

Arizona State Land Department **Public Education Leases**

1. **School Facilities Oversight Board Contact information** for Land Acquisition questions:
David Schutt, david.schutt@azdoa.gov or 602-781-5880
Kerry Campbell, kcampbell@azsfb.gov or 480-625-2906
2. **School District:** Once the SFOB has awarded a new school, the District should determine if they have land in their inventory or if they need to acquire a parcel to accommodate the new school.
3. **School District:** If the District needs land, they should first determine if there exists land within the District boundaries under the State Land Department's control, since this land is most preferable. To make this determination, visit the State Land Department's website at www.azland.gov and click on 'Maps & GIS', then 'View the Arizona State Trust Land Parcel Viewer'. Alter the map to show the beneficiaries of each parcel by clicking the Layers icon in the top right (looks like a stack of papers) and then click on the box for Beneficiaries. Click on the Legend icon (icon with four black horizontal lines), identify the color for Common Schools.
4. **School District:** If there exists State Land within the District boundaries, the District should contact the State Land Department (see contact info below) to discuss, request and obtain a detailed map showing, within the District boundaries, the State Land parcels that are designated as "Common Schools" beneficiaries (numbered 30, 31 and 53). The State Land Department requests the District choose three sites, if available, in their order of preference.
Diana Faude, dfaude@azland.gov or 602-542-1704
Dayna Brown, dbrown@azland.gov or 602-542-2651
5. **School District:** When researching potential sites for a new school, including possible sites on State Land, please consider the following:
 - a. District boundaries and service area
 - b. All potential school sites, including any on State Land
 - c. Questions to ask when considering a potential site:
 - ☐ Is the proposed site located on State Land?
 - ☐ Is the site's trust beneficiary "common schools"?
 - ☐ Is the proposed site appropriate for locating a school?
 - ☐ Would a school be compatible with uses in the surrounding areas?
 - ☐ Is there legal access to the proposed site?
 - ☐ Are utilities available to the site? (water, sewer, electric, etc)
 - ☐ Where are utilities located?
 - ☐ Is there adequate utility capacity to serve a new school?
 - ☐ Will utilities have to be brought to the site?
 - ☐ Will State Land Right-of-Way be necessary for the proposed site?
 - d. Take photographs, obtain maps and gather data about potential sites

6. **School District:** Once the District confirms that they could utilize State Land for their new school, they should complete the Purchase or Lease Application, and submit it to the Division of School Facilities. The Application is available on the SFOB website (www.azsfb.gov) under Programs/New School Facilities/ Land Acquisition.
- The Division of School Facilities may make a recommendation to the SFOB for approval of Steps I & II of the Land Acquisition process, and for approval of Step III funding for an environmental site assessment, appraisal(s) and engineering survey. Once Steps I & II approval is granted, the District will receive a letter from the DSF verifying the District's need for land and the authorization to proceed with Step III testing and surveying.
7. **School District:** Once the District has the Steps I & II approval letter from the DSF, they should arrange a "Pre-Application Conference" between the District, the State Land Department and the Division of School Facilities. This conference is only necessary if a potential school site is on State Land.

At this time, the District shall provide the State Land Department with information and maps of three proposed school sites located on State land and a copy of the DSF letter verifying Steps I & II approval.

8. **School District, State Land Department and School Facilities Oversight Board:** The following will be covered during the "*Pre-Application Conference*".
- a. Why is the site needed? Provide average daily membership projections.
 - b. Are "common schools" the beneficiary of the proposed sites?
 - c. Are there "existing leases" on the sites that would conflict?
 - d. Is the acreage requested appropriate for the proposed use? (See the SFOB Land Acquisition Policy, site size requirements)
 - e. Do the proposed sites have "commercial use" potential?
 - f. Do the proposed sites have "physical and legal access"?
 - g. Are utilities/infrastructure available to the proposed sites?
 - h. Is proposed school use compatible with:
 - ☐ Surrounding area?
 - ☐ City or County general plans?
 - ☐ Current zoning?
 - i. Can the zoning be changed?
 - j. Does the District have City or County support for the proposed use?
 - k. Are any of the proposed sites:
 - ☐ Inclusive of rough terrain, major washes, mountains, hills, etc.?
 - ☐ Inclusive of potential archeological or cultural resources?
 - ☐ Located near a railroad?
 - ☐ Located within a flood plain?
 - ☐ Located within Territory within the Vicinity of a Military Airport or Auxiliary Airfield?
 - ☐ Located near a power plant or power transmission lines?

- ☐ Already leased by the State Land Department for farming, grazing, other?
 - ☐ Inclusive of any lease improvements on the site (buildings, ditches, other)?
 - ☐ Located near any commercial establishments selling liquor?
 - ☐ Inclusive of any other detrimental factors?
 - l. Any history or current use of pesticides or herbicides on the site or within ¼ mile radius of the site?
 - m. Are there any major gas or utility lines located on the site?
 - n. What is the anticipated construction date of the school?
9. **State Land Department:** Review proposed sites located on State Land.
- a. Obtain maps, zoning, flood control, and other pertinent information.
 - b. Schedule a site inspection.
 - c. Send out “30-day Requests for Comments” to State Land staff, and local, municipal and State agencies.
 - d. Determine if the site is within the State Land Department’s conceptual or master planned areas.
 - e. Schedule additional meetings with the District and DSF, if applicable.
 - f. Schedule “Final Meeting” with the District and DSF to discuss selected site, formal lease application process, and formal lease application.
10. **State Land Department:** If appropriate, issue preliminary approval for proposed school site on State Land. Obtain Commissioner’s “approval for further processing”.
11. **School District:** Complete the Public Education Lease Application (PELA). Obtain DSF signature on PELA Application and attach the letter from the DSF showing Step III approval. Submit application to the State Land Department.
12. **School District:** Procure an Engineering Study that includes the following:
- ☐ Is there legal access to the proposed site?
 - ☐ Are utilities available to the site? (water, sewer, electric, etc)
 - ☐ Where are utilities located?
 - ☐ Is there adequate utility capacity to serve a new school?
 - ☐ Will utilities have to be brought to the site?
 - ☐ Will State Land Right-of-Way be necessary for the proposed site?
13. **School District:** Procure a Phase I Environmental Site Assessment including a cultural resources/archaeological review and subsequent soils testing as required. Acquire review of the cultural resources/archaeological review from the State Historic Preservation Office through the State Land Department.
14. **State Land Department:** Order an appraisal of the site. The appraisal is billed by the State Land Department to the School Facilities Oversight Board.

15. **School District:** Finalize the SFOB Application for Land Purchase or Lease and obtain Step III approval from the School Facilities Oversight Board.
16. **Estimated SFOB Application processing timeline:**
 - Preliminary Application review
 - Coordination with the Division of School Facilities
 - State Historic Preservation Office, etc. 60 days
 - Required Due Diligence
 - ALTA Boundary Survey
 - Archeology Survey
 - Phase I Environmental Site Assessment
 - Utility/Drainage Analysis 90-120 days

For a detailed State Land Department timeline, see “State Land Acquisition Timeline” on the SFOB website (www.azsfb.gov) under Programs/New School Facilities/Land Acquisition