



## WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 Committee Meeting

September 13, 2022

6:00 PM

**Staff:** Luis Freese (Associate Superintendent, Operations) & Robert McEntire (Associate Superintendent, Chief Business Official)

**Agenda Documentation:** If available, backup documentation for items on the Agenda will be posted on the district website at the time the agenda is posted. [District Committees webpage](#) & [District 7-11 Committee webpage](#)

**Meeting Locations:** As authorized by the Governor's Emergency Executive Order issued on March 17, 2020, the West Contra Costa Unified School District will conduct the 7-11 Committee meetings in person and via video conference/teleconference until further notice.

**Physical Location:** 1400 Marina Way S, Richmond, CA 94804.

The meeting will be streamed via Zoom using the following link:

Please click the link below to join the webinar:

<https://wccusd.zoom.us/j/91992616214>

Or via Telephone: +1 669 444 9171  
webinar ID 919 9261 6214

### **Participating in Committee Meetings:**

Due to the ongoing COVID-19 crisis, the manner in which meetings are conducted has changed. Thank you in advance for your understanding and cooperation as we experiment with new ways to conduct the people's business while allowing for maximum participation and adhering to our values of respect and safety for the community.

This meeting will provide public comment opportunities through the Zoom app or by telephone. To indicate your desire to speak on an agenda item, "raise your hand" by clicking on the appropriate icon in the Zoom app or by pressing \*9 if accessing the meeting by phone. In order to be recognized to speak, your hand must be "raised" before public comment begins for the item.

Due to the Brown Act, Committee members cannot discuss items that are not on the agenda and do not usually respond to items presented in Public Comment.

**Order of Business:** ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE

### MEETING AGENDA

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#### **A. OPENING PROCEDURES**

- A.1 Roll Call**
- A.2 Approval of Agenda**
- A.3 Next Meeting: September 27, 2022**

#### **B. PUBLIC COMMENT**

##### **B.1 Public Comment**

Members of the public are invited to speak on any matter related to the 7-11 Committee at this time. Members of the public may speak on individual items of interest in the agenda as the items are discussed.

#### **D. DISCUSSION ITEMS**

##### **D.1 District Real Property Assessment. Presented: Scott Sheldon & Barry Schimmel, Terra Realty**

Terra Realty will present all four properties with photos, maps, property history and documentation as well as an opinion of value.

**E. ACTION ITEMS**

**E.1 Election of 7-11 Committee officers. Moderated: Staff**

- a. Nominations and vote for Chairperson**
- b. Nominations and vote for Vice Chairperson**
- c. Nominations and vote for Secretary**



# 7-11 COMMITTEE

## DISTRICT REAL PROPERTY ASSESSMENT MEETING #2



*PRESENTED BY*  
TERRA REALTY ADVISORS, INC.  
September 13, 2022

# SITE REVIEW

**ADAMS**

**HARMON  
KNOLLS**

**PORTOLA**

**SEAVIEW**



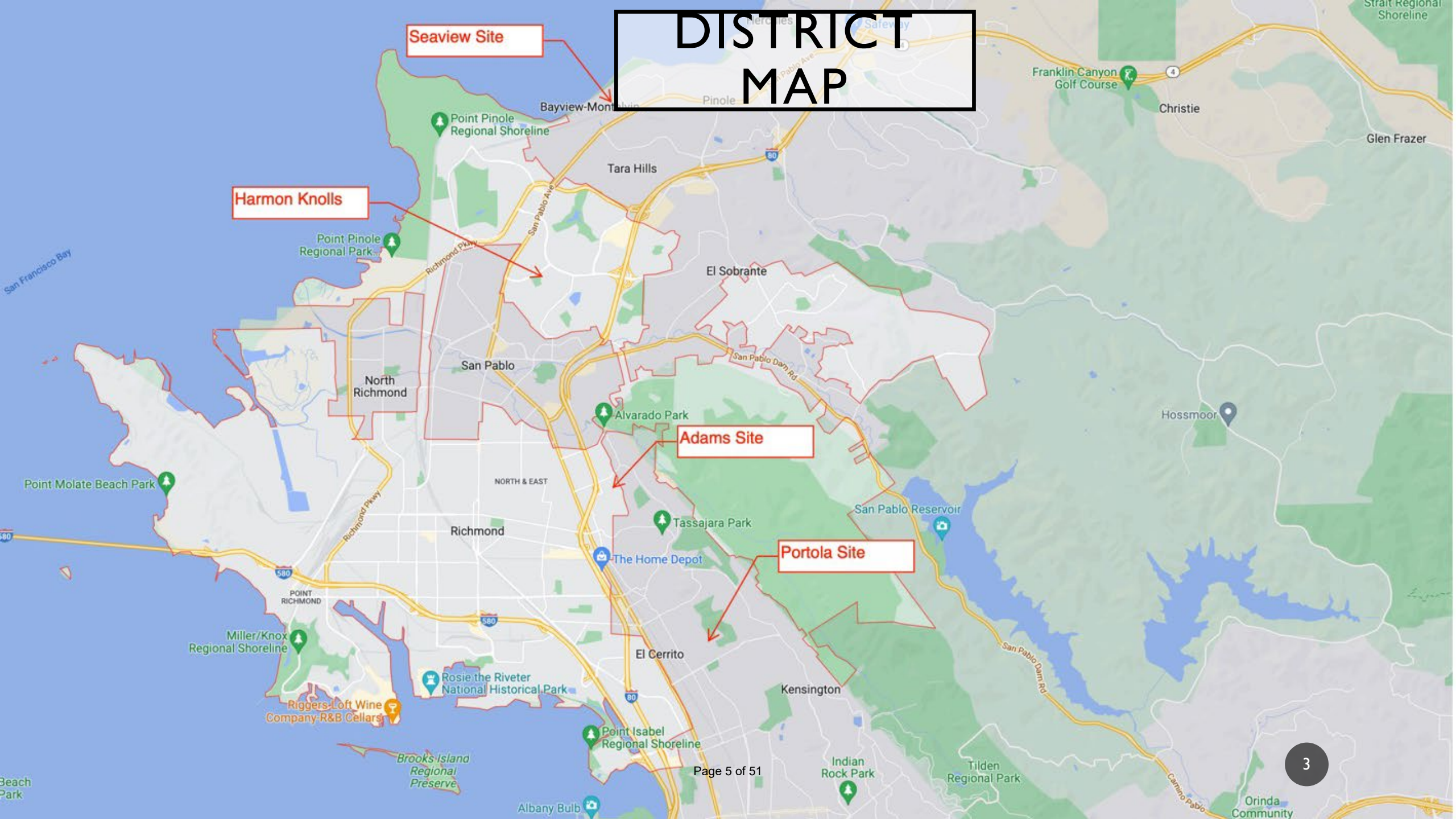
# DISTRICT MAP

Seaview Site

Harmon Knolls

Adams Site

Portola Site



# **ADAMS**

## **Unincorporated Contra Costa County**



# ADAMS

Adams Site



Ruler  
Line Path Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 3,733.86 Feet

