

VISALIA UNIFIED SCHOOL DISTRICT

Superintendent's Property & Facility Advisory Committee

October 22, 2026



Visalia Unified Foundations

Mission | Vision | Beliefs | Commitments | Plan

Our Mission:

**Every Student
Learning
Every Day**

Our Vision:

**Every Student
Empowered
to Achieve Future
Success**

Core Beliefs and Commitments



All students can achieve at high levels and demonstrate continuous growth

- Providing high-quality learning experiences that allow all students to reach their fullest potential
- Equipping students and staff with the educational tools necessary for achievement and growth



Family and community engagement is key to student success

- Providing families and community members pathways of connectivity to the education system
- Facilitating timely and consistent communication to position families to participate in their students' learning experiences



Learning environments should be safe, supportive, and innovative

- Ensuring all students are known by their name, welcomed each day, and connected to meaningful activities
- Designing learning environments that drive innovative practices to improve student outcomes
- Providing all students the academic and social supports needed to be successful
- Creating physical and social-emotional safety in all learning environments

Commitment for Student Learning

If we...

- ✓ Continually improve processes and systems
- ✓ Ensure a strong foundation for all learners
- ✓ Empower teachers and staff
- ✓ Have a high quality, professionally trained workforce
- ✓ Ensure equitable allocation of resources
- ✓ Facilitate pathways of connectivity

...then we will ensure the success of each and every student.

**Visalia Unified
Forward2030**
VUSD Strategic & Facilities Plan

*High Expectations, High Achievement
Empowering Students, Engaging Families & Community
Organizational Efficiency & Effectiveness*

I believe in, I belong in... **I am VUSD**

BLUEPRINT FOR THE FUTURE



Core Beliefs and Commitments +

- ✓ All students can achieve at high levels and demonstrate continuous growth
- ✓ Family and community engagement is key to student success
- ✓ Learning environments should be safe, supportive, and innovative

Commitment for Student Learning +

- ✓ Continually improve processes and systems
- ✓ Ensure a strong foundation for all learners
- ✓ Empower teachers and staff
- ✓ Ensure equitable allocation of resources
- ✓ Facilitate pathways of connectivity
- ✓ Have a high quality, professionally trained workforce

Vision:
Every Student Empowered
to Achieve Future Success

Mission:
Every Student
Learning Every Day



High Expectations,
High Achievement



Empowering Students,
Engaging Families
& the Community



Organizational Efficiency
& Effectiveness

DEVELOPED
STRATEGIC PLAN
THEMES

Every Student Learning Every Day

Alignment & Accountability

Aligned District Work Measured via **PROGRESS INDICATOR METRICS**



Student Success Measured via **PRIORITY STUDENT OUTCOMES**

VUSD PSOs

Agenda

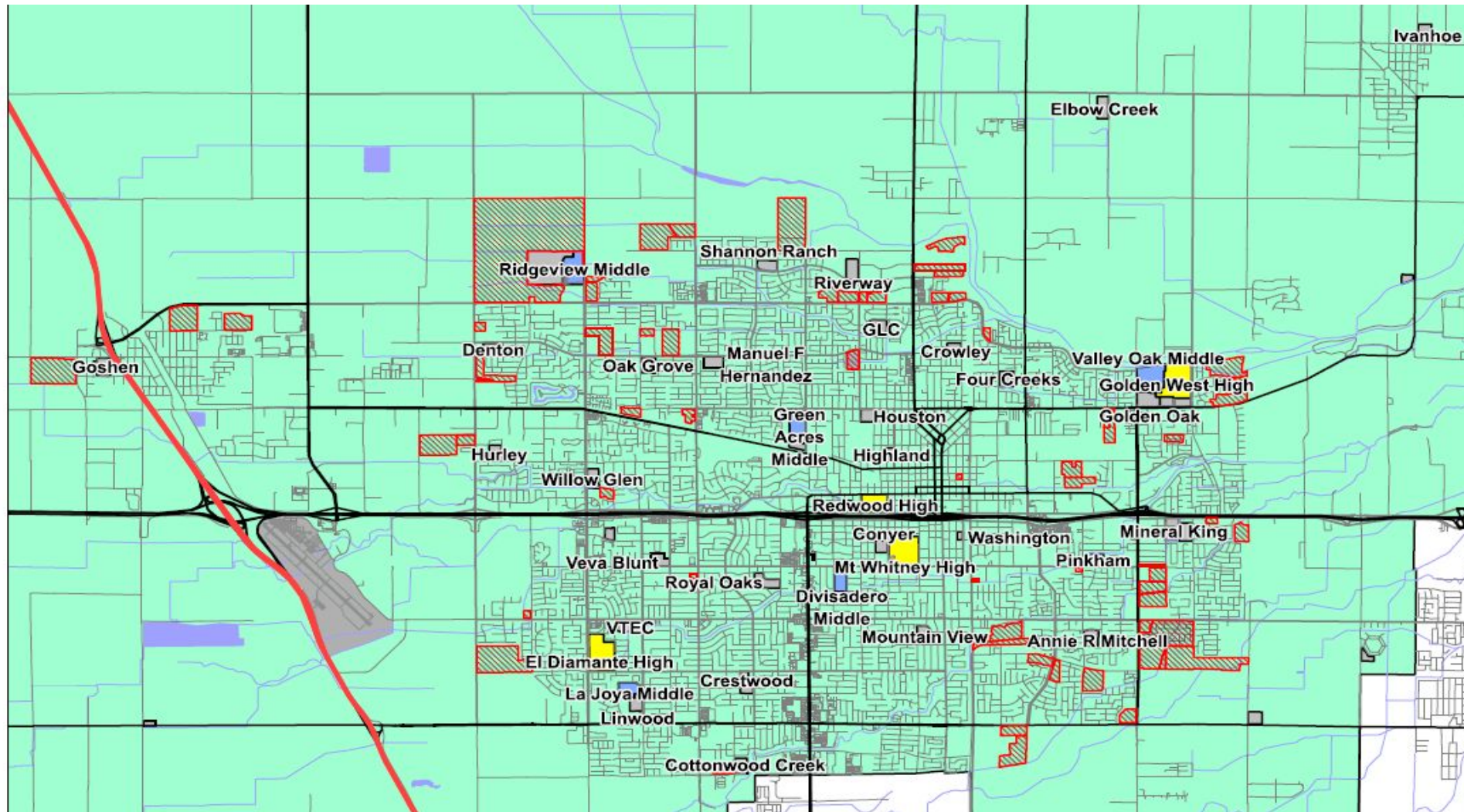
- Welcome
- Introductions
- Property Updates
 - Residential Development
 - Surplus Property
- Membership
- Projects in Construction
- Projects in Bidding/Design
- Next Meeting
 - January 28, 2027



