
**FINAL
OCEAN VIEW SCHOOL DISTRICT
SURPLUS PROPERTY “7-11” ADVISORY COMMITTEE
REPORT AND RECOMMENDATION**

August 13, 2024

Submitted by:

- 1) Scott Chambers,
- 2) Alana Cooper,
- 3) Katie Cox,
- 4) Stephanie Green,
- 5) Casey Harelson,
- 6) Steve Letcher,
- 7) Jason McKewen,
- 8) Keeley Pratt,
- 9) Ellen Riley,
- 10) Tanysia Sanchez.

Introduction and Process

Pursuant to Education Code Section 17388, et seq., before excess real property is sold or leased, the governing board of a school district must appoint a district advisory committee (“Advisory Committee”) to advise the governing board (“Governing Board”) on the disposition of such property. Education Code Section 17389 requires that the Advisory Committee be composed of not less than seven (7) nor more than eleven (11) members and must be representative of following specific groups within the community: (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; 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 restriction of the cities or cities and counties in which surplus space and real property is located. The Advisory Committee’s task is to review data to determine the amount of surplus space or real property available, establish a priority list for its use, provide community input on acceptable uses, and forward its recommendations to the Governing Board.

On April 9, 2024, the Governing Board of the Ocean View School District (“District”) took action and approved the appointment of an Advisory Committee. Based upon Governing Board’s authorization, the District appointed the following individuals to the Advisory Committee: 1) Scott Chambers, 2) Alana Cooper, 3) Stephanie Green, 4) Casey Harelson, 5) Steve Letcher, 6) Jason McEwen, 7) Keeley Pratt, 8) Darian Radac 9) Ellen Riley, and 10) Tanysia Sanchez.

On April 9, 2024, the same individual chosen for the Administrator category was again chosen for an At-Large category. The duplicate went unnoticed during the random drawing process. Under Resolution No. 25:2324, delegation of authority to the District Superintendent, or the designee of the District Superintendent, Keith Farrow, Assistant Superintendent, (designee) created a video to select a replacement. On May 14, 2024, Kathryn (Katie) Cox was appointed by the Board of Trustees to the 7-11 Committee.

Darian Radac did not attend Committee meetings and did not authorize this report.

Pursuant to applicable law, the Advisory Committee was charged with reviewing the District Properties, as identified below. Between May 2, 2024, and June 20, 2024, the Advisory Committee met seven times to assess the District Properties and provide preliminary recommendations to the Governing Board regarding whether the District Properties should be declared surplus and, if so, recommend whether such property should be sold, leased, or otherwise utilized. As set forth below, the following analysis and recommendations are provided solely based on the information available to the Committee at this time. Therefore, the Committee’s recommendations may include suggestions that the District take additional actions before pursuing the disposal of a specific property. This Report aims to meet the requirements of the Education Code and provide the Board with the Committee’s initial analysis so that the Board may consider taking further action or authorize additional analysis.

District Property Reviewed and Background Information

Before any of the District Properties can be disposed of through sale or lease, the Board must first decide whether or not to declare any of the District Properties to be surplus. Through the Advisory Committee, the Board has sought the community’s input regarding its current and future potential uses of the District Properties. The Advisory Committee gathered information from the public through its public meetings and provided input directly as members of the community.

The Governing Board asked the Advisory Committee to review the following District-owned properties (the “District Properties”):

