

## XI. JOINT USE ANALYSIS AND USE OF DISTRICT'S ASSETS

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### JOINT USE

A goal of the District in determining uses for existing facilities and in constructing new facilities is to encourage and maximize the joint use potential with the City and the community. There is a long history in Davis of joint use between the schools and the City. Joint use includes joint use of different type of resources, including facilities, parks, athletic fields, equipment, and educational expertise. For example, many of the schools are located near City parks and the children are able to take advantage of the additional open space and athletic fields and facilities. Some schools are located near to other community resources such as the County library. In addition, the community and City often can take advantage of the District's resources by using their open space and athletic fields, facilities, technology, and staff educational expertise for different purposes.

### SPECIFIC SITE USE ALTERNATIVES

The purpose of this section is to outline the site use alternatives for the District's Asset Management Plan. The analysis identifies site use alternatives for the District Headquarters, Grande, Corporation Yard, and King High School sites and factors that must be considered under each site use alternative. The analysis also includes a summary of the steps necessary for a school district to sell or lease surplus property.

The District's goal in its asset management effort is to hold assets, and to the extent possible generate revenue streams from those assets. Although the site use alternatives presented here have been defined with this goal in mind, some alternatives may include the sale of a District asset. These alternatives are shown to present a full range of options to consider; however, no attempt has been made to recommend a particular site use alternative for any of the sites considered.

**Figure XI-1** summarizes the site use alternatives for the District Headquarters, Grande, Corporation Yard, and King High School sites. The options listed are preliminary only, and various site use alternatives may be added or deleted in the process of developing an Asset Management Plan for the District.

**Figure XI-2** analyzes the site use alternatives for each site in detail and discusses factors that must be taken into consideration under each alternative for each site. The factors that must be considered for each alternative may include:

- 1) conditions under which school property may be sold as detailed in the Education Code;
- 2) current zoning of school sites and potential future zoning; and
- 3) other factors that may be affected by the implementation of a specific site use strategy.

Figure XI-3 is a map providing the locations of the sites under discussion.

Figure XI-4 is an exhibit that briefly summarizes the steps necessary for a school district to sell or lease property. The document is summarized from the "Procedure For Sale or Lease of Surplus Real Property By A School District," prepared by Kronick, Moskovitz, Tiedemann & Girard. The document is to be used for general information purposes only; the District must consult legal counsel to ascertain how this information pertains to specific sites owned by the District.

The site use alternatives identified in this analysis are preliminary in nature. The options are identified in order to begin the discussion of managing the District's assets and may change due to input from the District and other sources.

**Figure XI-1**  
**Davis Joint Unified School District**  
**Summary of Site Use Alternatives**

**1 District Headquarters**

- A Continue use at present site
- B Use for other District purposes: expansion of independent study, King Continuation High School expansion, and/or other District programs.  
  
Rebuild the existing building in a joint use effort with another governmental agency or private party
- C  
  
Move to a school site already owned by District
- D - Valley Oak or North Davis
- E Move to a new or existing office building
- F Move to a site adjacent to the District Corp. Yard, construct new office

**2 Grande Site**

- A Construct new elementary school
- B Construct new alternative education school
- C Lease site to other agency or private use
- D Sell site
- E Trade site for another school site

**3 District Corp. Yard**

- A Continue present use
- B Combine Corp. yard and District administration
  - Purchase site adjacent to Corp. yard for District Administration
  - Purchase new site to combine Corp. yard and District Administration

**4 King High School**

- A Continue present use
- B Relocate to a new larger facility
  - Grande
  - Other Site

**FIGURE XI-2  
DAVIS JOINT UNIFIED SCHOOL DISTRICT  
SITE USE OPTIONS**

**DISTRICT HEADQUARTERS**

pg 1 of 4

**DISTRICT HEADQUARTERS - 2.2 acres**

**OPTIONS:**

**1 Keep Site**

**A Continue Present Use**

- 1 Site Continues to House District Administration

**B Use for Other District Purposes**

- 1 Expansion of Independent Study, King Continuation High School, and/or other District Programs

**C Demolish and Rebuild**

- 1 Rebuild with District Use
- 2 Rebuild w/o District Use (ground lease)
  - a District Offices Must Be Relocated

**2 Sell Site**

**A Administration Offices Must Be Relocated**

**B Options for Relocating**

- 1 District Office Relocated to Existing Sites
  - Valley Oak or North Davis
  - Existing School Must Be Relocated
- 2 District office relocated to new or existing office building

