SANTA ROSA CITY SCHOOLS

Report of the Surplus Facilities Advisory "7-11" Committee To the Board of Education

Committee Adoption: January 28, 2026
Board Consideration: May 27, 2026

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I. Executive Summary

Before a school district can sell or lease real property, the Education Code requires that a specific process be followed. The first step requires that the governing board of the school district, prior to the sale, lease, or rental exceeding 30 days, appoint a district advisory committee (commonly known, and referred to from this point forward, as the 7-11 Committee) to advise the governing board regarding the surplus of space and/or real property. The responsibilities of the 7-11 Committee are also specified within the Education Code, and, at the conclusion of its work, the 7-11 Committee is required to provide the district governing board a report recommending use of surplus space and real property. The governing board, taking into consideration the 7-11 Committee's recommendations, which are advisory and nonbinding, determines whether it will declare some or all of the property surplus and announce its intent to sell or lease the property in question.

On January 28, 2026, Santa Rosa City Schools ("Districts") Board of Education ("Board") passed a resolution officially appointing members to the 7-11 Committee consistent with the requirements of Education Code section 17387 et seq. A 7-11 Committee contains between seven and eleven members representing various components of the District and community to provide recommendations to the Board concerning surplussing District property. On January 28, 2026, the Board appointed the following persons to the Committee to meet the categories of community members required by the Education Code: Patricia Cisco, Jennie Bruneman, Robert Chandler, Ryan Partika, Shayna Kirk, Hugh Futrell, Jeffrey Tibbett, Efren Carrillo, and Jenni Klose. There were no alternates selected. Following the first meeting of the 7-11 Committee, Shayna Kirk advised the District that she was no longer able to serve on the 7-11 Committee, leaving the Committee with 8 members.

The 7-11 Committee held six public meetings to gather information on the properties and other relevant District data (e.g., District needs, District enrollment, facilities capacity, etc.). All meetings were held in person and open to the public, noticed at least 72 hours in advance, and held in accordance with the Brown Act.

After extensive study of pertinent documents, receipt of public comment, and thoughtful deliberations, the 7-11 Committee recommends that the Board declare the six properties: Brook Hill Elementary, Lewis Early Learning Academy, Santa Rosa French American Charter, Hilliard Comstock Elementary, Herbert Slater Middle, and Steele Lane Elementary sites surplus to the District's educational needs. The Committee recommends that following completion of the regulatory surplus process for the six properties, the District move forward promptly to dispose of four designated properties for fair market value for housing uses, Brook Hill, French American Charter (also known by the community as Doyle Park Elementary), Steele Lane and Lewis Early Learning, and to defer disposition of the other two, Herbert Slater and Hilliard Comstock, for a period of three-to-five years to provide an opportunity for the District to assess possible community uses on one or both sites and to avoid over-saturation of the market. The committee further recommends that disposition of the properties, whether four or ultimately six, be done on a ninety-nine year leasehold[1] basis without purchase option, which allows substantial annual revenues to be devoted to unrestricted general fund (80%), district reserves and Fund 40 (20%).

[1] Legal counsel confirmed that revenues received through a long-term lease of up to ninety-nine years can be used for unrestricted general fund purposes, without obtaining state waivers or approval, or limiting future access to state bond funds, or subject to any onerous statutory findings, provided that the lease is not coupled with an option to purchase.

II. Purpose of the 7-11 Committee

The 7-11 Committee was formed as a way to secure community involvement in the District's planning process for the six (6) sites: Brook Hill Elementary, Lewis Early Learning Academy, Santa Rosa French American Charter, Hilliard Comstock Elementary, Herbert Slater Middle, and Steele Lane Elementary. The 7-11 Committee was instructed to produce a recommendation as to how it might maximize the use of these 6 sites to both serve the community and generate revenue for the District.

III. 7-11 Committee Membership

The Board appointed the following persons to the 7-11 Committee to represent the categories indicated by each person's name. All members of the Committee are representative of the ethnic, age group, or socio-economic composition of the District.

MEMBER	SCHOOL AND/OR AFFILIATION	CATEGORIES REPRESENTED
Patricia Cisco	Santa Rosa Planning Commission	***Business Community Representative.***
Patti Cisco has served on the City of Santa Rosa Planning Commission for 23 years. Patti is a Licensed Marriage Family Therapist (LMFT) in private practice in downtown Santa Rosa.		
Jennie Bruneman	Facilities Director of WSCUHSD	***Person with Expertise - Architectural Expertise. Landowner. Business Community.***
Jennie Bruneman is a local school facilities professional with more than 20 years of experience managing over $100 million in school modernization, deferred maintenance, and new construction projects. She previously served Santa Rosa City Schools for seven years as Director of Facilities, Maintenance and Operations and has extensive expertise in school facilities planning, bond oversight, and construction management. Ms. Bruneman also has deep personal ties to the district as a former student, parent of SRCS students, and active community member, including serving as Chair of the Citizens Bond Oversight Committee for more than five years.		
Robert Chandler	Maria Carrillo High School, Teacher	***District Teacher.***
Santa Rosa City Schools teacher for 15 years, currently teaching at Maria Carrillo High School Parent of SRCS students. Santa Rosa resident and community member.		
Ryan Partika	Piner High School, Vice Principal	***District Administrator, SRCS Parent.***
Hugh Futrell	CEO of Hugh Futrell Corp.	**Landowner/Renter.** ***Person with Expertise - Developer, Former School Board Member, Business Community Representative.***
SRCS School Board member 1996-2004, former chair Santa Rosa Redevelopment Agency and Housing Authority Commission, Vice Chair of Public Finance Authority. CEO of Development, Construction and Asset Management Firm.		

MEMBER	SCHOOL AND/OR AFFILIATION	CATEGORIES REPRESENTED
Jeffrey Tibbett	City of Santa Rosa Deputy Director of Recreation & Violence Prevention	***Business Community Representative***
Efren Carrillo	CEO of Gallaher Community Housing	**Person with Expertise - *Developer*** & ***Former Member of County Board of Supervisors*, *Business Community Representative***
Efren Carrillo is a longtime Sonoma County public servant and community development professional with experience in local government, housing, and nonprofit leadership. He currently serves as CEO of Gallaher Community Housing, where he works on affordable housing and community-focused development initiatives throughout the region. Carrillo previously served on the Sonoma County Board of Supervisors and remains actively involved in educational, youth, and civic initiatives across Sonoma County		
Jenni Klose	Generation Housing, Law Office of Jenni Klose	***Business Community Representative***
Jen Klose serves as the Executive Director of Generation Housing, a North Bay housing advocacy nonprofit. She is also a lawyer who maintains a small private practice in Santa Rosa, grew up in Santa Rosa City Schools and owns a home in the district. Klose served on the Santa Rosa City Schools Board of Education from 2012 to 2020, including three years as board president.		

The Board reviewed the Education Code requirements concerning the composition of the 7-11 Committee and determined that the 7-11 Committee represented a cross section of the community and met the requirements of Education Code section 17389.

IV. Description of Legal Process for School Surplus Property Disposition

Before District property can be marketed for private use or development, the Board must first determine that the property is surplus to the needs of the District, based upon the recommendation of a community advisory committee, in this case the 7-11 Committee. After the Board determines that property is surplus, the District can offer it to other public agencies for use as open space, recreational or park use, for development of low- and moderate-income housing, or for other uses. These offerings are a prerequisite to making the property available for sale, lease, or lease with option to purchase, through public bidding if the property is not conveyed to a public entity or non-profit corporation in response to the public offerings. Because the time within which to perform each step in this process is not limited by statute, the disposition process can be very lengthy.

V. Charge to the 7-11 Committee

Education Code section 17390 directs the 7-11 Committee to:

A. Review projected school enrollment and other data to determine whether the property under consideration is surplus to the educational needs of the District;

B. Establish a priority list of uses of the surplus property that will be acceptable to the community;

C. Circulate throughout the attendance area a priority list of surplus property and provide for a public hearing for community input to the Committee regarding acceptable uses for the surplus space and real property, including the sale or lease of the surplus real property;

D. Make a final determination of limits of tolerance of use of space and real property;

E. Make a report to the Board recommending uses of the surplus space and real property.

VI. Summary of the 7-11 Committee's Work

The 7-11 Committee met six times and considered extensive information, including information concerning the District, its current and future needs, District past, current, and future enrollment, District real property and other resources. Community input was solicited, and a public hearing was conducted at the 7-11 Committee's May 12, 2026 meeting. In the service of their community and with the intention of making educated and informed decisions, 7-11 Committee members sought and received presentations from District staff, a representative of the District's Citizens Advisory Committee, and legal counsel to the District.

Meeting agendas and minutes are included in Appendix A and, along with the presentations, are available on the Santa Rosa City Schools website at:

https://www.srcschools.org/district/reports-committees/7-11-advisory-committee

Meeting 1: January 27, 2026

- Duties of the 7-11 Committee
- Review Meeting Norms
- Legal process to declare surplus property
- Brown Act Primer

Meeting 2: February 10, 2026

- Facilities Needs & Funding
- Enrollments & Demographics
- Agencies & Codes
- Site Specific Information - Lewis Early Learning Academy, Brook Hill Elementary School, Santa Rosa French American

Meeting 3: April 14, 2026

- Site Specific Information - Herbert Slater Middle School, Hilliard Comstock Middle School, Steele Lane Elementary School

Meeting 4: April 28, 2026

- Review Data Presented to Date
- Establish agreed upon framework for evaluation
- 7-11 Committee discussion on categorization & priority use of properties

Meeting 5: May 12, 2026

- 7-11 Committee discussion on categorization & priority use of properties
- Public Hearing

Meeting 6: May 18, 2026

- Additional Considerations for Recommendation
- Draft & Finalize Report
- Approve Final Report

In summary, the 7-11 Committee met on January 27, 2026, February 10, 2026, April 14, 2026, April 28, 2026, May 12, 2026 and May 18, 2026. On May 12, 2026, the Committee held a public hearing. On May 18, 2026, the Committee met to vote on finalizing and approving the Report.

VII. Property Description

An overview of the listed properties is as follows.

- 1847 & 1850 Vallejo St, Santa Rosa, CA 95404 (BHES)
- 2230 Lomitas Ave, Santa Rosa, CA 95404 (LELA)
- 3500 Sonoma Ave, Santa Rosa, CA 95405 (HSMS)
- 2750 W Steele Ln, Santa Rosa, CA 95403 (HCMS)
- 301 Steele Ln, Santa Rosa, CA 95403 (SLES)
- 1350 Sonoma Ave, Santa Rosa, CA 95405 (SRFACS)

Brook Hill Elementary School



1. **Location:** 1847 & 1850 Vallejo St.,
   Santa Rosa, CA 95404
2. **Assessor Parcel Numbers (APN):** 014-201-071,
   014-202-014
3. **Current Use**: Vacant
4. **Size:** Approx. 6.77-6.88 Acres. Acreage difference reflects difference in assessor office mapping vs GIS city mapping.
5. **General Plan and Zoning:** General Plan designates both parcels Public and Institutional, which allows residential development of 20 to 40 units per acre (Land Use Element of General Plan). Zoning for 1850 R-1-6 (Single Family) and for 1847 is Public Institutional (PI). General Plan designation overrides zoning designation, allowing potential rezoning to higher density use.
6. **Property Description:** School site surrounded by either residential development &/or public parks.
7. **Appraisal:** 3D's real estate property analysis presented to 7-11 on February 10, 2026, but not confirmed by the committee, approximated the value of the property at $6.1-$7.4 million. (p.6)
8. **Committee Recommendations:** 7-11 Committee recommends that the site be declared surplus.
9. **Priority Uses:** Long term lease of up to 99 years without an option to purchase for revenue production.
10. **Timing:** Phase I - Immediate

11. Expanded Recommendation: In regards to 1850 Vallejo St, Santa Rosa, CA 95404 (BHES), declare the site as:

- Surplus with recommendation to pursue a long-term lease of up to 99 years without an option to purchase with the intent to generate unrestricted general fund and other revenue taking advantage of flexible statutory provisions when long-term leases are used without options to purchase.
- In determining the use of the property the District Board of Education should prioritize maximizing the financial return to the District to meet its most pressing educational needs.
- The District Board of Education should pursue this by promptly moving to dispose of the four Phase I properties for housing use once the regulatory surplus process is completed.

Lewis Early Learning Academy



1. **Location:** 2230 Lomitas Ave.
   Santa Rosa, CA 95404
2. **Assessor Parcel Number (APN):** 180-220-020
3. **Current Use**: Early Education Program
4. **Size:** Approx 3.06-3.12 total acres. Acreage difference reflects difference in assessor office mapping vs GIS city mapping.
5. **General Plan and Zoning:** General Plan designates the parcel Low Density, which allows lower density residential development. Zoning is R-1-6 (Single Family).
6. **Property Description:** School site surrounded by residential development on all four sides.
7. **Appraisal:** 3D's real estate property analysis presented to 7-11 on February 10, 2026, but not confirmed by the committee, approximated the value of the property at $3.3 - $3.9 million. (p.10)
8. **Committee Recommendations:** 7-11 Committee recommends that the site be declared surplus.
9. **Priority Uses:** Long term lease of up to 99 years without an option to purchase for revenue production with the historic structure to be preserved to meet the requirements of the historic rehabilitation tax credits.
10. **Timing:** Phase I - Immediate
11. **Expanded Recommendation:** In regards to 2230 Lomitas Ave, Santa Rosa, CA 95404 (LELA), declare the site as:
    - Surplus with recommendation to pursue a long-term lease of up to 99 years without an option to purchase with the intent to generate revenue as noted above. The historic structure should be preserved to meet the requirements of the historic rehabilitation tax credits.
    - The Committee recognizes the significant historical and community value of the Lewis School campus and recommends that any future consideration of the property prioritize preservation of its historical integrity and longstanding educational legacy. Lewis School has served the Santa Rosa community since at least 1860 and has continuously evolved to meet the educational and social needs of generations of residents. The current building, constructed in 1922, represents an important historical resource reflecting the character and development of public education within Santa Rosa City Schools.
    - The following priority uses are believed to benefit students and the community of Santa Rosa: Continued partnership with Headstart, Sonoma CAN - Via Esperanza, and California Children's Services.
    - The District Board of Education should pursue this by promptly moving to dispose of the four Phase I properties for housing use once the regulatory surplus process is completed.



Herbert Slater Middle School

1. **Location:** 3500 Sonoma Ave.
   Santa Rosa, CA 95405

2. **Assessor Parcel Number (APN):** 013-170-002

3. **Current Use**: Vacant

4. **Size:** 20.22 to 20.62 acres. Acreage difference reflects difference in assessor office mapping vs GIS city mapping.

5. **General Plan and Zoning:** General Plan designates the parcel 350 Public/Institutional, which allows higher density housing (20-40 DU/acre) as noted above. Zoning is also Public/Institutional for this property.

6. **Property Description:** School site surrounded by residential development on all four sides.

7. **Appraisal:** 3D's real estate property analysis presented to 7-11 on April 14, 2026, but not confirmed by the committee, approximated the value of the property at $18.2 - 22.2 million. (p.11)

8. **Committee Recommendations:** 7-11 Committee recommends that the site be declared surplus.

9. **Priority Uses:** Long term lease up to 99 years for revenue without option to purchase, but action deferred for a period of three to five years to provide District with the opportunity to explore community uses with the City of Santa Rosa which, if successful, could modify the disposition of the property.

10. **Timing:** Prompt declaration of Surplus, with deferral of disposition for housing use for 3-5 years as noted above.

11. **Expanded Recommendation:** In regards to 3500 Sonoma Ave, Santa Rosa, CA 95405 (HSMS), declare the site as:

- Surplus with recommendation to pursue the possibility for community use through the City if financially and programmatically possible, on all or a portion of the site.
- Should community use not be financially and programmatically possible within a three to five year period, then dispose of all or part of the property for housing use with the intent to generate unrestricted general fund and other revenue taking advantage of flexible statutory provisions when long-term leases are used without options to purchase.



Hilliard Comstock Middle School

1. **Location:** 2750 West Steele Lane
   Santa Rosa, CA 95403

2. **Assessor Parcel Numbers (APN):** 015-550-008
   152-140-010

3. **Current Use**: Vacant

4. **Size:** Approx. 17.85-18.38 acres as to 2750 and 5.94-6.07 acres as to AP152-140-010, a total of 23.79-24.45 acres. Acreage difference reflects difference in assessor office mapping vs GIS city mapping.

5. **Zoning:** PI (City of Santa Rosa), Public & Institutional

6. **Property Description:** School site surrounded by either residential development &/or public parks.

7. **Appraisal:** 3D's real estate property analysis presented to 7-11 on April 14, 2026, but not confirmed by the committee, approximated the value of the property at $16.7 - 21.5. If softball fields stay in place, only 50% of site would be redeveloped with value of approximately $8.35 -10.75 million. (p.16)

8. **Committee Recommendations:** 7-11 Committee recommends that the site be declared surplus.

9. **Priority Uses:** Long term lease up to 99 years for revenue without option to purchase, but action deferred for a period of three to five years to provide District with the opportunity to explore community uses with the City of Santa Rosa which, if successful, could modify the disposition of the property.

10. **Timing:** Prompt declaration of Surplus, with deferral of disposition for housing use for 3-5 years as noted above.

