



*Davis Joint Unified School District*  
*526 B Street, Davis, CA 95616*  
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June 9, 2008

Honorable Trustees  
Davis Board of Education

The 7-11 Surplus Property Committee submits their final report and recommendation for your consideration.

### **Committee Composition**

The term “7-11” means that the law provides that the Committee shall be composed of no fewer than 7 and no more than 11 members, and that appointments be made based on certain categories. The current 7-11 Committee is comprised of the following community members: Vicki Kramer, Pat Leary, Susan Strachan, Eric T. Davis, Jeannie Inns, Matt Dulcich, Matt Czarnowski, Robert Schelen, Amanda Lopez-Lara, Matt Williams Jr., and Sheryl Patterson.

At the March 18 meeting, the Committee voted unanimously to appoint Robert Schelen as Chair and Eric T. Davis as Vice Chair.

### **Committee Charge**

The Board of Education approved Resolution No. 45-08 on March 6, 2008 to establish the current 7-11 Surplus Property Committee. That resolution sets out the charge for the Committee, including reference to the applicable Education Code provisions, and its membership. The Committee decided to bifurcate its charge and; 1). determine whether the Wildhorse property was not needed in the foreseeable future for educational purposes and declare the property surplus and; 2). address potential uses of the Wildhorse property that will be acceptable to the community, as specified in Resolution 45-08.

The property was declared surplus at the April 3, 2008 Board of Education meeting. The decision to surplus the property was based on several factors; declining enrollment, proximity to other elementary schools, the City of Davis’ 1% growth guideline, and the District’s financial needs.

The Committee continued to meet and solicit community participation. On May 6, 2008 the Committee held a Community Input meeting to solicit acceptable uses of the property. District staff posted and distributed the agenda for the May 6, 2008, meeting in accordance

with the Brown Act, and requested that the Davis Enterprise publish a Briefly item as a means of seeking community input on the recommended uses for the Wildhorse property.

### **History of Wildhorse Site**

District staff informed the Committee that the Wildhorse property was donated to the District in December of 1999 as part of the Wildhorse development project. The size of the property at nine acres is suitable for an elementary school. District staff also reported that there have been no plans for development of the Wildhorse property for an elementary school or for another District educational facility.

In April of 2000, the District entered into a lease of the Wildhorse property with the Davis Sports Foundation, which allowed the vacant parcel of land to be developed and used as soccer fields on an interim basis as a benefit to the community. That lease has expired and the District has declared the Wildhorse property as surplus for use as a school site in order to avoid the provisions of the Naylor Act.

The District staff also provided the Committee with information regarding the City's current zoning and land use designation for the Wildhorse property, which sets out the allowable uses of this site in addition to an elementary school.

### **School Enrollment Projections and Capacity**

District staff provided the Committee with updated current enrollment figures and school capacity, historical enrollment information, the recently revised school boundaries, and enrollment projections for potential new developments at Cannery Park and Covell Village. District staff also provided the Committee with a copy of the City's colored map that illustrates the location of potential future residential developments, which are currently being evaluated by the City's appointed Housing Element Update Committee.

### **Recommended Disposition of Wildhorse Site**

At the March 18 Committee meeting, the following motion was passed unanimously by a vote of 9 ayes, 0 noes, and 2 absent:

After consideration of the prior 7-11 Committee report, enrollment projections, school facility capacity, and future development projects, the Committee believes that there is no need for use of the Wildhorse property in the foreseeable future for educational purposes. Therefore, we recommend to the Board of Education that they declare the Wildhorse property as surplus.

At the May 27 Committee meeting, the Committee passed the following motions unanimously by a vote of 6 ayes, 0 noes, and 5 absent.

1. Ask staff to explore the feasibility of possibly leasing the land in order to generate revenue for operational purposes in lieu of selling the property, and;
2. Consider the sale or lease of the property for the following possible uses and options:

Possible Use A – Continue as Soccer Fields.

***Options under Possible Use A***

- Transfer the property to a new public or private entity with a benefactor as a one-time sale or lease,
- Allow the purchase or long-term lease of the property by neighbors,
- Retain the property as DJUSD property.

Possible Use B – If Possible Use A is not possible, please prioritize uses that are consistent with the attached existing City Zoning Ordinance #1772, as well as consider other land uses that are compatible with the immediate neighborhood, but do not specifically comply with Ordinance #1772.

***Options under Possible Use B***

- Prepare for residential development-oriented use using a community input process,
- Use the land for a residential healthcare/social services provider,
- Explore Co-op housing possibilities,
- Use land for a day care home and/or day care center,
- When housing is considered, focus on housing for teachers/DJUSD employees,
- Any combination of the above.

Respectfully Submitted,

Robert Schelen  
Committee Chair