RESIDENTIAL DEVELOPMENT



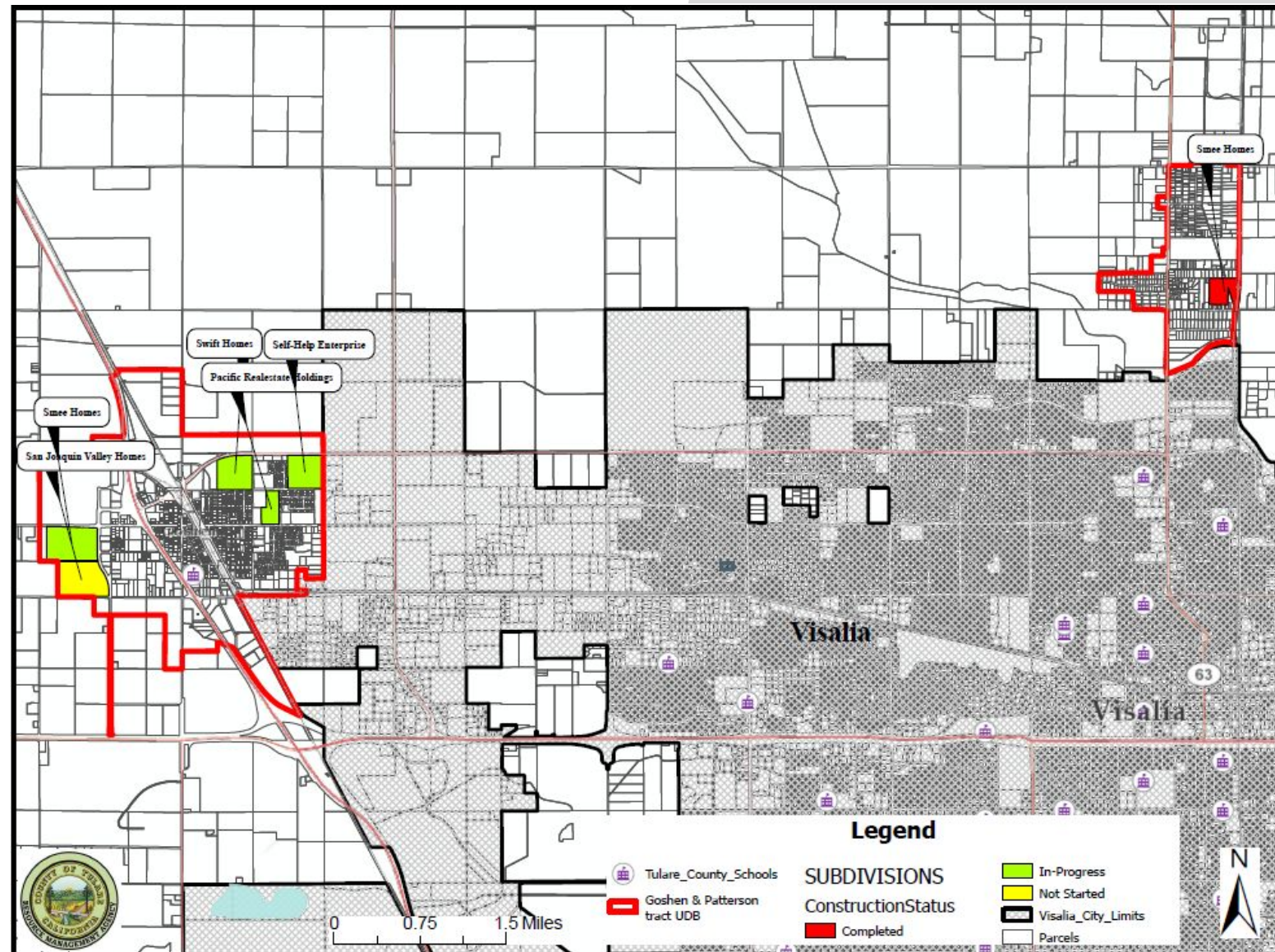
Residential Development



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Residential Development Within VUSD Boundaries



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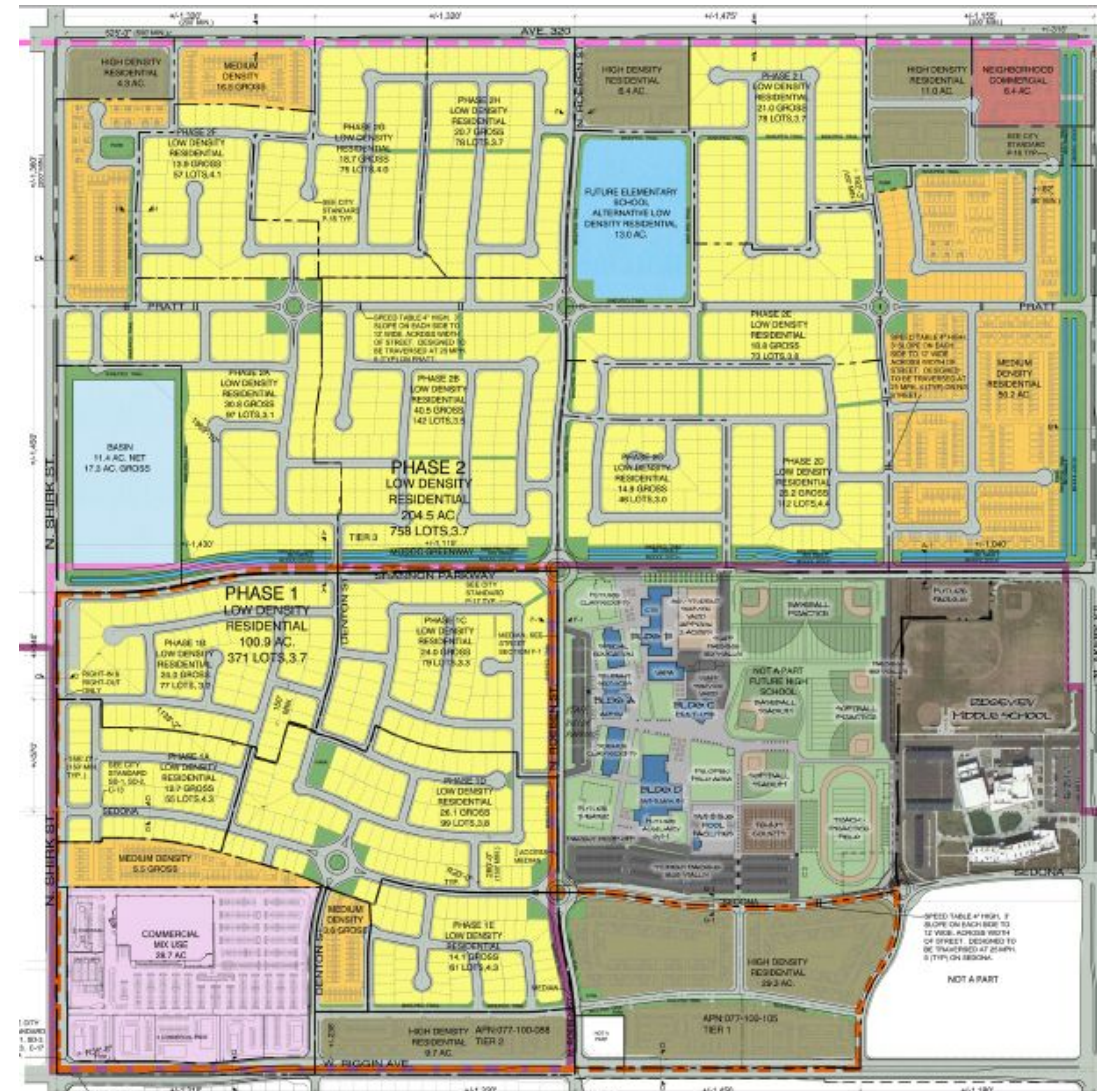
PROPERTY UPDATES



Northwest Quadrant

City's Land Use Designations 478-Acre Site APN: 077-100-088			Proposed Land Use Designations 478-Acre Site APN: 077-100-088			
Tier II	Acres	Units	Tier II	Acres	Units	Park ac
Commercial Neighborhood	11.4		Commercial Mix Use	28.7		
Residential Low Density	59.2	118-592	Residential Low Density	100.9	371 (2.6)	
Residential Medium Density	47	470-705	Residential Medium Density	9.1	91 (0.1)	
Residential High Density	31.4	471-1,099	Residential High Density	9.7	146	
Tier II Total	149		Tier II Total	148.4	608 (2.7)	
Tier III			Tier III			
Public/Institutional	9.9		Public/Institutional	13.0	(0.9)	
Residential Low Density	290.3	580-2,903	Residential Low Density	204.5	758 (9.0)	
Residential Medium Density	28.8	288-432	Residential Medium Density	66.7	667 (3.4)	
Tier III Total	329		Residential High Density	21.7	326 (0.2)	
			Commercial Neighborhood	6.4	(0.3)	
			Basin	17.3		
Total Acres	478		Tier III Total	329.6	1,751 (13.8)	
			Total Acres	478		
Land Use Total:			Land Use Total:			
Commercial Neighborhood	11.4		Commercial Mix Use	28.7		
Residential Low Density	349.5	699-3,495	Residential Low Density	305.4	1,129(11.6)	
Residential Medium Density	75.8	758-1,137	Residential Medium Density	75.8	758 (3.5)	
Residential High Density	31.4	471-1,099	Residential High Density	31.4	472 (0.2)	
Public/Institutional	9.9		Public/Institutional	13.0	(0.9)	
Total Acres	478		Commercial Neighborhood	6.4	(0.3)	
			Basin	17.3		
			Total Acres	478	2,359 (16.5)	

City's Land Use Designations 29.3-Acre Site APN: 077-100-105			Proposed Land Use Designations 29.3-Acre Site APN: 077-100-105			
Residential High Density	Acres	hu/ac	Residential High Density	Acres	hu/ac	Park ac
	29.3	440-1,025		29.3	440	(0.8)



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Northwest Quadrant

LOWERY RANCH SPECIFIC PLAN

TENTATIVE SUBDIVISION MAP

SITE INFORMATION:

TOTAL AREA: 331 ACRES (GROSS) ±
 JURISDICTION: TULARE COUNTY, CITY OF VISALIA
 EXISTING ZONING: AE-40, AE-20 (COUNTY)
 R-1-5, R-M-2 (CITY)
 PROPOSED ZONING: R-1-5, R-M-2, QP, OS
 EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, PUBLIC
 PROPOSED GENERAL PLAN: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, PUBLIC
 EXISTING USE: VACANT

PROPOSED USES:

LOW DENSITY RESIDENTIAL 266.0 ACRES
 MEDIUM DENSITY RESIDENTIAL 34.18 ACRES
 PUBLIC/INSTITUTIONAL 16.42 ACRES
 PARKS/RECREATION 18.5 ACRES
 TOTAL ACREAGE: 335.1 ACRES

TYPICAL LOT SIZES:

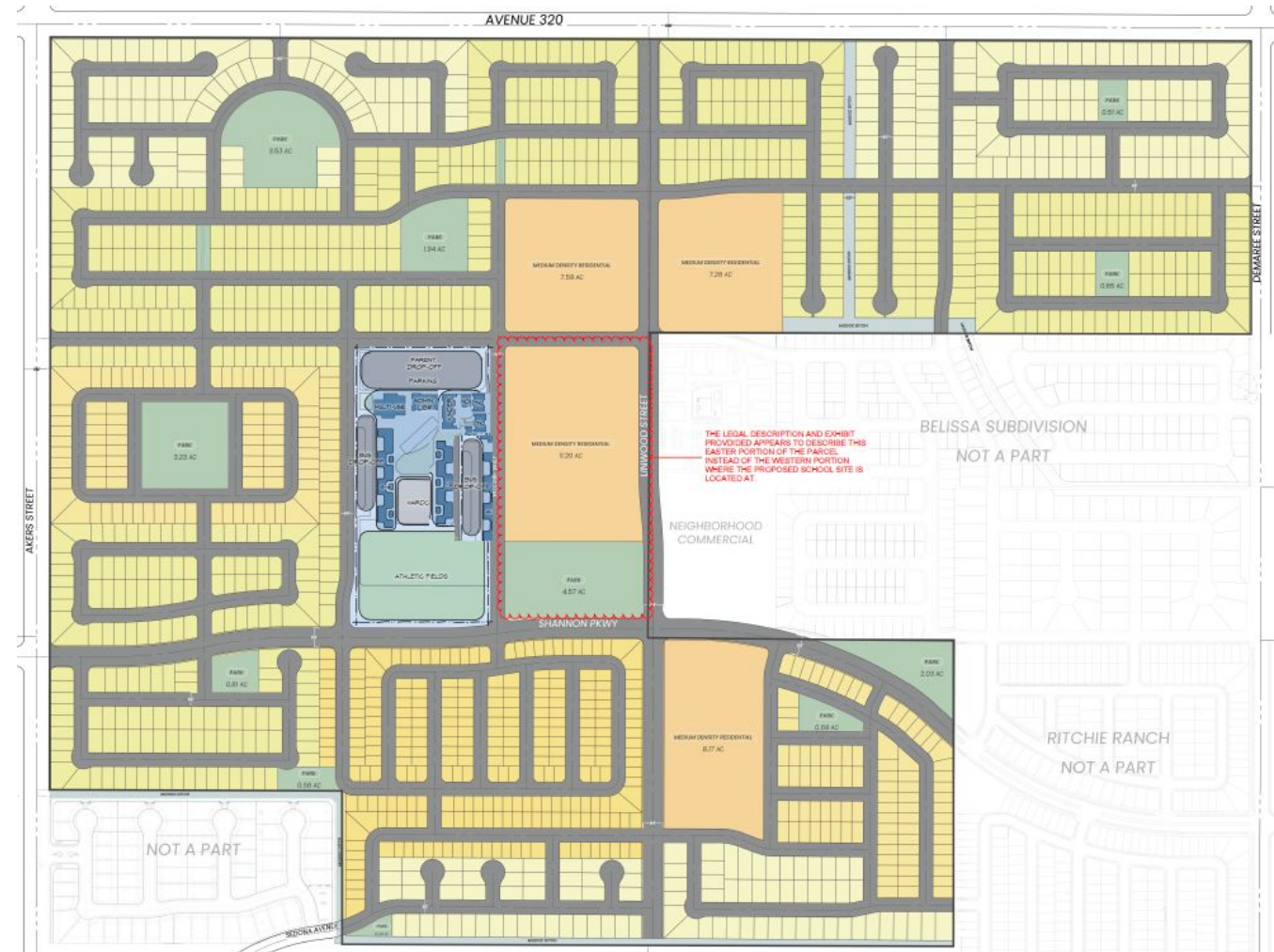
SINGLE FAMILY RESIDENTIAL

42' X 69' (2,898 SF)	268 UNITS
45' X 90' (4,050 SF)	211 UNITS
50' X 100' (5,000 SF)	617 UNITS
60' X 100' (6,000 SF)	296 UNITS

TOTAL : 1,392 UNITS

DENSITY:

SINGLE FAMILY RESIDENTIAL 5.23 DU/AC



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Lowery Ranch

- Consultants in place for Preliminary Environmental Assessment (PEA)
 - Received DTSC Approval of PEA
- Purchase Sale Agreement (PSA) executed
- Working with City of Visalia and Developer on California Environmental Quality Act (CEQA)
- Lease back to owner until start of construction
- Close of escrow on July 30, 2026

Carlton Acres

- Consultants in place for Preliminary Environmental Assessment (PEA)
 - Received DTSC Approval of PEA
- Currently on hold to purchase



East of Lovers Lane between Walnut and Caldwell

- Tier 2 development
- In the next 5-10 years
- 374 units coming soon
- .57 capture rate = 213 students
- Surrounding school sites will be over 95% capacity within the next 6 years
 - Mineral King
 - Pinkham
 - Annie R. Mitchell

Southeast Quadrant



SURPLUS PROPERTY



Charter Home School Academy (House Only)



Background

- APN: 097-320-072
- This does **not** affect CHSA Campus
- Built in 1920's (estimated)
- Currently leased house to Cultural Heritage Foundation
- Lease payments are \$1.00 per month
- Market Value: \$400,000



East Union Site



Background

- Inherited site with the merger of Visalia School District and VUSD in 1965
- APN:128-030-028
- 7.56 acres total site
- Committee agreed with the recommendation for surplus on Nov. 9th, 2023
- Brought to the Board on May 14, 2024 to deem it surplus
- Working with Visalia Gleaning Seniors for a section of property
- Sent surplus property notifications to all governmental on 6/22/24) agencies (60 day waiting period)
- During appraisal process staff was informed that there are deed restrictions
- In 1939, USDA sold property to East Union School for \$1.00 with the intent that it remains a school



Marcin Ct.

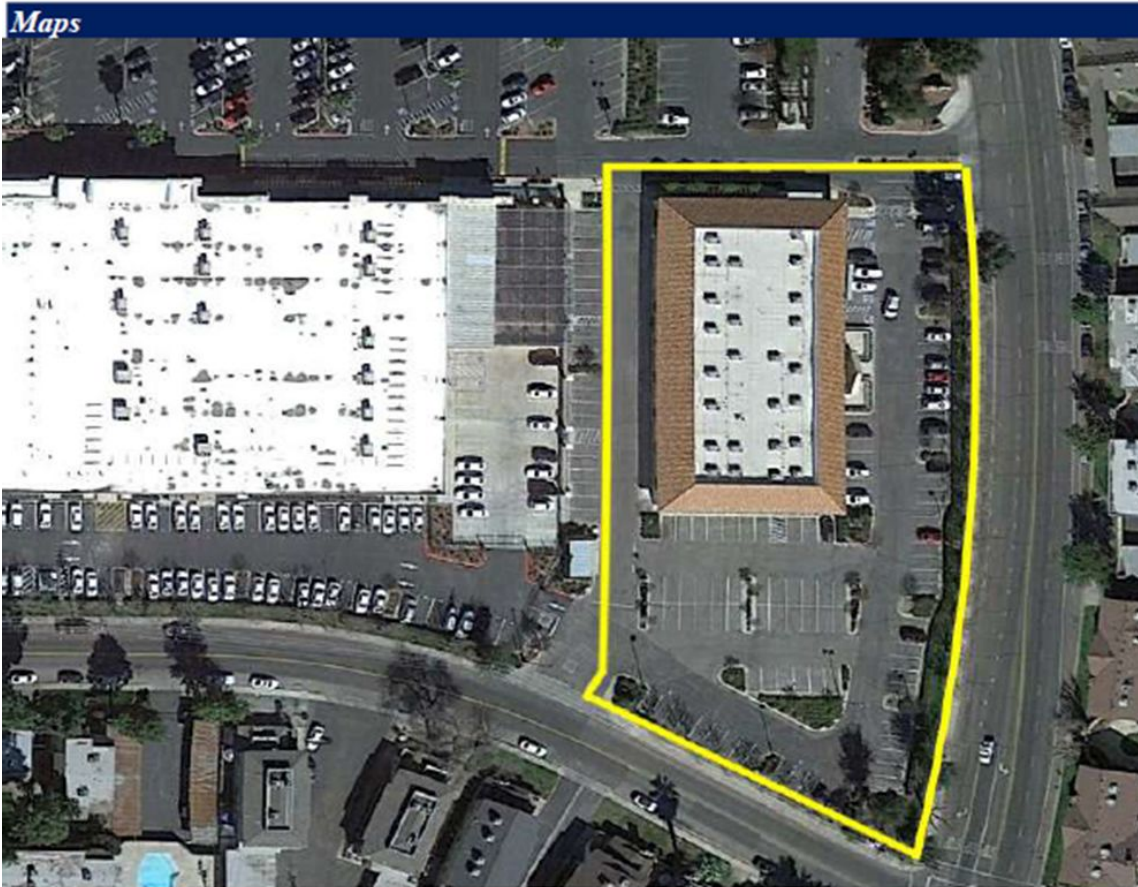


Background

- \$875,000 listed price
- Phase 1 Environmental Site Assessment that was conducted, it was found that a large portion of the northwest corner of the property was old dumping grounds
- Staff worked with district consultant on Phase II assessment
- Consultant collected 64 samples total, 8 within each exploratory test trench ranging from 1' - 4' in depth
- T1-T5 had various debris ranging from concrete, asphalt, PVC piping and domestic refuse
- Estimated remediation cost is in the millions



