

SADDLEBACK COMMUNITY COLLEGE DISTRICT
Mission Viejo, California

MINUTES OF THE GOVERNING BOARD

January 17, 1977 - 7:30 p.m.
Science-Mathematics Building - Room 313

The Special Meeting of the Governing Board of the Saddleback Community College District was called to order by Mrs. Brandt. Mr. Taylor led the audience in the Pledge of Allegiance and Mrs. Berry gave the Invocation.

SPECIAL MEETING

Present:

PRESENT

Mrs. Norrisa P. Brandt, President
Mr. Frank H. Greinke, Vice-President
Mr. Lawrence W. Taylor, Clerk
Mr. Patrick J. Backus, Member
Mrs. Donna C. Berry, Member

BOARD MEMBERS

Dr. Robert A. Lombardi, Superintendent/President
Mr. Roy N. Barletta, Business Manager
Mr. William O. Jay, Dean of Instruction

STAFF MEMBERS

Absent:

ABSENT

Dr. James W. Marshall, Member

The Agenda was unanimously adopted with the following revision:

AGENDA ADOPTED

The Board of Trustees convened to Executive Session at 7:35 p.m. and reconvened to Regular Session at 8:15 p.m.

EXECUTIVE SESSION
REGULAR SESSION

It was recommended that Robert F. Waldron, Attorney at Law, be retained as legal counsel to represent the Board of Trustees and the Saddleback Community College District and to pursue, through litigation, a matter arising out of the design and construction of the College campus building identified as the Science-Mathematics Building. Attorney Waldron's services shall be compensated at a fee not to exceed \$85.00 per hour. The contract shall be subject to obtaining concurrence of County Counsel of the County of Orange, or under the provisions of Education Code Section 945.1.

LEGAL COUNSEL

Motion by Mr. Taylor, seconded by Mr. Greinke and unanimously carried, that Robert F. Waldron, Attorney at Law, be retained as legal counsel, as outlined above.

APPROVED

Upon Mrs. Brandt's request, Superintendent/President Lombardi briefly stated the background of the selection of a northern site. He stated that the location of Bryan and Myford, referred to as Site Number 1, had been selected at a meeting of the Board of Trustees held on September 27, 1976. At a meeting on January 10, 1977, The Irvine Company offered an alternate site for consideration: Irvine Center Drive and Jeffrey Road, referred to as Site Number 2. He showed the locations of these sites on an area map for the public's information.

NORTHERN SITE -
PRESENTATION
BY THE
IRVINE COMPANY

Mrs. Brandt stated that, after the presentation by The Irvine Company, questions would be received from the Members of the Board of Trustees and then members of the public who wished to speak may do so.

Mr. Richard A. Reese, Vice-President, Planning, The Irvine Company, presented a letter from The Irvine Company dated January 17, 1977, to the Members of the Board of Trustees and read it to those present. A copy of this letter is attached to these Minutes.

He then stated that The Irvine Company will accept criticism for the necessity of this special meeting, but he feels that the advantages of looking at a new site far outweigh the embarrassment. Perhaps The Irvine Company should have reacted sooner, but only recently has additional information, upon which this proposal is based, become available.

Mr. Reese introduced Mr. Gordon Getchel, of his staff, and Mr. Don Mispagel, representing The Irvine Company in business transactions, who will assist him in responding to questions.

Motion by Mr. Greinke, seconded by Mrs. Berry and unanimously carried, that information contained in a report to the District concerning Site Number 1, prepared by the appraisers, may be made public at this time.

APPRAISERS
REPORT TO
THE DISTRICT

Mrs. Berry stated that she is concerned about the impact of the Environmental Impact Report on Site Number 1.

Mr. Reese stated that Site Number 1 is an asparagus field, with a five-year maturity time, which is in full production. The proposed site, Number 2, has already been impacted and, from The Irvine Company's point of view, would be more economically feasible as the site for a campus.