**3 Exchange Site**

- A Same as 2.A
- B Same as 2.B

**CONSIDERATIONS**

- Site not optimal for administration office purposes
- Not highest and best use of site
- District offices may need to be relocated. (See 2A and 2B for detailed options / considerations)
- Must find a joint use tenant
- District offices must be relocated. (See 2A and 2B for detailed options / considerations)
- Is site subject to Naylor Provision?
  - District must follow procedure for disposing of land (Portions of Education Code Sections 33050, 39030-393500)
  - Proceeds can be used for construction fund. If proceeds or interest on proceeds are deposited into General Fund, the District must secure SAB approval.
  - Current Zoning is Public Use. May require zoning change for private use
  - Alternative use options: (maximum for each use)
    - Multi-family residential - 22 units / (10 units/acre)
    - senior housing - 22 units / (10 units/acre)
    - Mixed use - office retail & residential
    - May be some combination of:
      - office - 24,000 - 28,750 sq.ft. maximum (F.A.R. = .25 - .35)
      - multi - family - 22 units / (10 units/acre)
    - City wants additional parking
- May be able to exchange for a site in an area where the District needs a new facility
- May not be subject to Naylor Act or Education Code
- Same Alternative Use Options as discussed above for 2B

**FIGURE XI-2  
DAVIS JOINT UNIFIED SCHOOL DISTRICT  
SITE USE OPTIONS**

pg 2 of 4

**GRANDE SITE**

**GRANDE SITE - 8.8 Acres**

**OPTIONS:**

**1 Keep Site**

A Construct New Elementary School

B Construct New Alternative Education School

1 Build portable school to house Continuation High, Midtown, Independent Study, and possibly adult education students on new site

2 Sell King High School site to city

C Lease Site to Other Agency or Private Use

**CONSIDERATIONS**

- Does District Need New Grades K-6, K-3, or 4-6 Facility at this Location.

- Is site subject to Naylor Provision?  
- District must follow procedure for disposing of land (Portions of Education Code Sections 33050,39030-393500)

- Must find a tenant

**2 Sell or Exchange Portion of Site to the City, Use Remaining Site for Alternative School**

A Build portable school to house Continuation High, Midtown, Independent Study, and possibly adult education students on portion of site

B Sell or exchange remainder of site to / with the City

C Sell or exchange King High School site to / with city

- Is site subject to Naylor Provision?  
- District must follow procedure for disposing of land (Portions of Education Code Sections 33050,39030-393500)

**3 Dispose of Site**

**A Sell Site**

1 Residential

2 Residential / Park Use

- Is site subject to Naylor Provision?  
- District must follow procedure for disposing of land (Portions of Education Code Sections 33050,39030-393500)  
- Will require zoning change for private use  
- Rezone R-1-6 - Maximum approximately 35 units.  
- Combine higher density with park.  
- Park = 1/2 site - (4 acres)  
- High-Density SF (cottages, etc.) = 4.8 acres/10 units per acre/maximum 40 units

B Trade Site for Another School Site in Other Area

**FIGURE XI-2  
DAVIS JOINT UNIFIED SCHOOL DISTRICT  
SITE USE OPTIONS**

**DISTRICT CORP. YARDS**

pg 3 of 4

DISTRICT CORP YARDS - 2 acres	CONSIDERATIONS
<p><b>OPTIONS:</b></p> <p><b>1 Keep Site</b></p> <p style="padding-left: 20px;">A Continue Present Use</p>	
<p><b>2 Buy adjacent Site for District offices</b></p> <p style="padding-left: 20px;">A Continue present use. Buy adjacent parcel for District offices</p>	<ul style="list-style-type: none"> <li>- Requires disposal of present administration site</li> </ul>
<p><b>3 Sell Site</b></p> <p style="padding-left: 20px;">A Combine Corp. Yard with Administration On New Site</p> <p style="padding-left: 40px;">1 Purchase new site and construct new administration and corp. yard</p> <p style="padding-left: 40px;">2 Combine administration and corp. yard on site already owned by District</p> <p style="padding-left: 60px;">- Valley Oak</p>	<ul style="list-style-type: none"> <li>- Sell as service commercial / Maximum 21,780 sq. ft. (.25 Floor - Area - Ratio)</li> <li>- Is site subject to Naylor provision?</li> <li>- District must follow procedure for disposing of land (Portions of Education Code Sections 33050,39030-3933500)</li> </ul>