Name	Location
Circle View	6261 Hooker Street, Huntington Beach, CA 92647
College View	6582 Lennox Drive, Huntington Beach, CA 92647
Crest View	Beach and Talbert, Huntington Beach, CA 92646
Glen View	6621 Glen Drive, Huntington Beach, CA 92647
Golden View	17251 Golden View Lane, Huntington Beach, CA 92647
Harbour View	4343 Pickwick Circle, Huntington Beach, CA 92649
Haven View	16081 Waikiki Lane, Huntington Beach, CA 92649
Hope View	17622 Flintstone Lane, Huntington Beach, CA 92647
Lake View	17451 Zeider Lane, Huntington Beach, CA 92647
Lark View/Nueva View	17200 Pinehurst Lane, Huntington Beach, CA 92647
Maintenance/Transportation	8291 Warner Avenue, Huntington Beach, CA 92647
Marine View	5682 Tilburg Drive, Huntington Beach, CA 92649
Meadow View	5702 Clark Drive, Huntington Beach, CA 92649
Mesa View	17601 Avilla Lane, Huntington Beach, CA 92647
Oak View	17241 Oak Lane, Huntington Beach, CA 92647
Oak View Preschool	17131 Emerald Lane, Huntington Beach, CA 92647
Park View	16666 Tunstall Lane, Huntington Beach, CA 92647
Pleasant View	16692 Landau Lane, Huntington Beach, CA 92647
Rancho View	8175 Warner Avenue and "B" Street, Huntington Beach, CA 92647
Robinwood	5172 McFadden, Huntington Beach, CA 92649
Spring View	16662 Trudy Lane, Huntington Beach, CA 92647
Star View	15679 Newland Street, Westminster, CA 92863
Sun View	7721 Juliette Low, Huntington Beach, CA 92647
Village View	5361 Sisson, Huntington Beach, CA 92649
Vista View	16250 Hickory Street, Fountain Valley, CA 92708
Westmont	8251 Heil Avenue, Westminster, CA 92683

Public Meetings

The Advisory Committee held public meetings on May 2, May 8, May 16, May 22, May 30, June 13, and June 20, 2024, to discuss the District Properties and corresponding priority uses. A Public Hearing was held on June 20, 2024. Each meeting allowed the public to submit comments to the Committee regarding the District Properties for the Advisory Committee's consideration.

During these committee meetings, the Advisory Committee reviewed the District's enrollment capacities and projections, discussed the District's current use of the District Properties as well as by the community at large, and considered the types of property uses that would and would not be acceptable to the community while at the same time providing a benefit to the District and its current educational programs. Copies of the meeting minutes for each meeting are attached to this Report.

Waiver Option

The Advisory Committee acknowledges that the Education Code requires school districts to go through a specific process before disposing of any real property through lease or sale. In summary, the Education Code requires school districts to go through a "traditional bid process" in which the District offers the property through a bid auction and is required to select the bidder who offers the highest price. This bid process involves sending out "bid requests" to the public, allowing interested parties to submit their highest price, and then conducting an "oral bid" whereby the written bids are opened and any party wishing to submit a higher bid may do so orally. At the end of the oral bid, the District is obligated to enter into an agreement with the highest bidder.

However, school districts can seek a "waiver" from the State Board of Education (SBE) which would allow the District to "waive" the bid process and instead use a Request for Proposal (RFP) process through which the District seeks proposals from parties interested in the real property and then negotiates with the proposers to seek the best overall offer, taking into consideration factors in addition to overall price. Specifically, Education Code section 33050 et seq. allows the governing board of a school district to request the SBE to waive all or part of any section of the Education Code or any regulation adopted by the SBE that implements a provision of the Education Code, pursuant to a "Waiver" application. While the District can seek a waiver of the Education Code's bid auction process, the SBE will make the final determination regarding the process the District can and must follow. As set forth below, the Advisory Committee considered whether such a "waiver" would be beneficial for the District for each of the District Properties and made specific recommendations concerning each District Property.

Consideration and Impacts

The Advisory Committee analyzed each of the District Properties and now provides the following analysis. The Committee notes that its analysis is based solely on the information provided to, and collected by, the Advisory Committee during its meetings and, therefore, does not constitute a complete or exhaustive analysis.

As set forth by the Education Code, the Advisory Committee is providing a recommendation to the Board solely based on the information available to it. With that in mind, the Advisory Committee encourages the Board to conduct further analysis, as discussed below. With respect to some of the District Properties, the Advisory Committee has included specific recommendations regarding additional information the Board may wish to seek or steps the Board may consider taking before pursuing the disposal of specific property. The Advisory Committee is simply making recommendations to the Board for further action and nothing herein should be construed as a formal request or demand for specific action.

It should be noted that the Advisory Committee's scope is limited to analyzing the District's current and future real property needs. As set forth in the Education Code, school districts must periodically assess their real property assets to ensure they are used in the manner most beneficial to the District's educational needs.