Mrs. Berry asked if any representatives from the public objected to Site Number 2. There were no responses. Mr. Greinke stated that perhaps residents of that area were not aware of this meeting. Mrs. Brandt stated that she feels that the news media has done a good job of informing the public.

Mr. Mel Roop, representing the City of Irvine, stated that his office had sent a letter of notification to all of the homeowners associations in that area.

Superintendent/President Lombardi stated that Dr. Hart's office had called all of the homeowners associations in that area in order to make an extra effort to alert them.

Mr. John Eason, President of the Smoketree Homeowners Association, acknowledged that they had been called and had received the letter. He stated that his personal opinion is that a junior college would be a good neighbor.

Mrs. Berry expressed concern about the agriculture activities in the area.

Mr. Reese stated that in either case The Irvine Company would have to shift from a rural to an urban type of farming, but that at the location referred to as Site Number 2 this has already been done because of a tract of homes.

Mrs. Berry quoted a statement made by Ms. Silverman, a member of Mr. Seeman's staff who assisted in the preparation of the environmental impact report, as follows:

"It is my opinion that you would write a supplemental EIR, an addendum to this EIR, so you would not have to repeat anything that has already been done."

She requested The Irvine Company's opinion of this statement, because of the District's great expense involved in the preparation of this report for Site Number 1.

Mr. Getchel explained that an environmental impact report is prepared in three parts: one concerning the environmental setting, one concerning impacts, and, finally, the mitigation measures. The first two include all areas of the Irvine Ranch and the final one is provided to narrow the selection. If Site Number 2 were selected only an addendum to the environmental impact report involving the impact portion would be necessary.

Superintendent/President Lombardi added that the District has been given a specific commitment that this addendum would not exceed \$1,900.00.

Mr. Greinke asked why The Irvine Company is trying to "boondoggle" the community of Tustin; it has been waiting for a college to come to its community for ten years. He recalled that at one time the residents of Tustin planned to withdraw from the Saddleback Community College District because it was unresponsive to the needs of the people of Tustin, then the selection of a site for a second campus was made last year, and now a letter which is an insult to the Board of Trustees and the taxpayers is presented.

Mr. Greinke quoted from statistics indicating that the northern district area is the most populated portion of the district

and we spend over one million dollars a year building buildings for Orange Coast College and Santa Ana College. Residents of Tustin wish to attend school in the Tustin/Irvine Community. The location chosen, Site Number 1, is in an unincorporated area close to the ultimate border of both cities. Site Number 2 clearly defines itself as a "city college" for Irvine - not a community college.

The Irvine Company's letter dated January 7, 1977, mentions that a college will cause problems in an agricultural area, that vandalism will increase, and that the Orange County Transit District will not be able to provide sufficient service.

Mr. Greinke stated that he understands that this land will be taken out of the farm land preserve in 1983 and that housing projects have already been approved for construction in this area.

He feels that the Board of Trustees should not be asked to make a decision on facts provided the same evening when such an important issue is being considered.

Mr. Greinke also expressed concern that the choice of a location be the best for the College - not necessarily the one which will save most tax dollars - but the one which will serve the entire community best.

In September, 1976, property at Site Number 1 was appraised at \$21,500 per acre; by December the value had escalated to \$30,000 per acre because of "games" by The Irvine Company.

He asked if The Irvine Company will commit that there will not be a commercial development on the Bryan/Myford site.

He stated that the City of Tustin is concerned because it is not being provided with any shopping centers.

Mr. Reese stated that he wishes to clarify that he is not attending this meeting in order to ask the Board of Trustees to make a decision tonight. Whatever time necessary should be taken to understand the offer, as there is a considerable amount of new information being presented this evening.

He stated that The Irvine Company is certainly not against a school in the Tustin community, that they have no ill will toward the Tustin community, and this did not enter into consideration.

He stated that neither site is indicated for long-term agricultural use; The Irvine Company's portion will be released in 1982 from the agricultural preserve. He stated that if the school district proposed a development schedule in or after 1983, all concerned would proceed with a community planning process to develop the area.

