SUN VIEW
&
PLEASANT VIEW

PRE-SUBMITTAL CONFERENCE

Thursday, April 23, 2026 @ 12:00 PM

Board Conference Room

Ocean View School District

Statutory Frameworks - Joint Occupancy

- Governed by Education Code section 17515 et seq.
- Lease Term Ninety-Nine (99) Years
- District retains title to District-occupied improvements
- No rental fee or other charges
- Best meets the needs of the District
- Bond for performance or an irrevocable letter of credit
- Can include workforce housing (Gov. Code, § 65914.7.)

Ocean View School District

Statutory Frameworks - Exchange

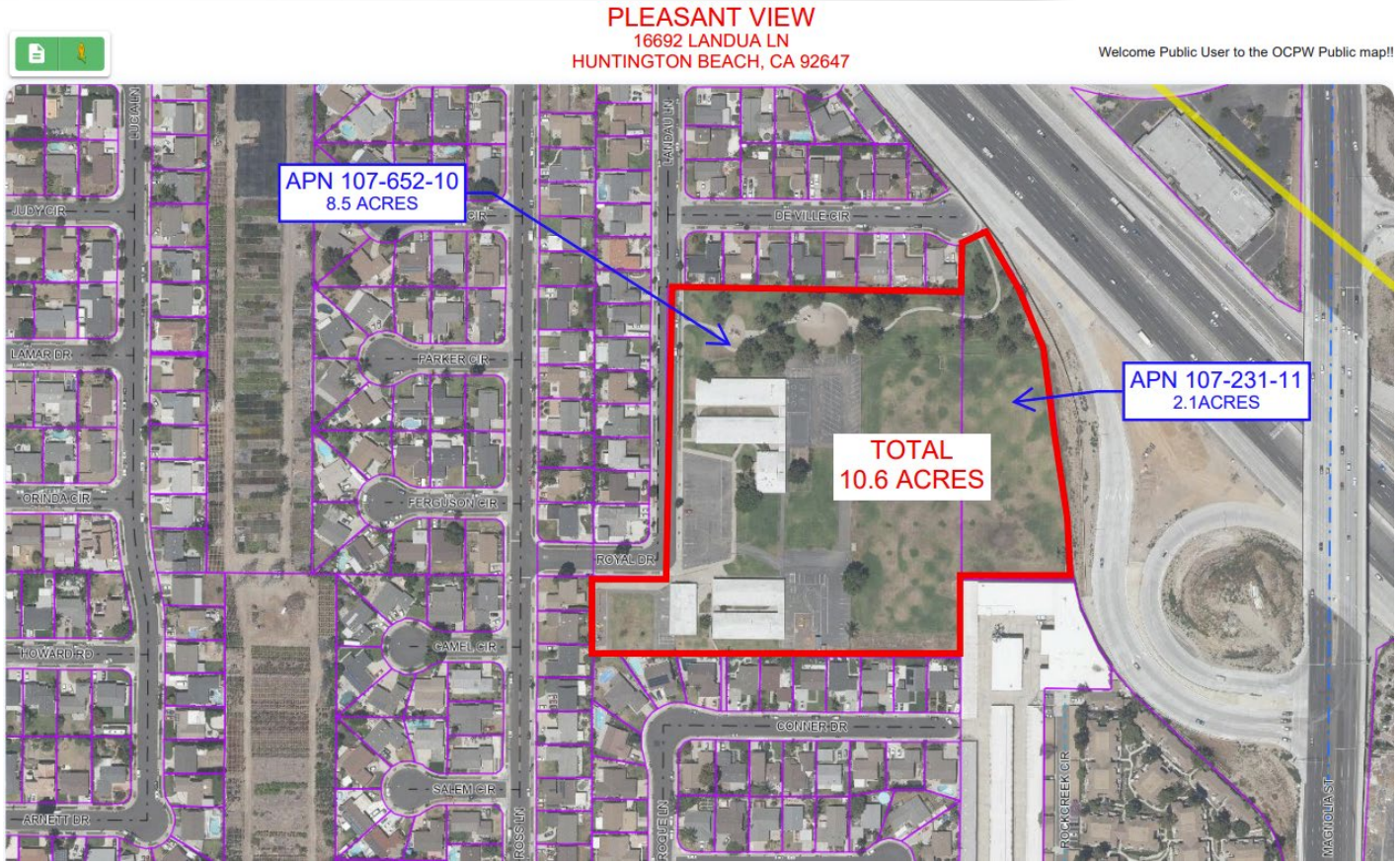
- Governed by Education Code section 17536 et seq.
- Exchange of real property
- May be "upon such terms and conditions as the parties thereto may agree…"