General Considerations

The Committee received information that it believes warrants consideration by the Board regarding the potential for use of District Property for use as water well drilling sites. Eighty percent of the City's water is sourced from wells within the City of Huntington Beach. Currently, the City has nine wells which are approximately 50 years old. According to the City, two of those wells are not functioning due to the fact that they are brackish. There is concern that the City may need to begin seeking more water from outside sources. The City has indicated that it would like to build three wells in the next five years.

The Committee understands that each water well requires approximately 5,000 square feet of space. The Committee believes that the community's need for locally sourced water, the City's desire to build three additional wells within the City, and the potential for additional income to the District makes exploring this option one that the Board should definitely pursue.

The Committee is not proposing any specific site as a preferred, or even likely, location for this purpose, only that the Committee believes that this is an option the District should consider as a general concept in the future.

1) Circle View: 6261 Hooker Street, Huntington Beach, CA 92647

A. Analysis of the Property

The committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are currently open and operating as school sites ("Active School Site"). More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Circle View is currently an Active School Site.

The Advisory Committee recommends that the District prioritize capital improvements and modernization of this site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current "as is" condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

2) College View: 6582 Lennox Drive, Huntington Beach, CA 92647

A. Analysis of the Property

The committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the

community the District serves and to the educational needs of the District. College View is a fully modernized Active School Site.

The Advisory Committee notes that College View is one of the few District Properties that offers lighted field space for use by youth sports groups. However, the lights currently in place are outdated and in need of significant upgrades. The Advisory Committee understands that while located on District property, the lights at this site are maintained by the City of Huntington Beach. The Committee would like to see the District attempt to work with the City, youth sports groups and others to explore options to upgrade the lights at this site to better serve the community.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

3) Crest View: Beach and Talbert, Huntington Beach, CA 92646

A. Analysis of the Property

This site is currently operated as a shopping center occupied by Walmart, K3 Investments, TRT and RBD (KFC Restaurant) pursuant to land leases with the District. These leases have terms that run through the year 2067. It is the opinion of the Advisory Committee that these leases, particularly the lease with Walmart, are significantly below market value. Over the next 43 years, the lease with Walmart will result in approximately \$16,000,000 in income for the District. All leases on the site combined will result in approximately \$28,000,000 in income over the remainder of the lease. We believe that given the value of this Property a sale can generate a higher return on investment than the current lease. Accordingly, we believe it would be in the District’s best interest to consult with a commercial realtor regarding this Property and weigh options for the sale of this Property in order to fund much-needed capital improvements at other District Properties as discussed elsewhere in this Report. This was a unanimous vote by the committee.

B. Waiver Recommendation

The Advisory Committee recommends that the District pursue sale of this Property.

The Committee concluded that seeking a SBE Waiver was not advisable for the Property and therefore, recommended the District hold a public auction.

4) Glen View: 6621 Glen Drive, Huntington Beach, CA 92647

A. Analysis of the Property

Glen View is the current site of Bright Star Learning Center, an after school and infant care facility that operates within the structures on the site pursuant to a lease with the District. The lease for this site appears to have terms that are mutually beneficial for both parties. The field space at the site is used by non-profit youth sports groups including the American Youth Soccer Organization (“AYSO”) and a practice site for Ocean View Little League (“OVLL”). There is also a pocket park located on the site which is maintained by the City of Huntington Beach. The committee unanimously voted to keep this Property as is.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

5) Golden View: 17251 Golden View Lane, Huntington Beach, CA 92647

A. Analysis of the Property

The committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Golden View is currently an Active School Site.

The Advisory Committee recommends that the District prioritize capital improvements and modernization of this site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

6) Harbour View: 4343 Pickwick Circle, Huntington Beach, CA 92649

A. Analysis of the Property

The committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Harbour View is currently an Active School Site.

The Advisory Committee recommends that the District prioritize capital improvements and modernization of this site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

7) Haven View: 16081 Waikiki Lane, Huntington Beach, CA 92649

Haven View is the current site of LePort Montessori, a private educational institution that operates within the structures on the site pursuant to a lease with the District. The lease for this site appears to have terms that are mutually beneficial for both parties. The field space at the site is used

by AYSO. The field space at this site is in very poor condition and needs improvements. The Advisory Committee unanimously voted to keep this site “as is.”