VCIS West



Background

- APN # 095-010-063
- Purchased at \$3,900,000 in 2018
- 2.18 acres
- Building square footage is 21,528
- Appraised value is \$6,300,000
- Completed mailer notice to all public agencies
- Call for public bids on March 28, 2023 for \$6,699,000.
- Currently back on the market for \$5,900,000
- Over the last several months, there have been many viewings by local developers
- Received offer for \$4,833,450 on Oct. 21, 2025
- The Board rejected offer and countered with no response



Lovers Lane (East) and Caldwell (South)



Background

- APN # 127-010-044
- Purchased in 2004 for \$330,500
- 18.29 acres
- Tier 3 growth boundary
- Received offer on April 18, 2026 \$360,000
- Appraised Value in July 2026 is \$1,000,500



MEMBERSHIP

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Board Policy 3280: **Sale or Lease of District Owned Real Property**

- Before surplus real property is sold or leased, governing board must appoint advisory committee
- Ed. code 17389 requires advisory committee be representative of specific groups within the community
- No less than 7 or more than 11 members
- Review project enrollment
- Hold hearings with community
- Develop report for board to review
- District Advisory committee shall comply with the Brown Act (Gov. Code 54952)



Current Membership List- Approved July 23, 2026

Contact	Land Owner	Business community member, owner, manager	Teacher/ Administrator	Parent/ Guardian	Expertise in environmental, contracts building codes
Carlyn Lambert	x	x			
Doug Janzen		x			x
Ryan Morelli		x			x
Kevin Rowland	x				
Matt Seals	x	x		x	x
Tom Giampietro	x				x
Kyla Johnson	x		x	x	



PROJECTS IN CONSTRUCTION



Houston Marquee - Construction



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District Wide Classroom Technology Upgrades

Scope of work

- Install 2 instructional monitors and 4 speakers in every classroom that does not comply with district standards

Phase 1 (complete)

- Mt. Whitney High School
- Redwood High School
- El Diamante High School
- VTEC



Phase 2 (in construction)

- Cottonwood Creek (complete)
- Elbow Creek (complete)
- Pinkham (complete)
- Royal Oaks (complete)
- Highland (complete)
- Annie R. Mitchell (complete)
- Hurley (complete)
- Mountain View
- Four Creeks (complete)
- Linwood
- Willow Glen



Phase 3 (obtaining agreements)

- Conyer
- Golden Oak
- Manuel Hernandez
- Oak Grove
- Shannon Ranch
- Charter Home School Academy
- Compass
- Creekside



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Redwood Artificial Turf (Complete)



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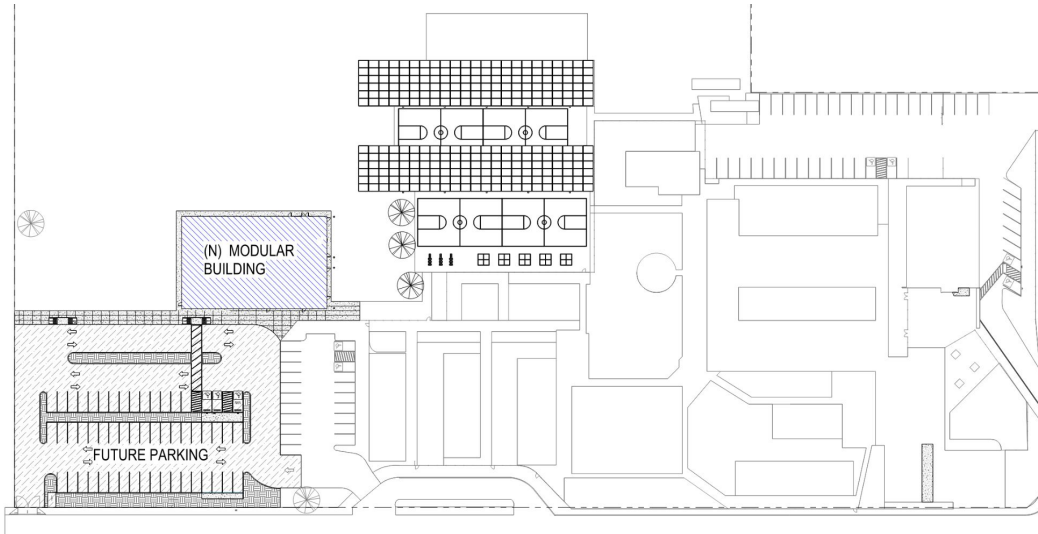


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PROJECTS IN BIDDING & DESIGN



Veva Blunt Modernization & Growth - Bidding for Modular Contractors & Design Development



Schedule

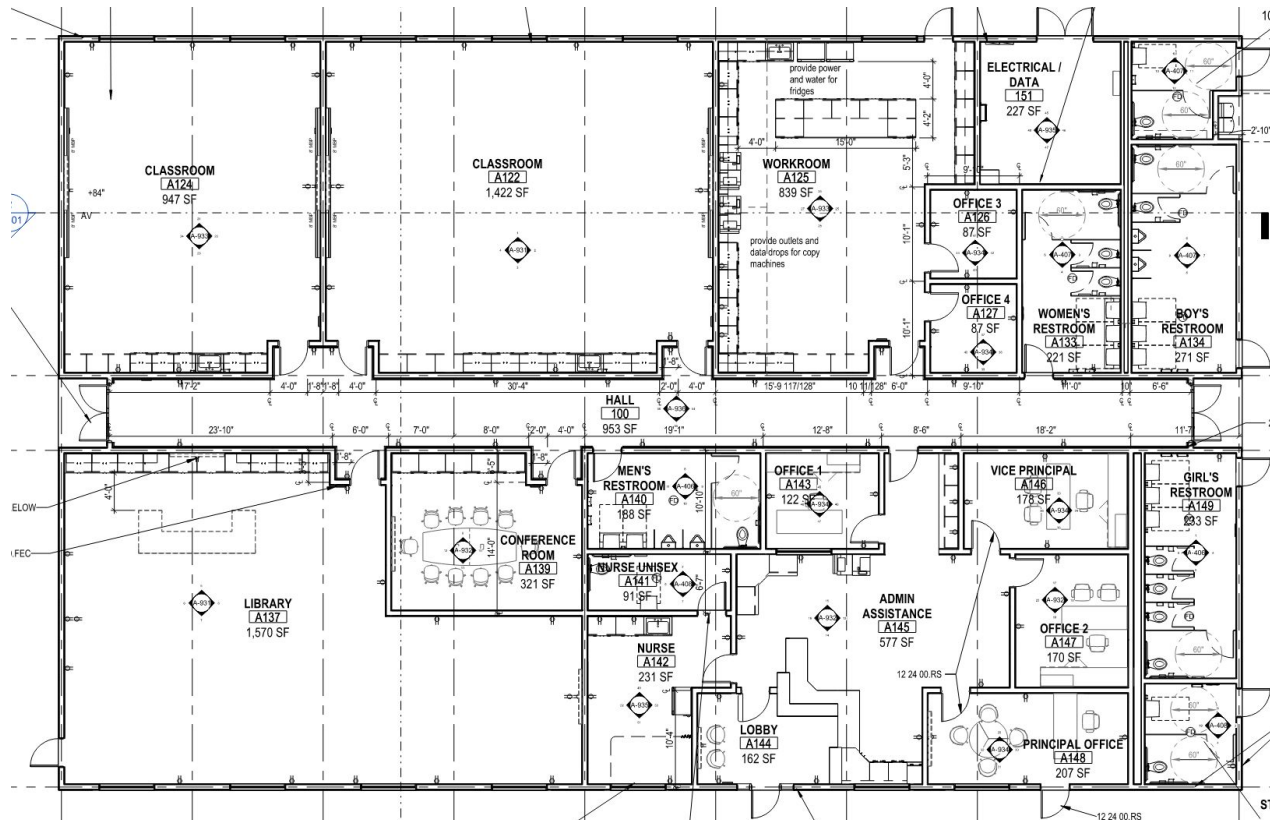
- Bids for modular contractor Est. Oct 2026
- Bids for site contractor Est. March 2027
- Construction Est. Spring/Summer 2027

Scope of work

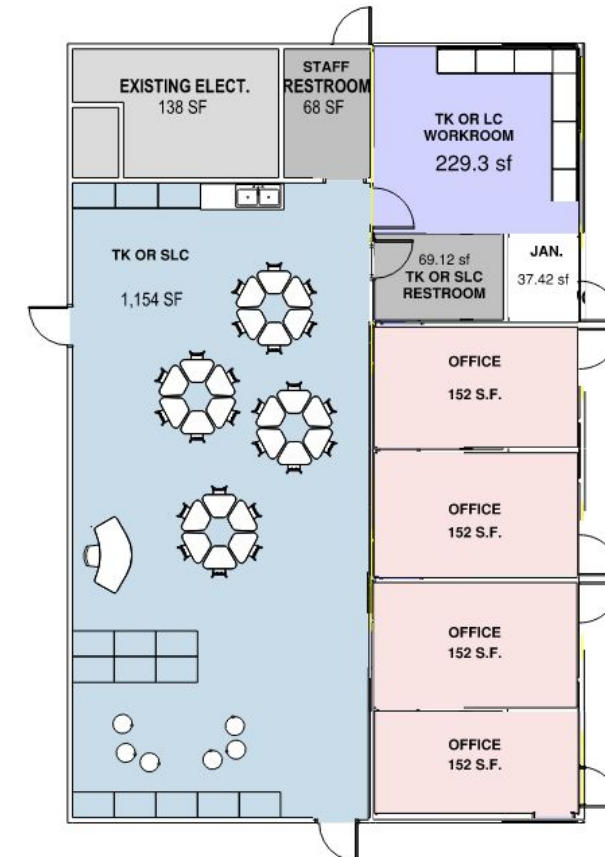
- New Finishes (Floors, Walls, ceiling cabinets)
- Technology Package
- Compliant Restrooms & Sidewalks
- Roofing
- Convert (E) administration to classroom/offices
- New Administration/Classroom Building
- Parking Lot Expansion
- Remove (E) Temp portables



