



FREQUENTLY ASKED QUESTIONS (FAQS): SCHOOL CLOSURE PROCESS AND SURPLUS PROPERTIES

SCHOOL CLOSURES

1. HISTORY OF SCHOOL CLOSURES

School Closures

June 1978	Cypress, Landell, Damron
June 1980	Mackay
June 1982	Morris

During the 1978-1985 period, five separate 7-11 Advisory Committees were formed, studied issues, and made recommendations to the Board of Trustees on school closure and surplus property issues.

School Openings

September 1987	Damron, Morris
September 1993	Landell

School Closures

June 2004	Damron
June 2009	Dickerson
June 2010	Cawthon, Swain

Dickerson: In 2008 there were six Master Facility Advisory Committee meetings. Agendas included: 1) modernization, 2) construction bond, 3) school closure, and 4) asset management. In November 2008, the Committee recommended: 1) combine Dickerson and Vessels at the Vessels site, 2) close Dickerson effective June 2009, and 3) expand Dickerson with portables to serve as the interim housing site during modernization to June 2014.

Cawthon & Swain: The Master Facility Advisory Committee held eight meetings from March 2009 to November 2009. Four representatives from each school, plus representatives from the Cities and unions attended. The Committee recommended closing two schools. The Board of Trustees held four public hearings in November and December 2009. Cawthon and Swain were closed effective June 2010.

2. WHAT SCHOOL SITES ARE CLOSED?

- Cawthon Elementary (Closed 2010)
- Damron Elementary (Closed 2004)
- Dickerson Elementary (Closed 2009)
- Mackay Elementary (Closed 1980)
- Swain Elementary (Closed 2010)

3. WHAT DOES IT COST TO MAINTAIN A CLOSED SCHOOL SITE?

The District spends approximately \$65,000 to \$70,000 per year to maintain each closed school site, which includes, but is not limited to, costs for grounds keeping, maintenance, security, vandalism response, and utilities.

SCHOOL CLOSURE PROCESS AND DETERMINATION OF SURPLUS PROPERTIES

4. WHAT IS THE PROCESS TO CLOSE SCHOOL SITES?

With respect to school closure, there are few statutory requirements. Education Code Section 17387 requires only that community input be obtained, but does not specify a particular process for obtaining that input, including convening a 7-11 advisory committee or following any of the other surplus property procedures. The California Department of Education (CDE) provides a checklist that may assist school districts in the closure process. The CDE checklist provides a good overview of the issues and a suggested timeline for the process. The CDE also notes that its checklist is only a “suggestion” and that timelines will vary based upon the size and unique issues for each school district.

5. WHAT IS THE ROLE OF THE 7-11 ADVISORY COMMITTEE?

Education Code Section 17390 states that a 7-11 Advisory Committee must do the following:

- a. Review the projected enrollment and other data to determine the amount of surplus space and real property.
- b. Establish a priority list of use of surplus space and real property that will be acceptable to the community.
- c. Cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings for community input to the community on acceptable uses of space and real property, including the sale or lease of surplus real property for child care development purposes pursuant to Education Code Section 17458.
- d. Make a final determination of limits of tolerance of use of space and real property.
- e. Forward to the District’s governing board a report recommending uses of surplus space and real property.

6. HOW WAS THE 7-11 ADVISORY COMMITTEE SELECTED?

The 7-11 Advisory Committee was appointed by the Board of Trustees. The names presented to the Board were developed by senior District staff and a District consultant consistent with the requirements of Education Code Section 17388, which states that the advisory committee shall consist of not less than seven nor more than 11 members, and shall be representative of each of the following:

- a. The ethnic, age group, and socioeconomic composition of the district.
- b. The business community, such as store owners, managers, or supervisors.
- c. Landowners or renters, with preference to be given to representatives of neighborhood associations.
- d. Teachers.
- e. Administrators.
- f. Parents of students.
- g. Persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located.

7. Who are the members of the 7-11 Advisory Committee?

- Chris Barnes
- Maureen Clair
- Darrell Essex
- Michele Hohmann
- Candice Kern
- Tim McLellan
- Steve Robbins
- Donna Wittenberg

8. WHAT IS THE PROCESS TO DETERMINE IF SCHOOL PROPERTIES MAY BE DEEMED SURPLUS?

If a school has been closed, then it is “surplus” to the education needs of the students currently enrolled and the broader mission of the school district. In order to formally declare a property surplus and make it available for sale or lease, the District must begin by following the requirements outlined in Education Code Sections 17388, 17389 and 17390. These sections require the formation of a 7-11 Advisory Committee, which will perform certain specified tasks and make a recommendation to the Board of Trustees regarding the use of the surplus space. The final decision about declaring properties as surplus is made by the Board of Trustees.

9. WHAT PROPERTIES MAY BE DEEMED SURPLUS BY THE CYPRESS SCHOOL DISTRICT AND WHAT ARE THEIR PRELIMINARY ESTIMATED VALUES?

- Cawthon Elementary (9.2 acres) - \$12.9 million
- Damron Elementary (8.95 acres) - \$12.4 million
- District Office (6.34 acres) - \$10.1 million
- Dickerson Elementary (9.53 acres) - \$12.4 million
- Mackay Elementary (9.7 acres) - \$11.6 million
- Swain Elementary (10.14 acres) - \$12.2 million

10. WHAT IS THE DISTRICT’S PLAN FOR REUSE OF THE AFOREMENTIONED SIX PROPERTIES?

The District plans to reuse the properties for two major purposes. First, to generate unrestricted, on-going income to support programs and services for students; and second, to establish a cash reserve which can help the District through future downturns in the California economy. A summary of the plan is as follows:

- Retain one of the six sites (Swain) for possible future enrollment growth.
- Sell or exchange three of the sites (Cawthon, Damron, District Office) to home builders who will build single-family detached home on the three sites.
- Lease the Dickerson site to a developer for an, as yet to be determined use such as, senior housing, workforce housing, mixed use, etc.
- Lease the Mackay site to a public or private entity for an, as yet to be determined use – perhaps a sports park.