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

8) Hope View: 17622 Flintstone Lane, Huntington Beach, CA 92647

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Hope View is currently a semi-modernized Active School Site.

The Advisory Committee recommends that the District prioritize capital improvements and modernization of this site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

9) Lake View: 17451 Zeider Lane, Huntington Beach, CA 92647

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Lake View is currently a semi-modernized Active School Site.

The Advisory Committee recommends that the District prioritize capital improvements and modernization of this site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

10) Lark View/Nueva View: 17200 Pinehurst Lane, Huntington Beach, CA 92647

A. Analysis of the Property

This Property is currently the site of the District Office. However, it is the understanding of the Committee that the District Offices will be moved to another District Property, leaving this site vacant. Given this, the Committee found that there was insufficient information to allow the Committee to make an informed decision regarding the best option for this site. Ultimately, the Committee believes it best for the District to avoid maintenance of vacant structures on District Properties due to the potential (even likelihood) for increased maintenance and security costs. For example, both Pleasant View and Park View (prior to the demolition of the structures on the site) experienced significant vandalism that increased District maintenance costs. Accordingly, the Committee recommends that this property be deemed surplus property. However, the Committee recommends that this site be leased with the provision that the District, and by extension, youth sports and other community groups, can continue to utilize the field space at the site. Currently, the field space at the site is used by AYSO for purposes of games and practices.

If the District is unable to enter into a suitable lease, the Advisory Committee believes that the District should consider razing the structures on the Property and converting the entire site to green space (preferably lighted) for use by the community, similar to what was done at the Park View site.

B. Waiver Recommendation

The Advisory Committee recommends that the District pursue leasing this property.

The Committee concluded that seeking a SBE Waiver was acceptable for the Property and that direct negotiations could be beneficial rather than holding a public auction.

11) Maintenance/Transportation: 8291 Warner Avenue, Huntington Beach, CA 92647

A. Analysis of the Property

This site is the home of the newly constructed District Central Kitchen as well as the school bus yard. Easy access to Warner Avenue makes this an ideal location for maintenance and transportation activities. As such, it is the Committee's recommendation that the District maintain this site in an "as is" condition.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current "as is" condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

12) Marine View: 5682 Tilburg Drive, Huntington Beach, CA 92649

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the

community the District serves and to the educational needs of the District. Marine View is currently an Active School Site and has been fully modernized.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

13) Meadow View: 5702 Clark Drive, Huntington Beach, CA 92649

A. Analysis of the Property

Meadow View is currently leased to four tenants, each of which is some form of private educational or day care institution. The combined annual lease revenue for this site is approximately \$440,000. The field space at the site is used by AYSO.

While the Committee ultimately decided to recommend that this site be maintained in an “as is” condition, there was significant discussion amongst the members of the Committee regarding the condition of this Property. The committee strongly believes that any future leases or lease renewals should include adjustments in the rent amount collected, or should contain provisions that require tenants to make improvements to the Property to avoid the appearance of blight.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

14) Mesa View: 17601 Avilla Lane, Huntington Beach, CA 92647

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Mesa View is currently an Active School Site and is currently being fully modernized.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

15) Oak View: 17241 Oak Lane, Huntington Beach, CA 92647

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of

the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Oak View is currently a semi-modernized Active School Site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

16) Oak View Preschool: 17131 Emerald Lane, Huntington Beach, CA 92647

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Oak View Preschool is currently a semi-modernized Active School Site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

17) Park View: 16666 Tunstall Lane, Huntington Beach, CA 92647

A. Analysis of the Property

This site is currently home to Ocean View Little League, a non-profit youth sports organization. OVLL currently pays for all the maintenance costs associated with their fields. The District maintains only the green space which was the site of the former Park View School. The structure was removed by the District. The Committee recommends that the District maintain this site in an “as is” condition given its benefit to the community.

The Committee would like to see the District attempt to work with the City, youth sports groups and others to explore options to add lights at this site to better serve the community.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

18) Pleasant View: 16692 Landau Lane, Huntington Beach, CA 92647

A. Analysis of the Property

Pleasant View is a former school site with buildings that currently sit vacant. According to District Staff, the structures on the property, which are now used by the District for surplus storage, are vandalized on a regular basis. The field space at the site is currently utilized by a club soccer organization, which the Committee understands to be a for-profit entity. The zoning of the property allows for “public/semi-public” use, while the zoning for the area immediately surrounding the site varies between low-density and medium to high-density residential uses, light industrial uses, and commercial uses. Given the value associated with this site’s proximity to freeway access, the Committee believes that the Property should be declared to be surplus and recommends that the District pursue the sale of this Property to fund capital improvements needed at Active School Sites.

