

PLEASANTON UNIFIED SCHOOL DISTRICT

**7-11 District Advisory Committee
Report on Recommendations
Regarding Use or Disposition of District Real Property:
District Office Property and "Neal" Property**

March 1, 2023

PLEASANTON UNIFIED SCHOOL DISTRICT ("PUSD")

7-11 District Advisory Committee Report on Findings and Recommendations

On December 13, 2022, the Pleasanton Unified School District's Board of Trustees ("Board") convened a 7-11 District Advisory Committee to advise the Board on the use of real property no longer needed for school purposes. The Committee was formed pursuant to California Education Code Sections 17387-17391, and consists of the following members:

1. Christian Ortiz
2. Brad Hirst
3. Brittany Hassebrock
4. Kathy Narum - Chair
5. Joshua Butterfield
6. Marty Birk
7. Jake Berg
8. Peter MacDonald
9. Cheryl Atkins
10. Urvi Shah
11. Jamie Yee - Vice Chair

Under California law, the Committee must have at least seven (7) members and no more than eleven (11) members and contain persons who are 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 given to representatives of neighborhood associations, (d) teachers, (e) administrators, (f) parents of students, and (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 counties in which surplus space and real property is located. (Ed. Code, § 17389.) The above Committee members satisfy these requirements.

By statute, the role of the Committee includes the following duties and tasks:

- Review the projected school enrollment and other data as provided by the District to determine the amount of surplus space and real property.
- Establish a priority list of use of surplus space and real property that will be acceptable to the community.
- Cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings of community input to the committee on acceptable use of space and real property, including the sale or lease of surplus real property for child care development purposes pursuant to Section 17458.

- Make a final determination of limits of tolerance of use of space and real property.
- Forward to the District Governing Board a report recommending uses of surplus space and real property.

(Ed. Code, § 17390.)

Upon appointment, the District's Board specifically charged the Committee with considering future use or disposition of specific real property identified by District staff. District staff identified the following properties: the District Office and Village High School at 4645-65 Bernal Avenue, Pleasanton, CA 94566, and the "Neal Property" at Vineyard Avenue between Thiessen Street and Manoir Lane.

The Committee met on December 13, 2022, January 12, 2023, February 2, 2023, and March 1, 2023, and allowed for public comment and input at each meeting. During these meetings, District staff and consultants presented information regarding the District's enrollment analysis, projected enrollment trends, facilities, and real property considerations.

Committee Findings and Recommendations:

Based upon the information presented to the 7-11 District Advisory Committee, including public input received, the following findings and recommendations are presented to the Board with regard to the property located at 4645-65 Bernal Avenue, Pleasanton, CA 94566 ("District Office Property"), and the property located at Vineyard Avenue between Thiessen Street and Manoir Lane ("Neal Property"):

The Committee finds that the District Office Property and Neal Property are surplus to the needs of the District. As such, the Committee recommends that the District sell or lease the District Office Property and Neal Property. The Committee also recommends that the District consider workforce housing in connection with the sale or lease of the District Office Property, whether on the District Office Property or otherwise.

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,



Kathy Narum, Committee Chair

Pleasanton Unified School District 7-11 Advisory Committee