Ocean View School District

Pleasant View - 16692 Landau Ln.

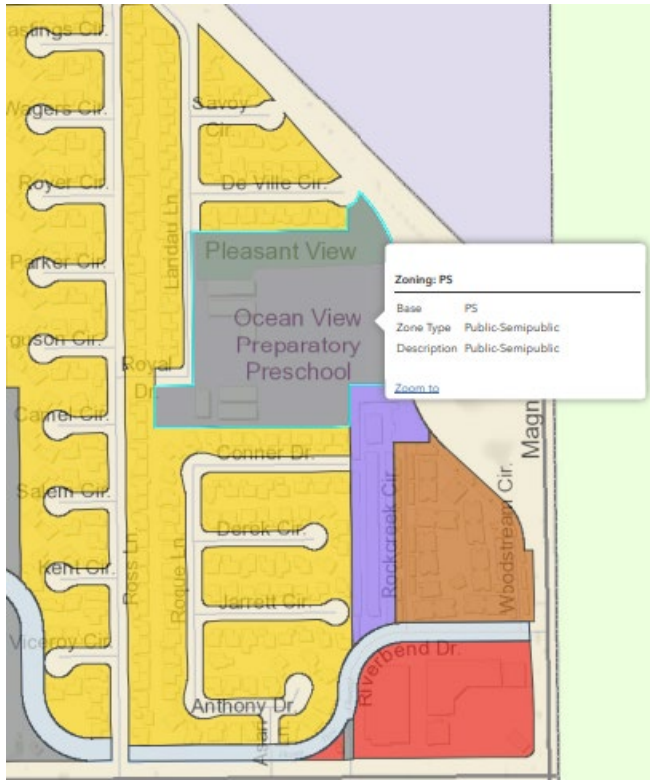
Ocean View School District

- **Address:**
  - 16692 Landau Lane, Huntington Beach, CA 92647
- **APN:** 107-652-10 (8.5 acres) and 107-231-11 (2.1 acres)
- **10.6 Acres**
- Primary vehicular access to the Property is provided via Landau Lane, with additional access available from surrounding neighborhood streets. The Property is located east of Magnolia Street, a major north–south arterial, and south of Heil Avenue, a primary east–west arterial roadway. The Property is also located in proximity to regional transportation facilities, including the San Diego (405) Freeway.
- **Utilities:**
  - Electric, Sewer, Water