11. Expanded Recommendation: In regards to 2750 W Steele Ln, Santa Rosa, CA 95403 (HCMS), declare the site as:

- Surplus with recommendation to pursue the possibility for community use through the City if financially and programmatically possible, on all or a portion of the site.
- Should community use not be financially and programmatically possible within a three to five year period, then dispose of all or part of the property for housing use with the intent to generate unrestricted general fund and other revenue taking advantage of flexible statutory provisions when long-term leases are used without options to purchase.

Steele Lane Elementary School



1. **Location:** 301 Steele Lane,
   Santa Rosa, CA 95403
2. **Assessor Parcel Number (APN):** 180-250-041
3. **Current Use:** School Site; TK-6
4. **Size:** Approx. 8.75-8.94 total acres. Acreage difference reflects difference in assessor office mapping vs GIS city mapping.
5. **General Plan and Zoning:** General Plan designates the parcel Public/Institutional, which allows higher density housing (20-40 DU/acre) as noted above. Zoning is also Public/Institutional.
6. **Property Description:** School site surrounded by either residential development &/or public parks.
7. **Appraisal:** 3D's real estate property analysis presented to 7-11 on April 14, 2026, but not confirmed by the committee, approximated the value of the property at $8.10 - $9.8 million. (p.6)
8. **Committee Recommendations:** 7-11 Committee recommends that the site be declared surplus.
9. **Priority Uses:** Long-Term lease up to 99 years without option to purchase for revenue production.
10. **Timing:** Phase I - Immediate
11. **Expanded Recommendations:** In regards to 301 Steele Ln, Santa Rosa, CA 95403 (SLES), declare the site as:
    - Surplus with recommendation to pursue a long-term lease of up to 99 years without an option to purchase with the intent to generate unrestricted general fund and other revenue taking advantage of flexible statutory provisions when long-term leases are used without options to purchase.
    - In determining the use of the property the District Board of Education should prioritize maximizing the financial return to the District to meet its most pressing educational needs.
    - The District Board of Education should pursue this by promptly moving to dispose of the four Phase I properties for housing use once the regulatory surplus process is completed.

Santa Rosa French American



1. **Location:** 1350 Sonoma Ave.
   Santa Rosa, CA 95405

2. **Assessor Parcel Number (APN):** 014-133-001
   014-133-026

3. **Current Use:** School Site; TK-6

4. **Size:** Approx. 3.77 acres as to 1350 Sonoma Avenue and .57-.61 for adjoining AP014-133—026, a total of 4.34-4.38 acres. Acreage difference reflects difference in assessor office mapping vs GIS city mapping.

5. **General Plan and Zoning:** General Plan designates 1350 Public/Institutional, which allows higher density housing (20-40 DU/acre) as noted above. Zoning is also Public/Institutional for this property. General Plan designates the adjoining property Low Density Residential, and zoning is R-1-6.

6. **Property Description:** School site surrounded by either residential development &/or public parks.

7. **Appraisal:** A real estate property analysis presented to 7-11 on February 10, 2026, but not confirmed by the committee, approximated the value of the property at $1.6 - $3.2 million. (p.15)

8. **Committee Recommendations:** 7-11 Committee recommends that the site be declared surplus.

9. **Priority Uses:** Long-Term lease up to 99 years without option to purchase for revenue production.

10. **Timing:** Phase I - Immediate

11. Expanded Recommendations: In regards to 1350 Sonoma Ave, Santa Rosa, CA 95405 (SRFACS), declare the site as:

- Surplus with recommendation to pursue a long-term lease of up to 99 years without an option to purchase with the intent to generate unrestricted general fund and other revenue taking advantage of flexible statutory provisions when long-term leases are used without options to purchase.
- In determining the use of the property the District Board of Education should prioritize maximizing the financial return to the District to meet its most pressing educational needs.
- The District Board of Education should pursue this by promptly moving to dispose of the four Phase I properties for housing use once the regulatory surplus process is completed.

VIII. Legal Definitions Informing the 7-11 Committee's Work

Surplus Land

Means land owned in fee simple by any local agency for which the local agency's government body takes formal action in a regular public meeting declaring that the land is surplus and not necessary for the agency's use. (Government Code § 54221(b)(1).)

Highest/Best Use

The highest and best use if the most profitable legally permissible use for which the property is physically, geographically, and economically adaptable. (*County of San Diego v. Rancho Vista Del Mar, Inc.* (1993) 16 Cal.App. 4th 1289, 1288.)

The highest and best use is defined as that use, among possible alternative uses, that is physically practical, legally permissible, market supportable, and most economically feasible…The appraiser must make a determination of highest and best use as part of the appraisal process. (*San Diego Gas & Electric Co. v. Schmidt* (2014) 288 Cal.App. 4th 1046, 1058.)

IX. Policy Considerations Guiding 7-11 Committee's Work

In preparation for its discussions and recommendations regarding each property, the Committee conducted a comprehensive review of applicable statutory requirements, fiscal policies, and long-term financial considerations impacting the District's real property assets. Particular attention was given to the provisions of California Education Code §17462, which governs the disposition and use of school property determined to be unnecessary for school purposes, and Education Code §17466, which restricts the deposit of proceeds derived from the sale or lease of surplus property into a district's General Fund except under limited statutory circumstances. The Committee considered how these legal frameworks influence the District's flexibility in utilizing real property assets to support ongoing operational and financial obligations.

The Committee also reviewed state-mandated minimum reserve requirements established under California's fiscal accountability framework for school districts, including reserve thresholds intended to ensure the District's ability to maintain fiscal solvency, respond to economic uncertainty, and address unforeseen operational expenditures. In addition, the Committee considered Board of Education goals and administrative practices related to maintaining prudent financial reserve levels beyond the statutory minimums in order to support long-term fiscal stability and organizational resilience.

Given the District's current and projected financial conditions, the Committee determined it was essential to evaluate all legally permissible opportunities for District-owned properties to contribute to the District's financial sustainability. This included exploring the potential for properties to generate ongoing or one-time revenue through leasing arrangements, joint-use opportunities, or other allowable property uses consistent with applicable Education Code provisions, Board policy, and the District's educational mission. Throughout its deliberations, the Committee sought to balance fiscal responsibility, preservation of future educational flexibility, and stewardship of public assets in the best interest of the District and community.

X. Method of Public Notification of the 7-11 Committee Hearing

The 7-11 Committee held a public hearing for community input concerning its findings and recommendations on May 12, 2026. The minutes of that hearing are included in **Attachment A**. The public was notified of that hearing by posting a notice of the hearing at the following locations at least 72 hours before the meeting:

- 110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

The public was also notified by posting a notice to the District Website at: https://www.srcschools.org, by sending electronically at least 72 hours before the meeting to the following persons: 7-11 Committee Members, all SRCS Staff Members, all District Board of Education members and all persons who have requested written notice of Board meetings.

At its meeting on May 18, 2026, the 7-11 Committee considered whether to approve the draft Report with or without amendments and voted to approve the Report in the form provided to the Board.

XI. 7-11 Committee Additional Considerations for the Santa Rosa City Schools Board of Education

The District Surplus Facilities Advisory 7-11 Committee hereby recommends the following additional considerations to the District Board of Education:

- The Committee discussed the importance of establishing a fiscally responsible framework for the allocation of future lease revenues derived from District-owned properties. In recognition of the District's current financial condition and the importance of maintaining long-term fiscal stability, the Committee considered a structured approach whereby lease proceeds deposited into the General Fund would include a dedicated allocation strategy to strengthen the District's financial reserves and address ongoing capital maintenance obligations.

  Specifically the Committee recommends directing, 80% of net lease revenues to unrestricted general fund uses, and 20% for reserve and deferred maintenance purposes. For a period of five years, or until a 10% board-designated reserve of operating expenses is achieved, the 20% allocation would be allocated to District general fund reserves. Thereafter the 20% would be allocated to replenish Fund 40 in order to support the ongoing preservation, repair and modernization of District facilities and infrastructure.

The members of the 7-11 Committee have appreciated the opportunity to serve the District and the Santa Rosa City Schools community in this important activity. At the forefront of the task was to develop a recommendation that would be in the best interest of the children of the Santa Rosa City Schools for generations to come.

Respectfully submitted,

Patti Cisco, Chair
District Surplus Facilities Advisory Committee

Appendix A: Meeting Agendas and Minutes
Appendix B: Documents Available to and Evaluated by the 7-11 Committee
Appendix C: Evaluation Reports prepared by 3D Strategies Inc.

Appendix A – Meeting Agendas and Minutes

Meeting 1: January 27, 2026

- Duties of the 7-11 Committee
- Review Meeting Norms
- Legal process to declare surplus property
- Brown Act Primer

Meeting 2: February 10, 2026

- Facilities Needs & Funding
- Enrollments & Demographics
- Agencies & Codes
- Site Specific Information - Lewis Early Learning Academy, Brook Hill Elementary School, Santa Rosa French American

Meeting 3: April 14, 2026

- Site Specific Information - Herbert Slater Middle School, Hilliard Comstock Middle School, Steele Lane Elementary School

Meeting 4: April 28, 2026

- Review Data Presented to Date
- Establish agreed upon framework for evaluation
- 7-11 Committee discussion on categorization & priority use of properties

Meeting 5: May 12, 2026

- 7-11 Committee discussion on categorization & priority use of properties
- Public Hearing

Meeting 6: May 18, 2026

- Additional Considerations for Recommendation
- Draft & Finalize Report
- Approve Final Report

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
January 27, 2026 5:30 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order

B. Roll Call

- Introductions
- Establishment of Quorum

C. Public Comments—Agenda and Non-Agendized Items

D. Selection of Vice Chairperson

E. Overview of :

- **Committee Responsibilities**
- **Group Norms**
- **Brown Act**

F. Parking Lot Questions

G. Next Steps

- February 10, 2026 - Facilities Information

H. Adjournment

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Minutes of the Regular Meeting Conducted on
January 27, 2026 5:30 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order - 5:35 pm

B. Roll Call

- Introductions

  Members each introduced themselves, spoke about their background and what drew them to participate in the committee. District consultants and staff each introduced themselves.

- Establishment of Quorum

  Patti Cisco reviewed housekeeping items regarding the dispersal of meeting materials and requested that committee members RSVP for each meeting so that it can be anticipated whether a quorum will be met.

  Staff clarified that questions that arise between meetings can be sent to facilities@srcs.k12.ca.us. Each meeting will be filmed and will be shared with members who miss the meeting for any reason. Members are requested to watch the recording of any meetings that they miss.

C. Public Comments—Agenda and Non-Agendized Items

No public comment was received.

D. Selection of Vice Chairperson

Jennie Bruneman nominated Hugh Futrell, seconded by Efren Carrillo. No other nominations. Jeffrey Tibbets was absent. All others in favor.

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

E. Overview of :

- **Committee Responsibilities**
- **Group Norms**
- **Brown Act**

Jennifer Gibb presented on the above topics. Shayna Kirk requested confirmation that Brown Act materials provided to the committee included the most recent legislative changes. Staff confirmed yes.
Jennifer Gibb provided an overview on the surplusing process and allowances for the surplus proceeds.
Jennifer Bruneman asked who our state facilities funding consultants are and whether they will be attending the meetings. Staff answered that King Consulting are the district's state facilities funding consultants and it was unknown whether they would be attending future committee meetings.
Hugh Futrell asked for clarification on whether the purpose of the committee was to not only recommend the surplus or the lease of a property but also under what circumstances and for what potential uses. Jennifer Gibb confirmed yes.
Hugh Futrell asked a follow up question regarding the information presented about lease proceeds and whether it also applies to sale proceeds from a property. Jennifer Gibb confirmed yes.
Shayna Kirk asked whether there was current interest or offerings that has been made on the properties. Jennifer Gibb clarified that no, there was not concrete offering that had been made, staff would simply be presenting potential opportunities for the properties such as lease, workforce housing etc.
Efren Carrillo asked if a committee member had interest in any of the properties would they be conflicted out from participating in future discussions.Jennifer Bruneman requested that this question be answered by the district's legal counsel due to conflicting opinions on how to proceed. Hugh Futrell requested that the record show that his company would not be making any proposals of any kind regarding any of the properties. Jennifer Klose further requested the legal provide guidance on the timing of said interest or engagement with the properties.

F. Parking Lot Questions

Parking Lot questions were presented. Jennifer Gibb explained that answers to the questions would be generated and posted to the district's website for review. The goal would be to have answers posted and shared with the committee 72 hours prior to the next meeting.
Jennifer Bruneman expressed concern that the meetings were not scheduled long enough and that there be consideration to extending the meetings as needed.
Robert Chandler asked why Steel Lane and Slater Middle were not included in the current scope of the committee. Felicia Silveira answered that at this time the board has only tasked the committee with reviewing these three properties, and that as other

properties arise for review the committee may be reconvened.
Jennifer Bruneman asked whether there is a regulatory requirement to review a property once it is unoccupied. Jennifer Gibb explained no, there is a form required to submit to the state reporting that the property is unused, but no requirement to start the 7-11 process.
Jennifer Klose asked whether questions were required to be submitted in writing. Jennifer Gibb clarified no, staff would be taking notes but it was encouraged to submit them in writing as a follow up.
Hugh Futrell expressed concern regarding the written responses and the limitations thereof not allowing for what he felt was proper discourse between the committee and relevant staff or amongst committee members themselves.
Jennifer Klose asked whether the committee's recommendations would include whether proceeds were to be allocated to the general fund or to facilities funds. Jennifer Gibb clarified that the committee is welcome to include it but it is not required.
Jennifer Klose requested general information be included in the next presentation regarding the facilities maintenance needs as outlined in the Facilities Master Plan.
Patti Cisco suggested that Parking Lot Questions remain as an agenda item for further discussion on future agendas.
Jennifer Bruneman asked where the parking lot questions are coming from? She also expressed a desire to have a weekly update on any potential questions or answers. Hugh Futrell commented that the current parking lot questions came from him. Jennifer Bruneman further asked if there is a way for the community to ask questions or engage with the process. Felicia Silveira confirmed that there is a link to the facilities@srcs.k12.ca.us email on the district's webpage pertaining to the 7-11 Committee process. This email is included for community members to send their questions to as they arise.
Ryan Partika asked whether recommendations would be made as a whole for all three properties or whether each property could have their own recommendation? Jennifer Gibb confirmed that each property could have their own outcome/ recommendation.

G. Next Steps

- February 10, 2026 - Facilities Information

  Efren Carrillo mentioned that he has a conflict with the March 17, 2026 meeting due to Spring Break. Robert Chandler proposed moving it to the following week, March 24, 2026. Jennifer Bruneman motioned, and Shayna Kirk seconded. Jeffrey Tibbetts was absent. All others in favor.

  Jenni Klose motioned that the chair or vice chair (in the chair's absence) act as spokesperson for the committee in regards to media inquiries, and that other committee members direct all media questions to the chair or vice chair for the duration of the process. Seconded by Hugh Futrell. Jeffrey Tibbetts was absent. All others in favor.

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Facilities, Maintenance, & Operations

Robert Chandler asked for reading material regarding the transfer of sale or lease proceeds into the general fund. Jennifer Gibb and Felicia Silveira directed Robert to the education code 17642 and elaborated that more information would be provided on this in the next meeting.

H. Adjournment - 6:55 pm

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
February 10, 2026 5:30 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order

B. Roll Call

- Establishment of Quorum

C. Approval of Minutes - 01.27.2026

D. Public Comments—Agenda and Non-Agendized Items

E. Overview of Facilities:

- Facilities Needs & Funding
- Enrollments & Demographics
- Agencies & Codes
- Site Specific Information

F. Parking Lot Questions

- Questions received between 1/28/26-02/06/26
- Discussion on Questions Answered

G. Next Steps

- March 24, 2026 - Discussion

H. Adjournment

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
February 10, 2026 5:30 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order - 5:30 p.m.

B. Roll Call

- *Announcement: Shayna Kirk resigned from the committee.*
- Establishment of Quorum
  - *All Present*

C. Approval of the Minutes - 01.27.2026 and the 02.10.2026 Agenda

- *Motioned by Hugh Futrell, Seconded by Ryan Partika*
- *Roll call vote: All in favor*

D. Public Comments—Agenda and Non-Agendized Items

- *No public comment was received*

E. Overview of Facilities:

- Facilities Needs & Funding
  - *Patricia confirmed that the volume of information to be presented meant the meeting's focus was on gathering all questions, not discussion. All questions would be tracked; those that could not be answered immediately would be addressed later in the parking lot section.*
  - *Facilities Funding: Jennifer Gibb explained the different funding options that we are able to use for facilities and Capital Improvements. Felicia Silveira & Jennifer Gibb explained further the impacts to facilities funding based on the district's current budgetary constraints, including the leveraging of funds from Fund 40, Fund 14 and Fund 25 in the proposed budget.*
  - *The committee reviewed information on Education Code 17462 which governs the spending of sale or lease revenues generated from surplused sites and restricts it to only capital outlay needs. Jennifer Gibb and Felicia Silveira reviewed the potential likelihood that the district would be able to qualify for exemptions through Education Code 17462 and the opportunity costs of pursuing the exemption in regards to state funding.*

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Executive Director
Facilities, Maintenance, & Operations

- Enrollments & Demographics
  - *Information was pulled from the current approved Facilities Master Plan (FMP) approved in 2023. This information was presented to the School Consolidation Advisory Committee as well. The district is currently working on an updated FMP which will update the figures presented.*
- Agencies & Codes
  - *Jennifer Gibb and Felicia Silveira presented on the different agencies, codes, and challenges that are associated with facilities and capital outlay projects. These include the Division of the State Architect (DSA) and corresponding IR EB-4/ IR A22; California Department of Geological Survey (CGS) and corresponding Alquist-Priolo Act. Four of our sites are located in the Alquist-Priolo Zone.*

- Site Specific Information
  - *Dominic Dutra and Dan Morral from 3D Strategies Inc. presented the report prepared for the three properties. They discussed their findings regarding valuation and best use recommendations with the committee.*

- 7:22 p.m. Motion to extend the meeting to 8:00 p.m
  - *Motioned by Jennifer Bruneman, seconded by Robert Chandler.*
  - *Roll Call Vote: All in favor.*

F. Parking Lot Questions

- *The committee discussed questions answered. Additional information was requested regarding the remaining properties that are slated to be closed, or that are already closed. The committee chair stated that she would approach the board and/or board president for more information on when/if these properties will be brought into the purview of the committee.*

G. Adjournment - 8:00 p.m.

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
April 14, 2026 5:30 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order

B. Roll Call

- Establishment of Quorum

C. Approval of Minutes - 02.10.2026 and approval of Agenda - 04.14.2026

D. Public Comments—Agenda and Non-Agendized Items

E. Overview of Facilities:

- Site Specific Information

F. Parking Lot Questions

- Questions received between 02/06/26-4/10/26
- Discussion on Questions Answered

G. Next Steps

- April 28, 2026 - Discussion/ Report Rough Draft

H. Adjournment

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
April 14, 2026 5:30 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order - 5:33 p.m.