Area: 8.85 Acres

5

☐ Mouse Navigation

Save

Clear



# ADAMS

## Adams Site Useable Areas

.63 acres

1.36 acres

.42 acres

3.56 acres

August 17, 2022



# ADAMS





# ADAMS





# ADAMS





# ADAMS

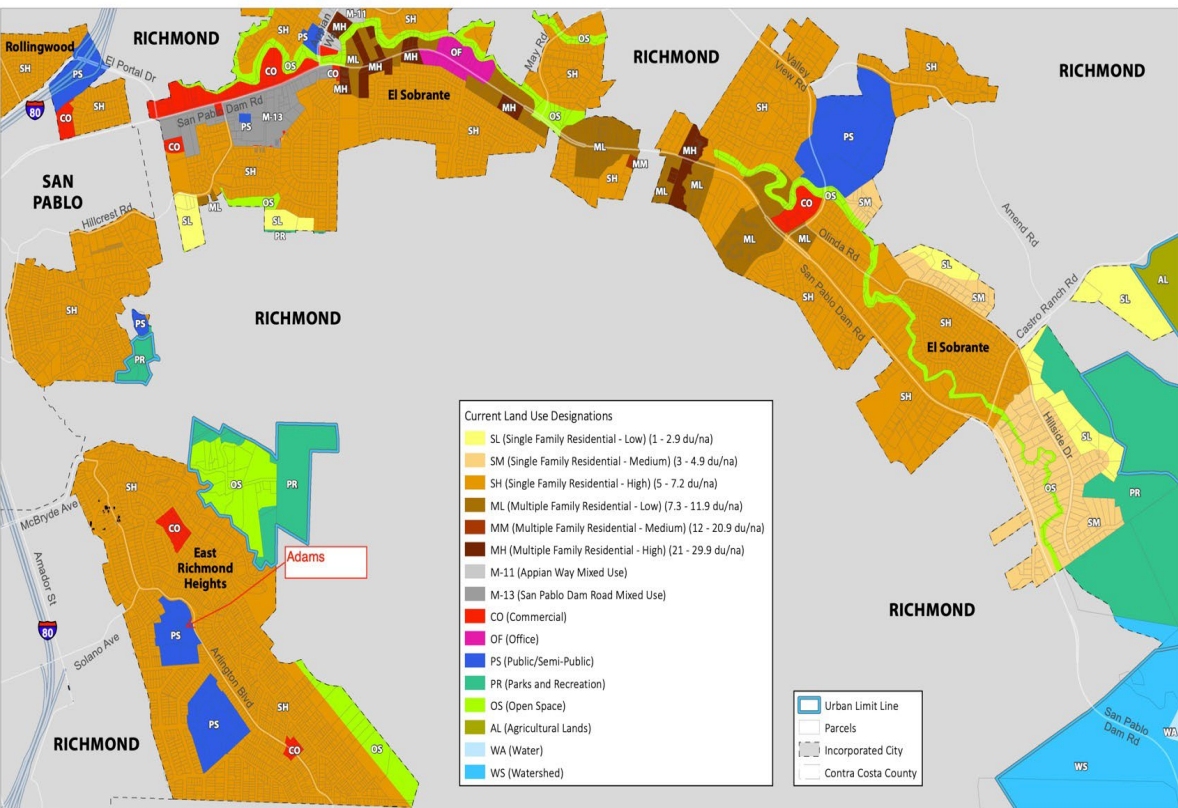




# ADAMS

## SOUTH EL SOBRANTE & EAST RICHMOND HEIGHTS

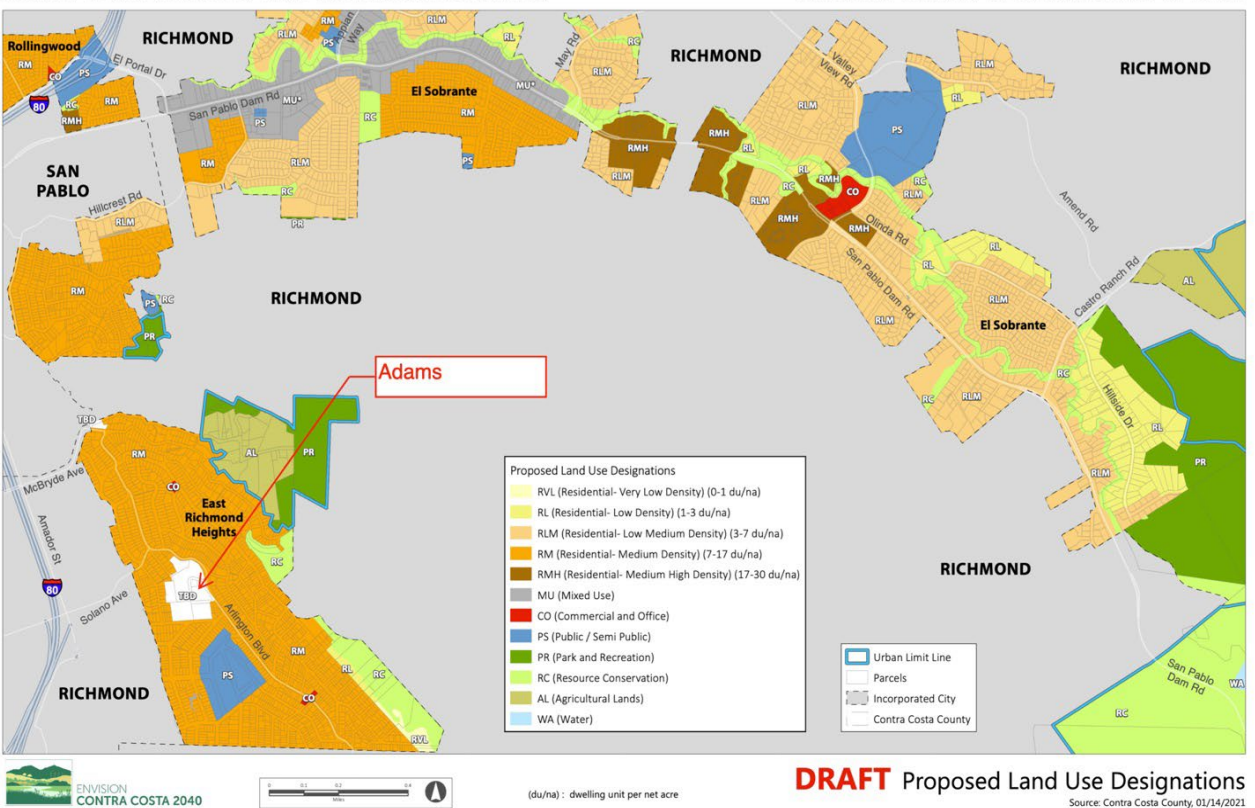
## CONTRA COSTA GENERAL PLAN UPDATE



Current Land Use Designations  
Source: Contra Costa County, 01/14/2021

## SOUTH EL SOBRANTE & EAST RICHMOND HEIGHTS

## CONTRA COSTA GENERAL PLAN UPDATE



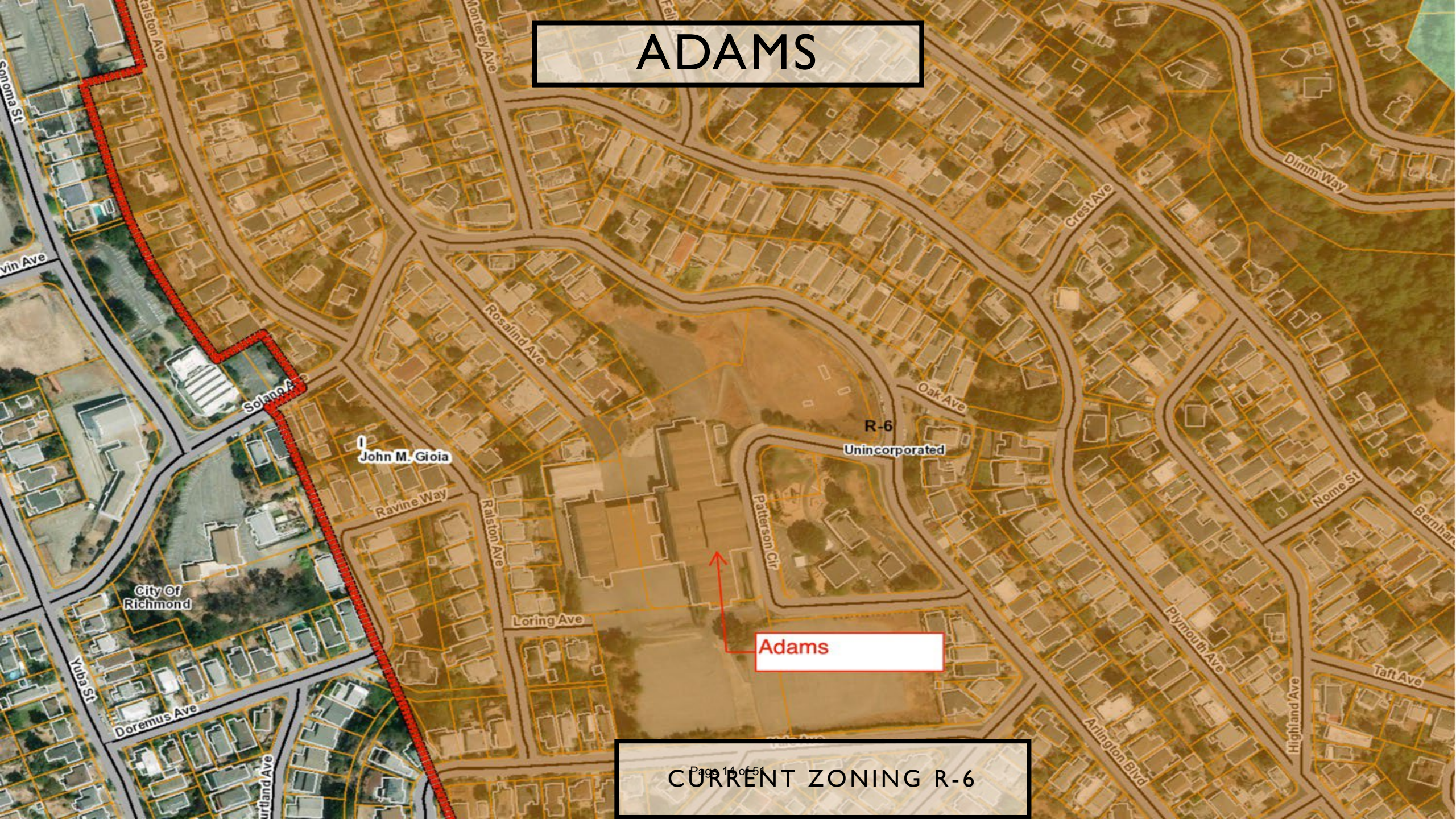
**DRAFT** Proposed Land Use Designations  
Source: Contra Costa County, 01/14/2021