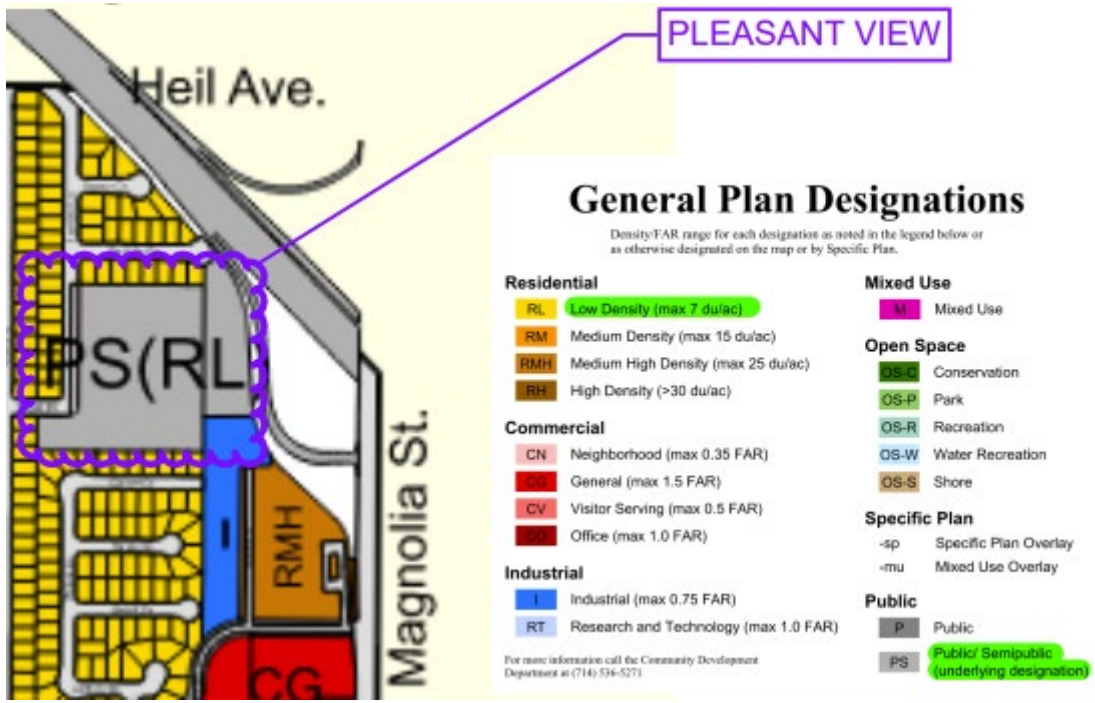


Pleasant View – Zoning & General Plan

Zoning



General Plan



Ocean View School District

Pleasant View – District Objectives

- **Maximize Revenue** – Whether through a joint occupancy ground lease or exchange into income-producing property.