B. Roll Call

- *Establishment of Quorum*
- *Efren Carrillo arrived @ 5:41 p.m.*
- *Ryan Partika Absent*

-

C. Approval of Minutes - 02.10.2026 and approval of Agenda - 04.14.2026

- *Motioned by Jennifery Bruneman, Seconded by Hugh Futrell*
- *Roll call vote: 6 yes, 2 abstain (Efren Carrillo & Ryan Partika)*

D. Public Comments—Agenda and Non-Agendized Items

- *No public comment was received.*

E. Overview of Facilities:

- Site Specific Information
  - *Dominic Dutra from 3D Strategies Inc. presented the report prepared for the three properties that were added to the committee's scope. He discussed his findings regarding valuation and best use recommendations with the committee.*
  - *The group discussed legal factors that can be taken into consideration when negotiating a potential sale including but not limited to: the Naylor Act, Quimby Act, existing easements/ use agreements that may pertain to the properties, and city wide housing quotas.*

F. Parking Lot Questions

- Questions received between 4/11/2026 - 4/24/2026
  - *Discussion on Questions asked and preliminary information that has been gathered in efforts of posting final answers.*

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Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

G. Next Steps

- April 28, 2026 - Discussion/ Report Rough Draft
- May 12, 2026 - Finalize Rough Draft
    - *For the next meetings the committee agreed to extend the length to three hours and adjust the start and end times to 5 pm - 8 pm.*

H. Adjournment - 6:27 p.m.

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
April 28, 2026 5:00 p.m. - 8:00 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order

B. Roll Call

- Establishment of Quorum

C. Approval of Minutes - 04.14.2026 and approval of Agenda - 04.28.2026

D. Public Comments—Agenda and Non-Agendized Items

E. Discussion:

- Surplus, Lease or Keep for each proposed site
- Priority Uses, Terms and Conditions for each proposed site
- Format of Report Rough Draft

F. Parking Lot Questions

- Questions received between 04/11/26-4/24/26
- Discussion on Questions Answered

G. Next Steps

- May 12, 2026 - Discussion/ Report Rough Draft

H. Adjournment

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
April 28, 2026 5:00 p.m. - 8:00 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order - 5:05 p.m.

B. Roll Call

- *Establishment of Quorum*
- *Jeffrey Tibbetts arrived @ 5:07 p.m.*

C. Approval of Minutes - 04.14.2026 and approval of Agenda - 04.28.2026

- *Motioned by Jen Klose, Seconded by Jennifer Bruneman*
- *Roll call vote: 7 yes, 1 abstention*

D. Public Comments—Agenda and Non-Agendized Items

E. *No public comment was received.*

F. Discussion:

- Surplus, Lease or Keep for each proposed site

- *Felicia Silveria presented a recap of the information shared with the committee to date, along with sharing the newly board-approved (4/22/2026) updated Facilities Master Plan that reflects all the information of post-school closures, updated Demographic Study & Enrollment, Capacity Analysis, and updated Bond Implementation Plan.*
- *Each member provided an overview of their initial thoughts and considerations moving into the categorization of properties. The group discussed commonalities in their initial thoughts and approach. Initial thoughts regarding use of properties included: housing, further district uses, civic partnerships with the city mainly for recreational use, uses for potential non-profit partners.*
- *It was decided by the committee that each property would be considered firstly by recommendation - sale or keep, then by priority use, and lastly by phase of timing.*

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- *In regards to Education Code 17462 the committee discussed its implications in conjunction with potential recommendations and requested information on the following: Is the board required to* appeal *for a separate waiver for each property sold and if so, does the 10 year moratorium on state funding start over for each waiver needed? When does the 10 year timeline start? For example if the district were to apply for a waiver now, but properties don't sell for a number of years, would the time start from when the waiver was granted or when the funds were actually transferred to the general fund?*

- Priority Uses, Terms and Conditions for each proposed site
- *The committee discussed and moved accordingly on the following three properties:*
    1. *Brook Hill and Steele Lane are to be recommended for sale with the priority use going to housing. This is recommended to take place in Phase I, recommended under immediate action by the Board of Education. Motioned by Jennifer Bruneman and seconded by Hugh Futrell. All in favor.*
    2. *Santa Rosa French American is to be recommended for sale with the priority use going to housing first, with second priority use being for a Community Serving Non-Profit and/or Civic Partnership. Motioned by Jen Klose and seconded by Jennifer Bruneman.*
- Format of Report Rough Draft
- *The committee did not discuss the format of the report. No comments were made regarding the rough draft provided.*

G. Parking Lot Questions

- Questions received between 04/11/26-4/24/26
- Discussion on Questions Answered

- *No questions were received in this period and thus no discussion was had.*

H. Next Steps

- May 12, 2026 - Discussion/ Report Rough Draft

- *It was decided that an additional meeting would be needed beyond the May 12, 2026 meeting. To be scheduled on May 12, 2026.*

I. Adjournment - 7:55 PM

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
May 12, 2026 5:00 p.m. - 8:00 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order

B. Roll Call

- Establishment of Quorum

C. Approval of Minutes - 04.28.2026 and approval of Agenda - 05.12.2026

D. Public Comments—Agenda and Non-Agendized Items

E. Public Hearing

F. Parking Lot Questions

- Questions received between 04/28/26-05/08/26

G. Discussion:

- Surplus, Lease or Keep for each proposed site
- Priority Uses, Terms and Conditions for each proposed site
- Format of Report Rough Draft

H. Next Steps

- Schedule Next Meeting

I. Adjournment

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Minutes for Regular Meeting
May 12, 2026 5:00 p.m. - 8:00 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order - 5:04 p.m.

B. Roll Call

- *Establishment of Quorum*
- *Jenni Klose arrived @ 5:16 p.m.*

C. Approval of Minutes - 04.28.2026 and approval of Agenda - 05.12.2026

- *Motioned by Jennnifer Bruneman, Seconded by Hugh Futrell*
- *Roll Call vote: 7 yes, 1 abstain (Jenni Klose)*

D. Public Comments—Agenda and Non-Agendized Items

- *No public comment was received.*

E. Public Hearing - Opened @ 5:06 p.m.

- *No public comment was received.*
- *Closed @ 5:07 p.m.*

F. Parking Lot Questions

- Questions received between 04/28/26-05/08/26

  Question 1, clarification regarding the waiver and the timing of the 10 years, etc., has been sent to OPSC, and we still have not received an answer. As soon as the information is received, it will be shared with the committee. Questions 2-5 were answered and listed in the 5/12/2026 presentation. Felicia Silveira clarified # 4, after receiving information from the district's legal team. As long as the properties are not coupled with a lease-to-purchase option, the lease's revenue can be transferred to the general fund. Clarification from the 4/28/2026 meeting: All elementary sites are indeed located in both the elementary and high school boundaries.

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Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

G. Discussion:

- Surplus, Lease or Keep for each proposed site

  The committee discussed at great length the different aspects of the lease options and how the revenue could be used for the general fund. The committee reviewed motions and recommendations passed during the 4/28/26 meeting for accuracy. They were confirmed. Robert Chandler called a motion to add a second option to his vote for Steele Lane ES to be used as a temporary location for the District Office, while still surplus to the property. After discussion around the current District Office design build contract passed by the board in June of 2025, costs and implications of the Stony Point lease, and funds expended to date, this motion was withdrawn.

- Priority Uses, Terms and Conditions for each proposed site

  The committee discussed and moved accordingly on the following properties:

  *1. **Hilliard Comstock** - Surplus (all in favor). - First Priority: After surplus, the possibility for community use through the City should be pursued if financially and programmatically possible on all or a portion of the site. Second Priority: Exploring revenue-generating uses through leases without the option to buy. Phasing: Phase 2 - Apply a period of 3-5 years.*

  - *First Priority Use: motioned by Hugh Futrell, seconded by Robert Chandler, Roll Call Vote - All in Favor. Motion passed.*
  - *Second Priority Use: Motioned by Jeffrey Tibbett, seconded by Jennifer Bruneman. Roll Call Vote - Six in Favor, Two Against (Efren Carrillo & Jenni Klose). Motion passed.*
  - *Phasing: Motioned by Jennifer Bruneman, seconded by Ryan Partika. Roll Call Vote - All in Favor. Motion passed.*

  *2. **Herbert Slater** - Priority Use: Property would be disposed of through a long-term lease up to 99 years for revenue without option to purchase after the phase period, and during the interim period, prior to disposition opportunities with the city for public use, should be explored, and if successful, could modify the disposition of the property. Phasing: Phase 2 - Apply a period of 3-5 years.*

  - *Motioned by Hugh Futrell, seconded by Efren Carrillo. Roll Call Vote - All in Favor. Motion passed.*
  - *Phasing: Motioned by Jennifer Bruneman, seconded by Hugh Futrell. Roll Call Vote - All in Favor. Motion passed.*

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Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

3. ***Lewis*** *- Priority Use: The property to be disposed of through a long-term lease of up to 99 years without an option to purchase for revenue production, with the historic structure preserved to meet the requirements of the historic rehabilitation tax credits. Phasing: Phase 1 - Immediate.*

- *Motioned by Hugh Futrell, seconded by Jennifer Bruneman. Roll Call Vote - Seven in Favor, One Against (Patti Cisco). Motion passed.*
- *Phasing: Motioned by Hugh Futrell, seconded by Jennifer Bruneman. Roll Call Vote - Six in Favor, Two Against (Patti Cisco & Jeffrey Tibbets). Motion passed.*

4. ***Brook Hill, Santa Rosa French American, and Steele Lane*** *- Amend the previous recommendations from 4/28/2026 to apply the same recommendation used for Lewis, excluding the historical reference. Priority Use: The property to be disposed of through a long-term lease of up to 99 years without an option to purchase for revenue production. Phasing: Phase 1 - Immediate.*

- *Motion by Patti Cisco, seconded by Jenni Klose. Roll Call Vote - All in Favor. Motion passed.*

5. Additional Considerations - *All Lease Revenue that can be transferred to the general fund, Funding priority: If able to secure long-term leases on any or all properties, 20% be allocated from the lease to go towards establishing a 10 % reserve within a period of 5 years that the reserve needs to be met, and then the 20% will go to Fund 40.*

- *Motion by Jenni Klose, seconded by Jeffrey Tibbett, amended by Jennifer Bruneman, accepted by Jenni Klose, seconded by Hugh Futrell. Roll Call Vote - Seven in Favor, One Against (Efren Carrillo). Motion passed.*

- Format of Report Rough Draft
  - *Felicia Silveira will draft up a rough draft of the report for the committee to review and discuss, along with any updates or changes to be made at the following meeting on May 18, 2026, leading to the final document that will go to the board.*

H. Motion to extend the meeting for 15 minutes till 8:15 p.m.

I. *Motioned by Jennifer Bruneman, Seconded by Hugh Futrell. All in Favor.*

J. Next Steps

- Schedule Next Meeting
  - May 18, 2026, 5 - 8 p.m.

K. Adjournment - 8:15 p.m.

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
May 18, 2026 5:00 p.m. - 8:00 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order 5:04 p.m.

B. Roll Call

- Establishment of Quorum

C. Approval of Minutes - 05.12.2026 and approval of Agenda - 05.18.2026

D. Public Comments—Agenda and Non-Agendized Items

E. Discussion:

- Additional Recommendations for Consideration
- Review Report Rough Draft
- Finalize Report

F. Next Steps

- Board Meeting - May 27, 2026

G. Adjournment

SANTA ROSA CITY SCHOOLS

Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee
Agenda for Regular Meeting
May 18, 2026 5:00 p.m. - 8:00 p.m.
Location: District Office Training Room
110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order - 5:04 p.m.

B. Roll Call

- *Establishment of Quorum*
- *Robert Chandler & Ryan Partika absent*

C. Approval of Minutes - 05.12.2026 and approval of Agenda - 05.18.2026

- *Motioned by Jennie Bruneman, Seconded by Hugh Futrell*
- *Roll Call vote: 6 yes, 2 abstain (Robert Chandler & Ryan Partika)*

D. Public Comments—Agenda and Non-Agendized Items

- *No public comment was received.*

E. Discussion:

- Additional Recommendations for Consideration

Felicia Silveira brought forth Robert Chandler's email with his recommendations for consideration, as he was unable to attend. The committee discussed the recommendations in depth, but no motion was made.

- Review Report Rough Draft

Felicia Silveira informed the committee that the finalized recommendation from the committee was scheduled to go to the Board on May 27, 2026, as a discussion/action item. She also shared the suggested language changes that Hugh Futrell sent.

The committee discussed how to review the draft report and decided to go section by section.

SANTA ROSA CITY SCHOOLS

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Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

- *Section I: Executive Summary- 4th paragraph*
  - *Motion to add Hugh's language in the 4th paragraph*
    - *Motioned by Jenni Klose, Seconded by Jennie Bruneman. Vote all in favor, motion passes 6,0.*
  - *A motion was made to amend the previous motion to add Hugh's language in the 4th paragraph to add after unrestricted general fund "(80%) and replenishment of district reserves and fund 40 (20%).*
    - *Moved by Jennie, Hugh seconded- all in favor, motion passes 6.0.*

- *Section III: 7-11 Committee Membership paragraph and chart.*
  - *Jennifer requested a change to be called Jennie, and a correction to District WSCUHSD Efren Carrillo motioned to accept the changes requested.*
    - *Motioned by Efren Carrillo, Seconded by Jennie Bruneman. Vote all in favor, motion passes 6,0.*
  - *A motion was made to include a small bio in the chart for each member to show their expertise and past experiences, which aided them in representing the whole community.*
    - *Motioned by Jennie Bruneman, Seconded by Jenni Klose. Vote all in favor, Motion passes 6,0.*
  - *Motioned to add "housing uses" after the phrase " fair market value.*
    - *Motioned by Hugh Futrell, Seconded by Jenni Klose. Vote all in favor, motion passes 6,0.*

- *Section VII: Property Description*
  - *Motion to add after date "but not confirmed by the committee" prior to Approximated the value…*
    - *Motioned by Jenni Klose, Seconded by Hugh Futrell. Vote all in favor, motion passes 6,0.*
  - *Motion to approve Hugh's written recommendations for Brook Hill, Lewis, Steele Lane, Santa Rosa French American Charter as written, and Herbert Slater and Comstock for 4,5,&7.*
    - *Jennie Bruneman moved & Hugh seconded. Vote all in favor, motion passed 6,0.*
  - *Motion for each property description page to add a Number 11 - Expanded Recommendation to the page with a smaller picture as well also adding Hugh's revisions to Section 11 (B) of the rough draft to the site pages under Number 11.*
    - *Motioned by Hugh Futrell, Seconded by Jennie Bruneman. Vote all in favor, motion passes 6.0.*

SANTA ROSA CITY SCHOOLS

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Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

- *Section XI: 7-11 Committee Findings*
  - *Moved 11 B over to the site page, but not 11 C - Additional Recommendations.*
    - *Motioned by Jenni Klose, Seconded by Hugh Futrell. All in favor, motion passes 6.0.*
  - *Moved to Insert "for housing use" into the 2nd small bullet point under section 11 b for recommendations pertaining to BHES, SRFACS, LELA, and SLES"*…should pursue this by promptly moving to dispose of the four Phase I properties "**for housing use"**once the regulatory surplus process is completed"
    - *Moved to Insert "for housing use" into the 2nd small bullet point under section 11 b for recommendations pertaining toHCMS & HSMS:*
      - "Should community use not be financially and programmatically possible within a three to five year period, then dispose of all or part of the property **for housing use** with the intent to generate unrestricted general fund and other revenue taking advantage of flexible statutory provisions when long-term leases are used without options to purchase."
        - *Moved by Jenni Klose, Seconded by Jennie Bruneman. Vote all in favor, motion passes 6,0.*
- Finalize Report
  - *A motion to approve the final draft report with all the amendments and revisions added as discussed in the 5/18/2026 meeting was brought to the committee by Jennie Bruneman.*
    - *Motioned by Jennie Bruneman, Seconded by Jenni Klose. All in favor, motion passes 6,0.*

