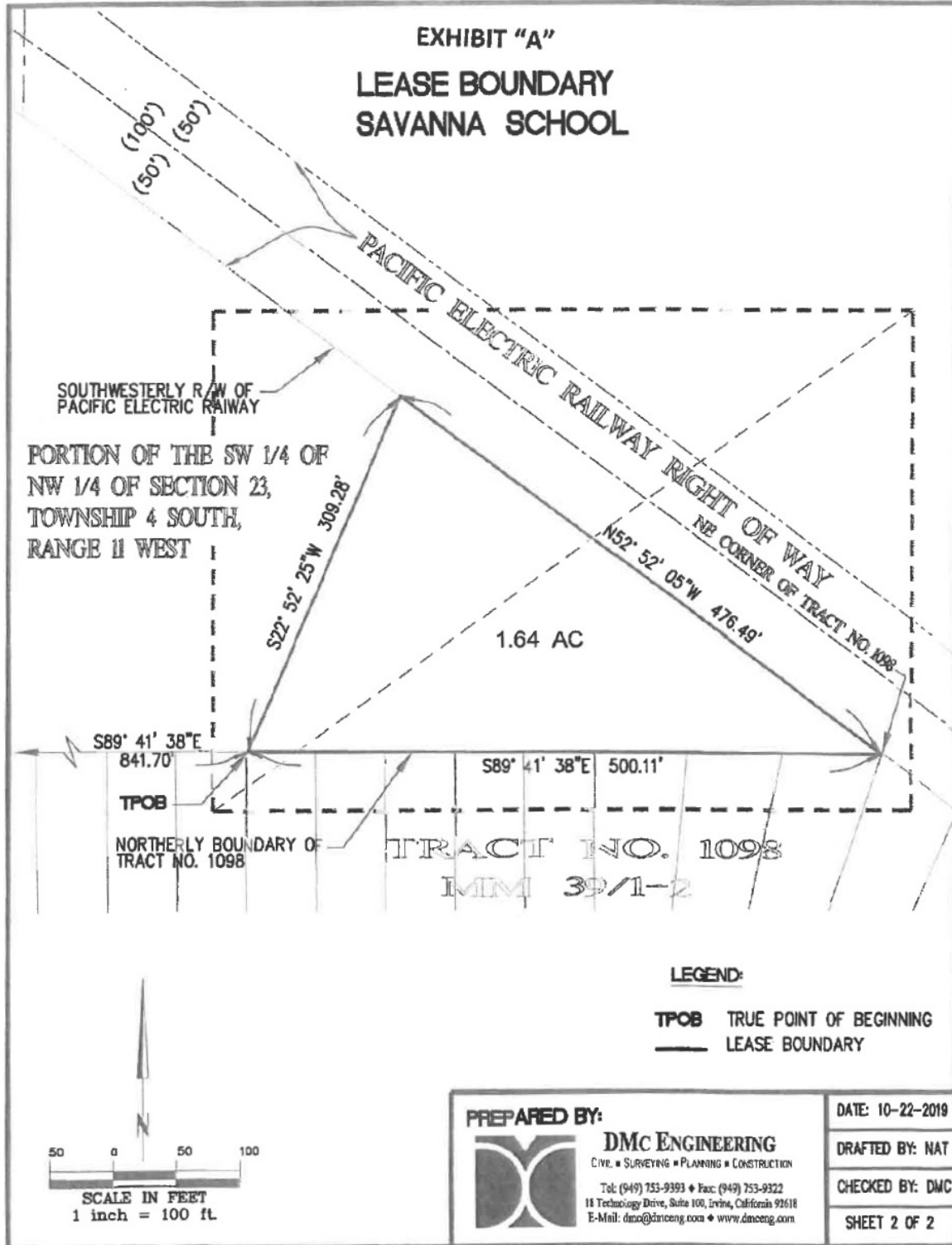
