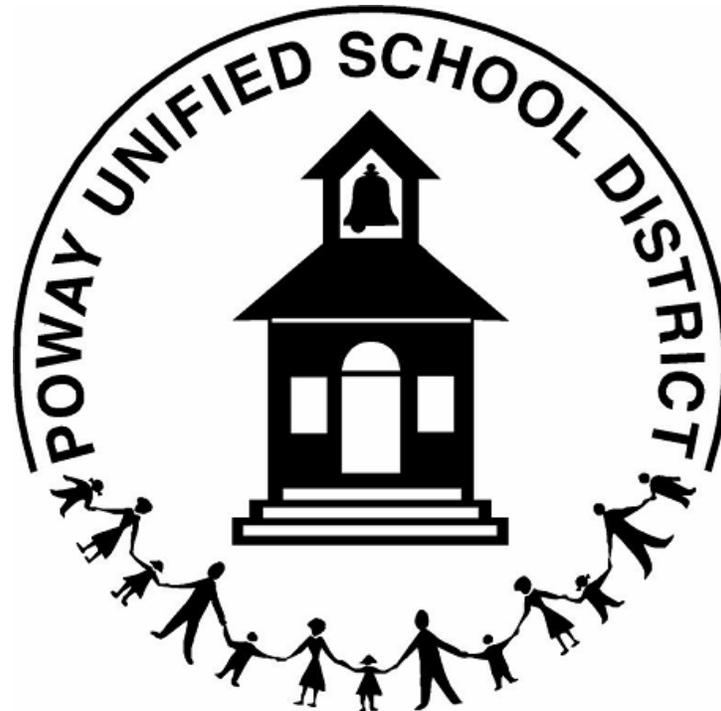


**POWAY UNIFIED SCHOOL DISTRICT  
REAL PROPERTY ADVISORY COMMITTEE**

***REPORT TO THE BOARD OF EDUCATION***

***MAY 21, 2012***



**Real Property Advisory Committee**

Kathy Frost, Chair  
Mark Claussen, Co-chair

Members

Sabrina Butler  
Rob Caringella  
Debra Keel Cooper  
Amy Huff  
John Spelta  
Bill Stewart  
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## **Introduction**

The Poway Unified School District (“District”) is located in northern San Diego County, California. Encompassing an area of approximately 100 square miles, the District’s schools are situated in the City of Poway, the City of San Diego, and the County of San Diego.

The District currently operates 25 elementary schools (K-5), six middle schools (6-8), five comprehensive high schools (9-12), and one continuation high school. Twenty-six (26) schools are located in the City of San Diego; eight (8) schools in the City of Poway and three (3) schools are in the County of San Diego. The District currently serves approximately 34,000 students and is the third largest school district in the county. In addition to its existing facilities, the District also has certain real property assets that are not currently being used for District purposes.

Accordingly, following discussions and recommendations by District staff, the District’s Board of Education (the “Board”) established and appointed a Real Property Advisory Committee (“RPAC”) at the February 28, 2012 Board meeting, pursuant to Education Code Section 17385 *et seq.* Under the requirements of the Education Code, the RPAC is asked to review, analyze and make recommendations for the Board’s consideration regarding whether such real property assets might be needed for school purposes or whether such sites might be surplus and not needed for school purposes. Ultimately, if a site is declared surplus by the Board, the District may proceed with the potential sale, lease, or other asset management option for such site(s) as determined by the Board

This report contains a complete record of the process, meetings, and surplus property recommendations of the District’s RPAC for the Board to consider.

## **RPAC Committee Members**

Pursuant to Education Code Section 17388, the RPAC is required to advise the Board of Education in the development of Districtwide policies and procedures governing the use or disposition of school buildings or space in school buildings which is not needed for school purposes. The committee must consist of no less than seven (7) members and not more than eleven (11) members, and must be representative of 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;
- (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 restrictions of the cities or cities and counties in which the surplus space and real property is located.