GENERAL PLAN- CURRENT  
PUBLIC/SEMI PUBLIC

GENERAL PLAN  
PROPOSED  
TBD



# ADAMS



John M. Gioia

R-6

Unincorporated

Adams

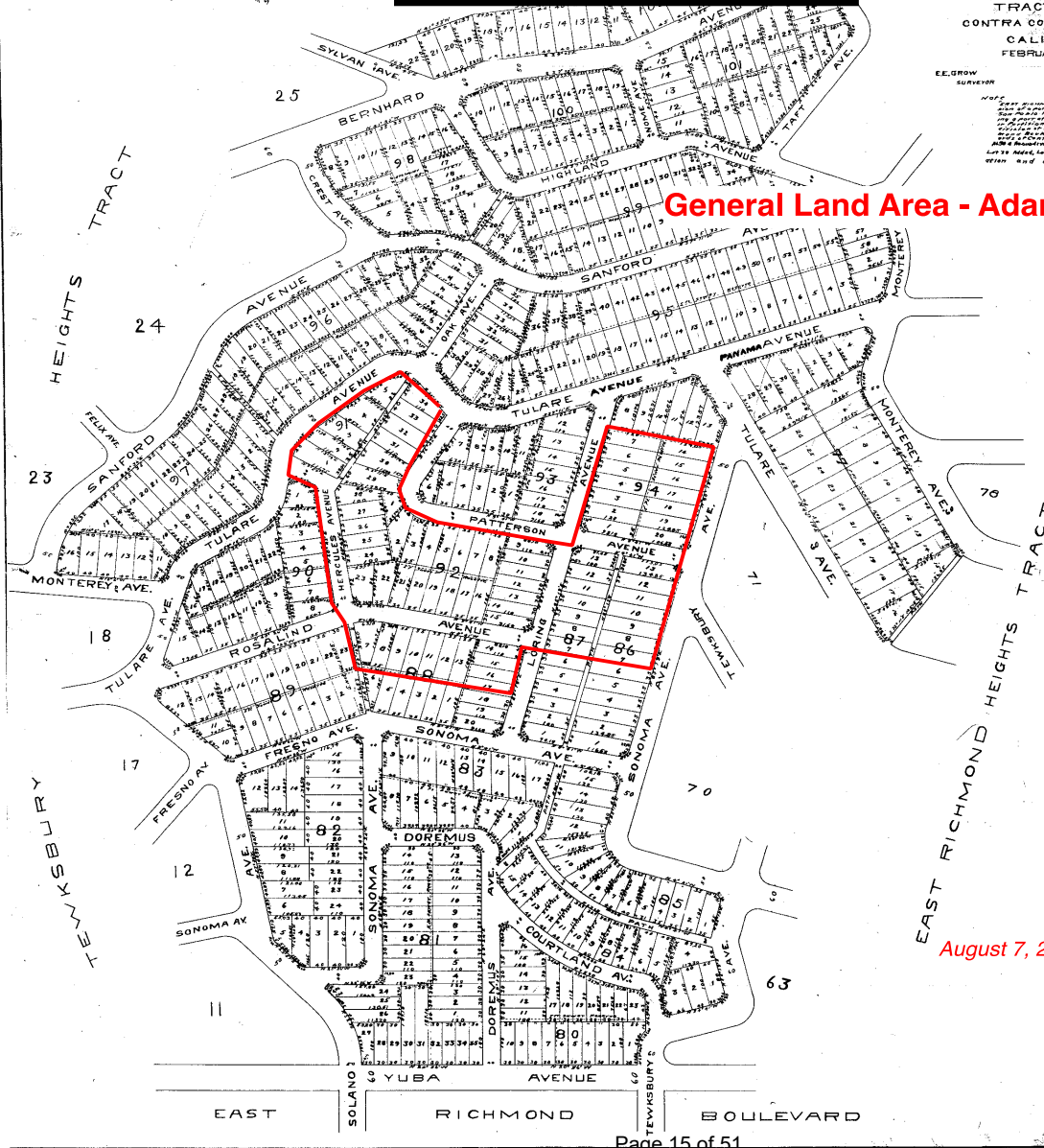
Page 14 of 51  
CURRENT ZONING R-6



# 1911 SUBDIVISION MAP

MAP  
OF  
EAST RICHMOND HEIGHTS  
TRACT No. 2  
CONTRA COSTA COUNTY  
CALIFORNIA  
FEBRUARY 1911

General Land Area - Adams Site



August 7, 2022

THE UNDERSIGNED, NOTARIAL PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARIAL PUBLIC IN AND FOR THE COUNTY OF CONTRA COSTA, CALIFORNIA, AND THAT I AM QUALIFIED TO ACT AS SUCH.

STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, I, J. S. [Signature], Notary Public, do hereby certify that I am a Notary Public in and for the County of Contra Costa, California, and that I am qualified to act as such.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL THE LAND SHOWN AND DESIGNATED ON THE ANNEXED MAP OF THE EAST RICHMOND HEIGHTS TRACT, AND THAT WE HAVE MADE THE SAME SUBJECT TO THE RIGHTS OF THE STATE OF CALIFORNIA, AND HAVE CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF CONTRA COSTA, CALIFORNIA, IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF CALIFORNIA, IN THAT BEARING.

STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, I, J. S. [Signature], Notary Public, do hereby certify that I am a Notary Public in and for the County of Contra Costa, California, and that I am qualified to act as such.

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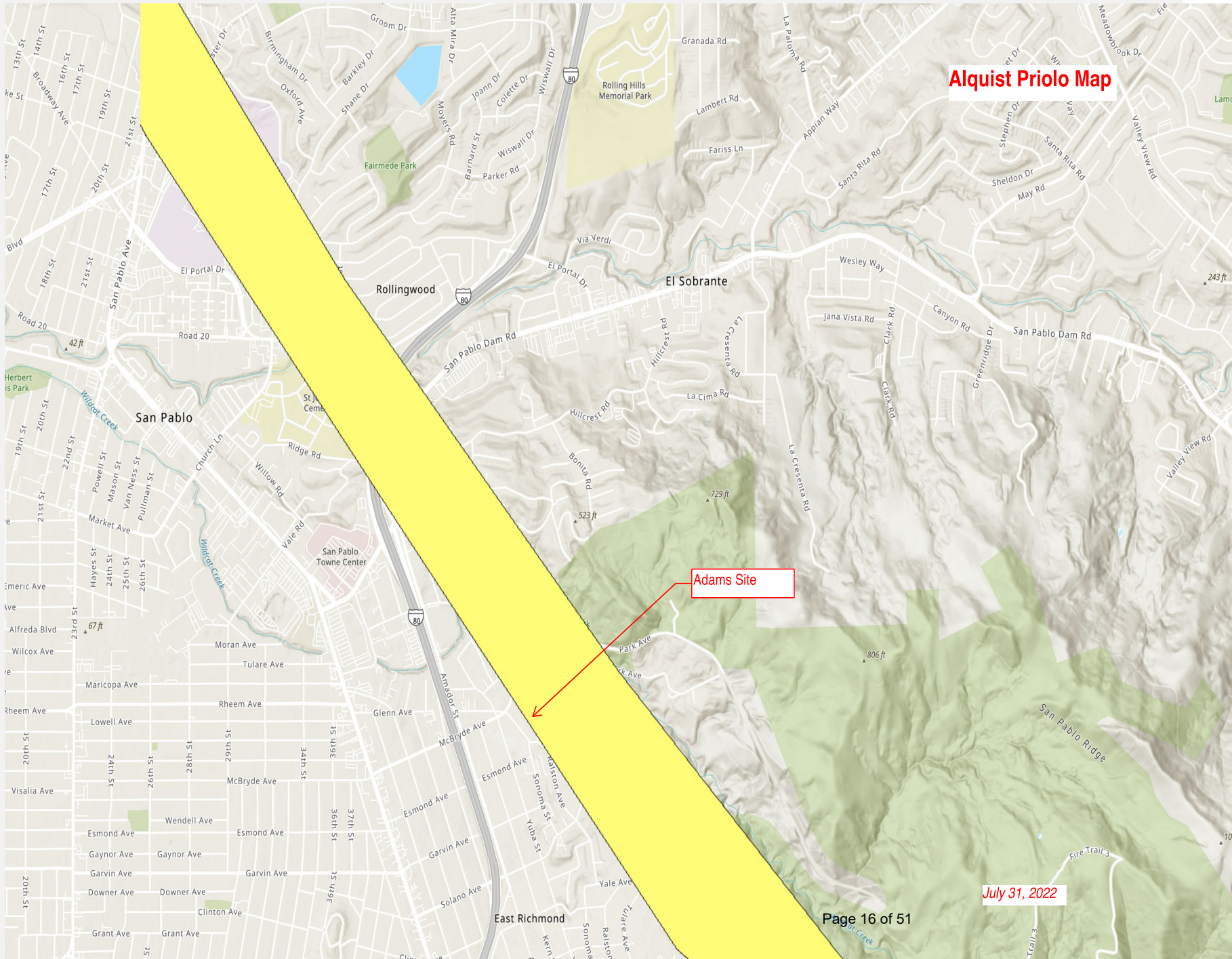
STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, I, J. S. [Signature], Notary Public, do hereby certify that I am a Notary Public in and for the County of Contra Costa, California, and that I am qualified to act as such.

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Alquist Priolo Map

## ADAMS MIDDLE SCHOOL SITE

### GEOTECHNICAL AND GEOLOGIC SUMMARY

- The site is on an active fault zone.
- To build on the site would require approval from the Division of the State Architect and California Geological Society.
- Since the original school construction, earth has been moved and infill soil present creating landslide deposits.
- Further construction on the site would require test borings and ground water conditions to identify slope related concerns.

Summary of Alan Kropp and Associates, Inc.

March 9, 2009 Report

July 31, 2022





# ADAMS TITLE SUMMARY

1. District acquired title to this property in 1953.
2. Various utility easements (wet & dry) in portions of abandoned roads and other locations of the property.
3. Conditions Covenants & Restrictions limiting certain uses such as saloons, etc.
4. Building height restrictions on portions of the property.
5. Building set-back restrictions on portions of the property.

# ADAMS OPINION OF VALUE

## **Proposed Land Use Assumptions:**

1. Low Density Single Family homes on approximately 6 acres of useable land
2. Assumed 6 units/ac or approximately 36 new homes
3. Subject to further geo-tech research
4. Demo cost, including haz-mat:TBD

Comps in the area indicate a range of values of \$25-\$35/sf: **\$6.5M - \$9.1M**