New Classroom/Admin Modular Building



(E) Admin Building Remodel



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Crestwood Modernization & Growth - Design Development

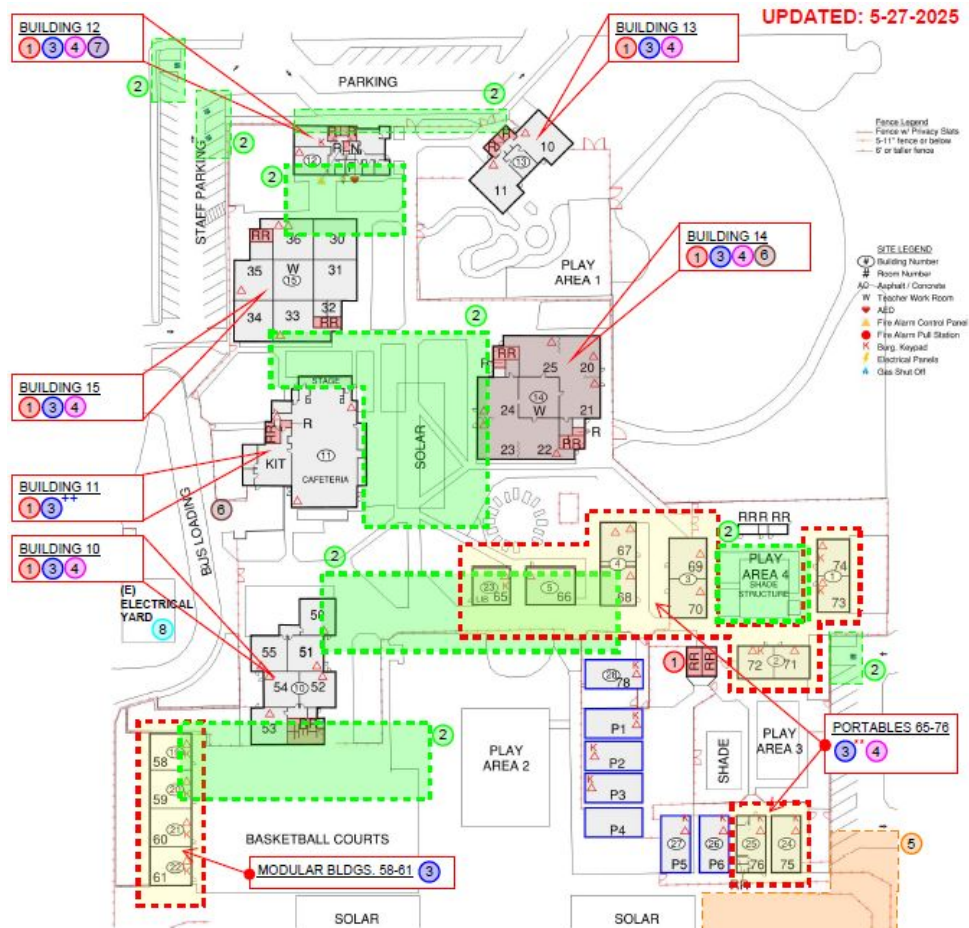


Scope of work

- New Finishes (Floors, Walls, ceiling cabinets)
- New Plumbing
- Technology Package
- Compliant Restrooms & Sidewalks
- Address Site Flooding
- Parking Lot
- Remodel building 14 & admin



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CRESTWOOD ES MODERNIZATION SCOPE OF WORK

- | | |
|---|---|
| 1 ADA RESTROOM MODERNIZATION | 5 PARKING LOT EXPANSION, EV CHARGERS, & LIGHTING IMPROVEMENTS |
| 2 (E) ADA STALLS & PATH OF TRAVEL IMPROVEMENTS, AND WATER PONDING REMEDIATION | 6 FLOOR PLAN RECONFIGURATION (BLDG. 14) |
| 3 ADMIN & CLASSROOM POWER, TECHNOLOGY, & FIRE ALARM UPGRADES
** TECHNOLOGY & FIRE ALARM UPGRADES ONLY
++ FIRE ALARM UPGRADES ONLY | 7 SECURITY CAMERAS |
| 4 INTERIOR (FLOORS, WALLS, & CEILINGS FINISHES) IMPROVEMENTS | 8 CAMPUS ELECTRICAL SERVICE UPGRADE |

NOTE: NO SCOPE IN LEASED PORTABLES 78 & P1-P6



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New Modular Building at Ridgeview MS (Agency Approvals)



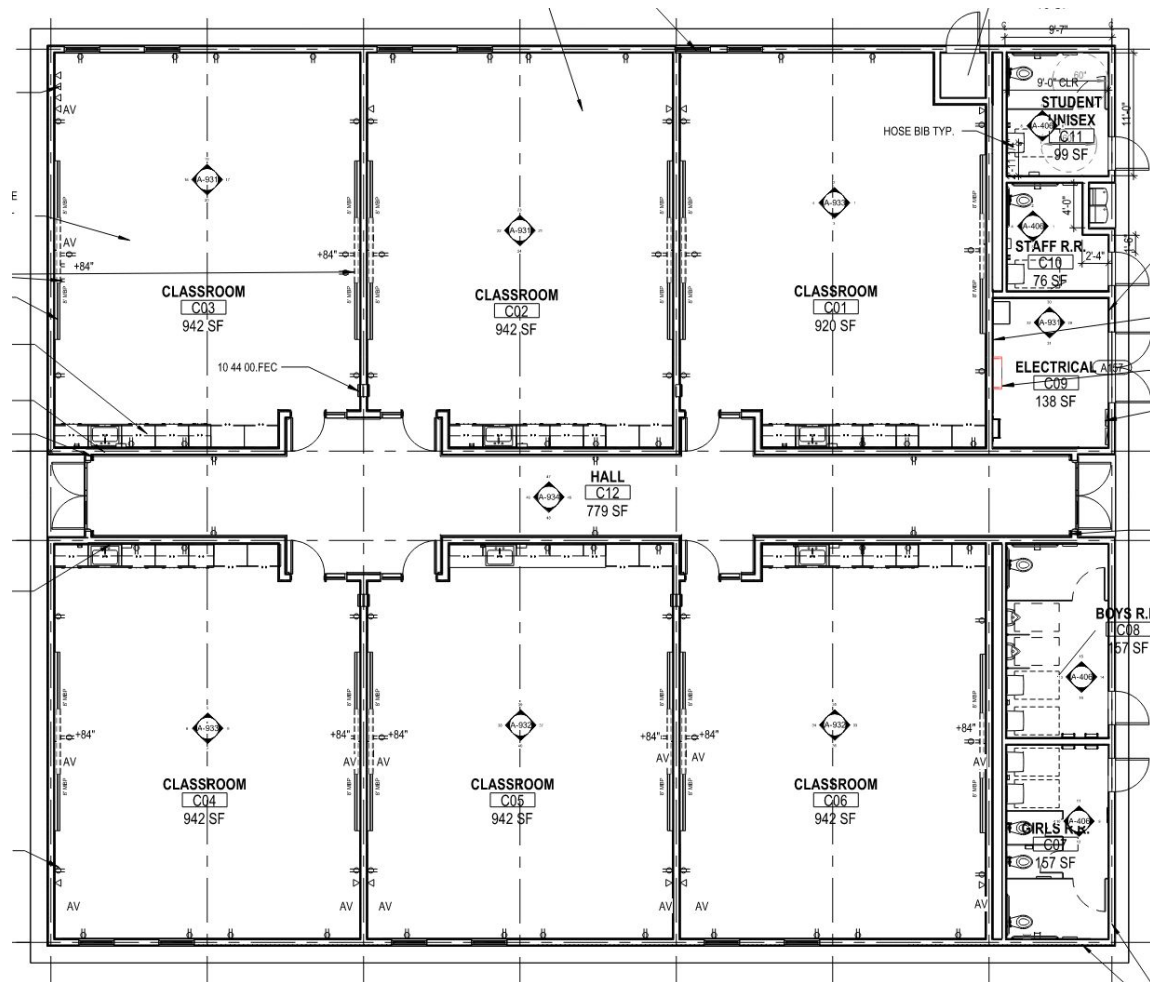
Scope of work

- Remove 8 (E) temporary portables
- New modular (6) classroom building with restrooms
- ADA compliance as required

