

**DRAFT**

VALLEJO CITY UNIFIED SCHOOL DISTRICT



**VALLEJO CITY**  
UNIFIED SCHOOL DISTRICT

Closure and Facilities Advisory  
(7-11) Committee Report  
with  
**Findings and Recommendations**

Presented by the Closure and  
Facilities Advisory Committee on

**November 4<sup>th</sup>, 2024**

**VALLEJO CITY UNIFIED SCHOOL DISTRICT**  
**Closure and Facilities Advisory (7-11) Committee Report**  
**on Findings and Recommendations**

**Executive Summary**

On **May 22, 2024** the Board of Education ("Board of Education") of the Vallejo City Unified School District ("District") approved the formation of a Facilities Advisory (7-11) Committee ("Committee") and authorized Superintendent Ruben Aurelio to convene such a committee to fulfill the requirements of California Education Code sections 17387-17391.

The following community members were approved by the Board of Education on **September 18, 2024** and agreed to serve on the Committee:

- 1) **Ralph A. Gross**
- 2) **Hazel A. Wilson**
- 3) **Tony Vargas**
- 4) **Evangeline Espiritu**
- 5) **Ruby Acevedo**
- 6) **Kevin Steele**
- 7) **Melissa Tigbao**
- 8) **Joe Hatchett**
- 9) **Ydelita Valera Gonzales**
- 10) **Katrina Rodgers**

These members represent a cross section of the community and met the requirements stated in California Education Code sections 17387-17391. In accordance with the California Education Code, the Committee was charged with the following duties:

- a. Review pertinent information (i.e., projected enrollment trends) to determine the amount of surplus space and real property.
- b. Establish a priority list of use of surplus space and real property that will be acceptable to the community and develop recommendations about the properties generally (declare it to be surplus, sell it, lease it, etc.).
- c. Circulate throughout the attendance area the priority list of surplus properties and provide for a public hearing for community input to the 7-11 Committee regarding the acceptable uses for the surplus properties.
- d. Make a final determination on the "limits of tolerance" related to the uses of surplus properties.
- e. Forward a report to the District's Board of Education recommending uses of the surplus properties.



Properties at Issue:

On **September 18, 2024**, the Board of Education authorized the Committee to consider the following four (4) properties:

**1. Steffan Manor Elementary School**

815 Cedar Street, Vallejo, California 94591

**2. Vallejo Charter School**

2833 Tennessee Street, Vallejo, California 94591

**3. Loma Vista Environmental Science Academy**

146 Rainier Avenue, Vallejo, California, 94589

**4. Mare Island Health and Fitness Academy**

400 Rickover Street, Vallejo, California 94592

On **October 16, 2024** the Board of Education authorized the Committee to consider the following additional property:

**5. Annie Pennycook Elementary School**

3620 Fernwood Drive, Vallejo CA 94591

These five (5) sites are referred to herein as (the "Properties").

The Committee met on September 25, October 9, October 23, and November 4, 2024 to gather relevant data, learn about potential property options, and solicit community feedback about the Properties. In conformance with the Education Code, the Committee held a public hearing on October 23, 2024 in order to obtain input from the community. Minutes from the public hearing are attached as **Exhibit A.**

During the Committee meetings, enrollment information, transportation data, maps, bond expenditure summaries, and historical school site closure and use data, as well as other data, and options for current and possible future uses of the Properties, were discussed, reviewed and evaluated. The Committee also reviewed the draft Equity Impact Analysis prepared by Total School Solutions, during its meeting on October 9, 2024, and considered the impacts of the closure of one or more of the relevant school sites. The Committee also received feedback from District staff and the community about District needs and goals. Based upon the information presented to the Committee, the following findings and recommendations are presented to the Board of Education.

Committee's Findings:

- 1. School districts similar in size to the District by way of student enrollment figures are able to function and thrive with many fewer school sites that the number currently maintained by the VCUSD. There are considerable potential programmatic benefits to closure and/or consolidation of a number of school sites. Certain closures will facilitate greater teacher collaboration, and allow the District to offer a number of its**

**unique programs to a larger group of its existing students as well as making certain surplus parcels available for other district uses such as after school programs, professional development or healthcare access.**

2. **It is in the best interest of the District, its students, staff members and the community at large, to ensure that no school sites sit vacant or unused thereby incurring security costs and potentially creating vulnerability to vandalism. The Board is encouraged to promptly find alternative uses, or otherwise dispose of, any closed or consolidated school site.**
3. **Ease of walking access and home-to-school transportation proximity should be a priority to retain walkability of community schools for neighboring families. Relocation of certain programs that service students from a wider geographic area, can be relocated to newer locations.**
4. Based upon the Committee's review of this information, and after studying the real property owned by the District at issue, the Committee came to the following Recommendations:

	Property Address	Property Designation
1.	Steffan Manor Elementary School 815 Cedar Street, Vallejo, California 94591	<b>Not Surplus</b>
2.	Vallejo Charter School 2833 Tennessee Street, Vallejo, California 94591	<b>Surplus</b>
3.	Loma Vista Environmental Science Academy 146 Rainier Avenue, Vallejo, California, 94589	<b>[Surplus?]</b>
4.	Mare Island Health and Fitness Academy 400 Rickover Street, Vallejo, California 94592	<b>Surplus</b>
5.	Annie Pennycook Elementary School 3620 Fernwood Drive, Vallejo CA 94591	<b>Surplus</b>

**Committee's Recommendations:**

- 1) **The Committee recommends that the Board consolidate the students currently attending Pennycook Elementary with the students currently attending Stefan Manor Elementary, and declare the Pennycook property as surplus to District needs. The District should consider potential alternative uses for the Pennycook property, in addition to considering potential lease or sale of the site to generate revenue.**
- 2) **The Committee recommends that the Vallejo Charter School program be relocated to the Mare Island Academy facility and the Vallejo Charter School site should be evaluated for potential use as staff housing as well as recreational and sporting uses for the athletic facilities and fields. The Committee also wishes for the Board to have the flexibility to consider potential sale or lease of the Vallejo Charter School site, in order to maximize its value in a desirable location.**
- 3) **The Committee recommends that the Mare Island Academy students be consolidated to the Federal Terrace and Lincoln elementary schools as well as surrounding middle school sites, to make room for the Vallejo Charter School program to relocate to the Mare Island Academy facility. The Committee believes the District should retain ownership of the Mare Island Academy facility to potentially accommodate increased enrollment expected from residential development on the island.**
- 4) **The Committee recommends that the students attending middle school in the separate building at Loma Vista be relocated to Solano Widenmann, and the facility be used to house an extended learning program associated with the nearby Loma Vista Farm program, professional development facility or other District facility needs.**
- 5) **For any facilities found to be surplus to District needs, the Committee supports any decision by the Board to apply for a waiver of the surplus property competitive bidding requirements in order to seek offers that are most advantageous to the District based on multiple factors, including price.**
- 6) **The Committee understands that the trends indicate that District enrollment will likely continue to decrease in the future. Therefore the Committee also wishes for the Board to have the flexibility to consider the following additional closures or consolidations with a longer lead time. The following are recommendations the Committee makes for facilities after the \_\_\_\_\_ school year.**
  - a) \_\_\_\_\_
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_

We, the members of the Committee, appreciate the opportunity to serve the Board of Education in this important capacity. We hope this report will assist the Board of

Education with its decisions regarding school closures and consolidations and potential future uses and dispositions of the Properties.

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**Ralph A. Gross**, Committee Chairperson

**ATTACHMENTS:**

Exhibit A—Minutes from Public Hearing held October 23, 2024.

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