Demo costs would be a deduct from this range of values

# Harmon Knolls

City of Richmond



# HARMON KNOLLS

Harmon Knolls Site

Park Area  
3.78 acres +/-

Vacant lot  
5.09 acres +/-

Hilltop Park

Andre Williams

Groom Dr

Belfast Way

Ruler

Line Path Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 2,502.06 Feet

Area: 8.87 Acres

☐ Mouse Navigation

Save Clear



# HARMON KNOLLS





# HARMON KNOLLS



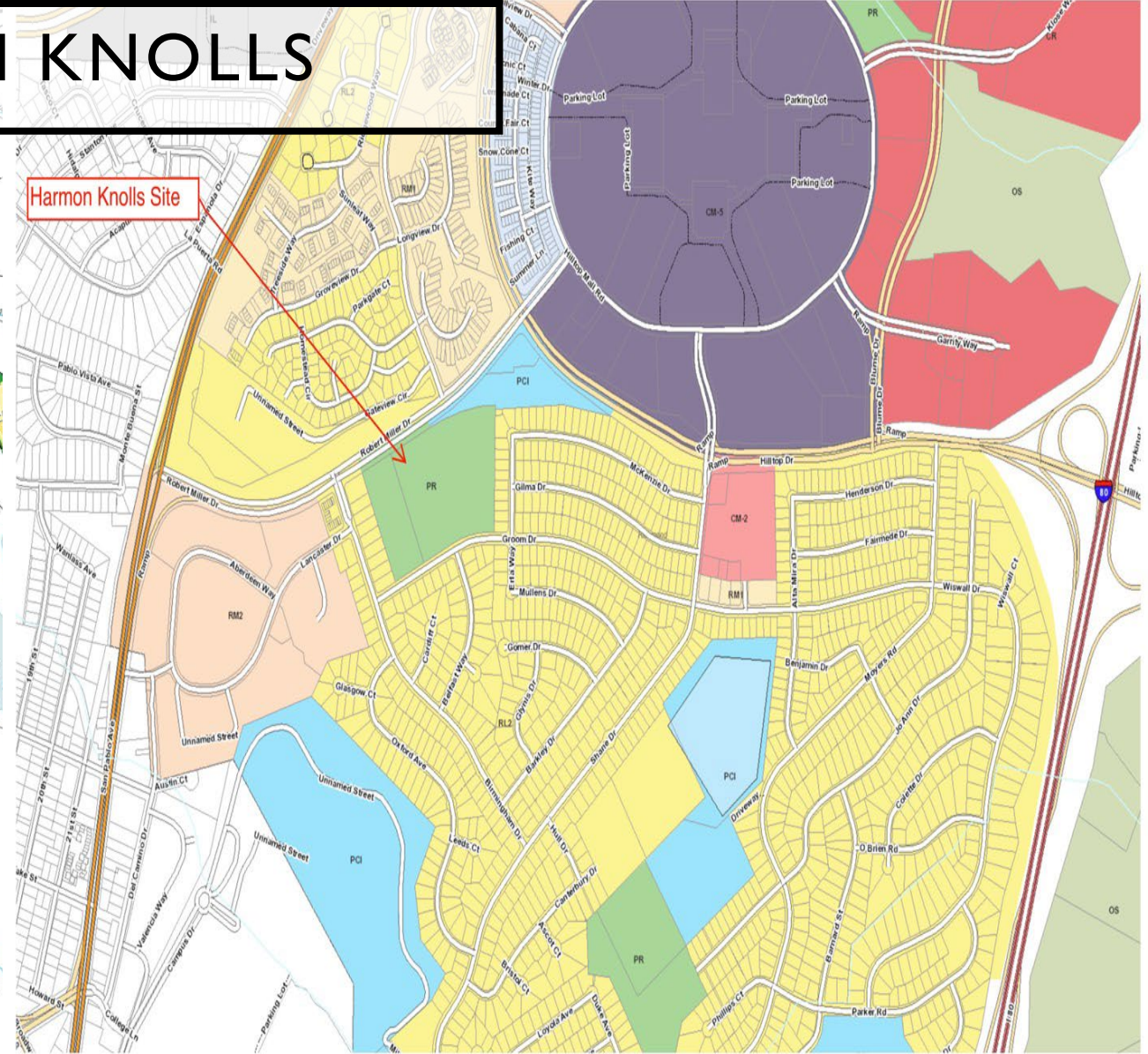
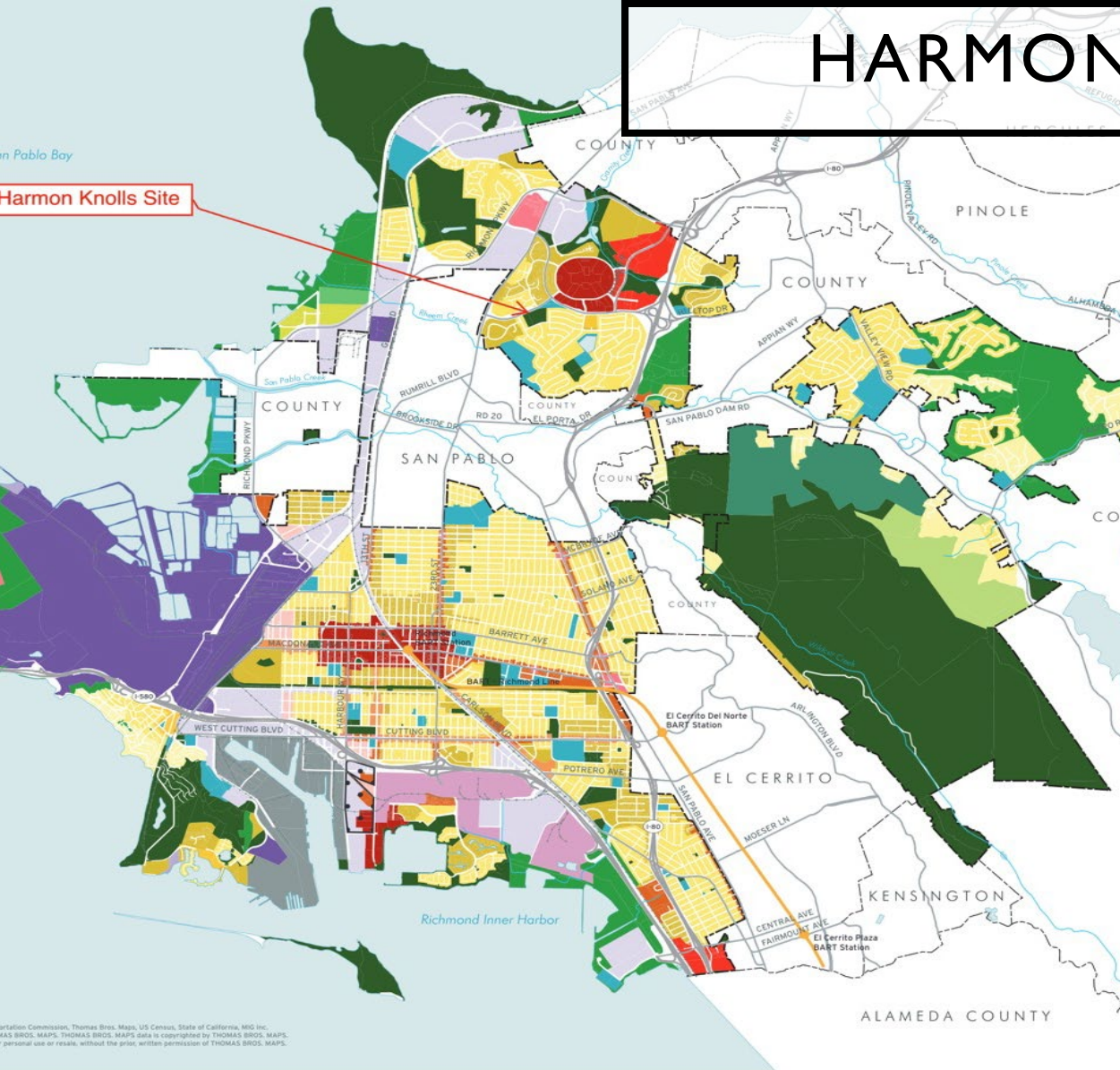


# HARMON KNOLLS





# HARMON KNOLLS



GENERAL PLAN  
CURRENT PARKS AND  
RECREATION

ZONING CURRENT  
PARKS AND  
RECREATION

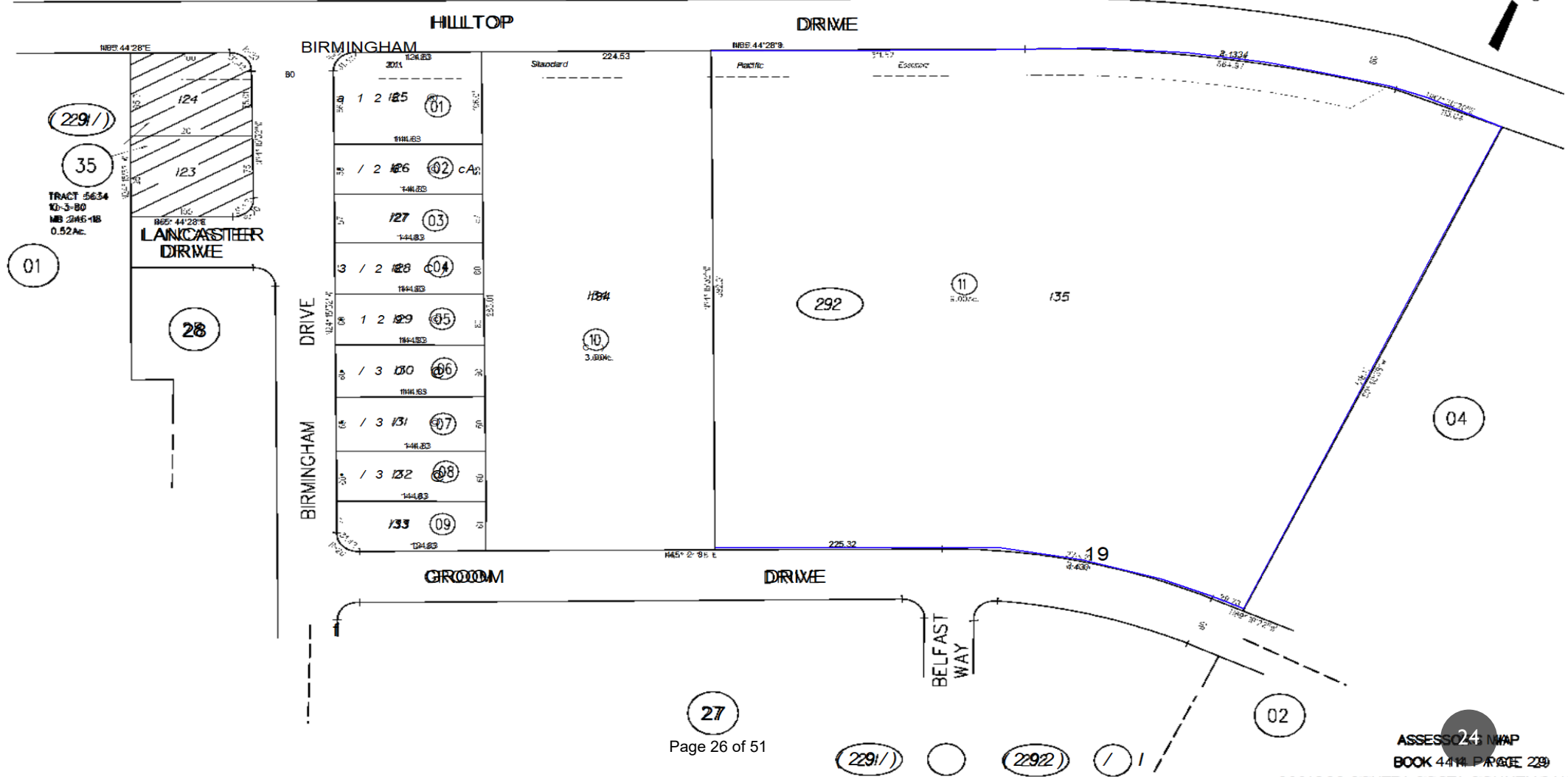
# HARMON KNOLLS

MAP OF TRACT 3128 (WHITECLIFF KNOLLS NO. 2) MB. 07-12

TAX CODE AREA

405  
18

1"=100'





# HARMON KNOLLS TITLE SUMMARY

1. District acquired title to this property in 1965.
2. Various utility easements with right of access: PG&E & others.
3. Certain water rights are reserved.
4. Conditions Covenants & Restrictions restricting land uses to residential and business use if designated on City zoning maps.
5. Building set-back restrictions on portions of the property.
6. Slope easement and lack of Abutters rights.
7. Provision for multi-family housing on school site if not used for school purposes.