Mr. Reese stated that if the campus is located at Site Number 1, at this time sewer and water facilities would be difficult to provide.

The Irvine Company agrees with the gentleman in the audience who stated that he believes that a junior college is a good neighbor - if planning procedures are followed, Mr. Reese stated.

Mr. Reese told of tracts of homes being planned in the area of Site Number 2 and stated that, from a professional planning point of view, he feels a campus would be an asset at that location.

He explained the statements concerning vandalism, etc. It is a fact, he stated, that when urban and agricultural areas are mixed they are incompatible neighbors - whether the development consists of homes or schools. At either site this would be true, but Site Number 2 is already urban in nature and the pattern is already set.

The storage yard for farm machinery is currently located near Site Number 1. The machinery would have to go past this site daily, causing traffic hazards and inconvenience.

In response to the appraisal: In September Site Number 1 was appraised at \$21,500 per acre; in December it was appraised at \$30,000 per acre. He stated that he feels that this is a "little low", that in today's market it could be appraised in excess of \$50,000 per acre.

Mr. Reese stated that The Irvine Company will honor the December "date of value" for the appraisal of Site Number 1 and will enter into negotiations comparing it to their internal appraisal of that same property. This has not been accomplished yet.

A specific price has been placed on Site Number 2.

Mrs. Brandt asked if any candidates for the trustee district were present:

Mr. Price, a candidate for Trustee District Number 5,
Mr. McKnight, a candidate for Trustee District Number 4, and
Dr. Brooks, a candidate for Trustee District Number 2 were present.

Mr. Taylor questioned the fact that the District would be the property owner of record.

Mr. Mispagel read and explained the terms of the proposal. He stated that if the District does not wish after five years to draw down the remaining acreage, the property would revert back to The Irvine Company and payment of taxes by The Irvine Company would resume.

Mr. Taylor is concerned about obligating future Boards. He feels that this matter could be handled without putting the entire property in the District's name at this time.

Mr. Taylor stated that if the College is not going to have an agriculture program that 100 acres will not be necessary. He recalled that the Board of Trustees voted to approve the purchase of 20 acres at this time. He suggested that 20 acres be discussed with, perhaps, an option on the balance.

Mr. Backus asked if it is not true that the College would provide a positive value for either site.

Mrs. Berry stated that the Board of Trustees must also give consideration to the San Clemente and Laguna Beach areas. Their support will be needed; the plan should be one they will underwrite. They must also benefit as far as the tax base is concerned.

Mrs. Brandt introduced Mr. Mel Roop, representing the City of Irvine.

Mr. Roop gave a brief history of the plans of the City in relation to this project. He stated that whatever selection is made by the Board of Trustees, the City of Irvine will work with the District.

Mrs. Brandt asked Mr. Reese to state the advantages of Site Number 2.

Mr. Reese stated that the key word is "certainty". What is needed to move on site: sewers, water, etc., can be provided. Also, it is not in the flood plain as is Site Number 1.

Mrs. Brandt suggested comparing the cost of the two areas, both probable and possible costs.

Mr. Blurock, Architect, and Mr. Schmid, Consulting Engineer, provided the following information which is tentative pending the study being made by the Irvine Ranch Water District:

Costs to develop Site Number 1

\$245,000 - street improvements
140,000 - sewer
131,000 - water
30,000 - irrigation system - including relocating the irrigation line
\$546,000 - total of which \$60,000 may be reimbursed.

Costs to develop Site Number 2

\$189,000 - street improvements - including all of the improvements of Irvine Center Drive

Services are more readily available on Site Number 2.

These figures do not include on-site expenses. These could add additional costs to Site Number 1.

Mrs. Berry stated that she understands that fill would be required at Site Number 1. Mr. Blurock stated that it would cost \$50,000 to \$75,000 and that this could be done during various construction phases, not all at one time.