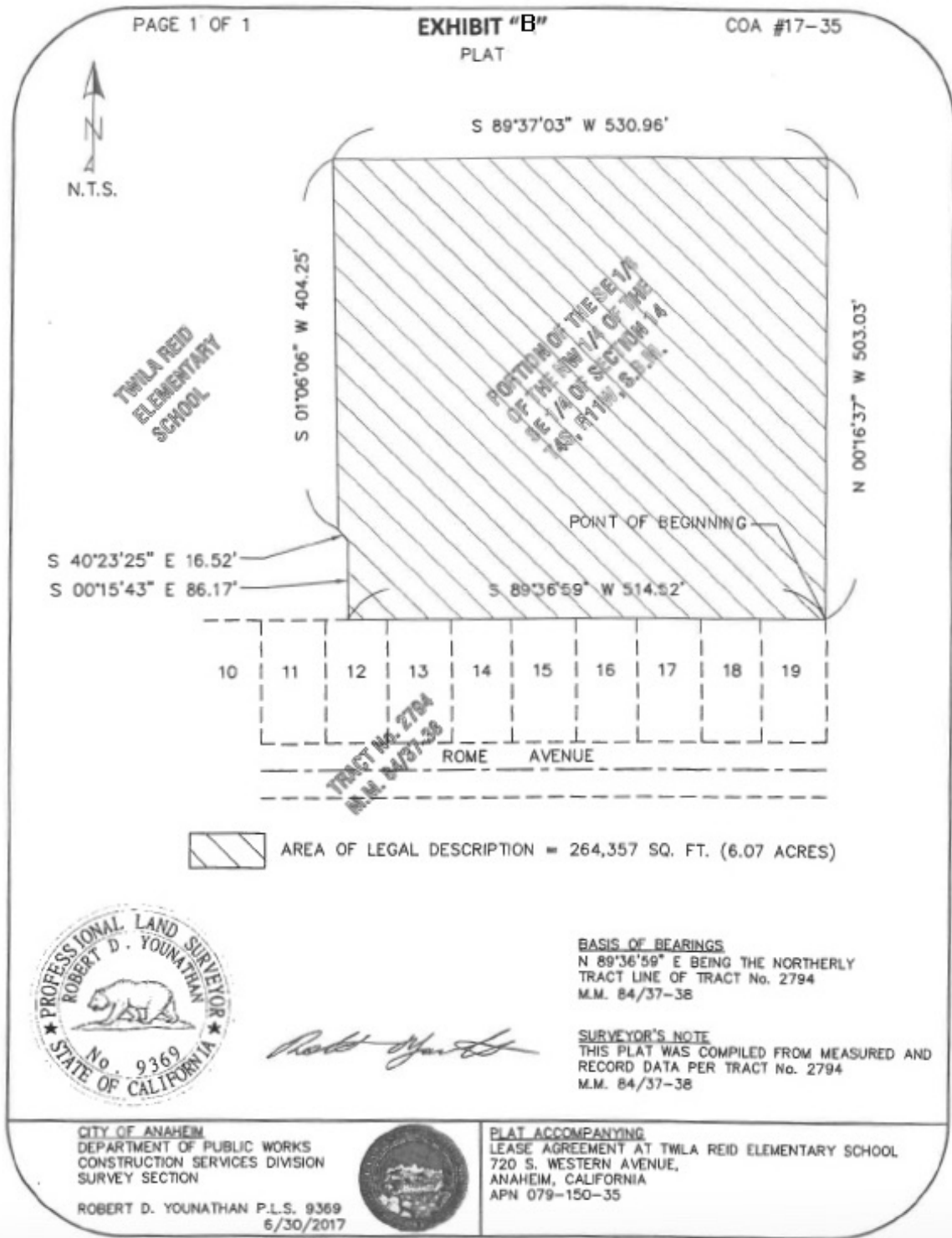