# HARMON KNOLLS OPINION OF VALUE

## **Proposed Land Use Assumptions:**

1. Medium Density Townhome project on approximately 5 acres of the site
2. Assumed 18 units/ac or approximately 90 new townhomes
3. Further discussions with the City of Richmond need to occur regarding the additional 3.78 ac

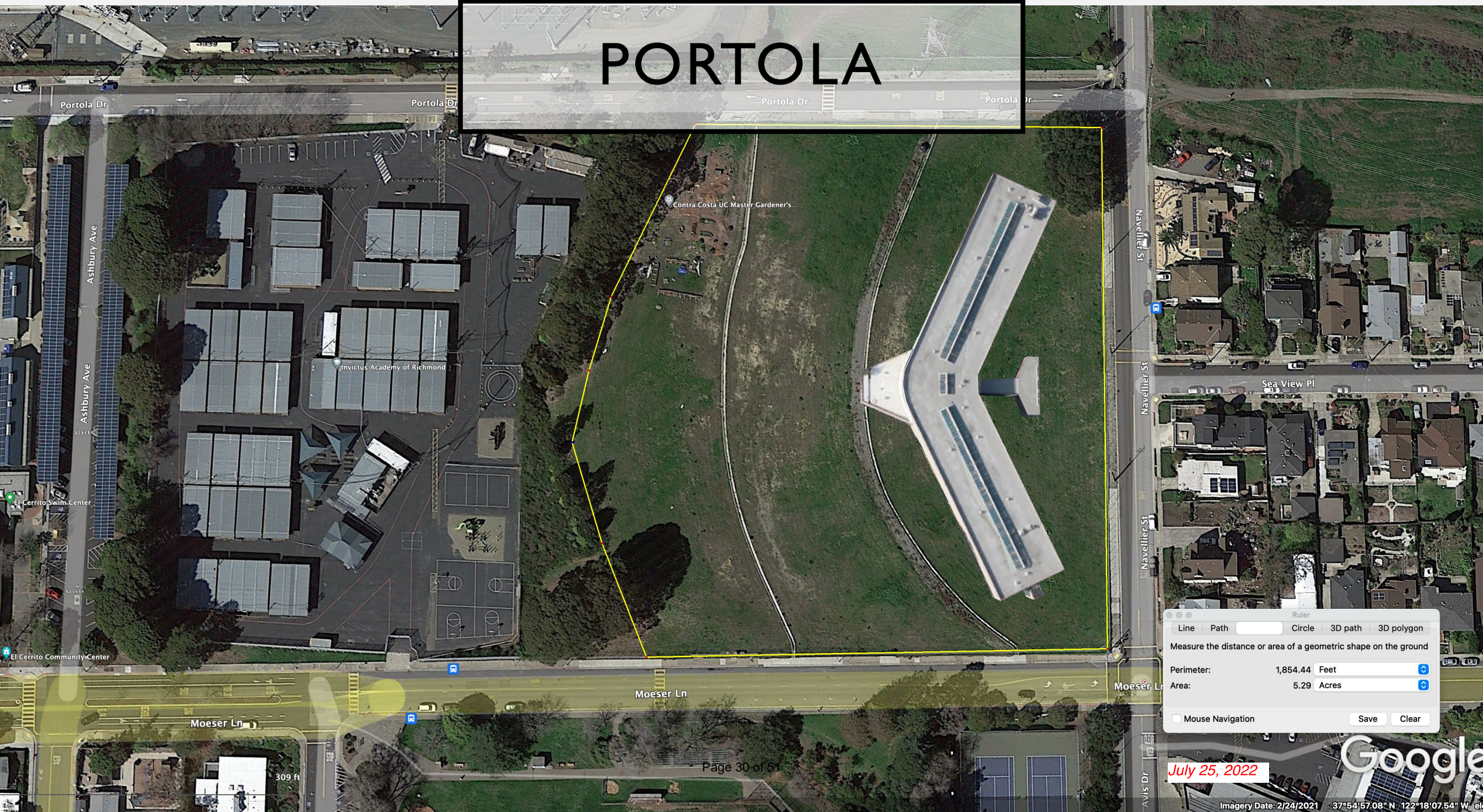
Comps in the area indicate a range of values of \$35-\$39/sf: **\$7.6M - \$8.5M**



# **PORTOLA**

## **City of El Cerrito**





# PORTOLA



# PORTOLA



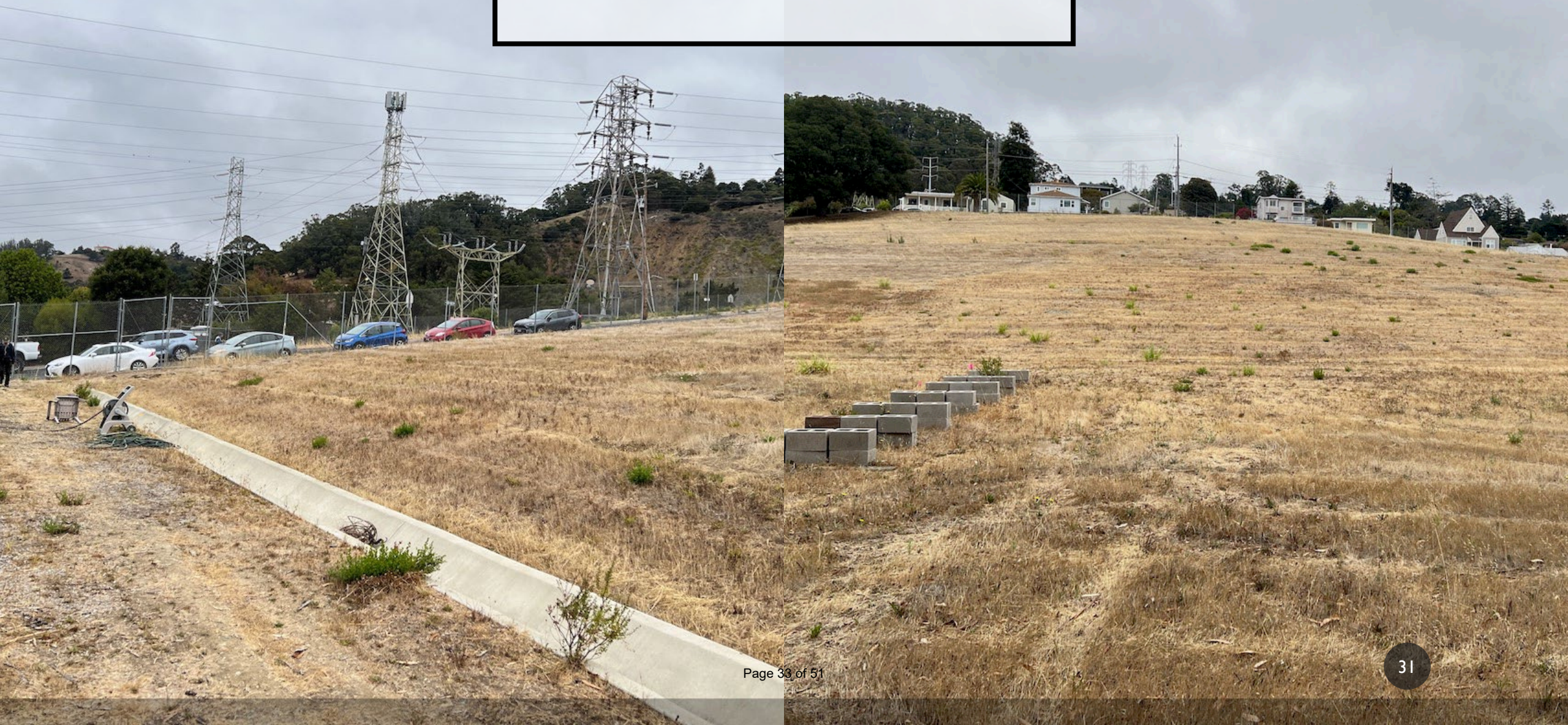


# PORTOLA





# PORTOLA





# PORTOLA





# PORTOLA

## General Plan Designations

- TOHIMU
- TOMIMU
- Very Low Density
- Low Density
- Medium Density
- High Density
- Commercial
- Institutional & Utility
- Parks & Open

GENERAL PLAN CURRENT  
INSTITUTIONAL &  
UTILITY

1 inch = 2937 feet

**Parcel Detail**

Parcel Number : 503181001

Address : 1021 NAVELLIER ST

Year Built :

Acres : 2.0081

Land Square Feet : 87473

General Plan : [Institutional & Utility](#)

Zoning : [PS](#)

Hazard Fault Zone : Not Available

Tree Trimming Rotation : Zone Three - Fall 2011, 2015, 2019 etc.

Fire Severity Zone : Not Available

Hazard Soils Zone : High Landslide Risk Areas

Flood Zone : [X](#)

In FEMA flood zone : No

Commands

No Additional Results

Portola

ZONING CURRENT  
PUBLIC/ SEMI  
PUBLIC



# PORTOLA

Portola Site







# PORTOLA TITLE SUMMARY

1. District acquired title to this property in September 1948.
2. The school was built in 1951.
3. No public record matters of importance impacting this site.

