

# **CHULA VISTA ELEMENTARY SCHOOL DISTRICT**

## **Report of the Surplus Facilities Advisory “7-11” Committee**

Date: July 16, 2025

# CHULA VISTA UNIFIED SCHOOL DISTRICT

## District Surplus Facilities Advisory ("7-11") Committee Report

### **I. COMMITTEE BACKGROUND**

#### **1. Executive Summary**

On June 11, 2025, the Chula Vista Elementary School District ("District") Board of Education ("Board") decided to formulate a new District Surplus Facilities Advisory Committee, commonly known as a "7-11 Committee" ("Committee") consistent with the requirements of Education Code section 17387 et seq.

The Committee found that the District's current school sites are sufficient to house current and future enrollment.

The Committee recommends that the Board declare the site located at 845 Broadway, Chula Vista, CA 91911 (commonly referred to as the "Seniors on Broadway" site) surplus to the District's educational needs.

#### **2. Purpose of the Committee**

On June 11, 2025 the District's Board appointed eleven (11) members to a 7-11 Committee with the direction that the Committee consider and make recommendations to the Board whether the Seniors on Broadway site should be declared surplus to the District's needs.

#### **3. Committee Membership**

The Board appointed the following persons to the Committee:

1. Perla Bustamonte Pecos
2. Erin Corral
3. Erick Davis
4. Sara Kende
5. Carla J. Kriss
6. Jeff Landers
7. Jennifer Lyons
8. Timothy Manglicmot
9. Rosi Martinez
10. Geno Rodriguez
11. Don Vandover

The Board reviewed the requirements of the Education Code concerning the composition of the Committee and determined that the Committee represents a cross section of the community and meets the requirements of Education Code section 17389.

The Committee received information concerning the legal process for the determination and disposal of surplus real property as required by the Education Code. The Committee gathered and considered information on the Seniors on Broadway site.

Mark Pong, Assistant Superintendent, Business Services and Support, acted as staff to the Committee. Samuel Santana and Sam Bidgoli, attorneys with Dannis Woliver Kelley, provided the Committee legal advice and counsel.

#### **4. Charge to the Committee**

Education Code section 17390 directs the 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 for child care development purposes pursuant to Section 17458 of the Education Code;
- 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.

## **II. SUMMARY OF COMMITTEE'S WORK**

The Committee met on June 18, 2025; June 25, 2025; and July 16, 2025. On July 16, 2025 the Committee held a public hearing and considered adoption of the recommendations in this report.

The Committee determined that the Seniors on Broadway site is surplus to the District's educational needs because:

- There are restrictions on land through 2080
- Site is not currently being used for educational purposes and there is not a future need for it
- Potential revenue stream is not material to the District's budget

### **Method of Public Notification of 7-11 Committee Hearing**

The Committee held a public hearing for community input concerning its findings and recommendations on July 16, 2025. 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:
  - **84 East J Street, Chula Vista, CA 91910**
- Posting a notice to the District Website at: [https://www.cvesd.org/district/7-11\\_committee](https://www.cvesd.org/district/7-11_committee)
- Sending a notice electronically at least 72 hours before the meeting to the following persons:
  - All 7-11 Committee Members
  - All District Board of Education members
  - All persons who have requested written notice of Board meetings, and by announcing the public hearing at the July 16, 2025 District Board of Education meeting.

**III. COMMITTEE FINDINGS AND RECOMMENDATIONS TO THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT BOARD OF EDUCATION**

The Committee finds and/or recommends that:

1. The District's current school sites are sufficient to house current and future enrollment.
2. The Committee recommends that the Board declare the Seniors on Broadway site surplus to the District's educational needs.
3. Committee recommends that any future long term lease agreements have an educational purpose.