B. Waiver Recommendation

The Advisory Committee recommends that the District pursue sale of this property.

The Committee concluded that seeking a SBE Waiver was acceptable for the Property and that direct negotiations could be beneficial rather than holding a public auction.

19) Rancho View: 8175 Warner Avenue and "B" Street, Huntington Beach, CA 92647

A. Analysis of the Property

This site is currently operated as a shopping center occupied by Lowe’s and other businesses pursuant to a land lease with the District (the other businesses on the site sublease space from Lowe’s). If renewal options are exercised, this lease could continue in effect through 2064. The Committee believes that the terms of this lease are favorable to both parties. During discussions regarding the Rancho View Property and Crest View Property (Walmart), the Committee evaluated the potential benefits of a sale of both properties but ultimately agreed that only one of those properties should be sold with the other being retained by the District. Given that the Rancho View site currently brings in over \$100,000 more in annual revenue than the Crest View site (even though the Crest View site is over an acre smaller), the Committee feels that sale of the Crest View site would be the better option. By leaving this site “as is” the District will also allow continued access to the Maintenance Yard via Rotterdam.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

20) Robinwood: 5172 McFadden, Huntington Beach, CA 92649

A. Analysis of the Property

Robinwood is currently leased to the Grace Lutheran Church & School with an annual lease revenue of approximately \$200,000. The field space at this site is utilized by AYSO. The Committee recommends that the District maintain this Property in an “as is” condition. While the Committee ultimately decided to recommend that this site be maintained in an “as is” condition, there was significant discussion amongst the members of the Committee regarding the condition of this property. The Committee strongly believes that any future leases or lease renewals should include an adjustment in the rent amount collected to bring the lease to fair market value and should contain

provisions that require tenants to make improvements to the property to avoid the appearance of blight.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

21) Spring View: 16662 Trudy Lane, Huntington Beach, CA 92647

A. Analysis of the Property

This site is the home of Spring View Middle School but will not be used as an Active School Site after the close of the current school year. It is the Committee’s understanding that the District has decided to relocate the District offices from Lark View to Spring View. As such, the Committee recommends that this site be maintained by the District “as is.”

The Committee discussed at length the idea that the gymnasium should be addressed separately. Use of the gym is currently limited due to a court case filed at the time the gymnasium was constructed. As a result of that case, the District was forced to prepare an environmental impact report which addressed, among other things, the environmental impacts associated with traffic and parking associated with the project. Given the anticipated change in use of the site, the Advisory Committee urges the District to evaluate and pursue its options, legal or otherwise, to open this gymnasium up for public use as originally intended. The changed use of the site, which will no longer have students, may be a perfect opportunity for the District to provide a valuable resource to the community. If the District can successfully broaden the permissible use of the Spring View gymnasium, the Committee recommends that the District explore the possibility of leasing the gym to the City for purposes of youth programming, or to other youth organizations.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

22) Star View: 15679 Newland Street, Westminster, CA 92863

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Star View is a fully modernized Active School site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

23) Sun View: 7721 Juliette Low, Huntington Beach, CA 92647

A. Analysis of the Property

This site is currently being used as an open school that can accommodate students on an interim basis while primary school sites are modernized. Because several Active School Sites are in desperate need of modernization and other capital improvements, the Advisory Committee recommends that this site be maintained “as is.” The field space at this site is currently used by AYSO. The Committee also noted that the proximity of this site to the Bella Terra shopping center will likely add to the value of this Property to the District in the future, whether due to increased enrollment resulting from future residential developments in the area, or purely based on the value of the land itself.

As mentioned previously in this Report, vacant sites increase opportunity for vandalism and blight. As such, the Committee strongly recommends that during any periods that this site is not being used as an Active School site, the District take steps to ensure that the Property does not become a site of vandalism (e.g. use of the Property by District employees, increased security, etc.) Alternatively, the Committee recommends that the District pursue a lease of the Property to other districts which may be in need of interim school sites on a short term basis.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. As a secondary recommendation, the Committee recommends that the District pursue short term leases of this site during times when it is not in use as an Active School Site.