EXHIBIT B: Reid Park Property



# EXHIBIT C

## Meeting Minutes for October 26, 2023 Meeting

SAVANNA SCHOOL DISTRICT  
MEETING MINUTES  
Orientation Meeting of the Surplus Property “7-11” Committee  
District Administration Office  
1330 South Knott Avenue  
Anaheim, California 92804  
October 26, 2023 – 3:00 P.M.

The meeting was called to order by Superintendent Dr. Sue Johnson at 3:00 p.m. in the District Administration Office.

Members present:

Vaughn Crawford Rigoberto Ramirez	Member of the Business Community
Cindy Clemens Cammie Wilson	Landowner or Renter
Lisa Glynn Meghan Serrano	Teacher
Erin Helenihi Briana Schnitzer	Administrator
Jamie Turner	Parent of Student
Crystal Landavazo	Person 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 restrictions in District boundaries

Staff and Consultants present:

Dr. Sue Johnson	District Superintendent
Andreas Chialtas	District Counsel

Members absent:

Fabiola Saucedo	Person with an ethnic, age group, and socioeconomic composition of the District
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The flag salute was led by Dr. Johnson.

Dr. Johnson introduced Committee members, indicating the group they represent on the committee.

There were no members of the public in attendance; therefore, no public comments were received.

The selection of Committee Chair and Co-Chair were deferred to the next meeting, providing members an opportunity to learn more about their roles and responsibilities before choosing Chairs.

Andreas Chialtas presented a summary of the duties of Surplus Property Advisory Committee members as well as an overview of the Surplus Property Procedures. Mr. Chialtas discussed waivers and the reason we would want to submit a waiver to the State Board of Education for the surplus property.

Andreas Chialtas provided information on the Open Public Meeting requirements under the Brown Act and California Education Code; members received information on the Conflict of Interest Law and were asked to complete a Statement of Economic Interest (Form 700). Completed forms will be collected by the next meeting.

Dr. Johnson presented an overview of the Hansen Park and Reid Park properties, including maps and a discussion of current district enrollment and need for additional student housing. Due to continuing declining enrollment, it is not anticipated that the District will not need to expand school facilities.

Committee Member Rigoberto Ramirez requested that the District's Director of Maintenance and persons familiar with zoning laws in the City of Anaheim be invited to the next meeting. This will allow the Committee to hear from the City as to what they may recommend for approved use of the properties.

Opportunity for comments was given to Committee members.

The next meeting was scheduled for Thursday, November 16, 2023 at 3:00 pm. The Committee also scheduled a third meeting date of Thursday December 14, 2023 at 3:00 pm

Meeting adjourned at 4:11 p.m.

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Dr. Sue Johnson, Superintendent

## EXHIBIT C

### Meeting Minutes for November 16, 2023 Meeting

SAVANNA SCHOOL DISTRICT  
MEETING MINUTES  
Meeting of the Surplus Property “7-11” Committee  
District Administration Office  
1330 South Knott Avenue  
Anaheim, California 92804  
November 16, 2023 – 3:00 P.M.

The meeting was called to order by Superintendent Dr. Sue Johnson at 3:00 p.m. in the District Administration Office.

Members present:

Rigoberto Ramirez	Member of the Business Community
Cindy Clemens Cammie Wilson	Landowner or Renter
Lisa Glynn Meghan Serrano	Teacher
Erin Helenihi Briana Schnitzer	Administrator
Jamie Turner	Parent of Student
Crystal Landavazo	Person 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 restrictions in District boundaries
Fabiola Saucedo	Person with an ethnic, age group, and socioeconomic composition of the District

Staff and Consultants present:

Dr. Sue Johnson	District Superintendent
Jim Harris	District Director of Maintenance, Operations & Transportation
Heather Allen	Deputy Director, City of Anaheim Planning and Building Department
Andreas Chialtas	District Counsel

Members absent:

Vaughn Crawford	Member of the Business Community
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The selection of Committee Chair and Co-Chair were the first order of business. On a unanimous vote (10-0), Meghan Serrano was elected Advisory Committee Chairperson. On a unanimous vote (10-0), Briana Schnitzer was elected Advisory Committee Co-Chairperson.

The flag salute was led by Meghan Serrano.

There were no members of the public in attendance; therefore, no public comments were received.



