



Resolution No. 2026/27-24

Date: September 9, 2026

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE SANTA ROSA CITY
SCHOOLS DECLARING PHASE 1 DISTRICT REAL PROPERTY SURPLUS AND AUTHORIZING
THE DISTRICT TO PROCEED WITH THE DISPOSITION OF SURPLUS PROPERTY**

WHEREAS, the Board of Education of Santa Rosa City Schools (“District” or “Board”) is authorized under California Education Code Sections 17387 et seq. and 17455 et seq. to determine that District real property is surplus to the District’s educational needs and to dispose of such property in accordance with applicable law;

WHEREAS, prior to the sale, lease, or rental of District real property exceeding 30 days, the District is required to appoint a district advisory committee pursuant to Education Code Section 17388, commonly known as a “7-11 Committee,” to advise the Board regarding the surplus of District space and/or real property;

WHEREAS, on January 28, 2026, the Board appointed the members of the Santa Rosa City Schools Surplus Facilities Advisory “7-11” Committee (“7-11 Committee”) in accordance with Education Code Sections 17387 et seq.;

WHEREAS, the 7-11 Committee conducted six public meetings, reviewed District enrollment, facilities, financial, demographic, real property, and other relevant information, received presentations from District staff and consultants, solicited public input, and conducted a public hearing on May 12, 2026;

WHEREAS, on May 18, 2026, the 7-11 Committee approved its Report of the Surplus Facilities Advisory “7-11” Committee (“7-11 Committee Report”) and submitted the Report to the Board for consideration;

WHEREAS, the 7-11 Committee recommended that the following four properties be designated as Phase 1 properties and declared surplus to the District’s educational needs:

- Brook Hill Elementary School, located at 1847 & 1850 Vallejo Street, Santa Rosa, California 95404;
- Lewis Early Learning Academy, located at 2230 Lomitas Avenue, Santa Rosa, California 95404;
- Steele Lane Elementary School, located at 301 Steele Lane, Santa Rosa, California 95403;
- Santa Rosa French American Charter School, located at 1350 Sonoma Avenue, Santa Rosa, California 95405.

WHEREAS, the 7-11 Committee recommended that, following completion of the applicable regulatory surplus process, the District promptly proceed with the disposition of the four Phase 1 properties, with housing uses identified as the priority use and with the objective of maximizing the financial return to the District;

WHEREAS, the 7-11 Committee recommended that the Phase I properties be disposed of through long-term leases of up to ninety-nine (99) years without an option to purchase, with the intent of generating ongoing revenue for the District;

WHEREAS, the 7-11 Committee recommended that, to the extent legally permissible, net lease revenues from District-owned properties be allocated with eighty percent (80%) directed to unrestricted General Fund uses and twenty percent (20%) directed to reserve and deferred maintenance purposes;

WHEREAS, the 7-11 Committee further recommended that, for a period of five years, or until a Board-designated reserve equal to ten percent (10%) of operating expenses is achieved, the twenty percent (20%) allocation be directed to District General Fund reserves, after which the twenty percent (20%) allocation would be directed to Fund 40 to support the preservation, repair, and modernization of District facilities and infrastructure.

WHEREAS, the Board has reviewed and considered the 7-11 Committee Report and its recommendations regarding the Phase 1 properties and desires to proceed with the regulatory surplus and disposition process consistent with those recommendations, while retaining discretion over the final terms and conditions of any future lease or disposition transaction;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Education of Santa Rosa City Schools as follows:

1. Declaration of Phase 1 Properties as Surplus

The Board hereby declares the following four District properties surplus to the District's educational needs:

- Brook Hill Elementary School;
- Lewis Early Learning Academy;
- Steele Lane Elementary School; and
- Santa Rosa French American Charter School.

2. Phase 1 Disposition

The Superintendent, or designee, is authorized and directed to initiate and complete the applicable regulatory surplus property process for the four Phase 1 properties.

Following completion of the applicable regulatory process, the District is authorized to proceed with efforts to dispose of the Phase 1 properties, with housing uses as a priority and with the objective of maximizing the financial return to the District to support its educational needs.

3. Preferred Disposition Structure

Consistent with the recommendations of the 7-11 Committee, the Board establishes a preference that the Phase 1 properties be disposed of through long-term leasehold interests of up to ninety-nine (99) years without an option to purchase, where legally permissible and determined by the Board to be in the best interests of the District. The final term, structure, rent, consideration, development requirements,

use restrictions, preservation requirements, and other conditions of any lease shall be subject to subsequent Board approval and all applicable legal requirements.

4. Revenue Allocation Framework

To the extent lease revenues may legally be transferred to and used by the General Fund, the Board establishes the following framework consistent with the recommendation of the 7-11 Committee:

- 80% of net lease revenues shall be directed to unrestricted General Fund uses; and
- 20% of net lease revenues shall be directed to reserve and deferred maintenance purposes.
- For a period of five years, or until the District achieves a Board-designated reserve equal to ten percent (10%) of operating expenses, the twenty percent (20%) allocation shall be directed to District General Fund reserves.
- Thereafter, the twenty percent (20%) allocation shall be directed to Fund 40 for the preservation, repair, and modernization of District facilities and infrastructure.

Nothing in this Resolution shall authorize the expenditure or transfer of funds in a manner inconsistent with applicable law.

5. Authorization to Proceed

The Superintendent, or designee, is authorized to initiate and administer all necessary steps required under applicable provisions of the California Education Code, Government Code, and other applicable laws and regulations for the disposition of the Phase 1 properties, including, as applicable:

- Providing required notices and offers to eligible public entities;
- Complying with applicable surplus property requirements;
- Conducting required environmental and regulatory reviews;
- Obtaining appraisals and other professional services as appropriate;
- Developing proposed lease or disposition terms;
- Soliciting and evaluating proposals;
- Negotiating with prospective lessees or other eligible parties; and
- Bringing proposed transactions to the Board for consideration and approval as required.

6. Compliance with Applicable Law

The District shall comply with all applicable requirements governing the disposition of school district real property, including applicable requirements concerning public notice, public agency offers, environmental review, housing, land use, appraisal, valuation, and disposition procedures.

7. No Automatic Authorization of Final Disposition

This Resolution declares the four Phase 1 properties surplus and establishes the Board's preferred framework for their future disposition. Nothing in this Resolution shall be construed as approving or authorizing the execution of a specific lease, development agreement, or other disposition transaction unless separately approved by the Board as required by law.

8. Effective Date

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board on September 9, 2026 at a duly noticed meeting by the following vote:

AYES: _____ NOES: _____ ABSTAIN: _____ ABSENT: _____

I, Nick Caston, President of the Board of Trustees of Santa Rosa City Schools, HEREBY CERTIFY that the foregoing Resolution was duly introduced, passed, and adopted by the Board at the meeting thereof held on September 9, 2026.

IN WITNESS THEREOF, I have hereto set my hand this 9th day of September, 2026.

Nick Caston
President, Board of Trustees