# PORTOLA OPINION OF VALUE

## **Proposed Land Use Assumptions:**

1. Medium Density Townhome project on approximately 5 acres of useable land
2. Assumed 15 units/ac or approximately 75 new townhomes
3. Subject to further geo-tech research

Comps in the area indicate a range of values of \$75-\$90/sf: **\$17M - \$20M**



# **SEAVIEW**

**Unincorporated  
Contra Costa County**



# SEAVIEW

Seaview Site

Parcel 1  
4.6 acres

Parcel 2  
3.3 acres

Tara Hills Dr

Cypress Ave

Cypress Ave

Rosedale Dr

Southwood Dr

Southwood Dr

July 25, 2022

Ruler

Line Path Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 2,466.50 Feet

Area: 7.70 Acres

☐ Mouse Navigation

Save Clear

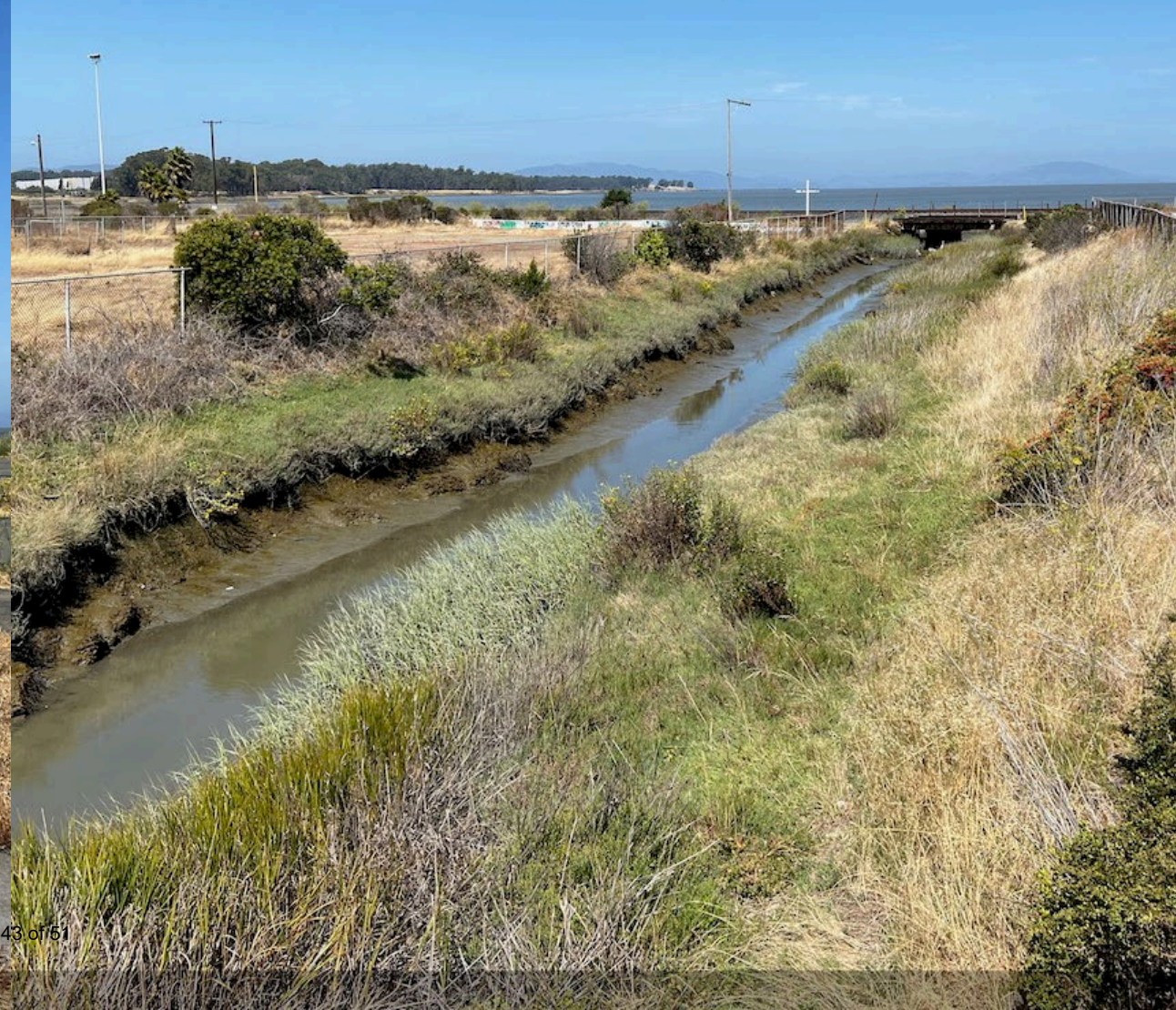


# SEAVIEW



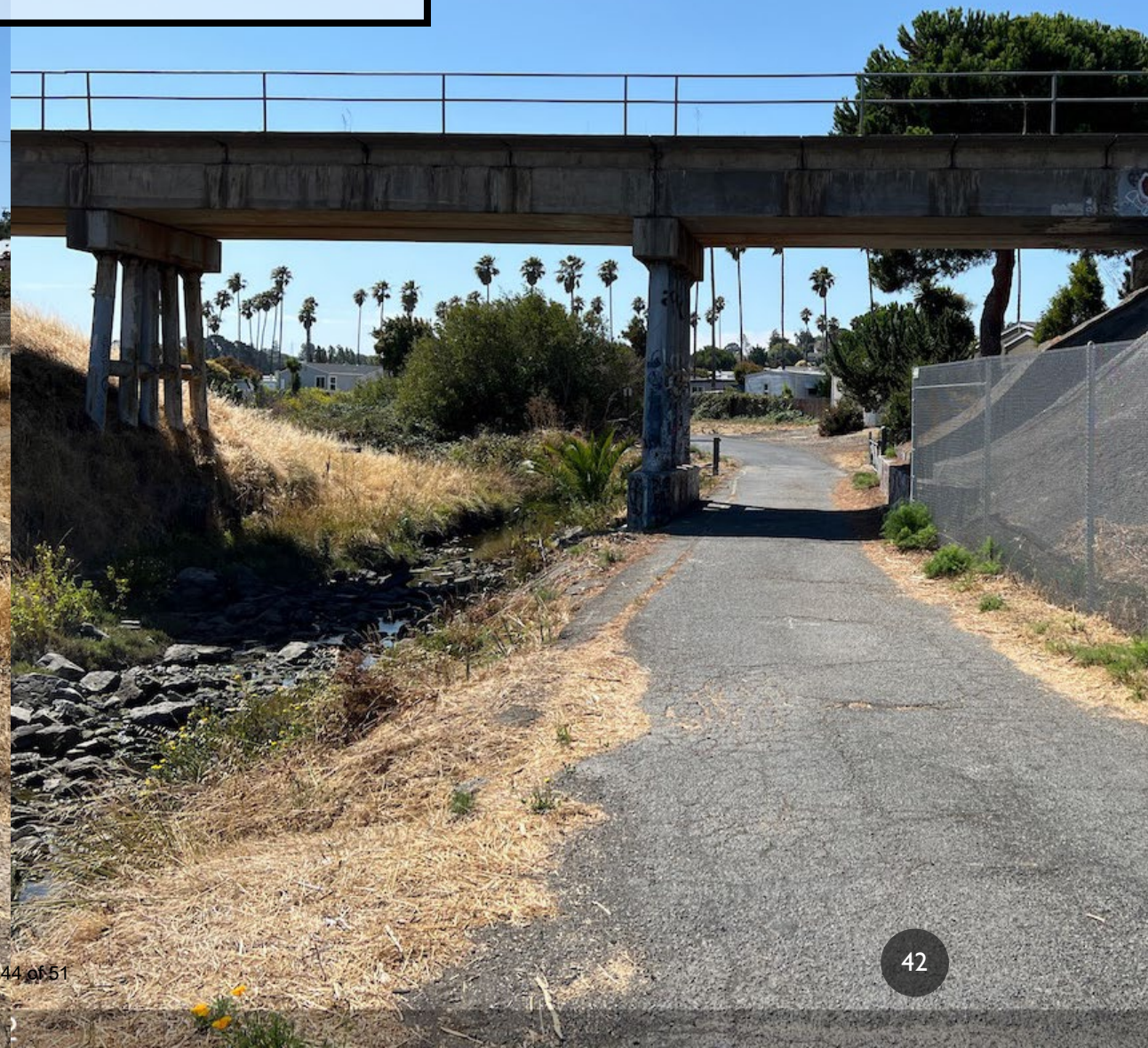


# SEAVIEW





# SEAVIEW





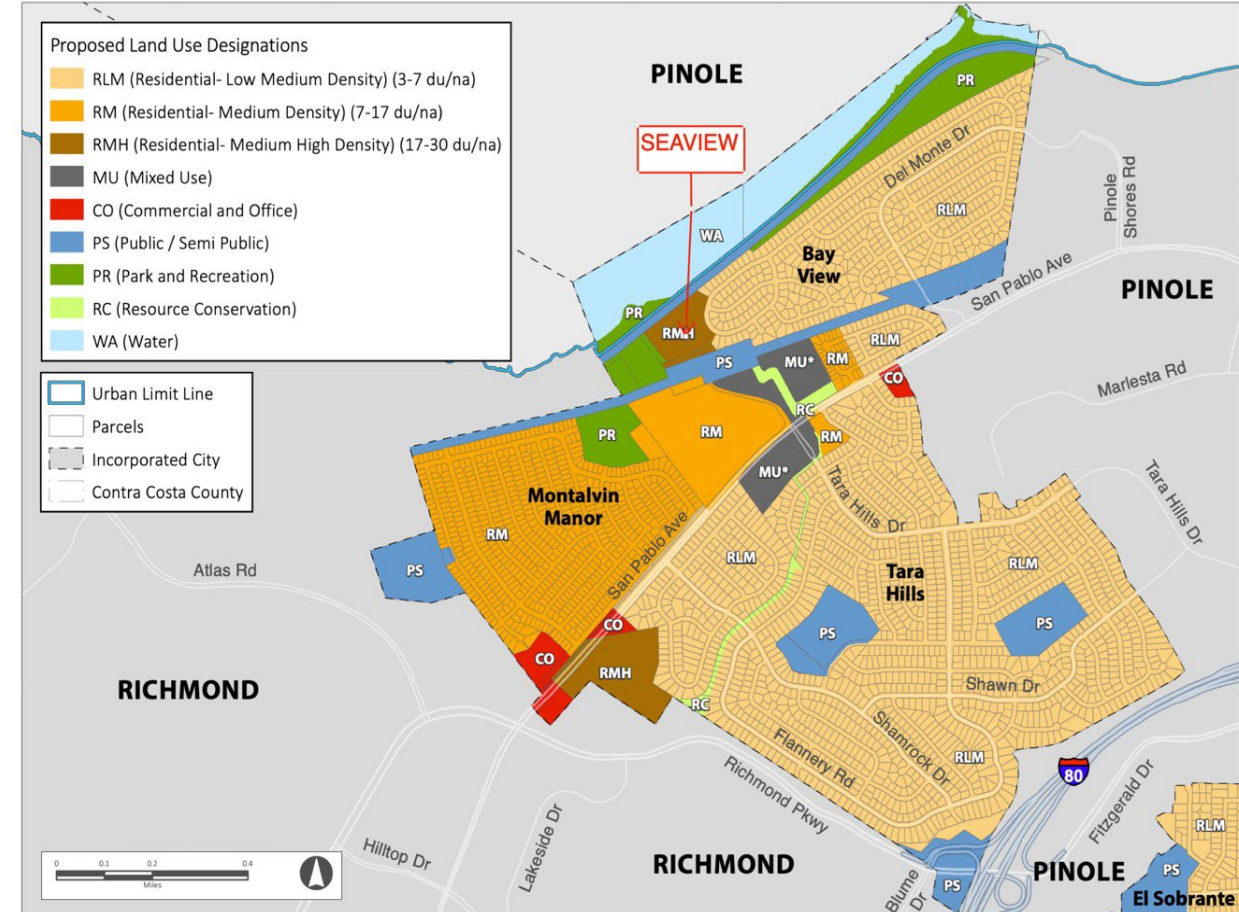
# SEAVIEW

Montalvin Manor General Plan Map



GENERAL PLAN CURRENT  
PUBLIC / SEMI-PUBLIC

MONTALVIN MANOR, TARA HILLS & BAY VIEW



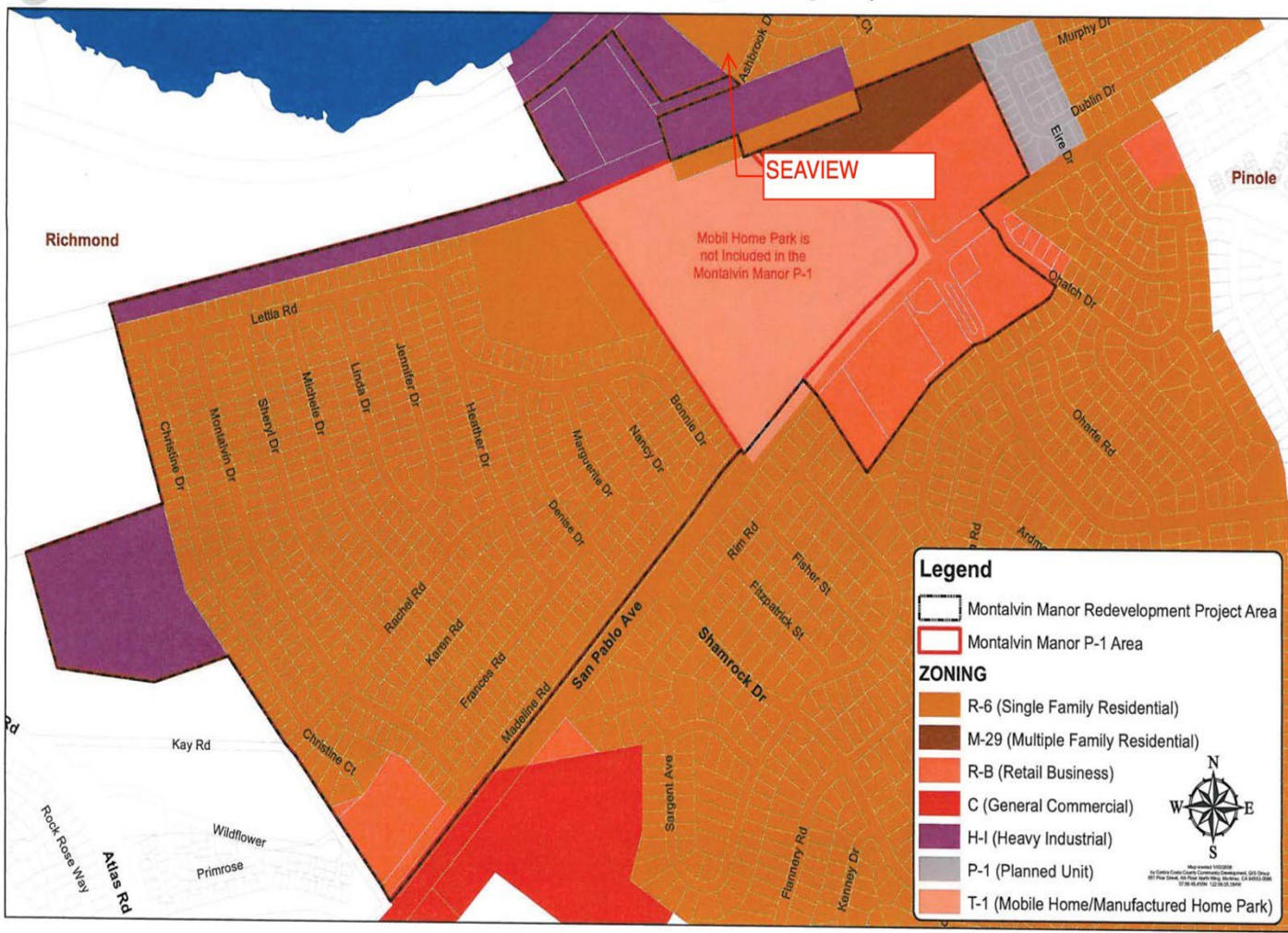
(du/na) : dwelling unit per net acre

**DRAFT** Proposed Land Use Designations  
Source: Contra Costa County, 01/14/2021  
August 11, 2022

GENERAL PLAN PROPOSED  