Rigoberto Ramirez moved to approve the minutes of the October 26, 2023 Meeting as presented. The motion was seconded by Crystal Landavazo; the motion carried 10-0.

Completed Statement of Economic Interest Forms (Form 700) were collected from all Committee Members.

At the request of Committee Members during their October 26, 2023 meeting Heather Allen, Deputy Director, City of Anaheim Planning and Building Department and Jim Harris, the District's Director of Maintenance, Operations and Transportation addressed zoning laws and potential uses of the Hansen Park and Reid Park properties. Ms. Allen discussed Senate Bill (SB) 4 as it relates to planning and zoning as well as housing development. She provided detailed information on the streamlined process a property would be subject to if it met the criteria outlined in SB4. In part, the bill would require that 100% of the units, exclusive of manager units, in a housing development project eligible for approval as a use by right under these provisions be affordable to lower income households, except that 20% of the units may be for moderate-income households, and 5% of the units may be for staff of the independent institution of higher education that owns the land, provided that the units affordable to lower income households are offered at affordable rent, as set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee, or affordable housing cost, as specified.

Ms. Allen provided a description of what low, medium and high-density housing units mean; low density would allow about 6 units per acre, medium density would allow approximately 30 units per acre while high density would allow approximately 60 units per acre. She indicated that SB 4 would allow housing in the medium-density range, which would also meet the City of Anaheim's General Plan.

Ms. Allen shared that the City would support a ground lease and development of the Hansen Park Property as it's considered a 'Mini Park' in the City's General Plan. Ms. Allen was hesitant to comment on any potential development on the Reid Park Property.

Opportunity for comments was given to Committee members. Committee Members expressed concerns related to student, parent, and resident safety at Reid Park. Issues related improper, or otherwise dangerous activities that occur on the Reid Park Property, including, but not limited to, consumption of intoxicating liquors or other controlled substances, drug use, smoking, gambling, quarreling, fighting, use of profane language, camping, squatting, indecent exposure, prostitution, fornication, gang activity, graffiti, and criminal conduct. Dr. Johnson stated she would contact Anaheim Police Department and City of Anaheim Officials and request additional support related to these concerns at Reid Park expressed by Committee Members.

The Committee Members reviewed potential priorities and possible recommendations, including a Sample Priority Use List and Possible Recommendations. Information was shared on the essential elements of these documents.

Based on the discussion of the Hansen Park Property, the Committee recommended the following be included on the Priority Use List:

On a motion by Cammie Wilson and second by Lisa Glynn, the Committee established the priority of uses for the Hansen Park property is as follows:

1. Ground Lease (and development) of the Property pursuant to California law at the Property's highest and best use value.

The Advisory Committee indicated that a ground lease would allow the Hansen Park Property to be developed while allowing the District to retain ownership of the Property in order to receive revenue in

the form of rent payments. The Advisory Committee feels this ongoing revenue would be more beneficial to the District than receipt of a lump sum payment derived from the sale of the Property. The Advisory Committee also discussed the option of seeking a waiver from the State Board of Education (“SBE”), which would allow for direct negotiations with interested entities for the lease of the Property instead of requiring a public auction.

The motion was unanimously carried, 10-0.

Based on the discussion of the Reid Park Property and on a motion by Crystal Landavazo and second by Rigoberto Ramirez, the Committee recommended the following be included on the Reid Park Priority Use List:

1. Potential Ground Lease and development of all or a portion of the Reid Park Property subject to addressing use and safety concerns.
2. Leave Property as-is.

If the Governing Board decides to move forward on the Reid Park Property, the Advisory Committee indicated that a ground lease would allow the Reid Park Property to be developed while allowing the District to retain ownership of the Property in order to receive revenue in the form of rent payments. The Advisory Committee feels this ongoing revenue would be more beneficial to the District than receipt of a lump sum payment derived from the sale of the Property. The Advisory Committee also discussed the option of seeking a waiver from the State Board of Education (“SBE”), which would allow for direct negotiations with interested entities for the lease of the Property instead of requiring a public auction.