NORTHERN SITE -
CONTINUED

Comparison of Total Costs - based on a 20-acre site

Site Number 1 - \$30,000 appraisal per acre
 27,000 costs to develop per acre
 \$57,000 total cost per acre

Site Number 2 - \$45,000 appraisal per acre
 9,500 cost to develop per acre
 \$54,000 total cost per acre

The Board of Trustees recessed at 10:10 p.m. and reconvened to Regular Session at 10:20 p.m.

RECESS
RECONVENED

Mrs. Brandt asked members of the public to state their questions at this time.

Representatives of homeowners associations and the general public from the area of Site Number 2 questioned the possibility of adverse noise factors in that area.

Mr. Getchel replied that the environmental impact report stated that it is not a problem.

Members of the public spoke of planned communities and shopping areas at that location, asking if this might add to the traffic problem.

Mr. Blurock stated that the environmental impact report shows that the traffic impact of a community college as opposed to residential developments is not that much greater.

When the possible size of the completed campus was questioned, Mr. Greinke explained that this would be determined by how the community accepts it.

Mr. Bill Moses, a resident of Tustin and publisher of the Tustin News, stated that he hopes that the homeowners associations in Tustin had been notified as those in Irvine had been.

Vandalism, he stated, occurs in high density areas rather than in agricultural areas.

He asked if The Irvine Company has unannounced plans regarding a commercial development in the location of Site Number 1.

Later, Mr. Reese replied that no, general plan history has shown a residential village for that site with only those neighborhood facilities necessary to service the public.

At that time, Mr. Taylor asked if The Irvine Company has been having discussions with the Tustin Unified School District.

Mr. Getchel replied that he had that day met with Mr. Vogel to discuss this issue, but that the need is five to seven years away.

Mrs. Dee Leahy, President of the Ranch Homeowners Association, asked that if a site is chosen, what part the Association would be able to play in the planning.

Mr. Roop stated that the City of Irvine would be holding planning sessions and that this would be a perfect opportunity for them to participate.

Mrs. Brandt invited anyone interested to attend Board Meetings and to present their input.

Mr. Resnick, a resident of Mission Viejo and an instructor at Saddleback College, asked why a similar cost proposal could not be provided for Site Number 1.

Mr. Reese explained that The Irvine Company is trying to provide the Board of Trustees with an incentive to look at Site Number 2 very seriously at this point in time.

Mr. Nelson, a vice-president of one of the homeowners associations in that area, asked what is the need for a second campus if projected educational needs are not known.

Superintendent/President Lombardi stated that there are a number of studies which are available.

He told of the Select Citizens' Advisory Committee which met and studied population projections. They established that a satellite in the Tustin/Irvine area is needed immediately.

Mr. Nelson requested that a site be chosen not for Tustin, not for Irvine - but for a community college to serve the most people in the best way.

Mr. Kero, a resident of Mission Viejo and an Instructor at Saddleback College, stated that it appears that the "option" on Site Number 2 would be a good hedge against inflation. Some of the acreage could later be sold to pay for the remainder of a college site.

Mrs. Berry and Mr. Greinke replied that the District should not be in the real estate business.

Ms. Doris O'Brien, a resident of Irvine and an instructor at Saddleback College, agrees with the motto "a site - not a fight". She urged the Board to come to a rapid settlement. She raised the possibility of reevaluating other sites such as the one at Culver and the Santa Ana Freeway.

Mr. Greinke replied that that site is too expensive.

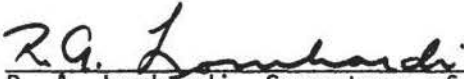
Mrs. Brandt thanked the citizens for attending.

NORTHERN SITE -
CONTINUED

She stated that this subject would again be discussed at the next Regular Meeting to be held on Monday, January 24, 1977.

There being no further business, the Meeting was adjourned.

ADJOURNMENT



R. A. Lombardi, Secretary of the Board of Trustees