F. Next Steps

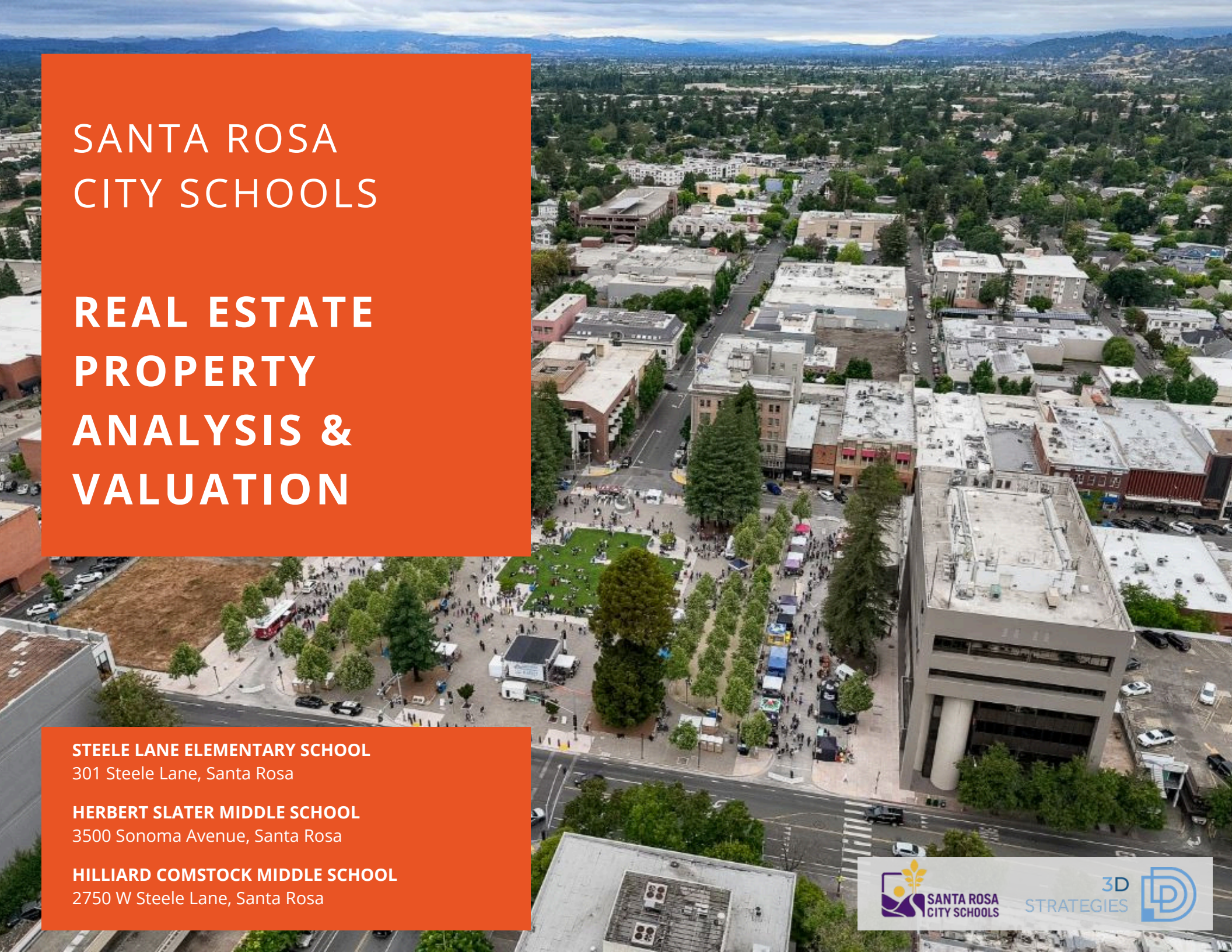
- Board Meeting - May 27, 2026

G. Adjournment - 6:54 p.m.

Appendix B – Documents Available to and Evaluated by the 7-11 Committee

1. Committee Member List
2. Resolutions passed on 10/22/2026 and 01/28/2026
3. Robert's Rules User Guide
4. Property at
   - 1847 & 1850 Vallejo St, Santa Rosa, CA 95404 (BHES)
   - 2230 Lomitas Ave, Santa Rosa, CA 95404 (LELA)
   - 3500 Sonoma Ave, Santa Rosa, CA 95405 (HSMS)
   - 2750 W Steele Ln, Santa Rosa, CA 95403 (HCMS)
   - 301 Steele Ln, Santa Rosa, CA 95403 (SLES)
   - 1350 Sonoma Ave, Santa Rosa, CA 95405 (SRFACS)
      a. Overview Property Description
      b. Appraisal Report
5. Facilities Master Plan Data
6. FAQ
7. Template for Report Board Recommendations
8. Correspondence with the Committee
      a. Correspondence with Committee

Appendix C: Evaluation Reports prepared by 3D Strategies Inc.



SANTA ROSA
CITY SCHOOLS

REAL ESTATE PROPERTY ANALYSIS & VALUATION

STEELE LANE ELEMENTARY SCHOOL
301 Steele Lane, Santa Rosa

HERBERT SLATER MIDDLE SCHOOL
3500 Sonoma Avenue, Santa Rosa

HILLIARD COMSTOCK MIDDLE SCHOOL
2750 W Steele Lane, Santa Rosa

SANTA ROSA CITY SCHOOLS

3D STRATEGIES

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301 Steele Lane, Santa Rosa

10 **HERBERT SLATER MIDDLE SCHOOL**
3500 Sonoma Avenue, Santa Rosa

15 **HILLIARD COMSTOCK MIDDLE SCHOOL**
2750 W Steele Lane, Santa Rosa

20 **LAND SALES COMPARABLES**

21 **SUMMARY OF RECOMMENDATIONS**

22 **DISCLAIMER AND REFERENCES**

3D STRATEGIES

PEAK FACILITY PARTNERS

THE REPORT IS PREPARED BY:

3D STRATEGIES
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DDUTRA@3DSTRATEGIES.COM / 510.366.9931
BRE LICENSE NO. 00963281

IN CONJUCTION WITH:

PEAK FACILITY PARTNERS
DAN MORRAR
DAN@PEAKFACILITYPARTNERS.COM / 323.426.6040
BRE LICENSE NO. 001716132

OVERVIEW MAP

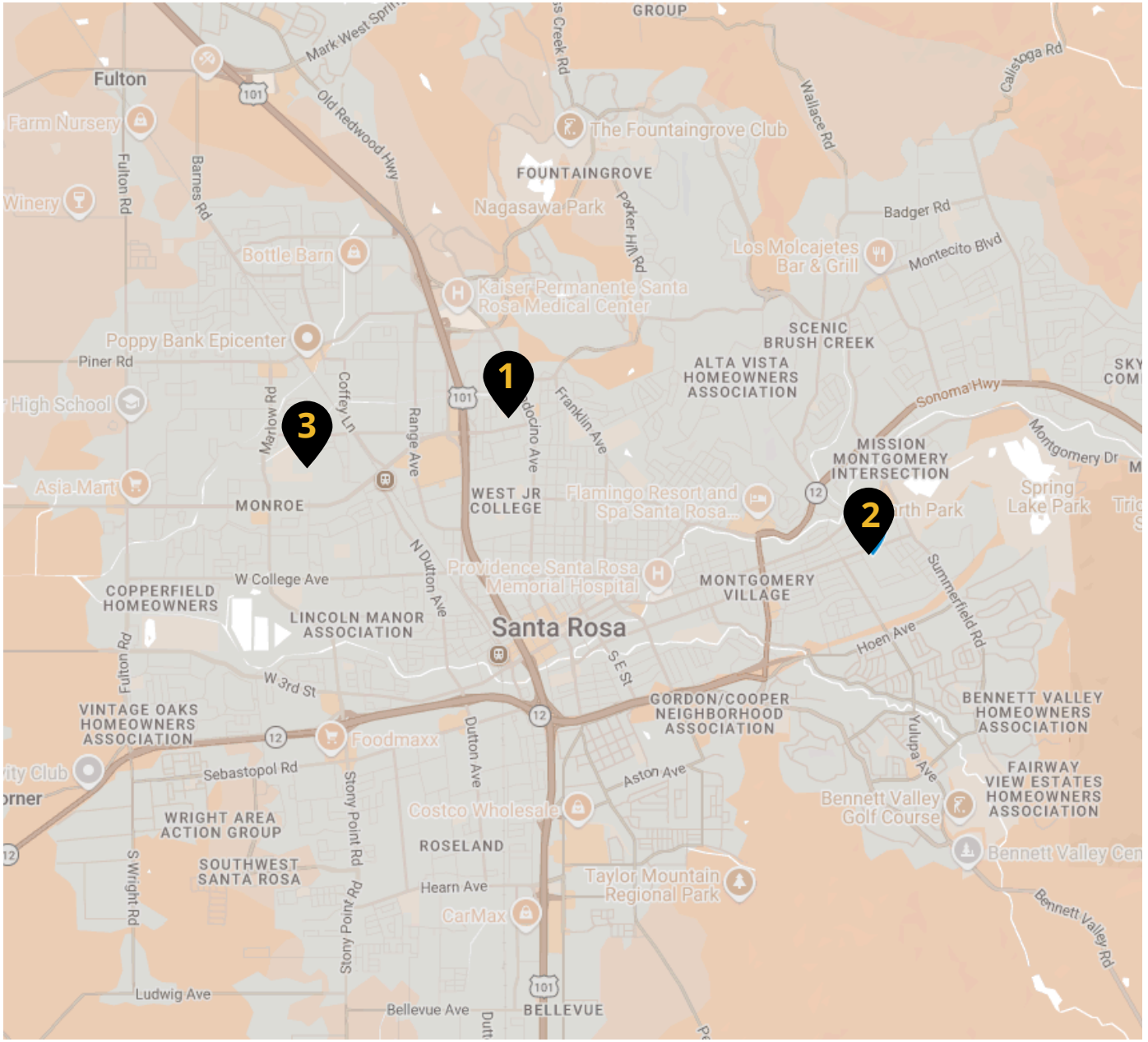


OVERVIEW MAP

1 **STEELE LANE ELEMENTARY SCHOOL**
301 Steele Lane, Santa Rosa

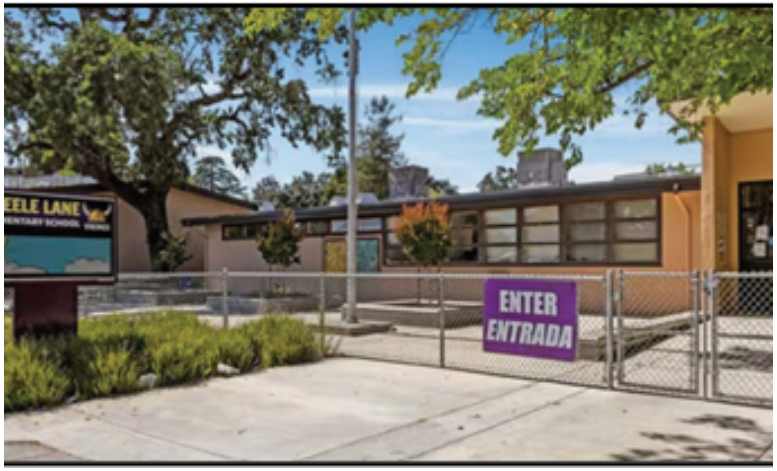
2 **HERBERT SLATER MIDDLE SCHOOL**
3500 Sonoma Avenue, Santa Rosa

3 **HILLIARD COMSTOCK MIDDLE SCHOOL**
2750 W Steele Lane, Santa Rosa



PROPERTY OVERVIEW

301 STEELE LANE | SANTA ROSA





SITE AREA:	Approx. 8.95 Acres
BUILDING SIZE:	Unknown*
APN:	180-250-041
ZONING:	PI (City of Santa Rosa)
GENERAL PLAN:	Public / Institutional

ZONING

PI (PUBLIC AND INSTITUTIONAL) DISTRICT

The PI zoning district is applied to areas appropriate for public facilities, utilities, hospitals, and public assembly facilities including: public schools, libraries, government offices, etc. The PI zoning district is consistent with and implements the Public/Institutional land use designation of the General Plan.

Municipal Code

- Public/Institutional

Zoning Requirements Link

Zoning/General Plan
Interactive Map



GENERAL PLAN

PUBLIC / INSTITUTIONAL

An area or cluster of governmental or semi-public facilities, such as hospitals, utility facilities, and government office centers, etc. Minor governmental offices located in a private building, places of religious assembly not occupying extensive land areas, and similar facilities are not shown on the General Plan Diagram. New facilities may be appropriate in any land use category based on need and subject to environmental review.



Santa Rosa General Plan 2050

General Plan Land Use Section

**Santa Rosa City Schools Facilities Master Plan 2023 lists the building SF as 91,702 SF - to be confirmed*

Source: Santa Rosa City Schools Facilities Master Plan 2023

OVERVIEW & ANALYSIS

301 STEELE LANE | SANTA ROSA

The General Plan land use designation for 301 Steele Lane is Public/Institutional. Based on the Public and Institutional zoning district, there are a limited number of uses either allowed by right or conditionally. Permitted uses (with zoning clearance), include libraries, museums, parks and playgrounds, public theaters and auditoriums, child day care centers, government and accessory offices and various medical service uses. The uses allowed conditionally or with a minor conditional use permit are public or private schools, sports and entertainment assembly facilities, community care facilities, restaurants, medical services (hospital, doctor office), professional office uses, organizational houses and transitional housing.

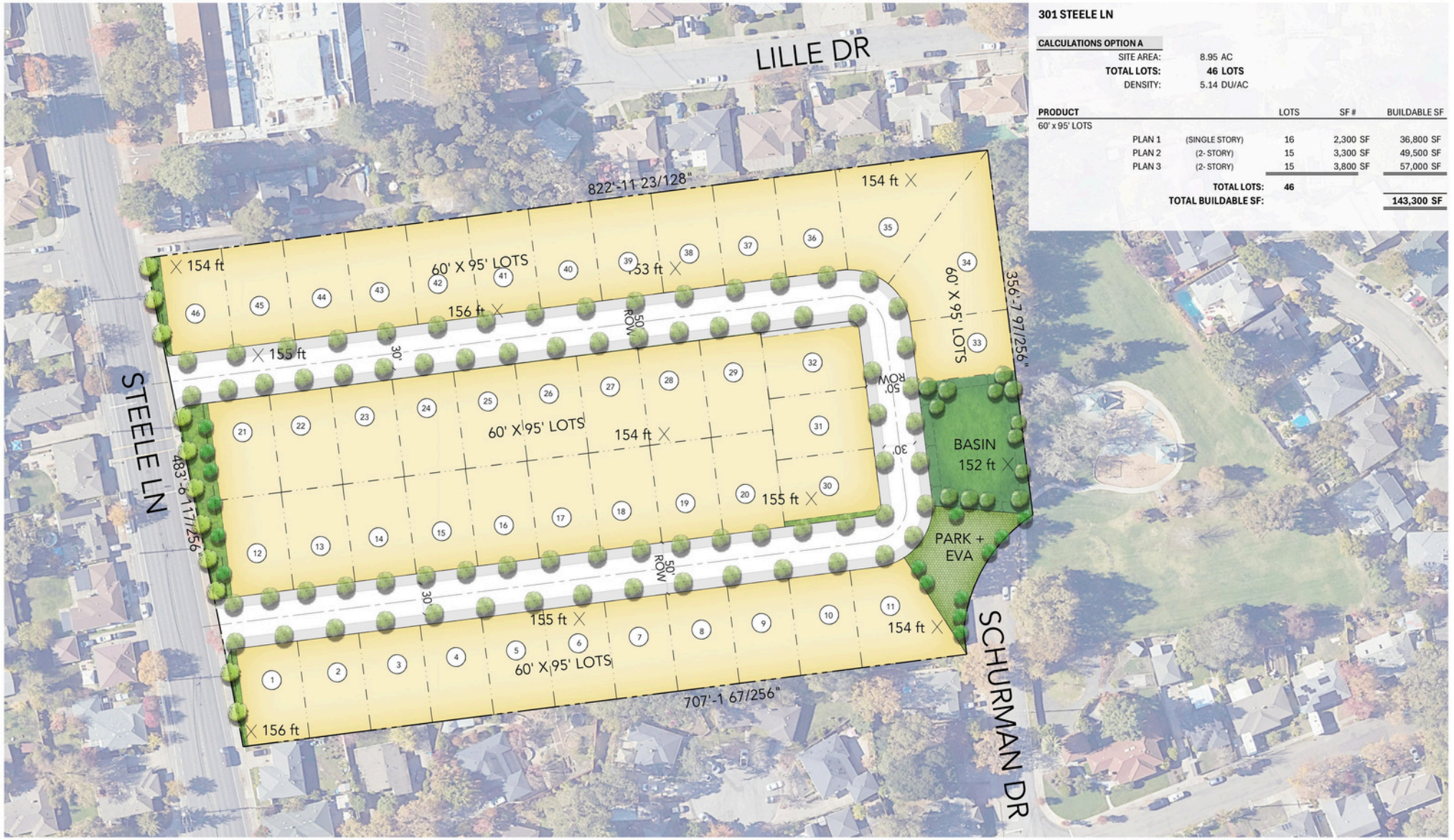
We believe the pool of users for the permitted uses or conditionally permitted uses would be very small and mostly consist of non-profits, which historically do not yield significant rental income. Additionally, given the larger size of the property, we believe it would be unrealistic that a single user lease or purchase the entire site. Based on our experience, managing a co-location or multiple users on this property would be a challenge for any school district.