Schedule

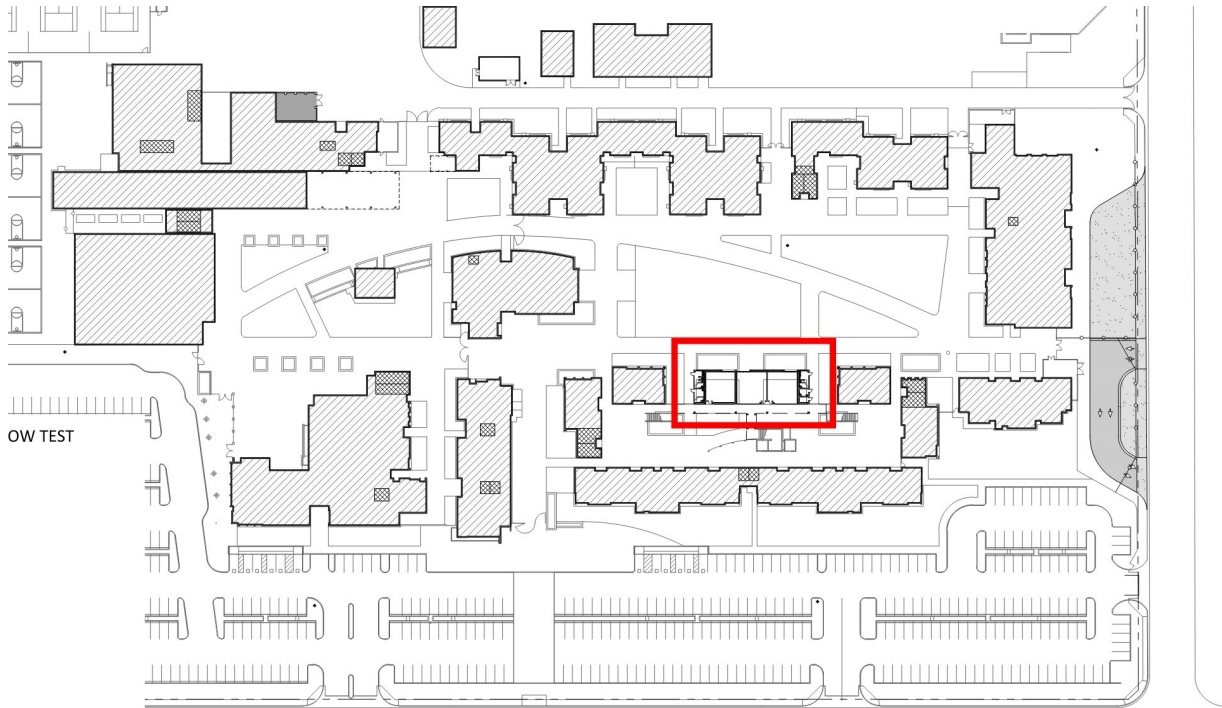
- Modular contract award April 2026
- Bids for site contractor Est. winter of 2026
- Construction Est. February 2027





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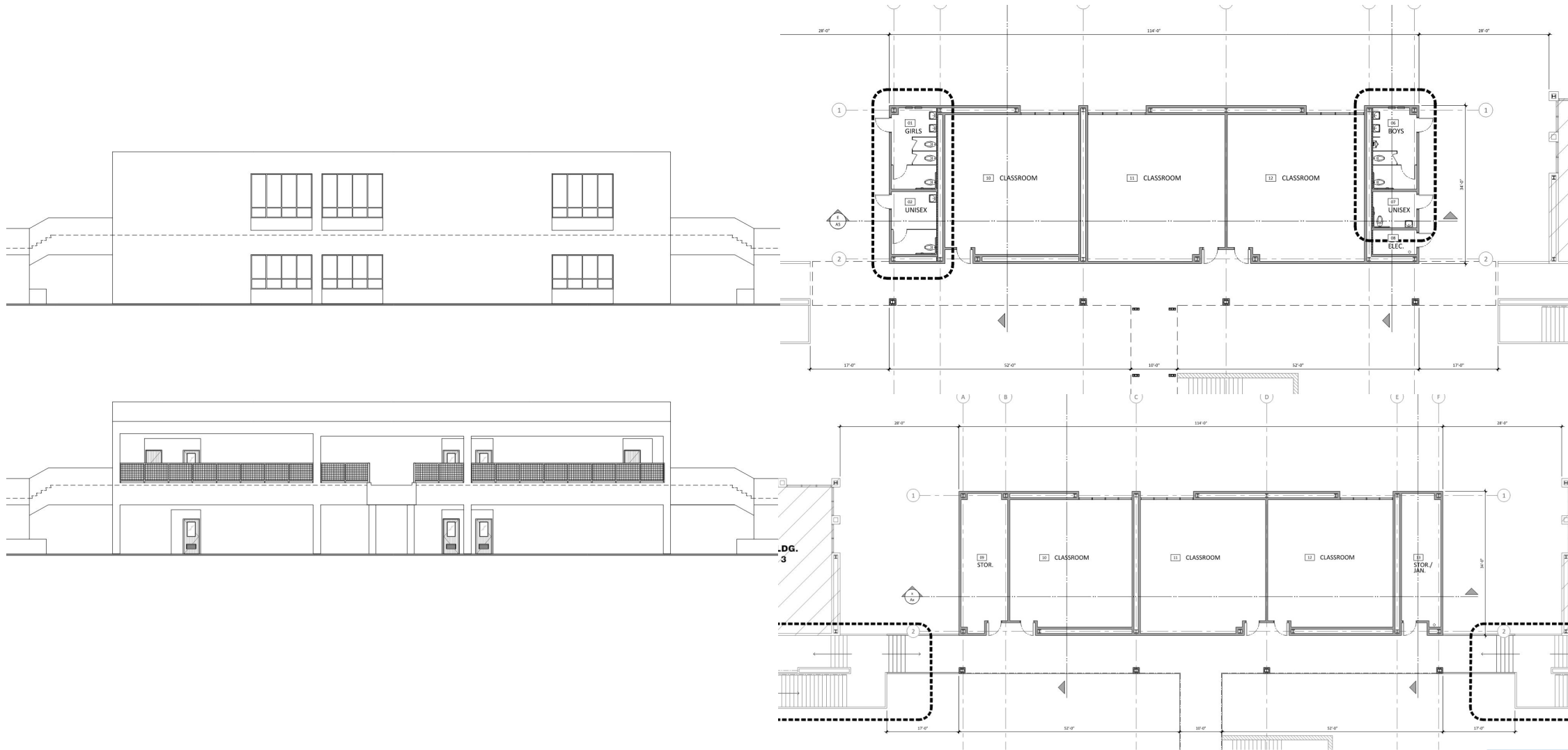
El Diamante 6 Classroom Building - Long Term Growth (Design Development)



Scope of work

- 2 story 6 classroom building with restrooms
- Upgrade path of travel





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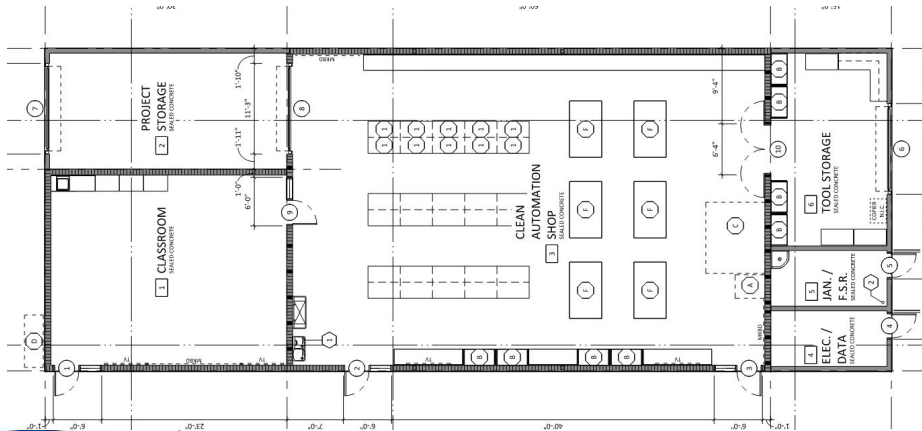
CTE Projects - Prop 2 (Design Dev. & Agency Approvals)

Mt Whitney Modernization (3 CR)

- HVAC in classroom
- Close off classroom
- Infrastructure for new equipment

Redwood Modernizations (2 CR)

