

District Property Portfolio Update

January 27, 2026



Ocean View
School District

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District Goal

Property Portfolio: Optimize the District property portfolio while enhancing and maintaining school buildings and grounds.

- Generate revenue to support the maintenance of District-used properties
- Preserve community green space for recreation and shared use
- Support neighborhood stability and help maintain surrounding homeowners' property values
- Reduce vandalism and misuse by eliminating long-term vacant District properties



Preliminary Timeline

Site(s)	Board Direction	Due Diligence	Request for Proposal (RFP)	RFP 90-Day Issuance	Property Assessment	Proposal Review
Pleasant View & Sun View	Oct. 24, 2025	Nov. 2025 - Jan. 2026	Feb. 2026	Mar. - May, 2026	Mar. - May, 2026	May 2026



Due Diligence Review

Guided by Tao & Rossini APC



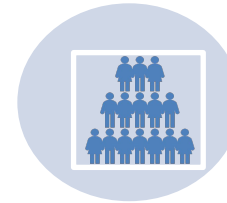
Proactive
Engineering



Terraphase



Oxbridge
Development



City of Huntington
Beach

Due Diligence and consultation will clarify the process, constraints, and secure approval to ensure the RFPs and submitted development proposals are comprehensive, realistic, and less likely to require revisions.

Board Consensus: Pleasant View

Between Heil and Warner along the 405 Freeway



Site includes a pocket **park** owned by the District and is surrounded by single family residences and commercial property.

- Approximately 10 acres

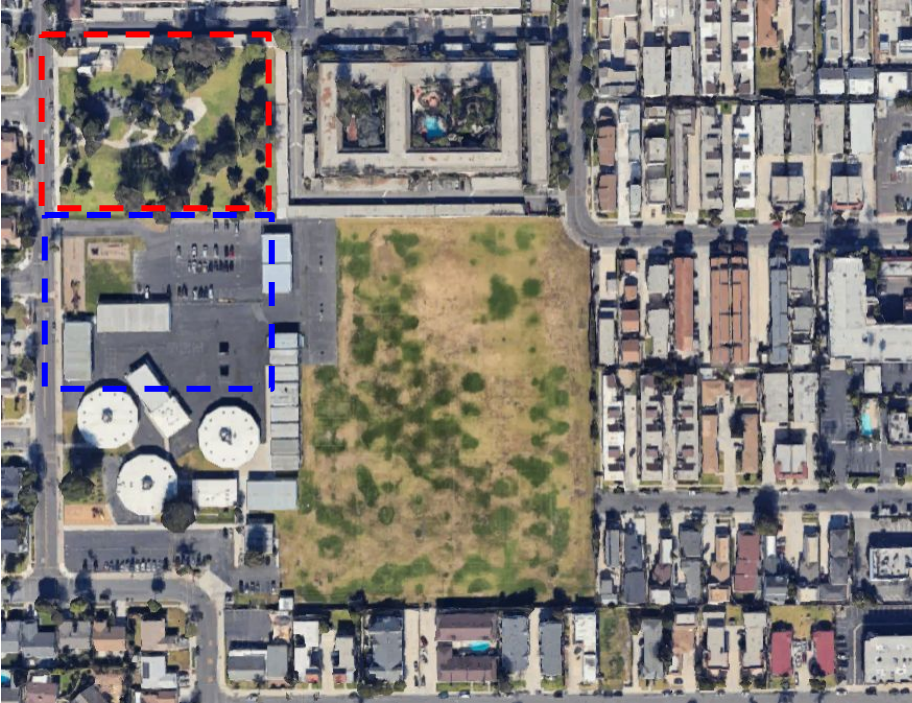
Proposed Community Space (Board Direction Needed)

- 1.7 acre District-owned **park**
- At least **2 acres** of green space connected to the park
- At least 30 parking spaces not included in the 2 acres



Board Consensus: Sun View

Heil and Beach adjacent to Bella Terra



Site has multiple access points (front and back) and the neighborhood is a mix of single family residences to the left and apartments surrounding the fields.

- Approximately 13 acres
- 2.5 acre city-owned **park**

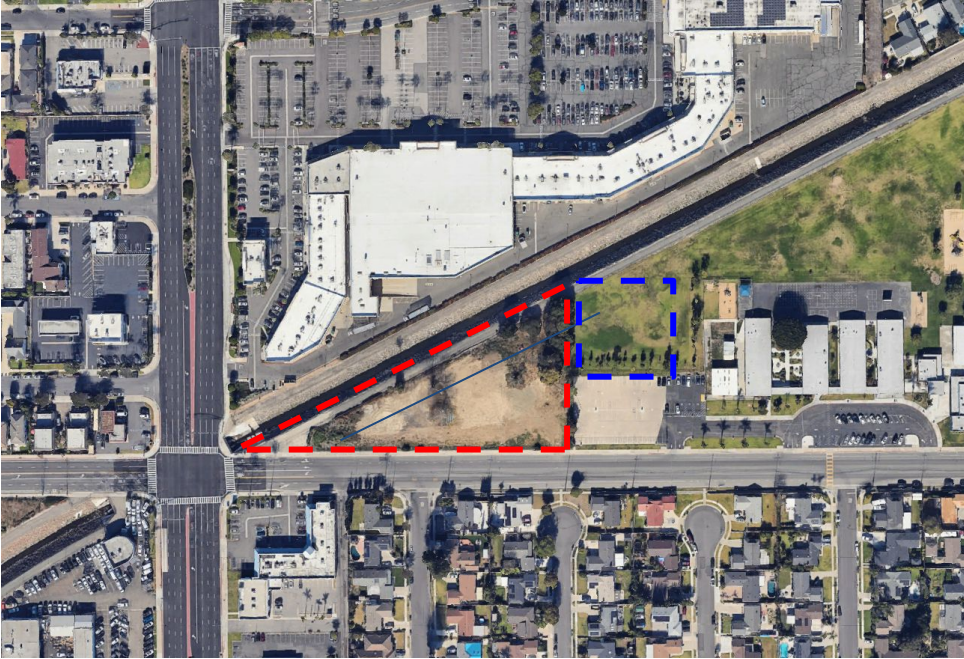
Proposed Community Space (Board Direction Needed)

- At least **2 acres** of green space connected to the **park**
- At least 50 parking spaces not included in the 2 acres



Board Update: Westmont Triangle

Heil and Beach adjacent to Westmont Elementary



The unused portions of property adjacent to Westmont Elementary (East side)

- Ground Lease with **Activecare** (Senior Care Facility)
- Proposed **Water Well** with Westminster

- **Activecare**: Renewed building permits, construction on hold due to costs. Continues to make timely payments.
- **Westminster**: Water well feasibility study complete. Consultation underway.



Board Direction



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School District