In our opinion, the highest and best use of 301 Steele Lane would be to seek a General Plan Amendment and rezone to allow the property to be redeveloped as residential. There are various residential product types and densities that could be studied for the subject property. It should be noted that our opinion is based on the assumption that there is a path to a General Plan Amendment and rezone to residential which may or may not be the case.

To illustrate potential development scenarios, 3D Strategies engaged Urban Arena to prepare two conceptual site plans: one reflecting densities consistent with the surrounding neighborhood and a second with increased density. These schemes are shown on the following pages.

In looking at land sales throughout the City of Santa Rosa, we believe values for the subject property could range from $900,000 to $1,100,000 per acre equating to approximately $8.1MM to $9.8MM.

This valuation seems to align with basic high-level residual land value analysis for the lower density conceptual site plan prepared by Urban Arena, which proposes 46 single family lots. Further analysis is needed to understand if there are any additional constraints, limitations or other factors that could affect the property's use, development or market value.



301 STEELE LN

CALCULATIONS OPTION A

SITE AREA:	8.95 AC
TOTAL LOTS:	**46 LOTS**
DENSITY:	5.14 DU/AC

PRODUCT			LOTS	SF #	BUILDABLE SF
60' x 95' LOTS					
	PLAN 1	(SINGLE STORY)	16	2,300 SF	36,800 SF
	PLAN 2	(2- STORY)	15	3,300 SF	49,500 SF
	PLAN 3	(2- STORY)	15	3,800 SF	57,000 SF
		TOTAL LOTS:	**46**		
		TOTAL BUILDABLE SF:			**143,300 SF**

301 STEELE LN - SANTA ROSA

SANTA ROSA | CA

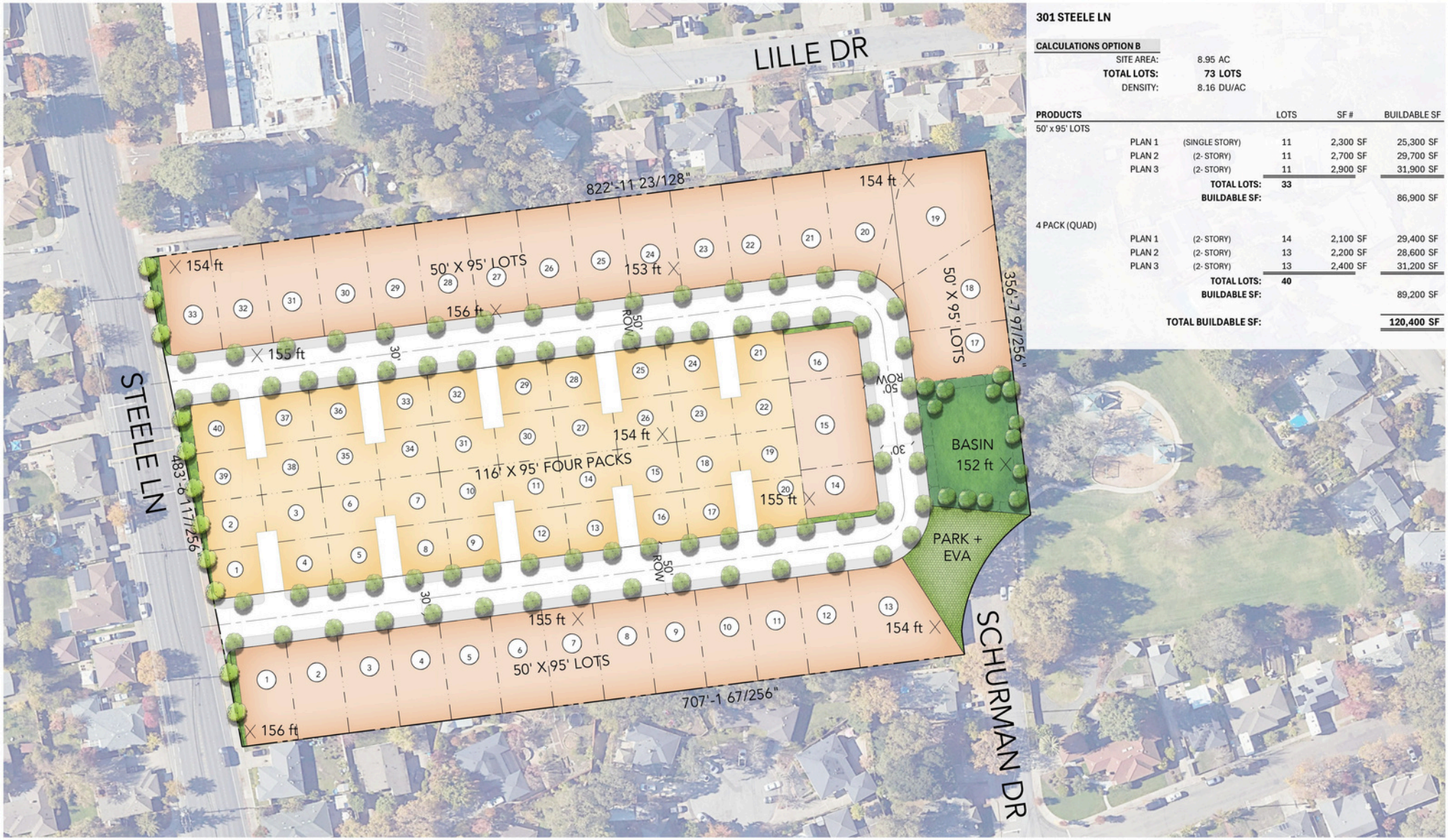
3D STRATEGIES | 26-041

DATE 04 | 03 | 26

1"=40'-0" SCALE (0, 40, 80) NORTH

60' X 95' LOTS | SP1

URBAN ARENA



301 STEELE LN

CALCULATIONS OPTION B

SITE AREA:	8.95 AC
TOTAL LOTS:	**73 LOTS**
DENSITY:	8.16 DU/AC

PRODUCTS			LOTS	SF #	BUILDABLE SF
50' x 95' LOTS					
	PLAN 1	(SINGLE STORY)	11	2,300 SF	25,300 SF
	PLAN 2	(2- STORY)	11	2,700 SF	29,700 SF
	PLAN 3	(2- STORY)	11	2,900 SF	31,900 SF
		TOTAL LOTS:	**33**		
		BUILDABLE SF:			86,900 SF
4 PACK (QUAD)					
	PLAN 1	(2- STORY)	14	2,100 SF	29,400 SF
	PLAN 2	(2- STORY)	13	2,200 SF	28,600 SF
	PLAN 3	(2- STORY)	13	2,400 SF	31,200 SF
		TOTAL LOTS:	**40**		
		BUILDABLE SF:			89,200 SF
		TOTAL BUILDABLE SF:			**120,400 SF**

301 STEELE LN - SANTA ROSA

SANTA ROSA | CA

3D STRATEGIES | 26-041

DATE 04 | 03 | 26

1"=40'-0" SCALE 0 40 80 NORTH

50' X 95' LOTS + 116' X 95' FOUR PACK | SP2

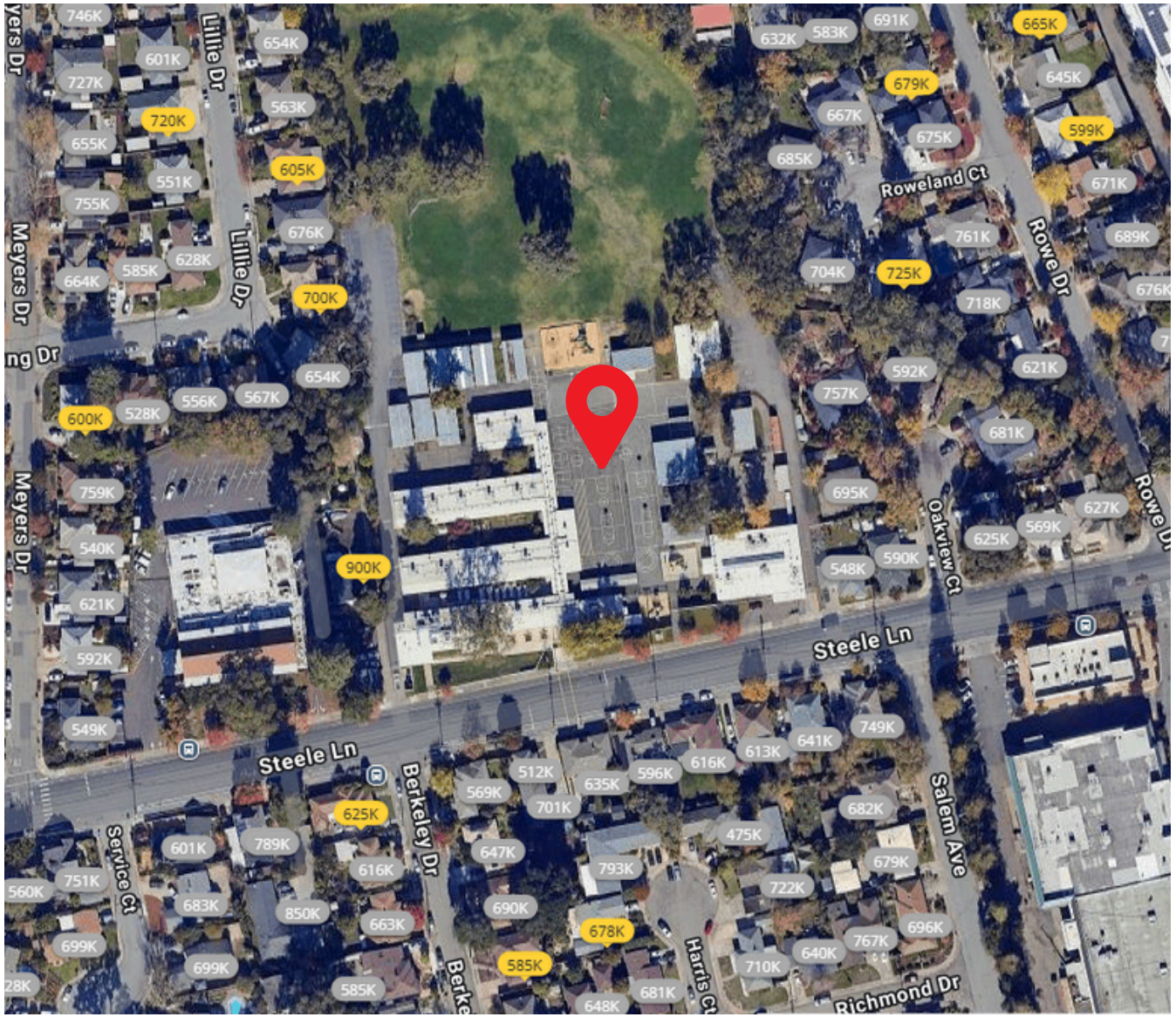
URBAN ARENA

HOME SALE PRICES VS. ZILLOW ESTIMATES

301 STEELE LANE | SANTA ROSA

Homes sold in the last 36 months

Zillow Zestimate



PROPERTY OVERVIEW

3500 SONOMA AVE | SANTA ROSA



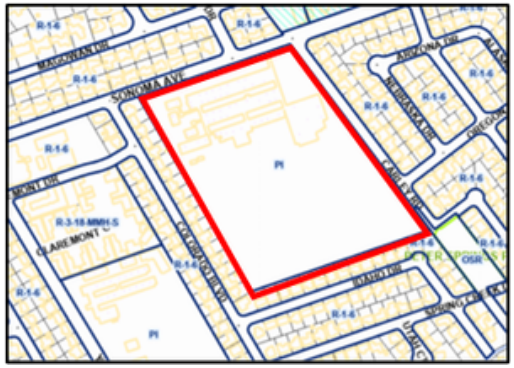


SITE AREA:	Approx. 20.24 Acres
BUILDING SIZE:	91,702 SF
APN:	013-170-002
ZONING:	PI (City of Santa Rosa)
GENERAL PLAN:	Public / Institutional

ZONING

PI (PUBLIC AND INSTITUTIONAL) DISTRICT

The PI zoning district is applied to areas appropriate for public facilities, utilities, hospitals, and public assembly facilities including: public schools, libraries, government offices, etc. The PI zoning district is consistent with and implements the Public/Institutional land use designation of the General Plan.



Municipal Code

- Public/Institutional

Zoning Requirements Link

Zoning/General Plan Interactive Map

GENERAL PLAN

PUBLIC / INSTITUTIONAL

An area or cluster of governmental or semi-public facilities, such as hospitals, utility facilities, and government office centers, etc. Minor governmental offices located in a private building, places of religious assembly not occupying extensive land areas, and similar facilities are not shown on the General Plan Diagram. New facilities may be appropriate in any land use category based on need and subject to environmental review.



Santa Rosa General Plan 2050

General Plan Land Use Section

OVERVIEW & ANALYSIS

3500 SONOMA AVE | SANTA ROSA

The General Plan land use designation for 3500 Sonoma Avenue is Public/Institutional. Based on the Public and Institutional zoning district, there are a limited number of uses either allowed by right or conditionally. Permitted uses (with zoning clearance), include libraries, museums, parks and playgrounds, public theaters and auditoriums, child day care centers, government and accessory offices and various medical service uses. The uses allowed conditionally or with a minor conditional use permit are public or private schools, sports and entertainment assembly facilities, community care facilities, restaurants, medical services (hospital, doctor office), professional office uses, organizational houses and transitional housing.

We believe the pool of users for the permitted uses or conditionally permitted uses would be very small and mostly consist of non-profits, which historically do not yield significant rental income. Additionally, given the larger size of the property (91,702 SF situated on 20.24 acres), we believe it would be unrealistic that a single user lease or purchase the entire site. Based on our experience, managing a co-location or multiple users on this property would be a challenge for any school district.

In our opinion, the highest and best use of 3500 Sonoma Avenue would be to seek a General Plan Amendment and rezone to allow the property to be redeveloped as residential. There are various residential product types and densities that could be studied for the subject property. It should be noted that our opinion is based on the assumption that there is a path to a General Plan Amendment and rezone to residential which may or may not be the case.

To illustrate potential development scenarios, 3D Strategies engaged Urban Arena to prepare two conceptual site plans: one reflecting densities consistent with the surrounding neighborhood and a second with increased density. These schemes are shown on the following pages.

In looking at land sales throughout the City of Santa Rosa, we believe values for the subject property could range from $900,000 to $1,100,000 per acre equating to approximately $18.2 million to $22.2 million.

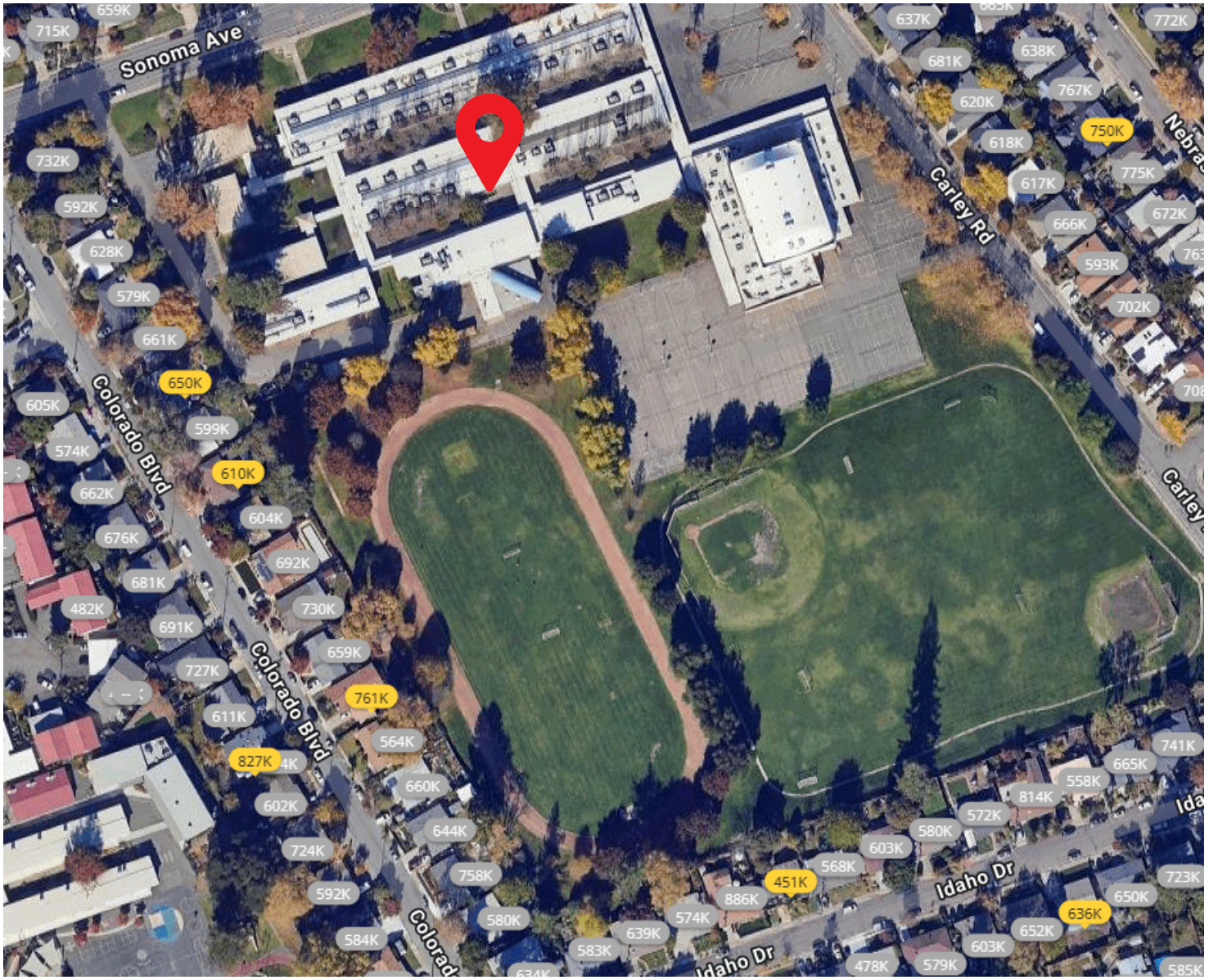
This valuation seems to align with basic high-level residual land value analysis for the lower density conceptual site plan prepared by Urban Arena, which proposes 99 single family lots. Further analysis is needed to understand if there are any additional constraints, limitations or other factors that could affect the property's use, development or market value.

