

**ROCKLIN UNIFIED SCHOOL DISTRICT**

**Surplus Property Advisory Committee  
Final Report on Findings and Recommendations**

**Presented to the Board of Trustees  
on  
September 7, 2022**

# ROCKLIN UNIFIED SCHOOL DISTRICT

## Surplus Property Advisory Committee Final Report on Findings and Recommendations

On **August 30, 2022**, the Rocklin Unified School District’s Board of Trustees (“Board”) approved the formation of a Surplus Property Advisory Committee and authorized Superintendent Roger Stock to convene such a committee to fulfill the requirements of California Education Code Sections 17387-17391.

These members met the requirements stated in California Education Code Section 17389. In accordance with the California Education Code, the committee was charged with the following duties:

1. Review projected enrollment figures to determine the amount of surplus space and real property.
2. Establish a priority list of use of the surplus space and real property that will be acceptable to the community.
3. Make a final determination on the uses of the space and real property.
4. Forward a report to the Board recommending uses of surplus space and real property.

The committee met on **September 6, 2022**. In conformance with the Education Code, the committee held a public hearing on **September 6, 2022**, in order to obtain input from the community. No community members appeared for public comment. The attendees at the committee meeting included:

NAME	TITLE
Eric Stevens (Chair)	Parent, Landowner, Expert
Marty Flowers	Landowner, Administrator
Scott Collins	Landowner, Administrator, Parent
Jay Lang	Business Owner, Landowner
Ann Feliz	Teacher, Landowner
Scott Yuill	Business Owner, Landowner
Aly Zimmermann	Landowner, Parent, Expert
Neil Bullock	Landowner, Parent
Barbara Patterson	Deputy Superintendent, Business & Operations
Anne Collins	Attorney, Lozano Smith
Roger Stock	Superintendent
Craig Rouse	Senior Director, Facilities, Maintenance & Operations
Ann Inglis	Administrative Assistant

During the committee meeting enrollment trends and forecasts of future District enrollments were reviewed, discussed, and evaluated. The committee also reviewed and discussed the District’s potential future enrollment space needs and site capacities, reviewed capital facility needs and funding sources and the procedural steps to dispose of surplus properties and financial projections for the District, which included a review of the School Facilities Master Plan. Based upon the information presented to the Surplus Property Advisory Committee, the following findings, conclusions and recommendations are presented to the Board:

**Committee’s Findings:**

1. The District has, and will have for the near future, a surplus of real property within the District. The committee adopted a definition of surplus property as real properties which are not needed for District purposes.
2. The committee noted that the enrollment trends and forecast data as shown In Exhibit A reflected enrollment on a District-wide basis.
3. The committee also noted that the District is able to provide sufficient facilities to meet the educational needs of Rocklin Unified’s current and projected future students.
4. Based upon the committee’s review of this information and after studying all of the real property owned by the District, the committee unanimously came to the following conclusions:

PROPERTY	ACRES	AMOUNT OF SURPLUS PROPERTY
Lot 49 Property  APN# 017-174-020-000	<b>19.9 +/-</b>	<b>19.9 +/-</b>

**Committee’s Findings and Recommendations:**

**Lot 49 Property (APN# 017-174-020-000) is surplus property.**

**The committee recommends the sale of the Lot 49 property.**

The committee discussed the history, location, cost, and potential usage of the property. Specifically, the committee discussed and acknowledged that the property is not build-ready and the property would cost approximately \$70-\$80 million to build and the District would also have to budget for the additional operational costs of approximately

\$1.7 million. The committee also discussed the cost of holding onto the property, including the cost of debt service through 2035.

**Committee's Conclusions:**

For the above reasons, the committee recommends that the Board declare the property described above as surplus and further recommends that the Board sell the property.

We, the members of the committee, appreciate the opportunity to serve the Board in this important activity. We hope this report will assist the Board with its decisions regarding the District.

Respectfully submitted,  
Surplus Property Advisory Committee

Attachments:  
EXHIBIT A – Enrollment Trends and Student Facilities Capacity