

Resolution No 2020/21-26 Regarding the Fir Ridge Property, Authorizing Staff to Submit a Waiver Application to the State Board of Education, Authorizing Staff to Issue a RFP to Sell the Property, and Authorizing Staff to file a CEQA Exemption

WHEREAS, Santa Rosa City Schools ("District") currently owns the "Fir Ridge" property located at (APN 173-620-030) also known as "Lot F" (hereinafter the "Property"). The District has been exploring the possibility of selling the Property;

WHEREAS, pursuant to Education Code section 17455 *et seq.*, the District would generally be required to follow certain procedures when disposing of surplus real property, including offering the Property to other entities, soliciting bids from the general public, and ultimately receiving oral bids at a Board meeting. This process would complicate the disposal of the Property, and restrict the District's ability to strategically negotiate the best terms possible. However, Education Code sections 33050 through 33053 allow a school district to apply to have the State Board of Education waive some of these procedures. This resolution would authorize staff to file an application for such a waiver, thereby allowing the District to have more flexibility in the sale process;

WHEREAS, if the waiver is granted, the District would still want to conduct the sale in an open and competitive manner, through a Request for Proposals ("RFP") process. Adoption of this resolution would allow District staff to issue an RFP to consider proposals to sell the Property;

WHEREAS, pursuant to California Code of Regulations, title 14, section 15312, the sale or lease of surplus government property is generally exempt from the California Environmental Quality Act ("CEQA"). This resolution would authorize staff to file a CEQA exemption in accordance with applicable law;

NOW, THEREFORE, BE IT RESOLVED:

1. That the above recitals are true and correct, and are incorporated herein by reference.
2. That the Board authorizes and directs staff to file a CEQA exemption relating to the sale of the Property.
4. The Board authorizes the submission of an application to the California Department of Education for a waiver (to the extent possible) of the surplus property procedures otherwise applicable to the Property; and
5. The Board authorizes and directs the Superintendent or designee to take all necessary actions for the submission of said application and issuing an RFP for the sale of the Property.

The foregoing resolution was adopted by the Santa Rosa City Schools Board of Education at its regularly held meeting on December 14, 2020.

AYES:

NOES:

ABSENT:

ABSTAINED:

SANTA ROSA CITY SCHOOLS

Attest:

PASSED AND ADOPTED this _____ day of _____, 2020.

Clerk of the Board