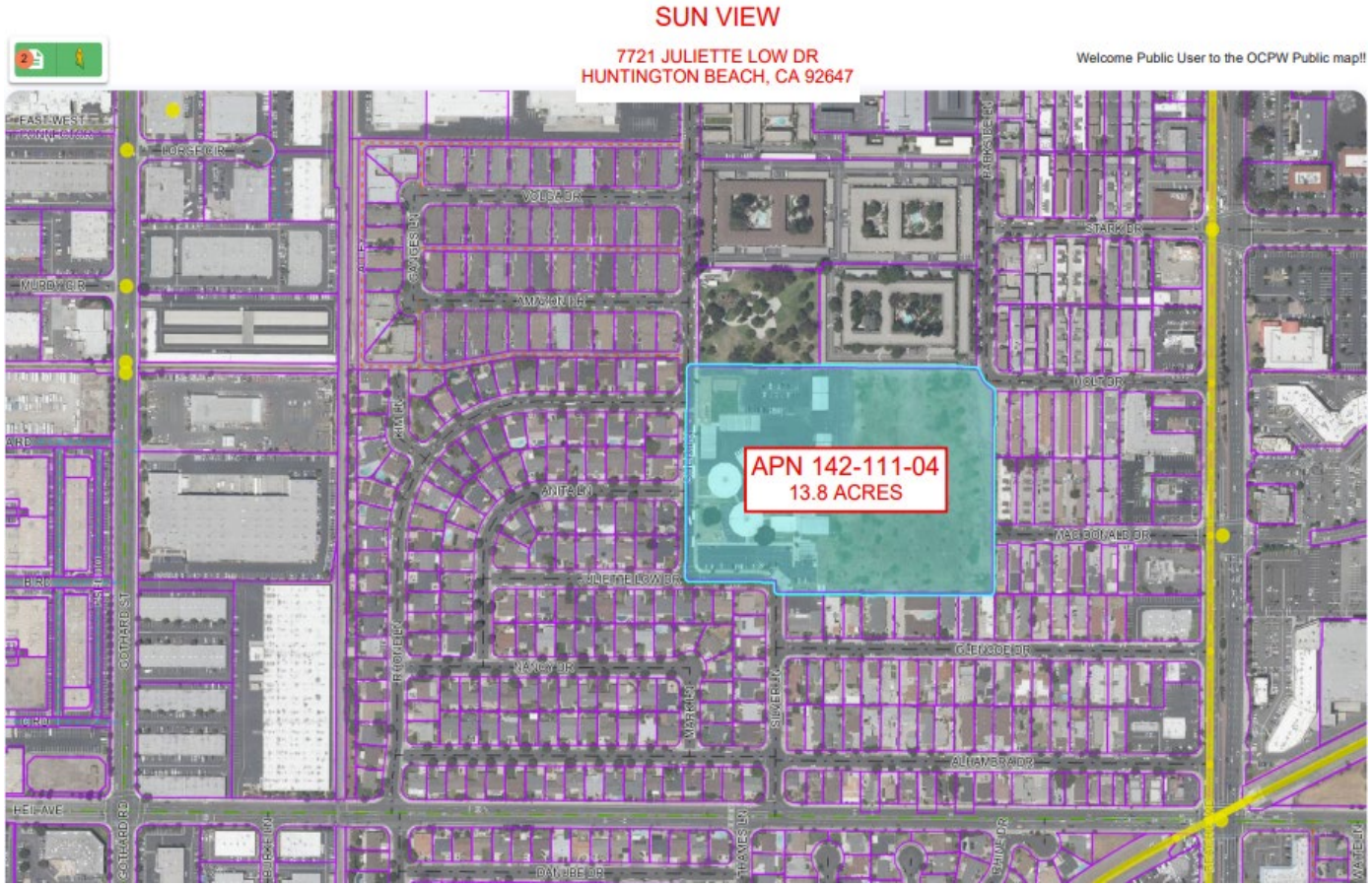
- **Green Space + Soccer Fields** – Retain Pleasant View Park (2.17 acres) &develop soccer fields on 1.83 acres together with 30 parking spaces.
    - Partners to propose site plans.

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Sun View - 7721 Juliette Low Drive

Ocean View School District

- **Address:**
  - 7721 Juliette Low Drive, Huntington Beach, CA 92647
- **APN:** 142-111-04
- **13.8 Acres**
- Primary vehicular access to the Property is provided via Sher Lane, with additional access available from surrounding neighborhood streets. The Property is located West of Beach Boulevard, a major north–south arterial, and north of Heil Avenue, a primary east–west arterial roadway. The Property is also located in proximity to regional transportation facilities, including the San Diego (405) Freeway.
- **Utilities:**
  - Electric, Sewer, Water