HOME SALE PRICES VS. ZILLOW ESTIMATES

3500 SONOMA AVE | SANTA ROSA

Homes sold in the last 36 months

Zillow Zestimate





3500 SONOMA AVE - SANTA ROSA

SANTA ROSA | CA

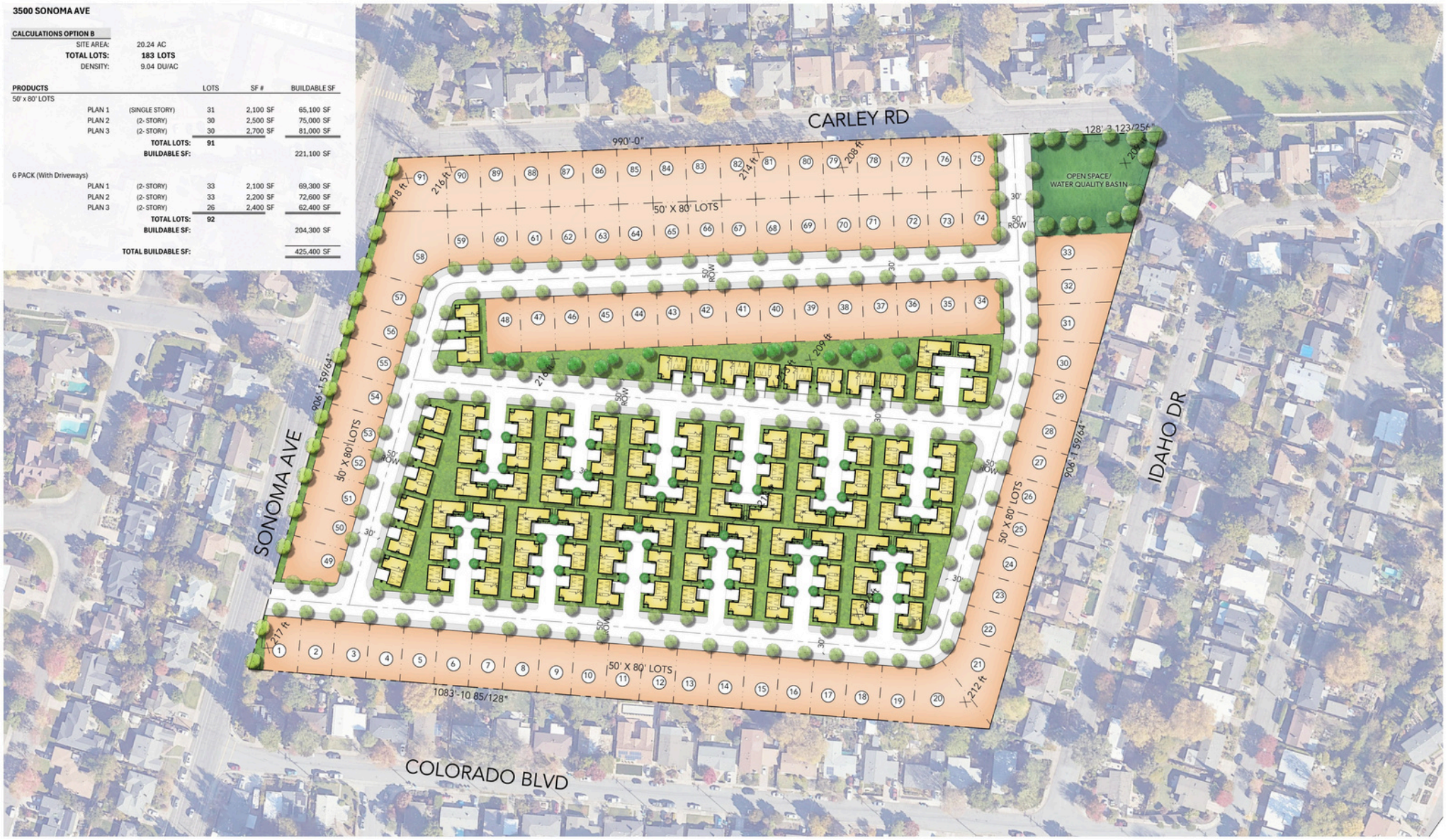
3D STRATEGIES | 26-039

DATE 04 | 02 | 26

1"=60'-0" SCALE 0 60 120 NORTH

60' x 100' LOTS | SP1

URBAN ARENA



3500 SONOMA AVE - SANTA ROSA

SANTA ROSA | CA

3D STRATEGIES | 26-039

DATE 04 | 02 | 26

1"=60'-0" SCALE 0 60 120 NORTH

50' x 80' LOTS + 6 PACK | SP 2

URBAN ARENA

PROPERTY OVERVIEW

2750 W STEELE LN | SANTA ROSA



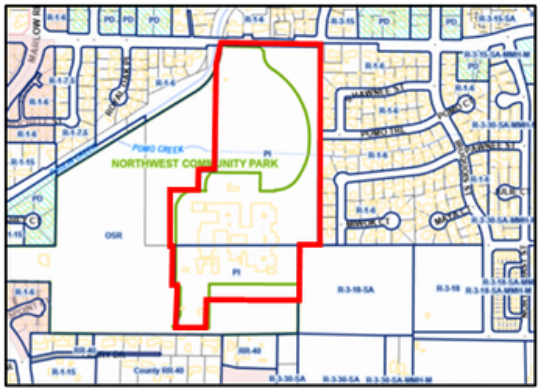


SITE AREA:	Approx. 23.93 Acres
BUILDING SIZE:	Approx. 95,021 SF
APN:	015-550-008, 152-140-010
ZONING:	PI (City of Santa Rosa)
GENERAL PLAN:	Public / Institutional

ZONING

PI (PUBLIC AND INSTITUTIONAL) DISTRICT

The PI zoning district is applied to areas appropriate for public facilities, utilities, hospitals, and public assembly facilities including: public schools, libraries, government offices, etc. The PI zoning district is consistent with and implements the Public/Institutional land use designation of the General Plan.



Municipal Code

- Public/Institutional

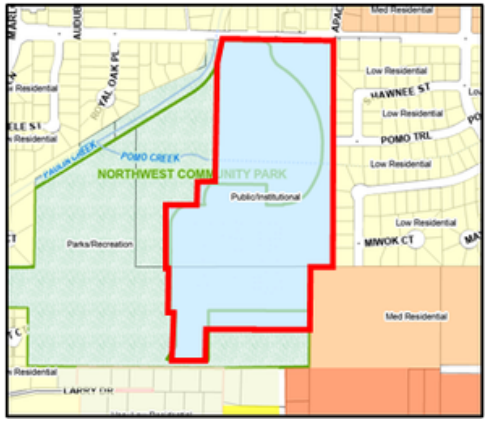
Zoning/General Plan Interactive Map

Zoning Requirements Link

GENERAL PLAN

PUBLIC / INSTITUTIONAL

An area or cluster of governmental or semi-public facilities, such as hospitals, utility facilities, and government office centers, etc. Minor governmental offices located in a private building, places of religious assembly not occupying extensive land areas, and similar facilities are not shown on the General Plan Diagram. New facilities may be appropriate in any land use category based on need and subject to environmental review.



Santa Rosa General Plan 2050

General Plan Land Use Section

OVERVIEW & ANALYSIS

2750 W STEELE LN | SANTA ROSA

The property located at 2750 W. Steele Lane comprises of approximately 23.93 acres and is improved with a ±95,021 square foot school facility. The northern portion of the site is improved with softball fields, which are currently subject to a use agreement with the City of Santa Rosa.

The General Plan land use designation for the property is Public/Institutional. Under this designation, permitted uses (subject to zoning clearance) include libraries, museums, parks and playgrounds, public theaters and auditoriums, child daycare centers, government and accessory offices, and certain medical service uses. Conditionally permitted uses (or those requiring a minor conditional use permit) include public and private schools, sports and entertainment assembly facilities, community care facilities, restaurants, hospitals and medical offices, professional offices, organizational houses, and transitional housing.

Given the limitations of the zoning framework, we believe the pool of potential users is relatively narrow and would largely consist of non-profit or quasi-public entities, which historically do not generate strong rental income. Furthermore, due to the scale of the improvements (±95,021 SF) and overall site size (23.93 acres), it is unlikely that a single user would lease or acquire the entire property. Based on our experience, a multi-tenant or co-location strategy on a campus of this size would present operational and management challenges for a school district.

Accordingly, we believe the highest and best use of the property may be to pursue a General Plan Amendment and corresponding rezoning to allow for residential redevelopment of all or a portion of the site. A range of residential product types and densities could be evaluated as part of this process. To illustrate potential development scenarios, 3D Strategies engaged Urban Arena to prepare two conceptual site plans: one reflecting densities consistent with the surrounding neighborhood and a second maximizing density.

Based on a review of comparable land sales throughout the City of Santa Rosa, we estimate that the property could achieve values in the range of $700,000 to $900,000 per acre, equating to approximately $16.7 million to $21.5 million assuming full residential redevelopment of the site. However, if the existing softball fields are retained—which we believe may be a critical component in securing community and municipal support for a General Plan Amendment and rezoning—it is reasonable to assume that only approximately 50% of the site would be available for redevelopment and sale making its value between $8.35 million and $10.75 million.

From a planning standpoint, it may be preferable to locate residential development along the Steele Lane frontage, while relocating the softball fields to the interior portion of the site (generally in the area currently occupied by the school improvements). This configuration would allow for separate access points for residential and community uses, improving functionality and compatibility. However, the cost associated with relocating the softball fields would need to be evaluated, as it would reduce the net proceeds to the District.



2750 STEELE LN

CALCULATIONS OPTION A

SITE AREA:	29.93 AC
TOTAL LOTS:	**236** LOTS
DENSITY:	7.89 DU/AC

PRODUCTS		LOTS	SF #	BUILDABLE SF
60' x 100' LOTS				
PLAN 1	(SINGLE STORY)	14	2,800 SF	39,200 SF
PLAN 2	(2- STORY)	14	3,400 SF	47,600 SF
PLAN 3	(2- STORY)	14	4,000 SF	56,000 SF
	TOTAL LOTS:	42		
	BUILDABLE SF:			142,800 SF
6 PACK CLUSTER (With Driveways)				
PLAN 1	(2- STORY)	30	2,100 SF	63,000 SF
PLAN 2	(2- STORY)	31	2,200 SF	68,200 SF
PLAN 3	(2- STORY)	25	2,400 SF	60,000 SF
	TOTAL LOTS:	86		
	BUILDABLE SF:			191,200 SF
8 PACK CLUSTER (Without Driveways)				
PLAN 1	(2- STORY)	27	1,650 SF	44,550 SF
PLAN 2	(2- STORY)	27	1,725 SF	46,575 SF
PLAN 3	(2- STORY)	27	1,850 SF	49,950 SF
PLAN 4	(2- STORY)	27	2,000 SF	54,000 SF
	TOTAL LOTS:	108		
	BUILDABLE SF:			195,075 SF
	TOTAL BUILDABLE SF:			**529,075 SF**

2750 W STEELE LN

SANTA ROSA | CA

3D STRATEGIES | 26-040

DATE 4 | 6 | 26

1"=60'-0" SCALE 0 60 120 NORTH

CONCEPTUAL SITE PLAN OPTION A | SP1

URBAN ARENA



2750 STEELE LN

CALCULATIONS OPTION B

SITE AREA:	29.93 AC
TOTAL LOTS:	**285** LOTS
DENSITY:	9.52 DU/AC

PRODUCTS		LOTS	SF #	BUILDABLE SF
50' x 100' LOTS				
PLAN 1	(SINGLE STORY)	17	2,400 SF	40,800 SF
PLAN 2	(2- STORY)	17	2,800 SF	47,600 SF
PLAN 3	(2- STORY)	16	3,000 SF	48,000 SF
	LOTS:	50		
	BUILDABLE SF:			136,400 SF
6 PACK CLUSTER (With Driveways)				
PLAN 1	(2- STORY)	22	2,100 SF	46,200 SF
PLAN 2	(2- STORY)	22	2,200 SF	48,400 SF
PLAN 3	(2- STORY)	22	2,400 SF	52,800 SF
	TOTAL LOTS:	66		
	BUILDABLE SF:			147,400 SF
8 PACK CLUSTER (Without Driveways)				
PLAN 1	(2- STORY)	20	1,650 SF	33,000 SF
PLAN 2	(2- STORY)	20	1,725 SF	34,500 SF
PLAN 3	(2- STORY)	20	1,850 SF	37,000 SF
PLAN 4	(2- STORY)	20	2,000 SF	40,000 SF
	TOTAL LOTS:	80		
	BUILDABLE SF:			144,500 SF
UA TOWNS				
PLAN 1	(3- STORY)	25	1,820 SF	45,500 SF
PLAN 2	(3- STORY)	28	1,960 SF	54,880 SF
PLAN 3	(3- STORY)	36	2,180 SF	78,480 SF
	TOTAL LOTS:	89		
	BUILDABLE SF:			178,860 SF
	TOTAL BUILDABLE SF:			**607,160 SF**

2750 W STEELE LN

SANTA ROSA | CA

3D STRATEGIES | 26-040

DATE 4 | 6 | 26

1"=60'-0" SCALE NORTH

0 60 120

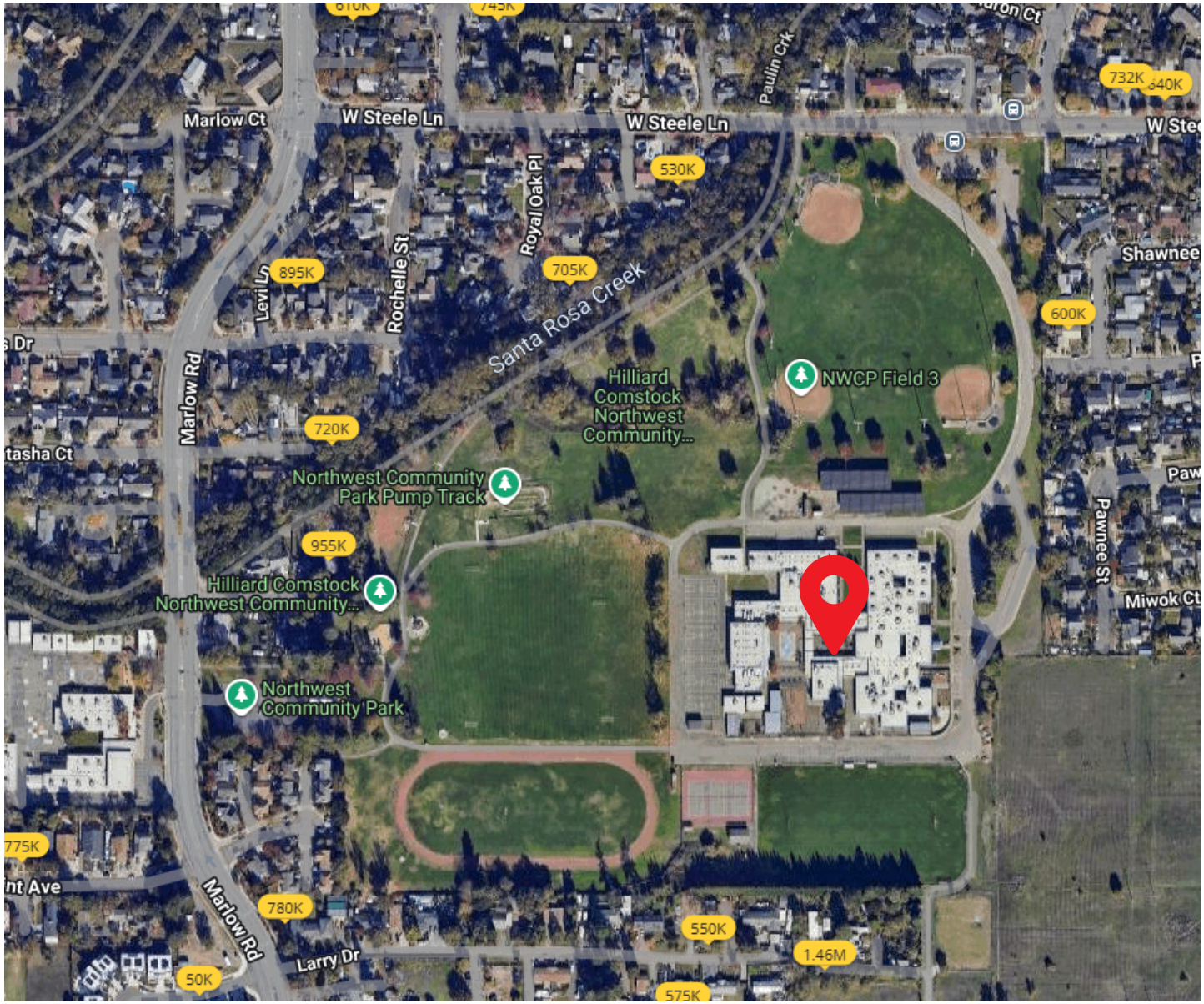
CONCEPTUAL SITE PLAN OPTION B | SP2

URBAN ARENA

HOME SALE PRICES VS. ZILLOW ESTIMATES

2750 W STEELE LN | SANTA ROSA

Homes sold in the last 36 months



LAND SALES COMPARABLES

BEFORE **AFTER**





2542 Old Stony Point Road, Santa Rosa (Stony Oaks Apartments)

SALE PRICE | $6,000,000
SALE DATE | June 2021
LOT SIZE | Approx. 4.36 Acres
PRICE/ACRE | $1,376,146/Acre
PROJECT | Stony Oaks Apartments is a 4 story, 142-unit affordable housing community that offers a mix of one-to-three-bedroom units.