RESIDENTIAL – MEDIUM DENSITY

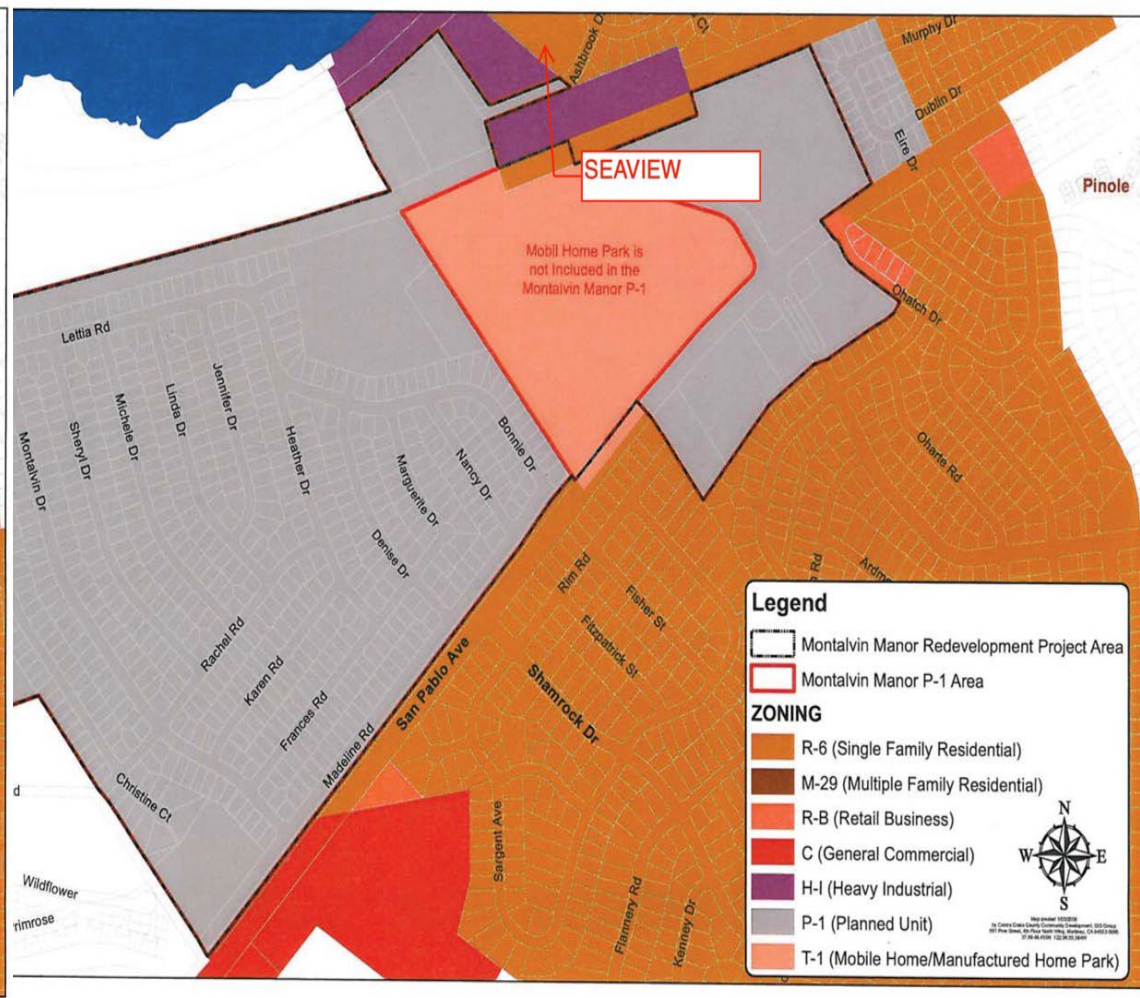


Montalvin Manor Existing Zoning Map



ZONING CURRENT  
H-I & R-6

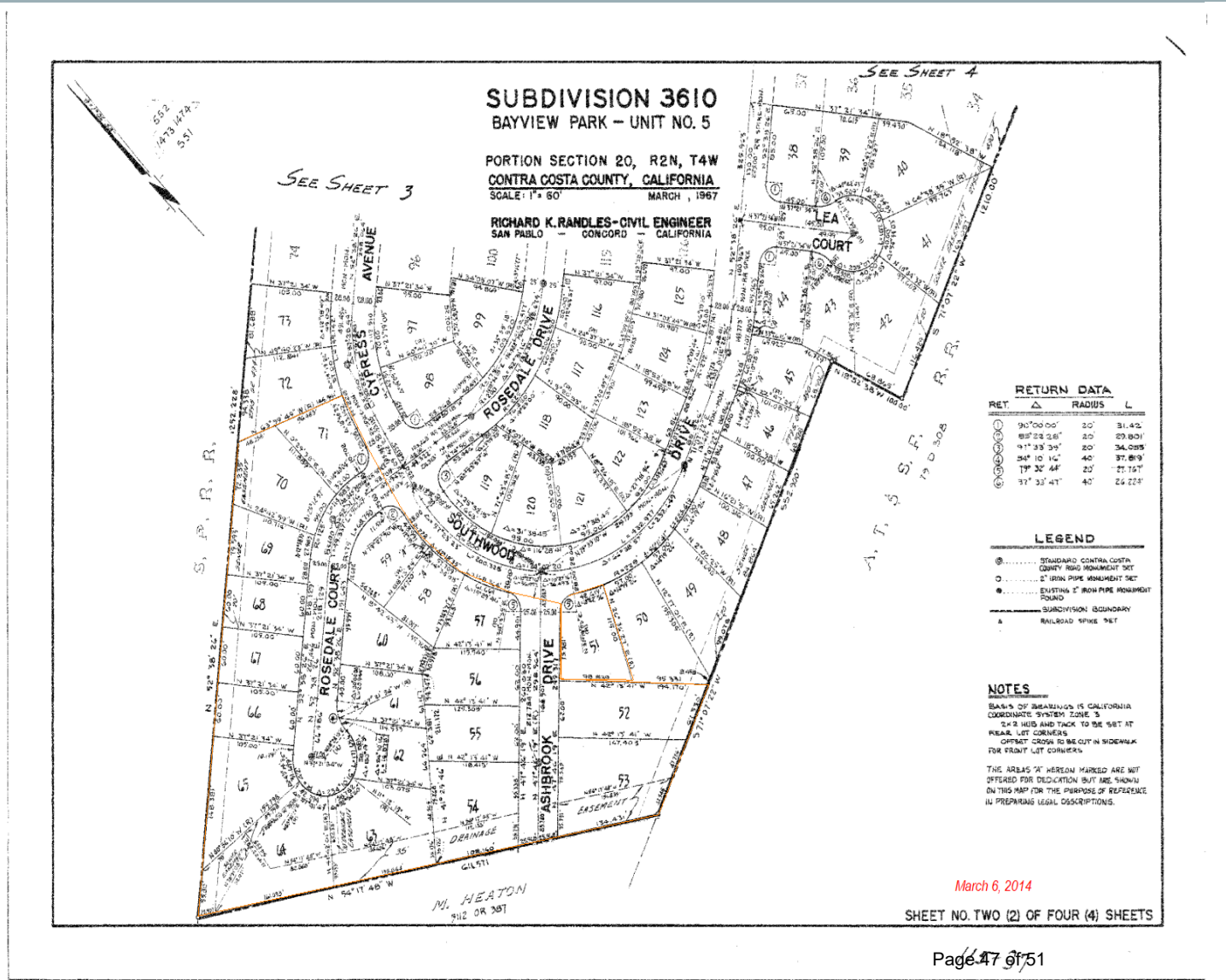
Montalvin Manor Proposed Zoning Map



ZONING PROPOSED  
H-I & R-6



# 1967 SUBDIVISION MAP



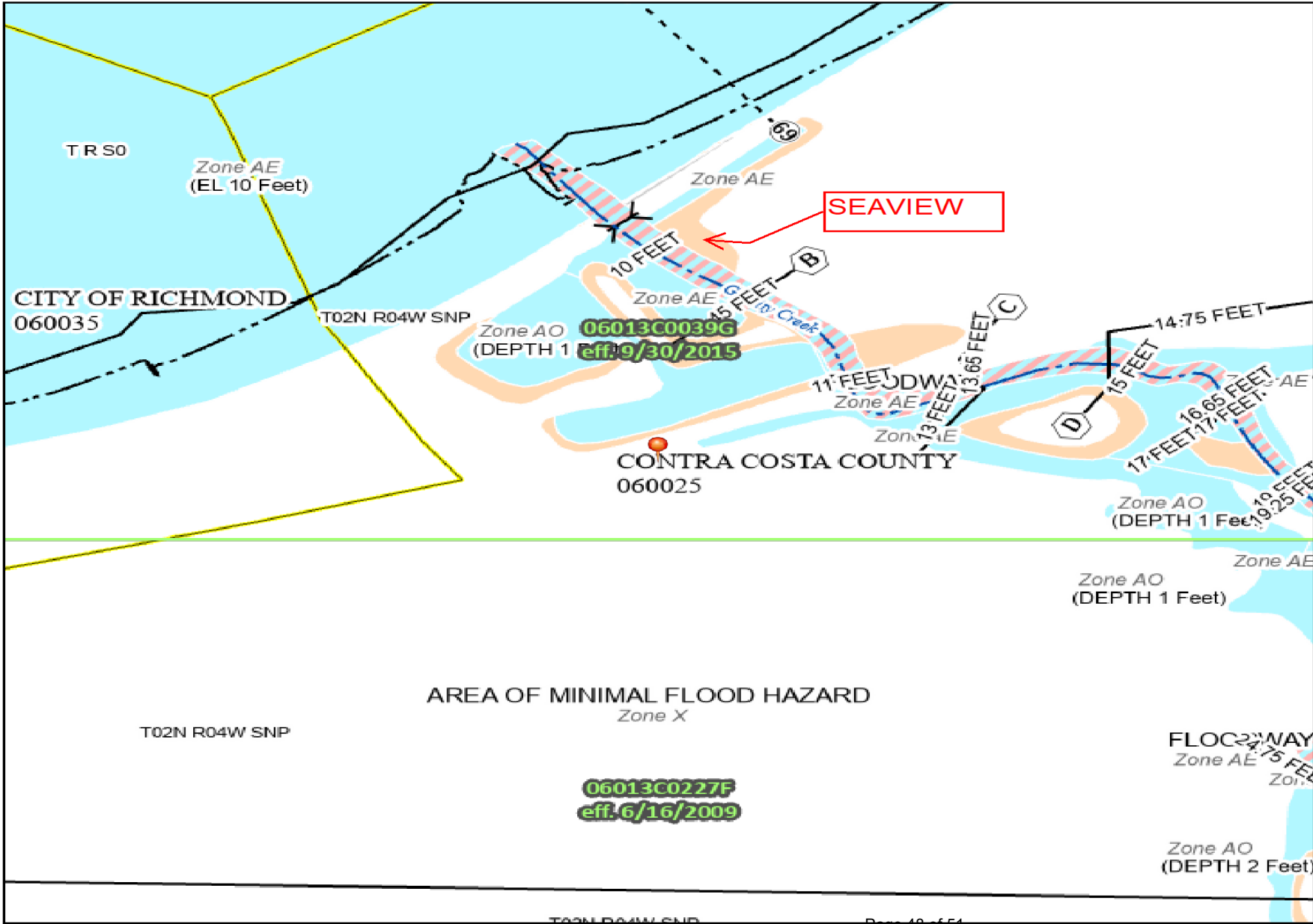
5- No trailer, garage, or other outbuilding shall be used as a temporary or permanent residence nor shall any residential structure be moved to any lot from any other location. When the erection of any structure is begun, the work thereon must be prosecuted diligently and said structure must be completed within a reasonable time.



# National Flood Hazard Layer FIRMMette



122°19'58"W 38°0'17"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/31/2022 at 10:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# SEA RISE LEVEL MAP



ONE MAP, MANY

Enter address or location

Total Water Level

2. Choose Storm Surge

No Storm Surge

10-yr

52" Total Water Level  
Resulting from level rise.

CHOOSE IMPACT

Flooding

☒ Depth of Flooding

Transparency: \_\_\_\_\_

0 - 2 feet  
2 - 4 feet  
4 - 6 feet  
6 - 8 feet  
8 - 10 feet  
10 - 12 feet  
12+ feet