**FIGURE XI-2  
DAVIS JOINT UNIFIED SCHOOL DISTRICT  
SITE USE OPTIONS**

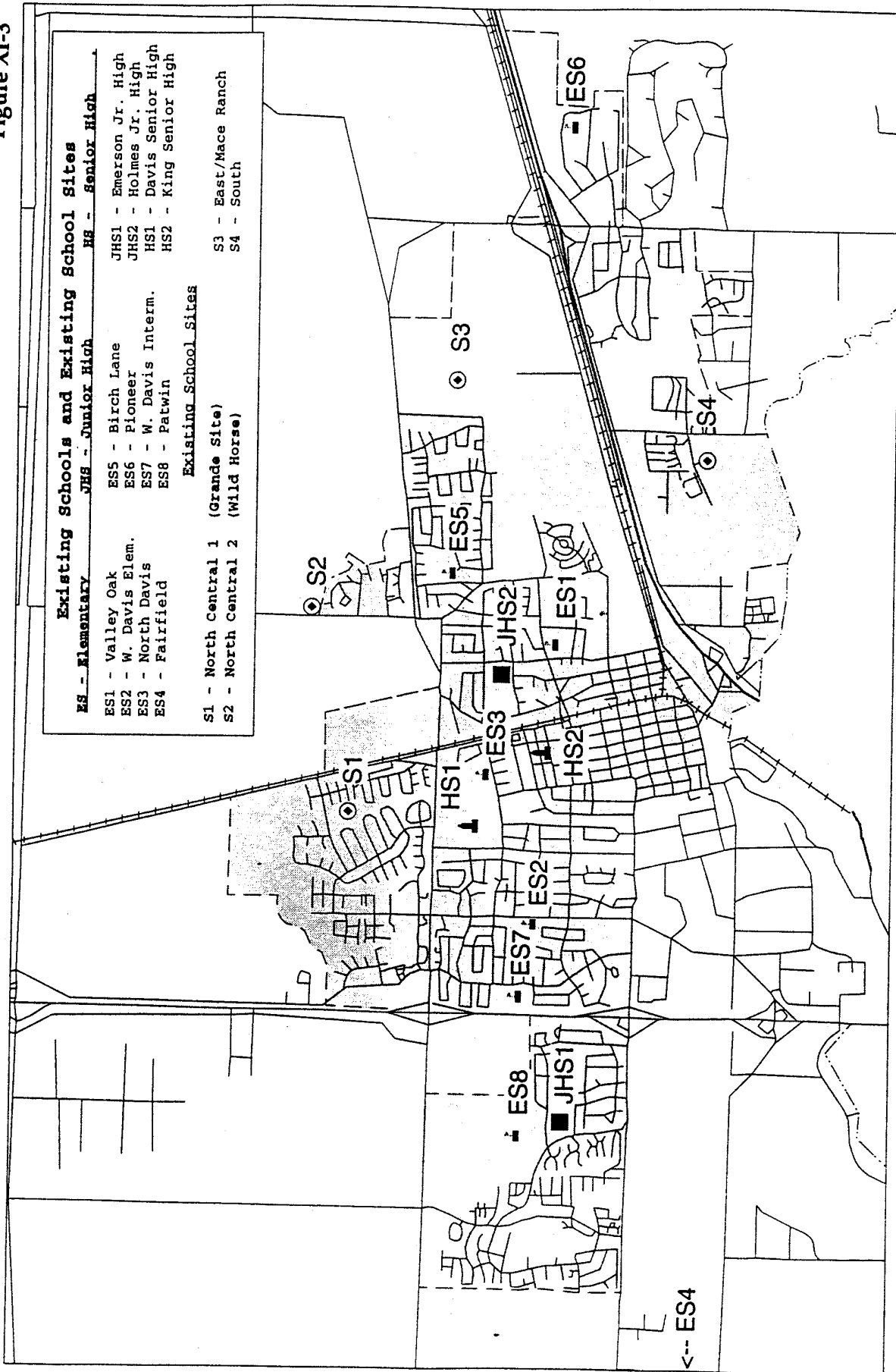
**KING HIGH SCHOOL**

pg 4 of 4

OPTIONS:	CONSIDERATIONS
King High School - 0.5	
1 Keep Site	
A Continue Present Use	- Site is currently at maximum capacity
2 Sell Site	
A Sell or exchange site to / with City	- Is site subject to Naylor Provision?
B Move students to new facility on Grande or other site	<ul style="list-style-type: none"> <li>- District must follow procedure for disposing of land (Portions of Education Code Sections 33050,39030-393500)</li> <li>- District must secure SAB approval if planning to deposit proceeds or the interest from proceeds into District's General Fund</li> <li>- Requires construction of new facility</li> </ul>

# Locations of Existing Schools and Existing School Sites

Figure XI-3



## FIGURE XI-4 SALE OR LEASE OF SURPLUS PROPERTY

Kronick, Moskovitz, Tiedemann & Girard has prepared a document entitled "Procedure For Sale or Lease of Surplus Real Property By A School District." This working paper briefly summarizes the steps necessary for a school district to sell property based on Kronick's analysis. The information in this paper is to be used for general informational purposes only. The District must consult legal counsel in order to ascertain how this information pertains to specific sites owned by the District.