The motion was unanimously carried, 10-0.

The Committee discussed a draft Report and Recommendation to include all the components discussed by the Committee to date. This Final Report and Recommendation will summarize the Advisory Committee’s recommendation to the Board which will then ultimately make a determination regarding the Properties.

The Committee requested that revised draft Priority Use List and Draft Final Report and Recommendations be developed based on the discussion at this meeting. It was moved by Briana Schnitzer and seconded by Lisa Glynn that Committee Members receive draft copies by email to consider for potential final approval at the next meeting. The motion was unanimously carried, 10-0.

The next meeting was scheduled for Thursday, December 14, 2023 at 3:00 pm.

Meeting adjourned at 4:32 p.m.

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Meghan Serrano, Committee Chair

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Briana Schnitzer, Committee Co-Chair

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Dr. Sue Johnson, Superintendent

# EXHIBIT C

## Meeting Minutes for December 14, 2023 Meeting

SAVANNA SCHOOL DISTRICT MEETING MINUTES  
 Meeting of the Surplus Property “7-11” Committee  
 District Administration Office  
 1330 South Knott Avenue  
 Anaheim, California 92804  
 December 14, 2023 – 3:00 P.M.

The meeting was called to order by Chairperson Meghan Serrano at 3:02 p.m. in the District Administration Office.

Members present:

Rigoberto Ramirez	Member of the Business Community
Cindy Clemens Cammie Wilson	Landowner or Renter
Lisa Glynn Meghan Serrano	Teacher
Erin Helenihi Briana Schnitzer	Administrator
Jamie Turner	Parent of Student
Fabiola Saucedo	Person with an ethnic, age group, and socioeconomic composition of the District

Staff and Consultants present:

Dr. Sue Johnson	District Superintendent
Andreas Chialtas	District Counsel

Members absent:

Crystal Landavazo	Person 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 restrictions in District boundaries
Vaughn Crawford	Member of the Business Community

The flag salute was led by Meghan Serrano.

There were no members of the public in attendance; therefore, no public comments were received.

Rigoberto Ramirez moved to approve the minutes of the November 16, 2023 meeting as presented. The motion was seconded by Cammie Wilson; the motion carried 9-0.

An introductory presentation regarding the 7/11 Committee process with an opportunity for comments was scheduled for any members of the public in attendance, followed by a public hearing on the Priority Use List.

A public hearing opened at 3:04 pm regarding the Priority Use List. There were no members of the public present; therefore, there were no public comments. The public hearing closed at 3:05 pm.

Dr. Johnson presented a summary of the November 16, 2023 Meeting, the District’s Hansen Park and Reid Park properties, and discussion of the Priority Use List.

Given that there had been no public comments during any of the three Committee meetings, there was no additional comments to consider. However, a discussion amongst Committee members related to safety issues at Reid Park continued, with concern about improper or otherwise dangerous activities that occur on the Reid Park Property.

The Committee held a discussion and possible revisions to the final report and recommendations to the Governing Board. Committee Members expressed concerns related to student, parent, and resident safety at Reid Park. Issues related improper, or otherwise dangerous activities that occur on the Reid Park Property, including, but not limited to, consumption of intoxicating liquors or other controlled substances, drug use, smoking, gambling, quarreling, fighting, use of profane language, camping, squatting, indecent exposure, prostitution, fornication, gang activity, graffiti, and criminal conduct. They recommended stronger language in the final report related to the Reid Park Property. Their recommendations included:

1. That the Governing Board retain the Reid Park Property for future school use or possible consideration for a Ground Lease (and development) under the condition that further discussions with the City of Anaheim regarding current use of the property and safety concerns for students, staff, and residents provide beneficial alterations to enhance the safety and well-being of both residents and students. The Committee strongly recommends that such discussions begin immediately and that the parties work to demonstrate improvements in these areas of concern.
2. That, if the City is unable to adequately address the safety concerns raised by the Advisory Committee, parents, and residents in a reasonable period of time, but in no event later than prior to the beginning of the 2024-2025 school year, the Governing Board declare the Reid Park Property surplus.
3. That, should the Governing Board decide to pursue the surplus property procedures for the Reid Park Property at some future date, the Governing Board should pursue a Ground Lease (and development) of the Property pursuant to California law and the process required by the Education Code.