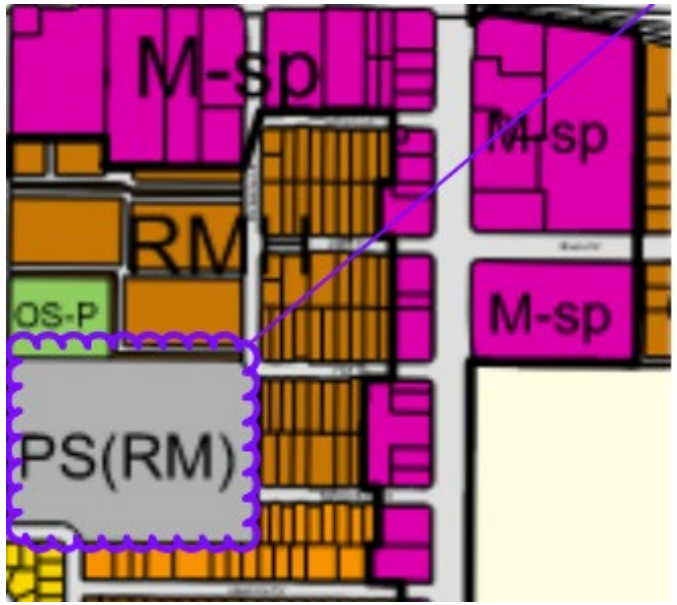


Sun View – Zoning & General Plan

Zoning



General Plan





Ocean View School District

Sun View – District Objectives

- **Realizing Revenue** – Whether through a joint occupancy ground lease or exchange into income-producing property.
- **Workforce Housing** – Project constructed pursuant to Government Code section 65914.7, up to 20 units/acre.
- **Green Space + Soccer Fields** – Develop soccer fields on 2 acres together with 50 parking spaces.
    - Partners to propose site plans.

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Statutory Frameworks – Workforce Housing

- Government Code section 65914.7
- Allows high-density workforce housing project by right
- Set asides for affordable housing, either:
  - 30% low income and 20% moderate income; or
  - 12% very low income, 15% low income, and 20% moderate income
- Eligible for density bonus
- Units must be offered to district staff first and other local agency employees before being rented to the general public

Ocean View School District

Timeline

TASK	DATE
Issuance of RFQ/P:	February 24, 2026
Advertisement Dates:	March 9, March 16, &March 23, 2026
Deadline for Firms to Submit Questions:	April 6, 2026
District to Publish Responses to Questions:	April 16, 2026
Pre-Submittal Conference:	April 23, 2026
Due Date for Statement of Qualifications and Proposals:	May 5, 2026
Recommendation of Selection of Partner Firm(s):	June 9, 2026
Negotiate Joint Occupancy or Exchange Agreement:	June-July 2026
District Board Approval of Joint Occupancy or Exchange Agreement:	July 14, 2026

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Instructions

- All Final Proposals and Statements of Qualifications (SOQs) ***MUST BE RECEIVED VIA EMAIL on or before 2:00 PM on Tuesday, May 5, 2026***
- Submit to knajerasalgado@ovsd.org and specify "RFQ/P for INSERT SITE – [Firm Name] – Final Response" in the subject line
- Interviews: The District may invite firms to participate in an interview

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Questions

- ***Keith Farrow***
  - Assistant Superintendent, Administrative Services
  - kfarrow@ovsd.org

- ***Katie Najera -Salgado***
  - Administrative Assistant, Administrative Services
  - KNajeraSalgado@ovsd.org

Ocean View School District

Note: Does not apply to District counsel and real estate consultants

Quiet Period

- From the date of issuance until the RFQ/P process is completed, any interested Firm and/or their agent or representative **shall not communicate with any District administrator, staff member, member of the Board, member of the Measure R Citizens' Bond Oversight Committee, or member of any other Board or Board appointed committee** regarding this RFQ/P
- All communications must be transmitted to the District's Points of Contact (POCs) unless directed by Katie Najera-Salgado

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Project Requirements

- Firm to provide all funding
- Firm to be responsible for payment of any applicable property taxes
- Firm to comply with prevailing wage requirements, if applicable
- Firm to obtain all necessary land entitlements
- Firm to obtain environmental approvals and fund any remediation

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Contents of the SOQ

- Maximum 15 pages
- Letter of Interest & Table of Contents
- Executive Summary
- Team Organizational Chart
- Project Management Design and Construction
- Identify Project Financing
- Development Experience (completed projects & references)
- Legal Issues

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District's Evaluation

- Firms will be evaluated on their ability to achieve the District's objectives for each property
- Revenue
- Workforce housing
- Green space + soccer fields

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Terms and Conditions

- Right to contract with any Firm or reject any Response
- SOQs &Proposals become the property of the District and may be subject to disclosure under the California Public Records Act
- Firm shall comply with all applicable federal and California laws (including ADA, Fair Employment and Housing Act)
- Right to amend and issue addenda

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Closing



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