



PASO ROBLES

JOINT UNIFIED SCHOOL DISTRICT
THE DISTRICT OF EXCELLENCE

7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

JANUARY 25, 2020

DISPOSAL OF SURPLUS DISTRICT REAL PROPERTY

Reasons for the Disposal of the Unused/Surplus School Site and Property

- There has been an expressed interest in the purchase of Whitley Gardens (Phillips) in the last 6-12 months
- The District does not have a current or future need for the Phillips site
- The Phillips site costs the District staff hours each year for upkeep
- The Phillips site location prohibits ease of use

THE PROCESS

The District's governing board shall appoint a “District **advisory**” committee prior to the sale or lease of surplus property. (EC 17388)

Under California law (EC 17389), the Committee must have at least seven (7) members and no more than eleven (11) members and contain persons who can be representative of each of the following:

- The ethnic, age group and socioeconomic composition of the district;
- The business community, such as store owners, managers, or supervisors;
- Landowners or renters, with preference to be given to representatives of neighborhood associations;
- Teachers;
- Administrators;
- Parents of Students;
- Persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to, knowledge of zoning and other land use restrictions of the cities and counties in which surplus space and real property is located.

THE PROCESS

- Determine the amount of surplus space and real property
- Establish and circulate a priority list of use through the community
- Make a “final determination” of the limits of tolerance of use of the space and real property
- Forward a report to the District’s Board of Trustees recommending uses of surplus space and real property

DUTIES OF THE 7-11 COMMITTEE

California law also designates the specific duties of a 7-11 Committee (Education Code § 17390) as follows:

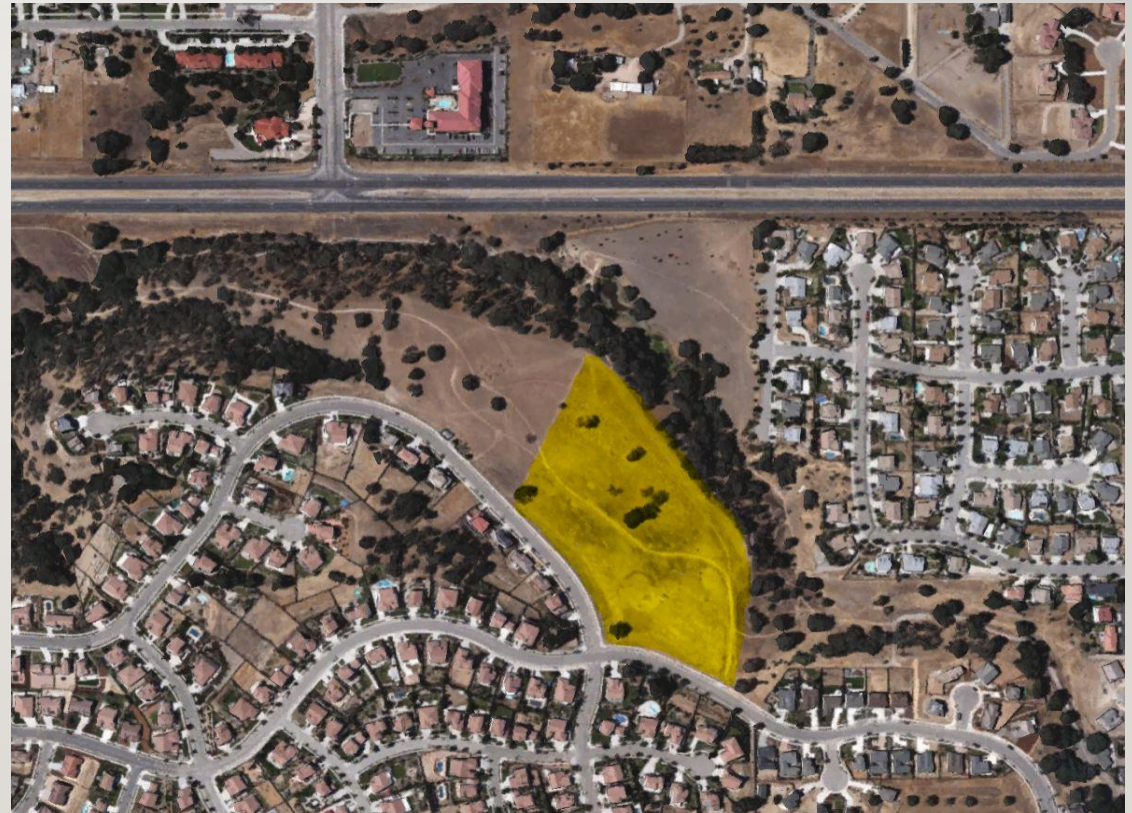
- Review the projected school enrollment and other data as provided by the district to determine the amount of surplus space and real property;
- Establish a priority list of use of surplus space and real property that will be acceptable to the community;
- Cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings or community input to the Committee on acceptable uses of space and real property, including the sale or lease of surplus real property for child care development purposes pursuant to Section 17458;
- Make a final determination of limits of tolerance of use of space and real property;
- Forward to the Board of Trustees a report recommending uses of surplus space and real property.

SUMMARY OF BROWN ACT REQUIREMENTS

- Advance notice of meetings (at least 72 hours) must be provided.
- Special meetings can be called with only 24 hour notice.
- The agenda must contain a brief description of each item of business to be transacted.
- Agenda description must not be misleading.
- No action can be taken on items not on the agenda.
- Public testimony on items not on the agenda must be made available to the public but no action can be taken by the body.
- All decisions must be made at a regular, special or emergency meeting.
- Serial meetings (decisions made via phone calls, texts, etc.) are prohibited.

DESCRIPTION OF SURPLUS DISTRICT REAL PROPERTY

- The Paso Robles Joint Unified School District acquired the approximate 10 acres on December 2004. The lot has three APN numbers. The Montebello property borders both city property and private residences.



DESCRIPTION OF SURPLUS DISTRICT REAL PROPERTY

- The Phillips property has never officially been deeded to Paso Robles Joint Unified School District. The current deed reads “Phillips School District.”
- The property consists of two separate APN numbers, with one parcel being 6.9 acres, and the other 3.01.
- The property has an onsite well and is not serviced by the local water company.
- The property has three two permanent buildings, one modular, and one well-tower/pumphouse



DISPOSAL OF SURPLUS DISTRICT REAL PROPERTY

Staff Recommendation Related to the Disposal of the Unused School Site Designated and Property

- Montebello Oaks –
 - Confirm – Maintain possession of the property. Use to be determined in the future.
- Whitley Gardens (Phillips) –
 - Recommendation – Begin the 7-11 Committee and process and bring forward a recommendation to the Board of Trustees at a future date.