Areas outside of sea level flooding extent could experience riverine flooding, rainfall flooding hazards. [Learn more](#)

☒ Shoreline Overlap

Transparency: \_\_\_\_\_

— Overtopping  
— No Overtopping

☐ Low-lying

Transparency: \_\_\_\_\_

☒ Low-lying Area

☒ San Francisco Bay Area

☐ Counties  
☒ Selected County

☒ Legal Delta

☐ Legal Delta

User Data

Clear

47

Developed by: AQUATIC SCIENCE CENTER

bdc SFEI



# SEAVIEW TITLE SUMMARY

1. District acquired title to this property in 1968.
2. The school was built in 1972.
3. Portions of the property may be tidal or partially submerged.
4. No recorded public access to a portion of the property (field area).
5. Various utility easements (wet & dry) on portions of the property.
6. Conditions Covenants & Restriction limiting the land use to single family residential.
7. Impact of two railroad tracks adjoining the properties.



# SEAVIEW OPINION OF VALUE

1. Low Density Single Family Homes on approximately 4.6 acres of the site
2. Assumed density to match the original Parcel Map showing approximately 21 new homes
3. No assumed value at this time for the property south of Garrity Creek

Comps in the area indicate a range of values of \$15-\$18/sf: **\$3M - \$3.6M**