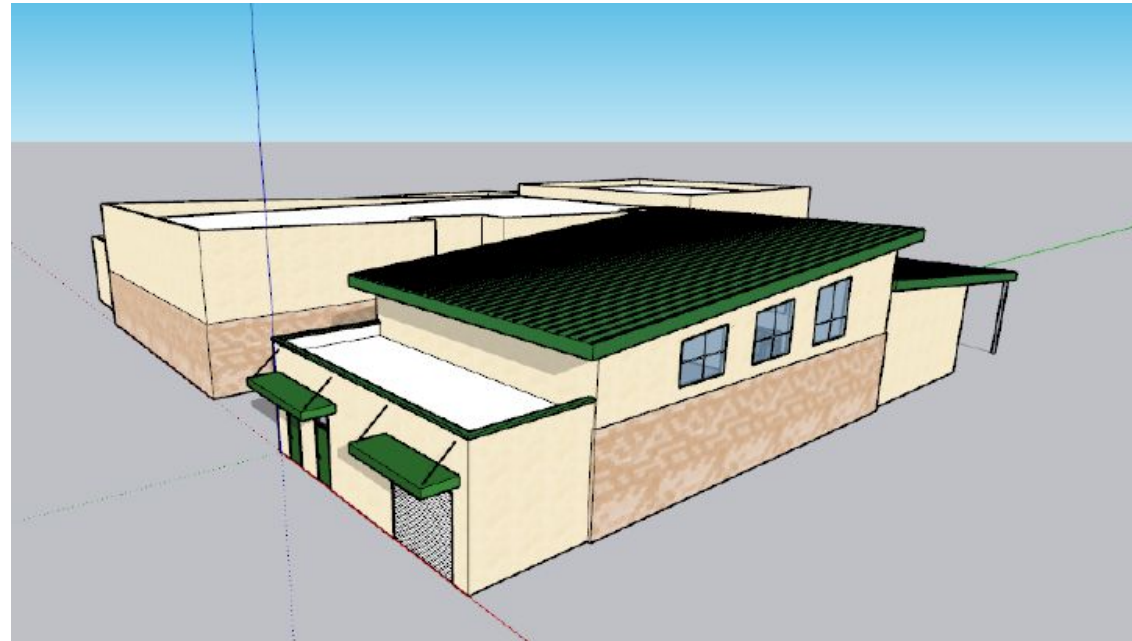
- HVAC in classroom
- Close off classroom
- Infrastructure for new equipment



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El Diamante New Construction

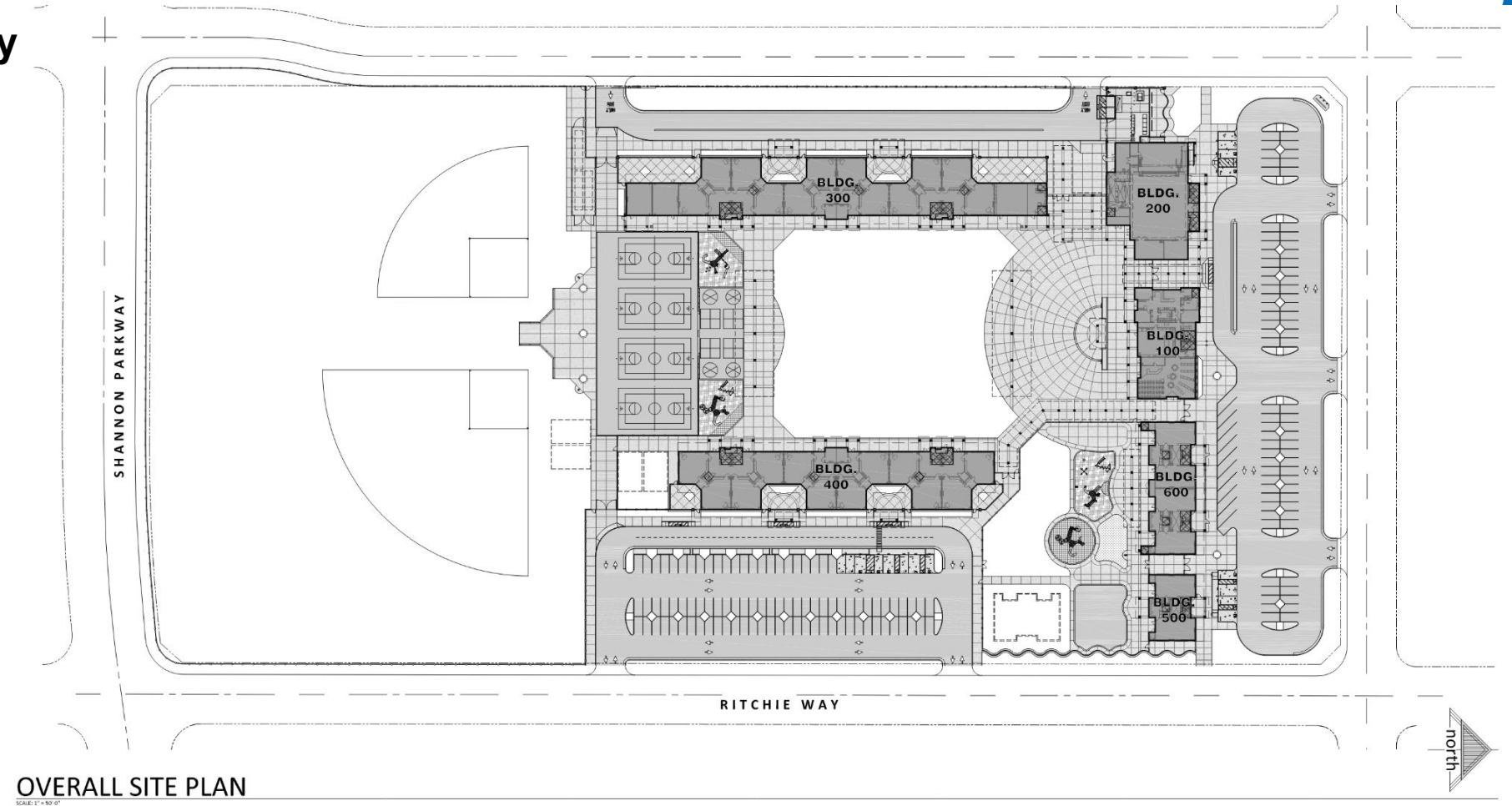
- New clean shop
- Material storage
- Classroom space



Lowery Ranch School - (Design Development)

Tentative Occupancy August 2029

- Starting Environmental Requirements
- Bringing Consultants on-board
- Met with City



Long Term Plan - Growth & Modernization at Mt. Whitney HS. (Design Development)

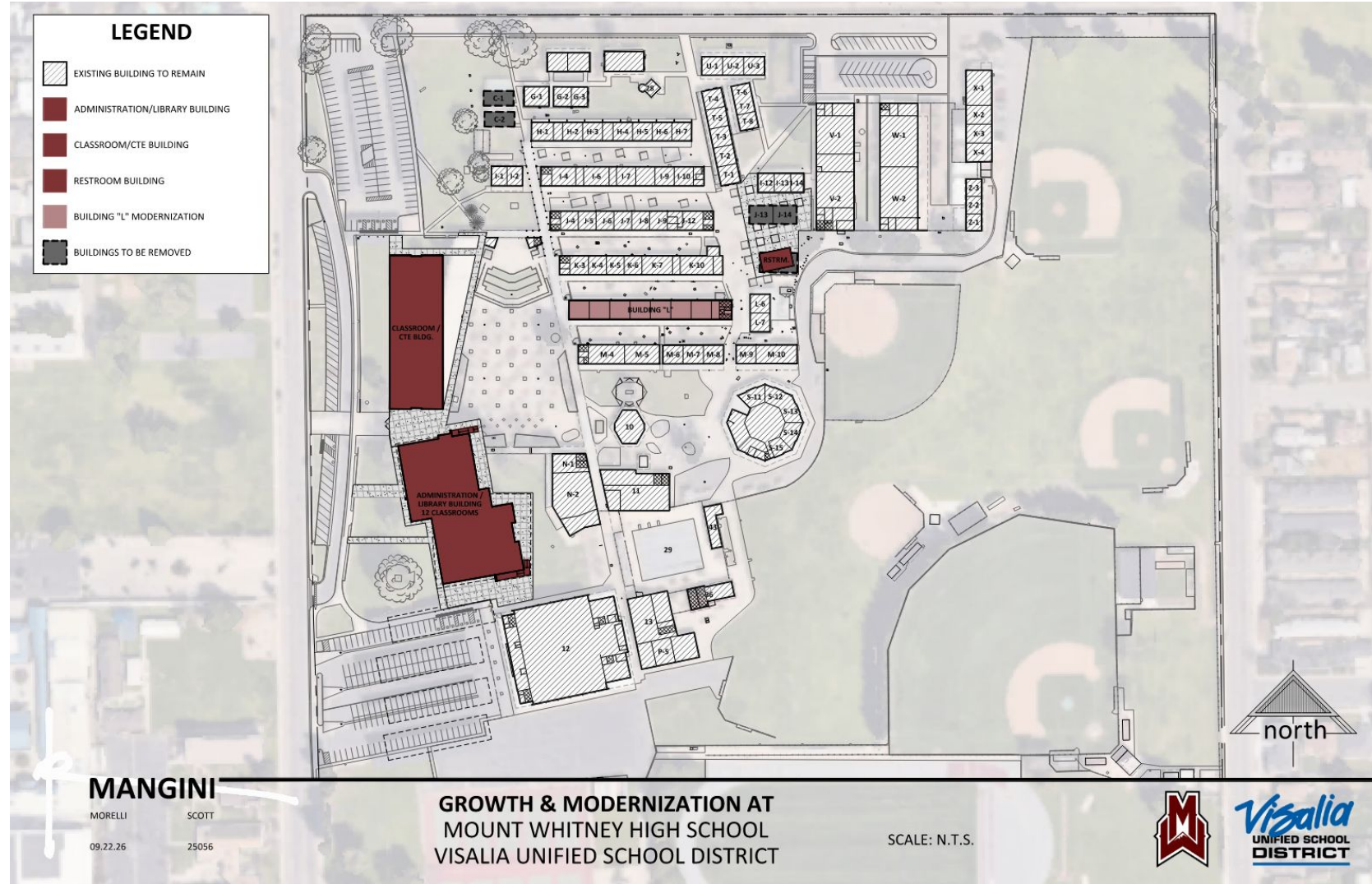
Scope of work

- New 2-story 12 classroom academic building with new administration and library
- Demo admin/classroom building
- New 10 classroom building w/ 2 District CTE Labs
- Modernize building “L”
- Demo old portable classrooms and remove temp rels
- New restroom building
- Site improvements