If the Governing Board decides to move forward on the Reid Park Property, the Advisory Committee indicated that a ground lease would allow the Reid Park Property to be developed while allowing the District to retain ownership of the Property in order to receive revenue in the form of rent payments. The Advisory Committee feels this ongoing revenue would be more beneficial to the District than receipt of a lump sum payment derived from the sale of the Property. The Advisory Committee also discussed the option of seeking a waiver from the State Board of Education (“SBE”), which would allow for direct negotiations with interested entities for the lease of the Property instead of requiring a public auction.

Cammie Wilson moved that the aforementioned recommendations be placed in the final report to the Board of Trustees; the motion was seconded by Rigoberto Ramirez. The Final Report and Recommendation summarizes the Advisory Committee’s recommendation to the Board which will then ultimately make a determination regarding the Properties. The motion was unanimously carried, 9-0.

It was moved by Briana Schnitzer and seconded by Cindy Clemens that the minutes of the December 14, 2023 Committee meeting will be circulated via email by the Superintendent and deemed approved by the Committee unless one or more members requested another meeting, and that there was otherwise no need for another Committee Meeting. It was recommended that Meghan Serrano, Advisory Committee Chair, and Mrs. Briana Schnitzer, Advisory Committee Co-Chair present the Final Report and Recommendations to the Board of Trustees. The motion was unanimously carried, 9-0.

Meeting adjourned at 3:45 p.m.

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Meghan Serrano, Committee Chair

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Briana Schnitzer, Committee Co-Chair

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Dr. Sue Johnson, Superintendent

## EXHIBIT D

# NOTICE OF PUBLIC HEARING BY THE SURPLUS PROPERTY “7-11” ADVISORY COMMITTEE FOR THE SAVANNA SCHOOL DISTRICT AND PRIORITY USE LIST

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## **NOTICE OF PUBLIC HEARING**

### **NOTICE OF ESTABLISHMENT OF A PRIORITY LIST OF USE OF SURPLUS REAL PROPERTY THAT WILL BE ACCEPTABLE TO THE COMMUNITY, AND NOTICE OF PUBLIC HEARING BY THE SURPLUS PROPERTY “7-11” ADVISORY COMMITTEE FOR THE SAVANNA SCHOOL DISTRICT**

Pursuant to the provisions of Education Code Section 17390(b), the Surplus Property “7-11” Advisory Committee of the Savanna School District (“Committee”) has prepared a priority list of use of surplus real property that will be acceptable to the community for the following properties:

Approximately 2.5 acres of land located at 1300 South Knott Avenue, Anaheim, CA 90804, which property is known generally as the District’s Hansen Park property; and

Approximately 6.07 acres of land located at 720 S. Western Ave., Anaheim, CA. 92804, which property is known generally as the District’s Reid Park property.

The priority of uses for the **Hansen Park Property** is as follows:

1. Ground Lease (and development) of the Property pursuant to California law at the Property’s highest and best use value.

The priority of uses for the **Reid Park Property** is as follows:

1. Potential Ground Lease and development of all or a portion of the Reid Park Property subject to addressing use and safety concerns.
2. Leave Property as-is.

The Committee previously held public meetings on October 26, 2023 and November 16, 2023, and has identified these properties and corresponding priority uses. The Committee will hold a Public Hearing for the purposes of discussion of the priority use list set forth above. Said Public Hearing will be held on December 14, 2023 at 3:00 p.m., at the District Administration Office located at 1330 South Knott Ave., Anaheim, CA. 92804. Persons desiring additional information should contact Dr. Sue Johnson, Superintendent, at (714) 236-3805, or e-mail: [superintendent@savsd.org](mailto:superintendent@savsd.org)

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