1. **Inventory of Lands Held By District** - The District must make an inventory of all lands held by the district to determine what land, including air rights, is in excess of the district's foreseeable needs. The inventory is to be done by December 31 of each year. The district may then lease, sell, grant, or otherwise transfer any real property found to be in excess of the district's foreseeable needs. Government Code Section 50568
2. **Appointment of District Advisory Committee** - The School Board shall appoint a district advisory committee to advise the board in the development of district-wide policies and procedures governing the disposition of school buildings or space in school buildings which is not needed for school purposes. Education Code Section 39295-39299
3. **Review by Advisory Committee** - The Advisory Committee reviews data to determine the amount of surplus space and real property; establishes a priority list of use of surplus space and real property that will be acceptable to the community; circulates priority list of surplus space and real property; holds hearings; makes a determination of limits of tolerance of use of space and real property; and prepares a report to the school board. Education Code Section 39298
4. **Offering of Land for Open Space Purposes to Specified Agencies under the Naylor Act** - A determination will need to be made if provisions of the Naylor Act Apply. Education Code 39390-39032
5. **Sale Property to Specified Public Entities Per the Naylor Act** - (if land is not exempt from Naylor Act provisions and is not offered to an entity which delivers child care and development services) The District must send a written offer to sell or lease to specified public agencies prior to offering it for sale to other agencies and private parties. The property may be acquired at various prices depending upon the acquiring agency and not necessarily at fair market value. Government Code Section 54220 - 54232
6. **Sale Property to Certain Agencies at Fair Market Value** - If the property is not purchased by any of the agencies in Step 5 and pursuant to Code Sections 54220-54232 then the District must send a written offer to sell or lease with an option to

purchase at fair market value to other specified agencies. Education Code Section 39363.5.

7. **Board Adopts Resolution of Intent to Sell or Lease to the Public** - (assumes site is not a historic building. See Education Code Section 39381) If the property is not sold under steps 4,5, or 6 the District may proceed to offer it for sale or lease to the public. The resolution shall describe the property and specify the minimum price or rental and the terms of sale, lease, and the commission, if any, which the board will pay a licensed real estate broker. Notice of the adoption of the resolution and of the meeting set to receive bids shall be posted. The school Board may lease property to a veterans' organization pursuant to Military and Veterans Code section 1261. Such leases may be for a nominal amount and may not exceed twenty years. Education Code Sections 39366, 39369, 39378.
8. **Notification of Former Owner 60 Days Prior to Meeting** - The school board shall take reasonable steps to ensure that the former owner from whom the district acquired the property receives notice of the public meeting prescribed in the resolution of intention to sale or lease property. Education Code Sections 39369.5 and 39033.
9. **Meeting to Open, Accept, or Reject Bids** - At the time and place fixed in the resolution of intention, the school board shall open the bids in public session. Of the bids which conforms to all terms and conditions specified in the resolution of intention made by responsible bidders, the bid which is the highest, after deducting the commission, if any, shall be accepted, unless a higher oral bid is accepted or the board rejects all bids. Education Code Sections 39371, 39372, and 39375.  
  
If there are no bids or bids are non-conforming with the terms and conditions specified in the resolution of intention to lease, the board may lease the property for fair market value. Leases authorized by this section shall not exceed three years. Education Code Section 39376.5
10. **Resolution of Acceptance** - The Board must adopt a resolution of acceptances of a bid. Education Code 39377.
11. **Notice to Local Planning Agencies** - The District must notify the appropriate planning commission of its intention to dispose of real property. The planning commission is required to respond within 40 days. Government Code Section 65402
12. **Compliance with (CEQA)** - As a general rule, school districts are not subject to CEQA. The District would need to determine that the District is not subject to CEQA and then file a Notice of Exemption. Public Resources Code Section 21000 and Following.

**Figure XI-4**  
**Sale or Lease of Surplus Property**

13. **Use of Proceeds of Sale or Lease** - In general the proceeds from the sale of lease of surplus property shall be used for capital outlay or for costs of maintenance of school district property. Education Code Section 39363

The District may also choose to exchange real property as described below:

14. **Exchange of Real Property** - The District may exchange real property for real property of another person or private business firm. The board must adopt a resolution of intention to exchange by a two-thirds vote during a regular, public meeting. Government Code Sections 39480 and 39481

(Note: There is some discussion as to whether a District is subject to Government Code Section 39480 which requires a District to comply with Government Code Section 54222, the code section requiring the offering of land for open space purposes to specified agencies under the Naylor Act.)