Schedule

- Bidding Est.: winter 2027
- Construction begin Est.: winter 2027
- Completion: Fall 2030





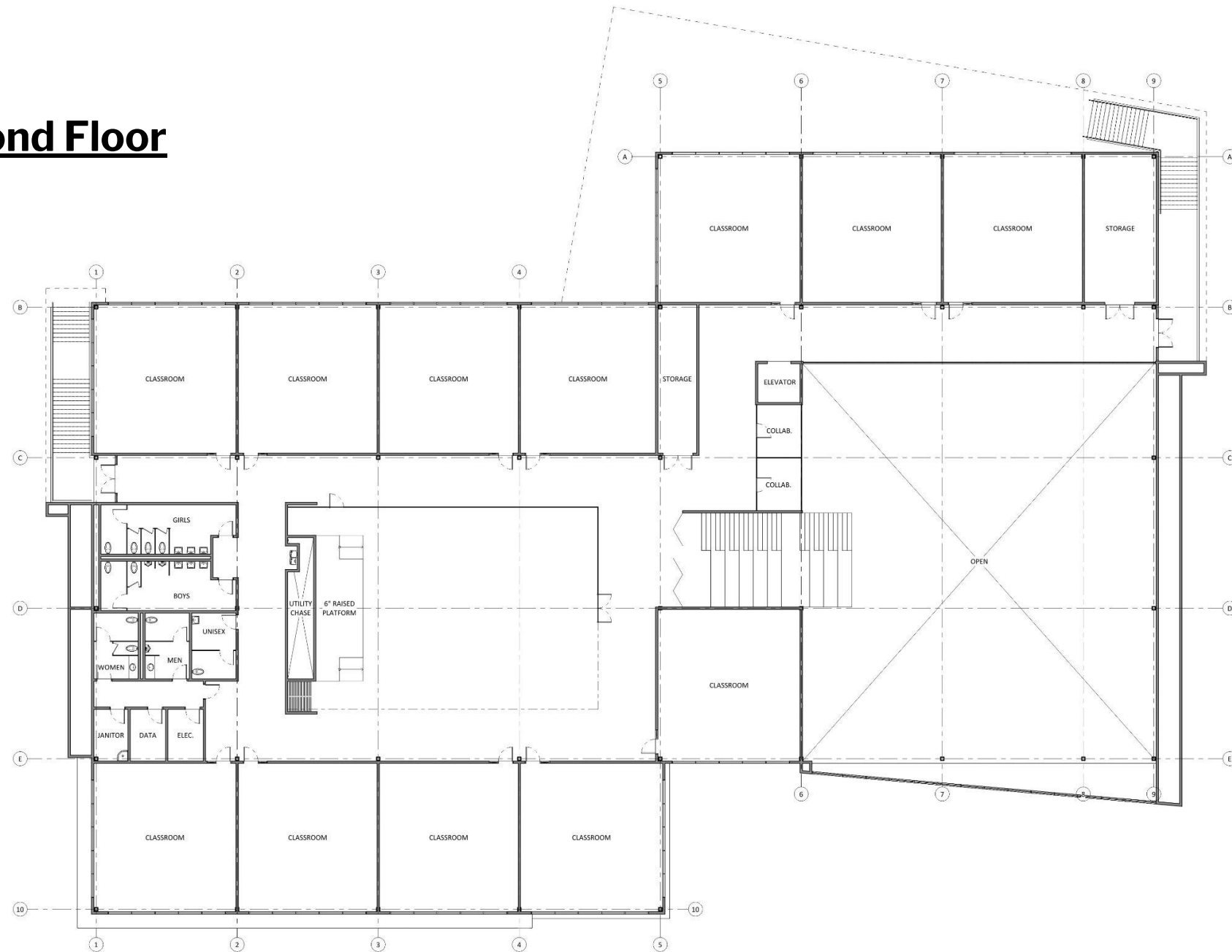
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First Floor



Second Floor



CLASSROOM BUILDING



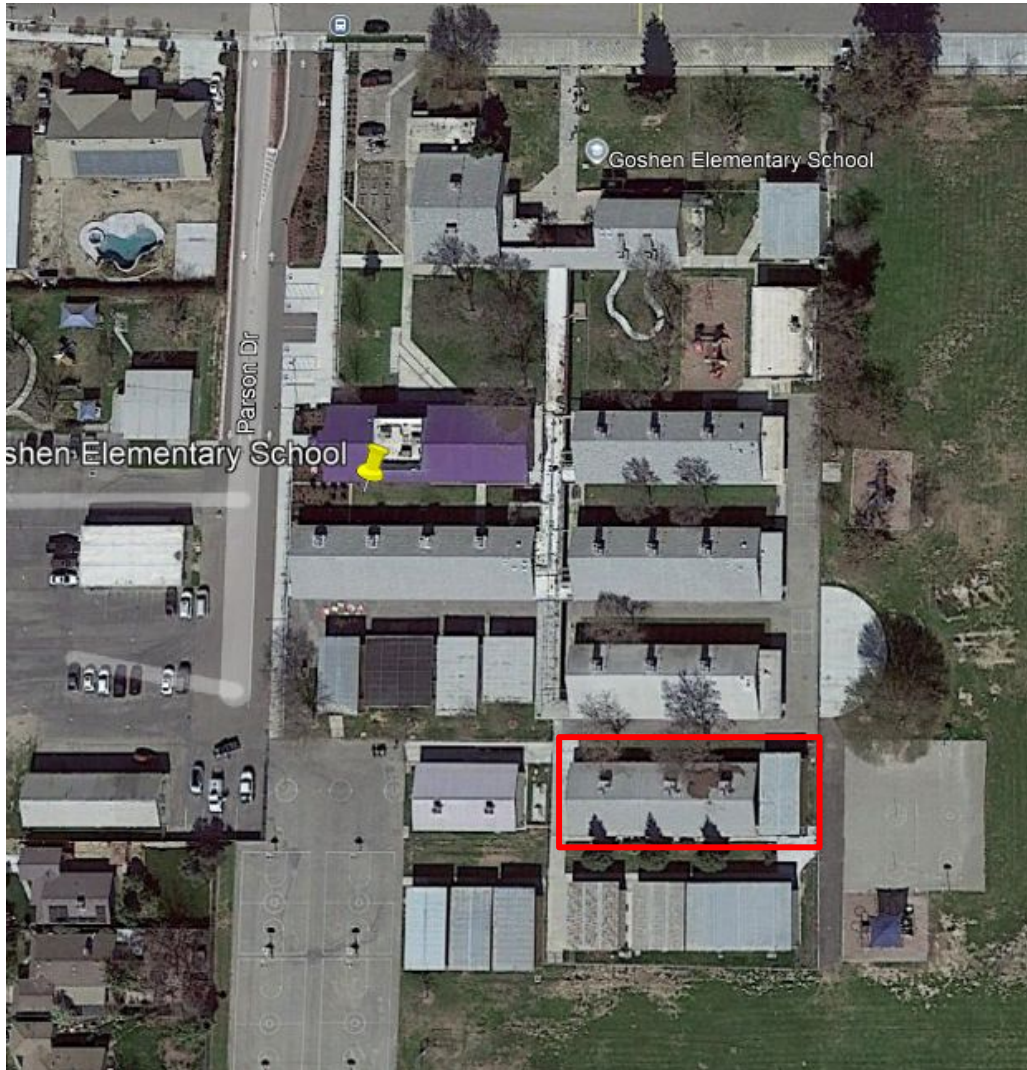
LEGEND

- MEDIA ARTS
- MEDICAL ASSISTANT
- C.N.A.



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New Modular Building at Goshen Elementary (Design Development)



Scope of work

- Remove (E) sinking portable building
- Remove 1 temporary portable
- New modular (4) classroom building with staff restrooms
- ADA compliance as required

Schedule

- TBD



MISCELLANEOUS PROJECTS



- **Partitions**
 - Denton Elementary
 - ELOP
 - Student Services
- **Lighting Upgrades**
 - 10 sites
- **Sycamore Valley Academy
Water Consolidation**
- **Crestwood Playground**
- **LJ Williams Abatement**
- **Solar Modernization**





Q&A

