



C.A.S.H. Spring Conference

Protecting and Maximizing Your Assets

Key Legal Issues
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Sale and Lease of Surplus Property

- What if a district fails to comply?
- What if a district complies and no one buys?
- To exempt or not to exempt – CEQA compliance

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Sale and Lease of Surplus Property

- San Lorenzo Valley Unified School District
- The great air conditioning sound case – Citizens for Responsible and Open Government
- Multiple surplusings of schools
- Multiple school closures

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Parcel Taxes and Local G.O. Bonds

- Use of District funds
 - When permitted
 - When not permitted
 - Bond argument by school board

- Parcel Taxes
 - *Katz v. El Camino Hospital District*

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Parcel Taxes and Local G.O. Bonds

- Proposition 39 Bonds
 - Project specific list
 - *Hermosa Beach City School District*
 - *Foothill – DeAnza Community College*

- SFIDs and TRAs

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Negotiated Developer Fees

- Getting around the SB 50 roadblock
 - Legal inducements to negotiate

- Enforceability
 - Preannexation agreements
 - Covenant running with the land
 - Subordination for development

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Negotiated Developer Fees

- Pledge of developer fees
- Use of developer fees

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