In the event that the District opts to lease the Property, the Committee concluded that seeking a SBE Waiver was acceptable for the Property and that direct negotiations could be beneficial rather than holding a public auction.

24) Village View: 5361 Sisson, Huntington Beach, CA 92649

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Village View is currently an Active School Site that has not been modernized.

The Advisory Committee recommends that the District prioritize capital improvements and modernization of this site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

25) Vista View: 16250 Hickory Street, Fountain Valley, CA 92708

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Vista View is a fully modernized Active School Site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

26) Westmont: 8251 Heil Avenue, Westminster, CA 92683

A. Analysis of the Property

The Committee determined it was not within the scope of its appointment to recommend the closure of any District Properties that are Active School Sites. More importantly, it is the opinion of the Advisory Committee that any recommendation as to a disposition of District Property which could be viewed as a recommendation to close an Active School Site would be contrary to the wishes of the community the District serves and to the educational needs of the District. Westmont is a fully modernized Active School Site.

B. Waiver Recommendation

The Advisory Committee recommends that the District maintain this site in its current “as is” condition and use. Accordingly, the Committee will not make any recommendation regarding an SBE Waiver.

Determination & Recommendation

As set forth above, the Advisory Committee is providing the following recommendations based solely on the information available to it at the time of this report. As set forth in the Education Code, these recommendations include whether each property should be declared surplus property and, if so, if the District should pursue a sale, or lease of the Property. For any property in which the Committee suggests the Board seek a SBE Waiver, the Board may submit the waiver application and, if granted, pursue further action with respect to the District Property subject to the SBE Waiver and any specific requirements set forth by SBE with its waiver.

1) Circle View: 6261 Hooker Street, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

2) College View: 6582 Lennox Drive, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

3) Crest View: Beach and Talbert, Huntington Beach, CA 92646

1. That the Property should be declared surplus.
2. If declared surplus, that the District should pursue a sale pursuant to the traditional bid auction process.

4) Glen View: 6621 Glen Drive, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

5) Golden View: 17251 Golden View Lane, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

6) Harbour View: 4343 Pickwick Circle, Huntington Beach, CA 92649

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

7) Haven View: 16081 Waikiki Lane, Huntington Beach, CA 92649

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

8) Hope View: 17622 Flintstone Lane, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

9) Lake View: 17451 Zeider Lane, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

10) Lark View/Nueva View: 17200 Pinehurst Lane, Huntington Beach, CA 92647

1. That the Property should be declared surplus.
2. If declared surplus, the District should pursue a lease of the current site, pursuant to the RFP process through a SBE Waiver.

11) Maintenance/Transportation :8291 Warner Avenue, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

12) Marine View: 5682 Tilburg Drive, Huntington Beach, CA 92649

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

13) Meadow View: 5702 Clark Drive, Huntington Beach, CA 92649

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

14) Mesa View: 17601 Avilla Lane, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

15) Oak View: 17241 Oak Lane, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

16) Oak View Preschool: 17131 Emerald Lane, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

17) Park View: 16666 Tunstall Lane, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

18) Pleasant View: 16692 Landau Lane, Huntington Beach, CA 92647

1. That the Property should be declared surplus.
2. If declared surplus, that the District should pursue a sale pursuant to the RFP process through a SBE Waiver.

19) Rancho View: 8175 Warner Avenue and "B" Street, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

20) Robinwood: 5172 McFadden, Huntington Beach, CA 92649

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

21) Spring View: 16662 Trudy Lane, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

22) Star View: 15679 Newland Street, Westminster, CA 92863

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

23) Sun View: 7721 Juliette Low, Huntington Beach, CA 92647

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

24) Village View: 5361 Sisson, Huntington Beach, CA 92649

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

25) Vista View: 16250 Hickory Street, Fountain Valley, CA 92708

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”

26) Westmont: 8251 Heil Avenue, Westminster, CA 92683

1. That the Property should not be declared surplus.
2. If not declared surplus, the District should keep using the Property “as is.”