A listing of the District's RPAC members and their respective group(s) can be found in **Exhibit A**, which is attached hereto and made a part hereof for all purposes.

## **Overview of the Sites**

The Board authorized the RPAC to review the need and use of the following District-owned sites, all of which are currently vacant and undeveloped

- (i) Rancho Bernardo Water Tower Site;
- (ii) Four Gee Road Site;
- (iii) Torrey Highlands Site; and
- (iv) Santaluz Site (collectively referred to as the "Sites").

A more detailed profile of the Sites is attached hereto as **Exhibit B**.

Currently, the Sites are vacant parcels, do not serve students, do not serve the community, do not generate revenue and are not otherwise used for District purposes other than occasional storage of M&O equipment. At present, the Sites cost the District approximately \$50,000 a year in general maintenance and upkeep. By relieving the District of these on-going site maintenance costs and potentially realizing revenue from one or more asset management options for the Sites, the Board would be able to earmark such new funds for other programs and services for students throughout the district. As discussed with the RPAC, currently, pursuant to Education Code Section 17463.7, the District may, if certain procedural requirements are met, use proceeds from the sale of surplus property for one time general fund expenditures.

## **Meeting Information**

The RPAC held its inaugural meeting on Tuesday, February 28, 2012, at which time a Chair, Ms. Kathy Frost and Vice Chair, Mr. Mark Claussen, were chosen. The RPAC reviewed its purpose and function, as well as planned out the process for completing its required tasks and reporting back to the Board. The RPAC then held two public hearings, on March 13, 2012, and March 27, 2012, to solicit community input on the Sites. No members of the public attended or commented at these public hearings, or at any of the other meetings of the RPAC. The RPAC then held a final meeting to review and approve this report with its considerations and recommendations for the Board on April 24, 2012. Copies of all of the meeting agendas and minutes can be found in **Exhibit C** attached hereto.

## Criteria and Information Considered

Pursuant to Education Code Section 17390, the RPAC's duties include:

- 1) Reviewing projected student enrollment and other data to determine the potential surplus space/real property not needed for school purposes;
- 2) Obtaining community input regarding such potential surplus space through public hearings and meetings;
- 3) Making a final determination of potential need for such surplus space for school purposes
- 4) Providing a report and recommendations to the Board regarding such potential surplus space and/or real property.

In accordance with these duties, the RPAC reviewed current enrollment capacities and projections as required by law. Additionally, the RPAC discussed and reviewed other criteria to determine if the Sites should be declared as surplus. The criteria discussed and the information provided at the RPAC meetings described above included but was not limited to: (a) a review of potential future residential development within the District; (b) a discussion and review of enrollment history and classroom utilization at every school site in the District; and, (c) a review of long term enrollment projections for future enrollment through 2018-2019 (when it is anticipated that the District will be built-out). As described in the data reviewed by the Committee, even with adjustments to the current District loading standards, there will be adequate seats to accommodate future enrollment at build-out. The California Basic Education Data System (CBEDS) data indicates that there were 33,940 students enrolled within the District in October of 2012. The long term projections estimate enrollment will increase to approximately 37,700. The District will also increase seating capacity with the planned construction of one additional K-8 school in the northwest quadrant of the District to mitigate future students in the Community Facilities Districts.

Complete copies of all of the data and information reviewed by RPAC is attached hereto as **Exhibit D**.

## Findings of the RPAC

The RPAC found that the current available seating within the District can accommodate the current enrollment of the District as well as the long-term enrollment projected by District staff and consultants, without the need for or use of the identified vacant Sites for school facilities.

The RPAC then voted 8 - 0 to recommend that the Board find that the Sites are not needed for school facilities and should be declared surplus pursuant to the requirements of the Education Code.

## **Final Recommendations**

1. The RPAC recommends that the Board find and declare all of the Sites surplus as they are not currently needed for school purposes and are not anticipated to be needed in the foreseeable future.

## **Exhibits**

- A. RPAC Members
- B. Property Profile(s)
- C. Agendas and Minutes
- D. Data and Information provided to RPAC