746 Acacia Lane, Santa Rosa (Acacia Village)

SALE PRICE | $3,000,000
SALE DATE | December 2024
LOT SIZE | Approx. 2.50 Acres
PRICE/ACRE | $1,200,000/Acre
PROJECT | The buyer has plans to develop 25 detached dwelling units, three of which will be designated for low-income earners.





3 W 3rd Street, Santa Rosa (The Stewart Cannery at Railroad Square)

SALE PRICE | $2,700,000
SALE DATE | October 2022
LOT SIZE | Approx. 2.10 Acres
PRICE/ACRE | $1,285,714/Acre
PROJECT | The Stewart Cannery at Railroad Square includes a six-story, 100% affordable housing building with 128 units.





702 Bennett Valley Road, Santa Rosa (South Park Commons Apartments)

SALE PRICE | $1,850,000
SALE DATE | April 2023
LOT SIZE | Approx. 1.93 Acres
PRICE/ACRE | $958,549/Acre
PROJECT | South Park Commons is a 61-unit, 4 story affordable housing development.

SUMMARY OF RECOMMENDATIONS

The potential values presented herein by 3D Strategies are based on limited research and publicly available information. No third parties were contacted in the preparation of this opinion of value. These estimates are not intended to constitute a formal appraisal or comprehensive analysis of the subject properties. A more detailed evaluation would require in-depth review of title reports, environmental conditions, civil engineering assessments, public works considerations, and direct engagement with the City of Santa Rosa and other relevant agencies.

ADDRESS	LAND ACERAGE	BLDG SQ FT	CURRENT ZONING	GENERAL PLAN	PROBABLE HIGHEST AND BEST USE	POTENTIAL VALUATION	COMMENTS
301 Steele Ln Santa Rosa, CA	8.95 AC	Unknown	PI	Public / Institutional	Residential	Potential Value - $8.1 - $9.8 million	Would require General Plan Amendment and rezone
3500 Sonoma Ave Santa Rosa, CA	20.24 AC	91,702 SF	PI	Public / Institutional	Residential	Potential Value - $18.2 - $22.2 million	Would require General Plan Amendment and rezone
2750 W Steele Ln Santa Rosa, CA	23.93 AC	95,021 SF	PI	Public / Institutional	50% residential, 50% remain as fields	Potential Value - $8.35 - $10.75 million	Further analysis needed on softball fields. Would require General Plan Amendment and rezone

The information presented in this analysis deck has been compiled to the best of our knowledge and belief. While we strive for accuracy, we cannot guarantee the absolute accuracy or completeness of the information provided. This analysis is not intended to serve as legal advice, tax advice, or financial advice.

Recipients of this analysis are encouraged to conduct their own research and due diligence to verify the information presented herein. We have sourced the information from publicly available sources, including data provided by the City of Santa Rosa and Santa Rosa City Schools. Any decisions made based on the information in this analysis are the sole responsibility of the recipients. We disclaim any liability for any loss or damage arising directly or indirectly from the use of this analysis.

All information provided is for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of 3D Strategies. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. All parties are expected to complete their own investigation and not rely on the contents of this memorandum in any manner.

Neither 3D Strategies nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied as to the accuracy or completeness of the information contained in this document and no legal commitment or obligation shall arise by reason of your receipt or use of its contents; and you are to rely solely on your investigations and inspections of the Properties referred to herein.

By receipt of this document, you agree that its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose it or any of its contents to any other entity without the prior written authorization of 3D Strategies. You also agree that you will not use this document or any of its contents in any manner detrimental to the interest of 3D Strategies.

PUBLIC SCHOOL REFERENCES

CBO AHMAD SHEIKHOLESLAMI
Pleasanton Unified School District
5758 W Las Positas Blvd, Pleasanton, CA 94588
Phone: (925) 462-5500
Email: asheikholeslami@pleasantonusd.net
Projects: Development Analysis and sale of multiple properties
Status: In Progress

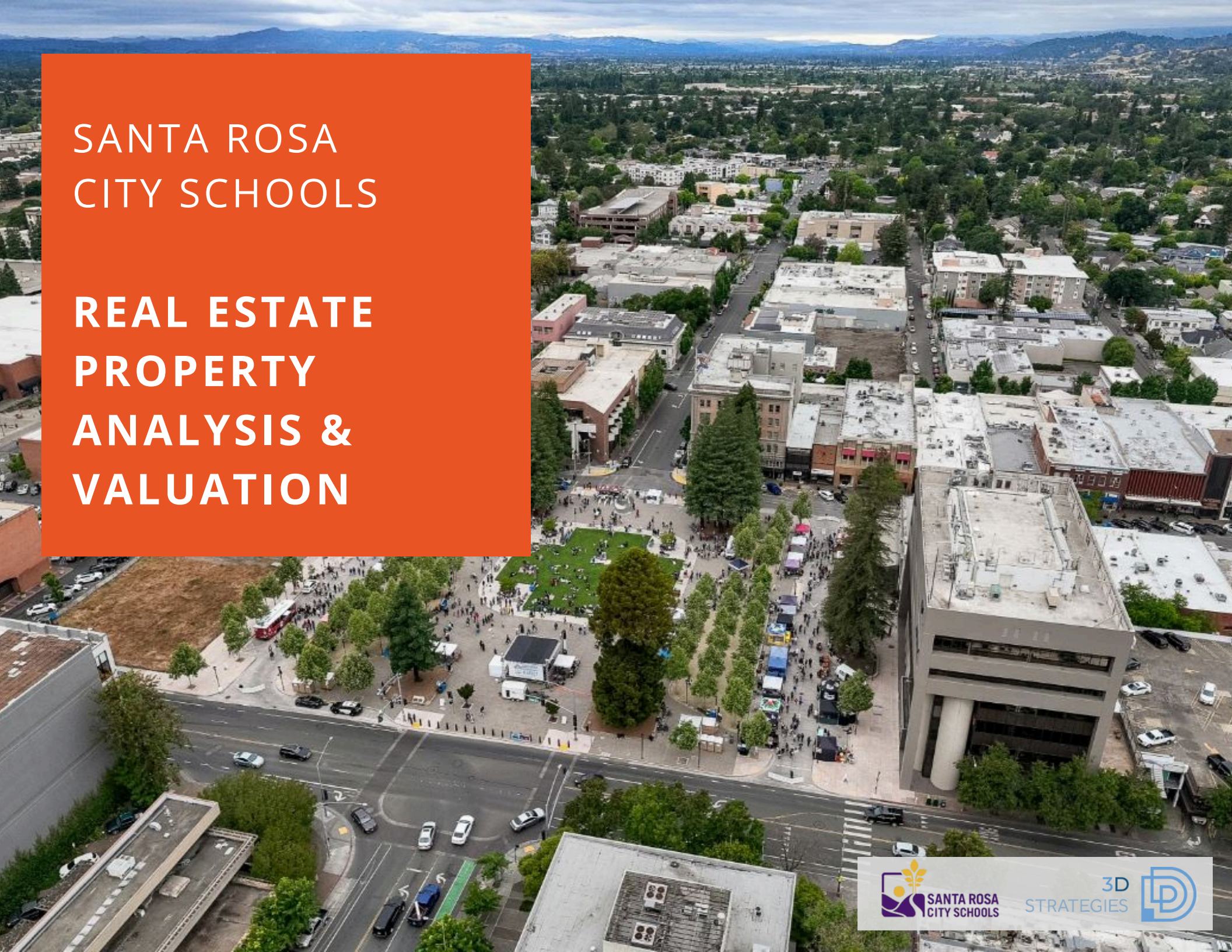
CBO ROB MANGEWALA
Napa Valley Unified School District
2425 Jefferson Street, Napa, CA 94558
Phone: (707) 253-3715
Email: rmangewala@nvusd.org
Projects: Sale of 3 District properties, acquisition of school property, land use analysis and entitlements for 2 District properties, 7-11 District Advisory Services and Public Negotiation.
Status: 2015-present

SUPERINTENDENT DARREN KNOWLES
Pomona Unified School District
800 South Garey Street, Pomona, CA 91766
Email: Darren.Knowles@pomona.k12.ca.us
Project: Sale of District properties, land use analysis, 7-11 District Advisory Services and Public Negotiation
Status: Present


3D
STRATEGIES

SANTA ROSA
CITY SCHOOLS

REAL ESTATE PROPERTY ANALYSIS & VALUATION



SANTA ROSA CITY SCHOOLS

3D STRATEGIES

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3D STRATEGIES

THE REPORT IS PREPARED BY:

3D STRATEGIES
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DDUTRA@3DSTRATEGIES.COM / 510.366.9931
BRE LICENSE NO. 00963281

OVERVIEW MAP

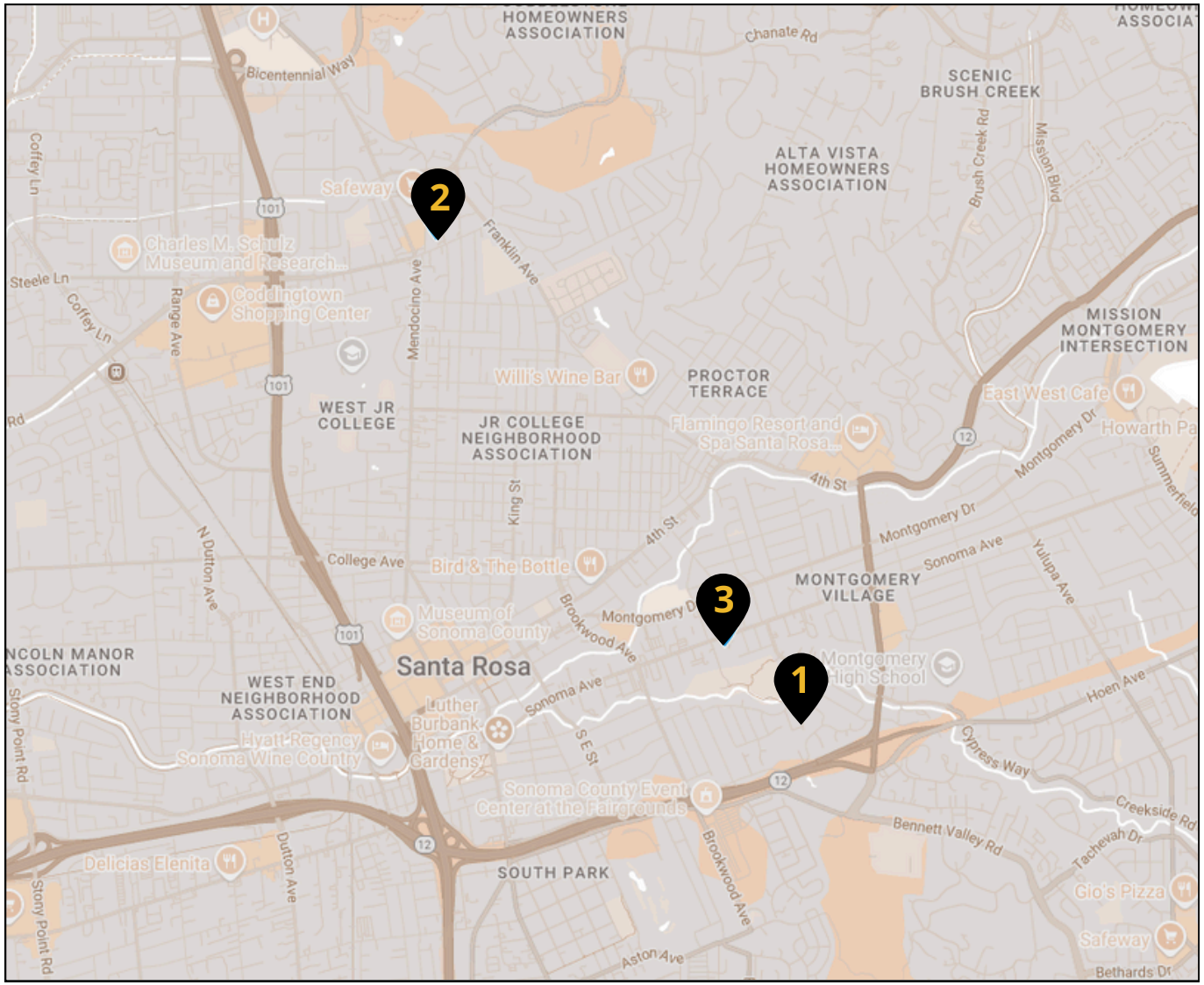


OVERVIEW MAP

1 **BROOK HILL ELEMENTARY SCHOOL**
1850 Vallejo Street, Santa Rosa

2 **LEWIS EARLY LEARNING ACADEMY**
2230 Lomitas Avenue, Santa Rosa

3 **SANTA ROSA FRENCH-AMERICAN CHARTER SCHOOL (DOYLE PARK)**
1350 Sonoma Avenue, Santa Rosa



PROPERTY OVERVIEW

1850 VALLEJO STREET | SANTA ROSA





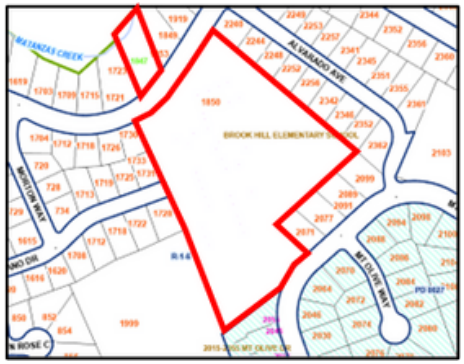
SITE AREA:	Approx. 6.79 Acres
BUILDING SIZE:	Approx. 39,472 SF
APN:	014-201-071, 014-202-014
ZONING:	R-1-6 + PI (City of Santa Rosa)
GENERAL PLAN:	Public / Institutional
ESTABLISHED: *	1963
PERMANENT CLASSROOMS:*	13
PORTABLE CLASSROOMS:*	14
STUDENT CAPACITY:*	514

ZONING

R-1-6 (City of Santa Rosa)

R-1 (SINGLE - FAMILY RESIDENTIAL) DISTRICT

R-1 (Single-Family Residential) district. The R-1 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered Residential hillside projects, and small multi-family projects, together with compatible accessory uses. The maximum allowable density ranges from two to 13 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-1 map symbol (see Section 20-22.040). The R-1 zoning district implements and is consistent with the Residential—Very Low Density (where residential clustered on hillsides is desirable), Low Density/Open Space, Low Density, and Medium Low Density land use classifications of the General Plan.



PI (PUBLIC AND INSTITUTIONAL) DISTRICT

The PI zoning district is applied to areas appropriate for public facilities, utilities, hospitals, and public assembly facilities including: public schools, libraries, government offices, etc. The PI zoning district is consistent with and implements the Public/Institutional land use designation of the General Plan.

Municipal Code

- Residential
- Public/Institutional

Zoning Requirements Link

Zoning/General Plan Interactive Map

GENERAL PLAN

PUBLIC / INSTITUTIONAL

An area or cluster of governmental or semi-public facilities, such as hospitals, utility facilities, and government office centers, etc. Minor governmental offices located in a private building, places of religious assembly not occupying extensive land areas, and similar facilities are not shown on the General Plan Diagram. New facilities may be appropriate in any land use category based on need and subject to environmental review.



Santa Rosa General Plan 2050

General Plan Land Use Section

*Source: Santa Rosa City Schools Facilities Master Plan 2023

OVERVIEW & ANALYSIS

1850 VALLEJO STREET | SANTA ROSA

The General Plan land use designation for **1850 Vallejo Street** is Public/Institutional. Based on the Public and Institutional zoning district, there are a limited number of uses either allowed by right or conditionally. Permitted uses (with zoning clearance), include libraries, museums, parks and playgrounds, public theaters and auditoriums, child day care centers, government and accessory offices and various medical service uses. The uses allowed conditionally or with a minor conditional use permit are public or private schools, sports and entertainment assembly facilities, community care facilities, restaurants, medical services (hospital, doctor office), professional office uses, organizational houses and transitional housing.

We believe the pool of users for the permitted uses or conditionally permitted uses would be very small and mostly consist of non-profits, which historically do not yield significant rental income. Additionally, given the larger size of the property (39,472 SF situated on 6.79 acres), we believe it would be unrealistic that a single user lease or purchase the entire site. Based on our experience, managing a co-location or multiple users on this property would be a challenge for any school district. Another challenge associated with alternate users for the property could be securing approvals due to traffic concerns within the neighborhood.

In our opinion, the highest and best use of 1850 Vallejo would be to seek a General Plan amendment and rezone to allow the property to be redeveloped as residential. There are various residential product types and densities that could be studied for the subject property. To provide perspective into potential development yield, 3D Strategies engaged Urban Arena to create a conceptual site plan that would conform to the characteristics of the surrounding neighborhood. Please see the conceptual site plan on the next page for reference.

In looking at land sales throughout the City of Santa Rosa, we believe values for the subject property could range from $900,000 to $1,100,000 per acre equating to approximately $6.1MM to $7.4MM. This valuation seems to align with the high-level residual land value analysis for the proposed conceptual site plan prepared by Urban Arena, which includes 32 units. Further analysis is needed to understand if there are any additional constraints, limitations or other factors that could affect the property's use, development or market value.

SITE SUMMARY

APN:	014-201-071, 014-202-014
Address:	1850 Vallejo Street
Zoning:	R-1-6 + PI (Single Family Residential + Public/Institutional)
General Plan:	Public/Institutional
Net Site Area:	6.79 ac
Total Units:	32 units
Average Net Density:	4.71 du/ac

UNIT SUMMARY

60' X 100' FRONT LOADED LOTS	32 units

PARKING SUMMARY

MIN. PARKING REQUIRED (§ 20-36.040)			Spaces required
SINGLE FAMILY DWELLIN	4 spaces/unit	32 units	128 spaces
		Total Required	128 spaces

PARKING PROVIDED		Spaces provided
Garage	2 spaces/unit	64 spaces
Driveway	2 spaces/unit	64 spaces
Parallel Street Parking		44 spaces
	Total Provided	172 spaces



1850 VALLEJO ST

SANTA ROSA | CA

3DSTRATEGIES | 26-010

DATE 01 | 30 | 26

1"=50'-0" SCALE
0 50 100
NORTH

CONCEPTUAL SITE PLAN | SP1

URBAN ARENA

HOME SALE PRICES VS. ZILLOW ESTIMATES

1850 VALLEJO STREET | SANTA ROSA

Homes sold in the last 36 months

Zillow Zestimate



PROPERTY OVERVIEW





2230 LOMITAS AVENUE | SANTA ROSA

SITE AREA:	Approx. 3.07 Acres
BUILDING SIZE:	31,650 SF
APN:	180-220-020
ZONING:	R-1-6 (City of Santa Rosa)
SANTA ROSA GENERAL PLAN 2050:	Low Density Residential
HISTORIC SIGNIFICANCE:	To be determined based on 1922 construction of Lewis School

ZONING

R-1 (Single-Family Residential) district

The R-1 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered Residential hillside projects, and small multi-family projects, together with compatible accessory uses.



The maximum allowable density ranges from two to 13 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-1 map symbol (see Section 20-22.040). The R-1 zoning district implements and is consistent with the Residential—Very Low Density (where residential clustered on hillsides is desirable), Low Density/Open Space, Low Density, and Medium Low Density land use classifications of the General Plan.

Municipal Code

Zoning/General Plan Interactive Map

GENERAL PLAN

Low Density Residential

Single-family residential development has a density of 2 to 8 units per acre. The classification is mainly intended for detached single-family dwellings but attached single-family and multifamily units may be permitted.

Santa Rosa General Plan 2050

General Plan Land Use Section

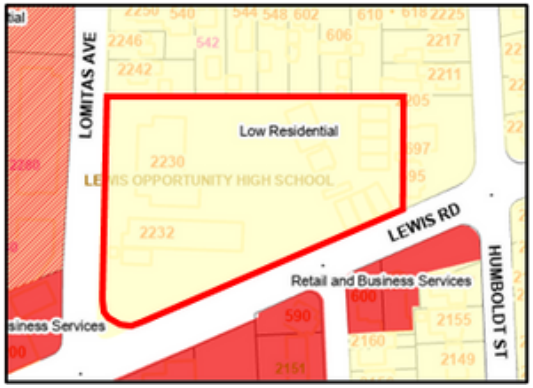


Table 2-1
Permitted Densities/Intensities Under the General Plan

Land Use	Corresponding Zoning Districts	Residential Density (housing units/gross acre)	Residential Density Midpoint (housing units/gross acre)
Residential			
Very Low Density	Rural Residential (RR)	0.2–2.0	1.0
Low Density/Open Space	Single-Family Residential (R-1)	2.0–8.0	4.0
Low Density	R-1	2.0–8.0	5.0
Medium Low Density	R-1	8.0–13.0	10.0

OVERVIEW & ANALYSIS

2230 LOMITAS AVENUE | SANTA ROSA

The General Plan land use designation for **2230 Lomitas Avenue** is Low Density Residential.

Given the characteristics of the property and surrounding uses, we believe the property could be well positioned to be redeveloped into a residential project with housing density greater than is allowed under the current base zoning. We recommend further study into what may be achievable to a developer using State Density Bonus Law and other entitlement processes through the City. It should be noted that the property does not seem to be in a Difficult Development Area, Qualified Census Tract or within a ½ mile of any major transit stops which are typically indicators that incentivize affordable housing developers to pursue these types of projects.

The subject property is also encumbered with a building that was built in 1922. This building is approximately 11,400 SF (per Google) and is located along Lomitas Avenue (referred to in this analysis as the "1922 Building").



To our knowledge, no historic resources evaluation (or PHRE) has been conducted on this property. If the 1922 Building is deemed to have historic significance and cannot be demolished, we believe there would still be an opportunity to develop a residential project on the property while leasing or selling the 1922 Building. For purposes of this analysis, we assumed that the building located directly south of the 1922 Building, with frontage on Lewis, can be demolished.

To provide perspective into potential redevelopment scenarios, 3D Strategies engaged Urban Arena to create several concept site plans. As you will find, Urban Arena used both the current zoning density as well as a hypothetical increased density both with and without the 1922 Building. As mentioned, 3D Strategies recommends further study into potentially achievable entitlements and the housing product that would result in the highest residual land value for this property.

Based on land sales in the City of Santa Rosa, we believe values for the subject property could range from $1,100,000 to $1,300,000 per acre, assuming the buyer is provided sufficient time to secure necessary approvals to achieve densities above the base zoning. This valuation would equate to $3.3MM to $3.9MM for the entire 3.07-acre site or $2.5MM to $3.0MM for the approximate 2.3 remaining acres if the 1922 Building is deemed historic and cannot be demolished.

A more detailed understanding of the condition of any remaining building would be required in order to opine on the value and market rental rate for the space. However, based on our initial review of market conditions, the 1922 Building value could be between $100/SF to $125/SF or $1.14MM - $1.43MM.

Conceptual Higher Density Plan

Tuck under apartments, 3 story
50 Units
16.3 du/ac



Tuck under apartments, 3 story
75 Units
24.4 du/ac



2230 LOMITAS AVE
SANTA ROSA | CA
3DSTRATEGIES | 26-011
DATE 02 | 04 | 26

URBAN ARENA



2230 LOMITAS AVE

SANTA ROSA | CA

3DSTRATEGIES | 26-011

DATE 01 | 27 | 26

1"=30'-0" SCALE 0 30 60 NORTH

CONCEPTUAL SITE PLAN - OPTION A | SP1

URBAN ARENA

HOME SALE PRICES VS. ZILLOW ESTIMATES

2230 LOMITAS AVENUE | SANTA ROSA

Homes sold in the last 36 months

Zillow Zestimate



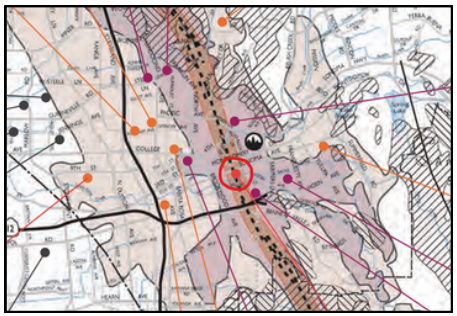
PROPERTY OVERVIEW





1350 SONOMA AVENUE | SANTA ROSA

SITE AREA:	Approx. 4.39 Acres
BUILDING SIZE:	Approx. 38,492 SF
APN:	014-133-001, -026
ZONING:	PI + R-1-6 (City of Santa Rosa)
SANTA ROSA GENERAL PLAN 2050:	Public / Institutional + Low Density Residential
ENROLLMENT (2024-2025):	525



Earthquake Zone: Located within a fault zone

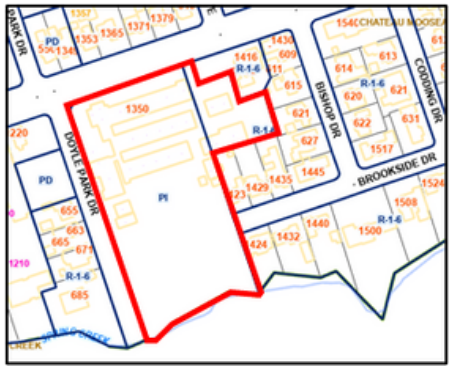
ZONING

PI + R-1-6 (City of Santa Rosa)

R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT

The R-1 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered Residential hillside projects, and small multi-family projects, together with compatible accessory uses.

The maximum allowable density ranges from two to 13 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-1 map symbol (see Section 20-22.040).



The R-1 zoning district implements and is consistent with the Residential—Very Low Density (where residential clustered on hillsides is desirable), Low Density/Open Space, Low Density, and Medium Low Density land use classifications of the General Plan.

PI (PUBLIC AND INSTITUTIONAL) DISTRICT

The PI zoning district is applied to areas appropriate for public facilities, utilities, hospitals, and public assembly facilities including: public schools, libraries, government offices, etc. The PI zoning district is consistent with and implements the Public/Institutional land use designation of the General Plan.

Municipal Code
- Residential
- Public/Institutional

Zoning/General Plan Interactive Map

GENERAL PLAN

LOW DENSITY RESIDENTIAL

Single-family residential development has a density of 2 to 8 units per acre. The classification is mainly intended for detached single-family dwellings but attached single-family and multifamily units may be permitted.



PUBLIC / INSTITUTIONAL

An area or cluster of governmental or semi-public facilities, such as hospitals, utility facilities, and government office centers, etc. Minor governmental offices located in a private building, places of religious assembly not occupying extensive land areas, and similar facilities are not shown on the General Plan Diagram. New facilities may be appropriate in any land use category based on need and subject to environmental review.

Santa Rosa General Plan 2050

General Plan Land Use Section

OVERVIEW & ANALYSIS

1350 SONOMA AVENUE | SANTA ROSA

The majority of the property has a General Plan land use designation of Public/Institutional, with the remaining portion designated as Low Density Residential. Based on the Public and Institutional zoning district, there are a limited number of uses either allowed by right or conditionally. Permitted uses (with zoning clearance), include libraries, museums, parks and playgrounds, public theaters and auditoriums, child day care centers, government and accessory offices and various medical service uses. The uses allowed conditionally or with a minor conditional use permit are public or private schools, sports and entertainment assembly facilities, community care facilities, restaurants, medical services (hospital, doctor office), professional office uses, organizational houses and transitional housing.

We believe the market for these users would be very small and mostly consist of non-profits, which historically do not yield significant rental income. Additionally, given the larger lot size, we believe it would be unrealistic that a single user lease or purchase the entire site. Based on our experience, managing a co-location or multiple users on this property would be a challenge for any school district. There are also clear safety and liability considerations given the well documented earthquake faults that may run through the property.

Most notably in our review, per the Fault Hazard Evaluation dated January 31, 2024, further testing will need to be completed by a potential purchaser to further delineate the location of the faults to understand what can be developed on the property.

To help understand potential value, 3D Strategies engaged Urban Arena to prepare a yield study without taking the fault into consideration. Based on Urban Arena's very rough yield study assuming low-density development consistent with the adjacent residential neighborhoods, the site may yield 20 homes. Given the unknowns related to the fault, we can only guess that the fault constraints could reduce the site's yield by 50%. Based on a high-level analysis of residential land values and surrounding home values, we believe the value for the property could be $1.62MM if 10 homes could be developed.

Given our experience in similar circumstances, the District could also explore whether 1350 Sonoma Avenue could be evaluated for purchase by the City of Santa Rosa or traded for other land owned by the City. There may also be an option to evaluate city fee credits (Affordable & Quimby) in return for a sale of property to the city.

SITE SUMMARY

APN:	014-133-001, -026
Address:	1350 Sonoma Avenue
Zoning:	PI + R-1-6 (Public/Institutional + Single-Family Residential)
General Plan:	Public / Institutional + Low Density Residential
Gross Site Area:	40.15
Net Site Area:	4.32 ac
Total Units:	20 units
Average Net Density:	4.63 du/ac

UNIT SUMMARY

60x100' FRONT LOADED LOTS	20 units

PARKING SUMMARY

MIN. PARKING REQUIRED [§ 20-36.040]			Spaces required
SINGLE-FAMILY DWELLING			
	4 spaces/unit	20 units	80 spaces
		Total Required	80 spaces

PARKING PROVIDED		Spaces provided
Garage	2 spaces/unit	40 spaces
Driveway	2 spaces/unit	40 spaces
	Total Provided	80 spaces



1350 SONOMA AVE

SANTA ROSA | CA

3DSTRATEGIES | 26-010

DATE 01 | 29 | 26

1"=30'-0" SCALE 0 30 60

NORTH

CONCEPTUAL SITE PLAN | SP1

URBAN ARENA

HOME SALE PRICES VS. ZILLOW ESTIMATES

1350 SONOMA AVENUE | SANTA ROSA

Homes sold in the last 36 months

Zillow Zestimate



LAND SALES COMPARABLES

BEFORE **AFTER**





2542 Old Stony Point Road, Santa Rosa (Stony Oaks Apartments)

SALE PRICE | $6,000,000
SALE DATE | June 2021
LOT SIZE | Approx. 4.36 Acres
PRICE/ACRE | $1,376,146/Acre
PROJECT | Stony Oaks Apartments is a 4 story, 142-unit affordable housing community that offers a mix of one-to-three-bedroom units.





746 Acacia Lane, Santa Rosa (Acacia Village)

SALE PRICE | $3,000,000
SALE DATE | December 2024
LOT SIZE | Approx. 2.50 Acres
PRICE/ACRE | $1,200,000/Acre
PROJECT | The buyer has plans to develop 25 detached dwelling units, three of which will be designated for low-income earners.





3 W 3rd Street, Santa Rosa (The Stewart Cannery at Railroad Square)

SALE PRICE | $2,700,000
SALE DATE | October 2022
LOT SIZE | Approx. 2.10 Acres
PRICE/ACRE | $1,285,714/Acre
PROJECT | The Stewart Cannery at Railroad Square includes a six-story, 100% affordable housing building with 128 units.





702 Bennett Valley Road, Santa Rosa (South Park Commons Apartments)

SALE PRICE | $1,850,000
SALE DATE | April 2023
LOT SIZE | Approx. 1.93 Acres
PRICE/ACRE | $958,549/Acre
PROJECT | South Park Commons is a 61-unit, 4 story affordable housing development.

SUMMARY OF RECOMMENDATIONS

The potential values presented herein by 3D Strategies are based on limited research and publicly available information. No third parties were contacted in the preparation of this opinion of value. These estimates are not intended to constitute a formal appraisal or comprehensive analysis of the subject properties. A more detailed evaluation would require in-depth review of title reports, environmental conditions, civil engineering assessments, public works considerations, and direct engagement with the City of Santa Rosa and other relevant agencies

ADDRESS	LAND ACERAGE	BLDG SQ FT	CURRENT ZONING	GENERAL PLAN	PROBABLE HIGHEST AND BEST USE	POTENTIAL VALUATION	COMMENTS
1850 Vallejo St Santa Rosa, CA	6.79 AC	39,472 SF	R-1-6 + PI	Public Institutional	Redevelopment to residential - low density	$6.1MM - $7.4MM	Would require rezone and general plan amendment
2230 Lomitas Ave Santa Rosa, CA	3.07 AC	31,650 SF	R-1-6	Low Density Residential	Affordable Housing/ Med-High Density Residential	$3.3MM - $4.4MM	Lewis School historic assessment
1350 Sonoma Ave Santa Rosa, CA	4.39 AC	38,492 SF	R-1-6 + PI	Public Institutional + Low Density Residential	Residential / Park	$1.6MM - $3.2MM	Earthquake fault through property

The information presented in this analysis deck has been compiled to the best of our knowledge and belief. While we strive for accuracy, we cannot guarantee the absolute accuracy or completeness of the information provided. This analysis is not intended to serve as legal advice, tax advice, or financial advice.

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PUBLIC SCHOOL REFERENCES

CBO AHMAD SHEIKHOLESLAMI
Pleasanton Unified School District.
4665 Bernal Ave, Pleasanton, CA 94566-7498
Phone: (925) 462-5500
Email: asheikholeslami@pleasantonusd.net
Projects: Development Analysis and sale of multiple properties
Status: In Progress

CBO ROB MANGEWALA
Napa Valley Unified School District.
2425 Jefferson Street, Napa, CA 94558
Phone: (707) 253-3715
Email: rmangewala@nvusd.org
Projects: Sale of 3 District properties, acquisition of school property, land use analysis and entitlements for 2 District properties, 7-11 District Advisory Services and Public Negotiation.
Status: 2015-present

SUPERINTENDENT DARREN KNOWLES
Pomona Unified School District
800 South Garey Street, Pomona, CA 91766
Email: Darren.Knowles@pomona.k12.ca.us
Project: Sale of District properties, land use analysis, 7-11 District Advisory Services and Public Negotiation
Status: Present


3D
STRATEGIES