



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 Committee Meeting

September 27, 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

A. OPENING PROCEDURES

- A.1 Roll Call
- A.2 Approval of Agenda
- A.3 Next Meeting: October 20, 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 Review of Properties and Options. Presented: Scott Sheldon & Barry Schimmel, Terra Realty

Terra Realty will present the different types of options for consideration. The Committee will review the information previously provided for the four sites and discuss options and recommendations for each site.

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 #3



PRESENTED BY
TERRA REALTY ADVISORS, INC.
SEPTEMBER 27, 2022

SITE REVIEW

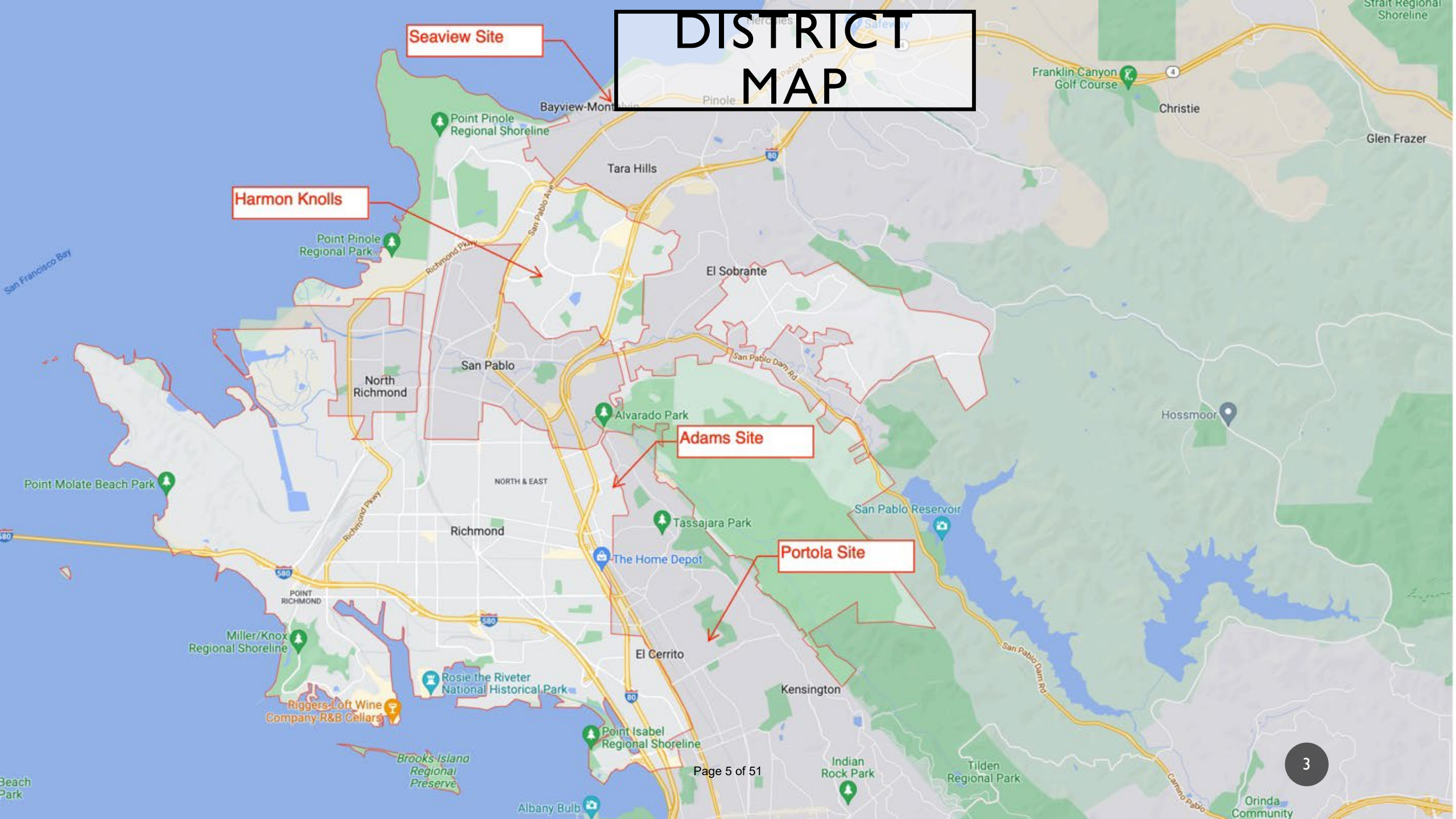
ADAMS

**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



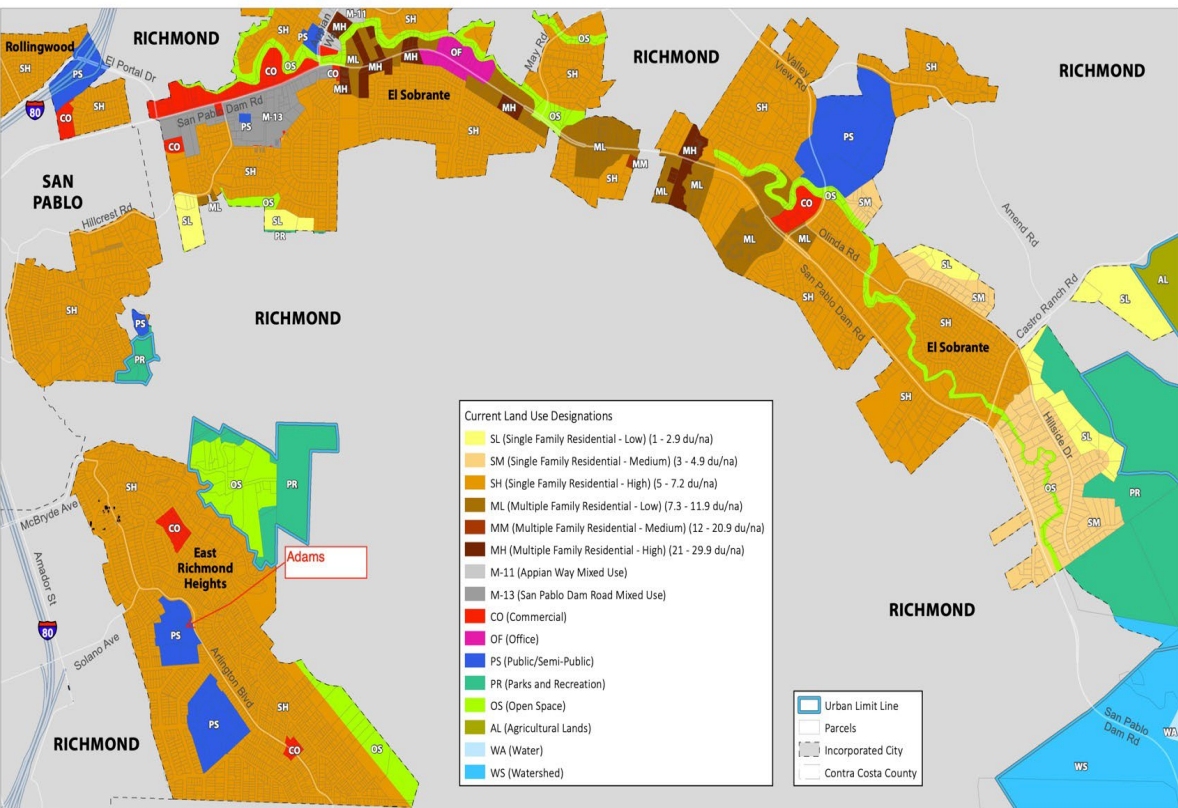
ADAMS



ADAMS

SOUTH EL SOBRANTE & EAST RICHMOND HEIGHTS

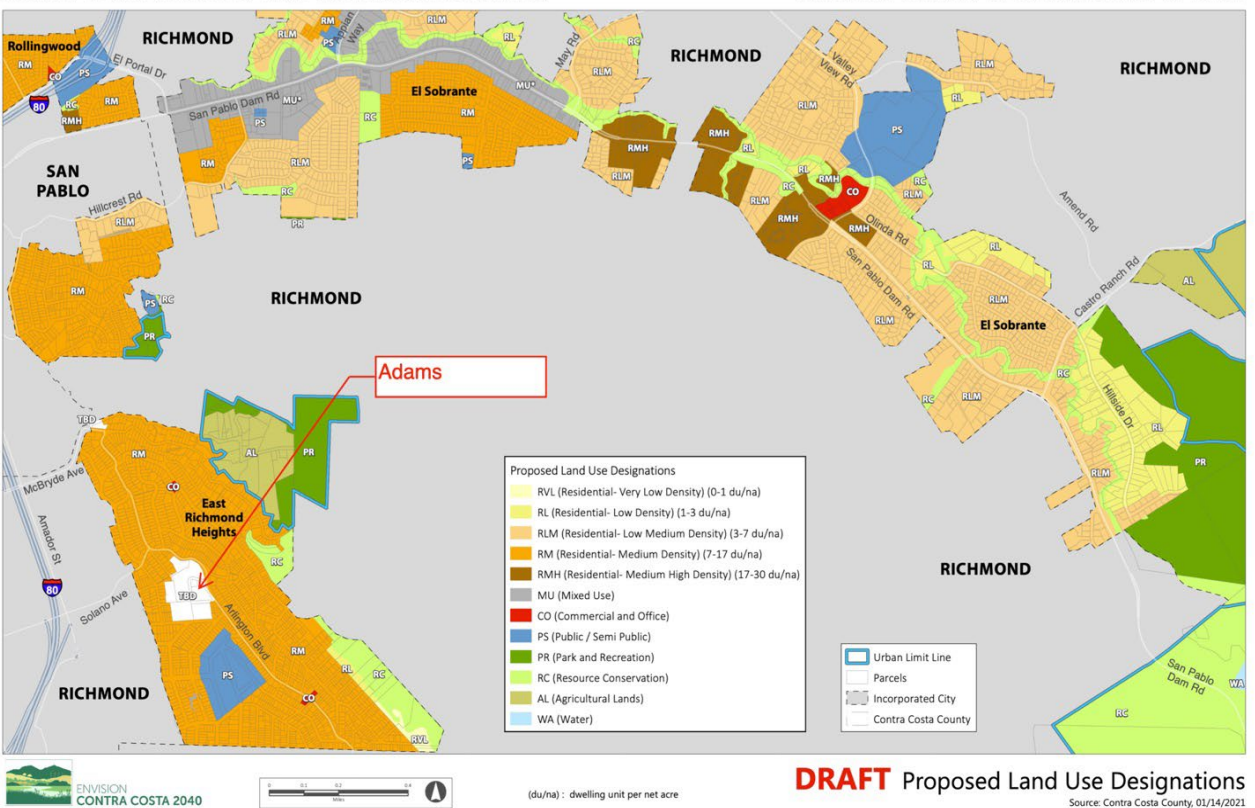
CONTRA COSTA GENERAL PLAN UPDATE



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

SOUTH EL SOBRANTE & EAST RICHMOND HEIGHTS

CONTRA COSTA GENERAL PLAN UPDATE

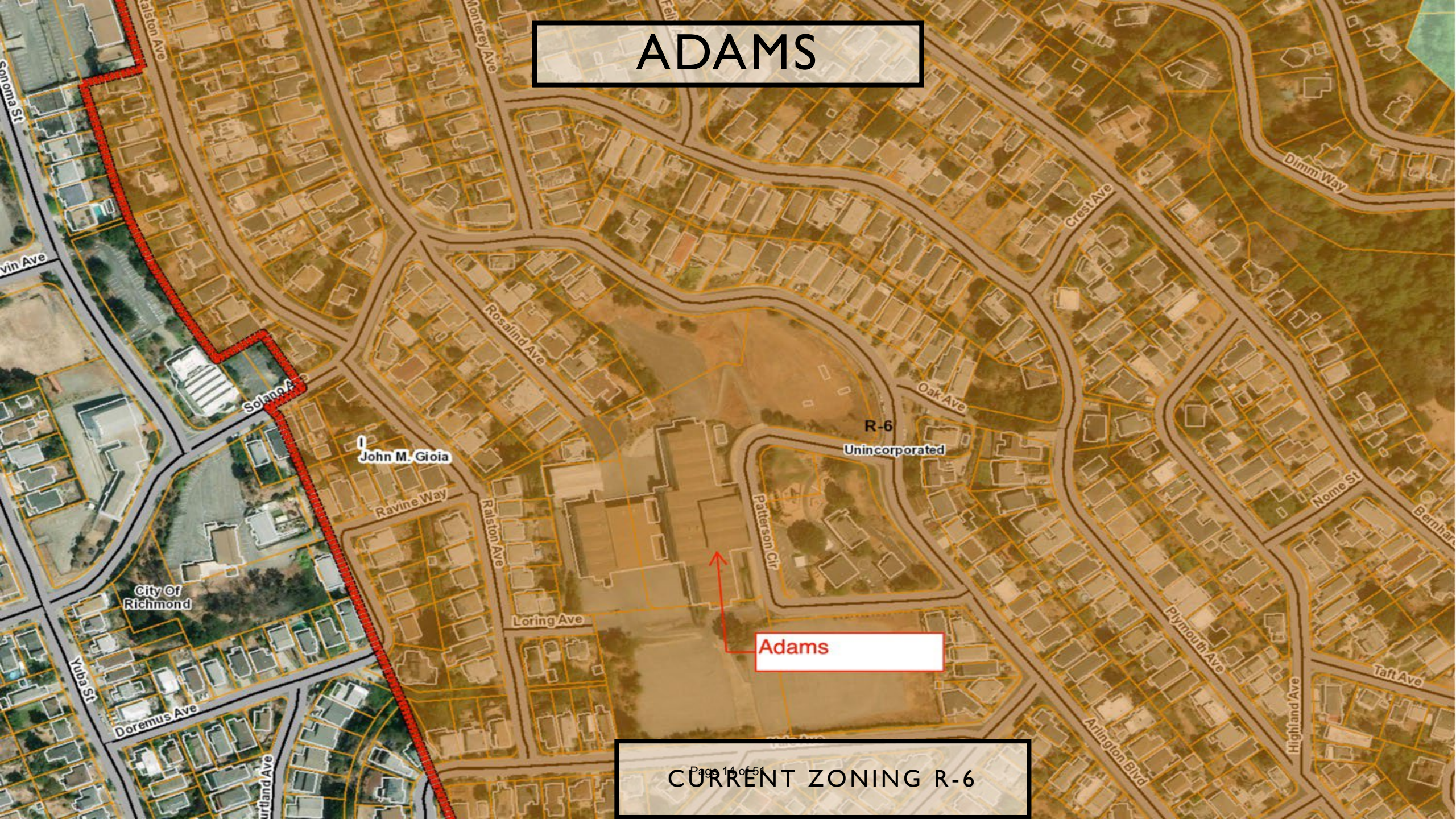


DRAFT Proposed Land Use Designations
Source: Contra Costa County, 01/14/2021

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

E.E. GROW SURVEYOR SCALE 100 FT.

NOTE: This subdivision map was prepared in accordance with the provisions of the Act to Regulate the Subdivision of Land, passed March 3rd, 1911, Chapter 100, Statutes of the State of California, and is subject to the approval of the Board of Supervisors of the County of Contra Costa, California, and to the approval of the State Engineer, California.

General Land Area - Adams Site

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 No. 2, CONTRA COSTA COUNTY, CALIFORNIA, AND THAT WE HAVE HEREBY SUBDIVIDED THE SAID LAND INTO THE SEVERAL LOTS, BLOCKS, AND TRACES SHOWN AND DESIGNATED THEREON, AND THAT WE HAVE HEREBY AFFIRMED MY OFFICIAL SEAL, AT MY OFFICE IN THE COUNTY OF CONTRA COSTA, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, I, J. S. GROW, Surveyor, do hereby certify that the above described map was filed for record in the office of the County Clerk of Contra Costa County, California, on the 20th day of February, 1911, and that the same has been approved by the Board of Supervisors of the County of Contra Costa, California, and by the State Engineer, California.

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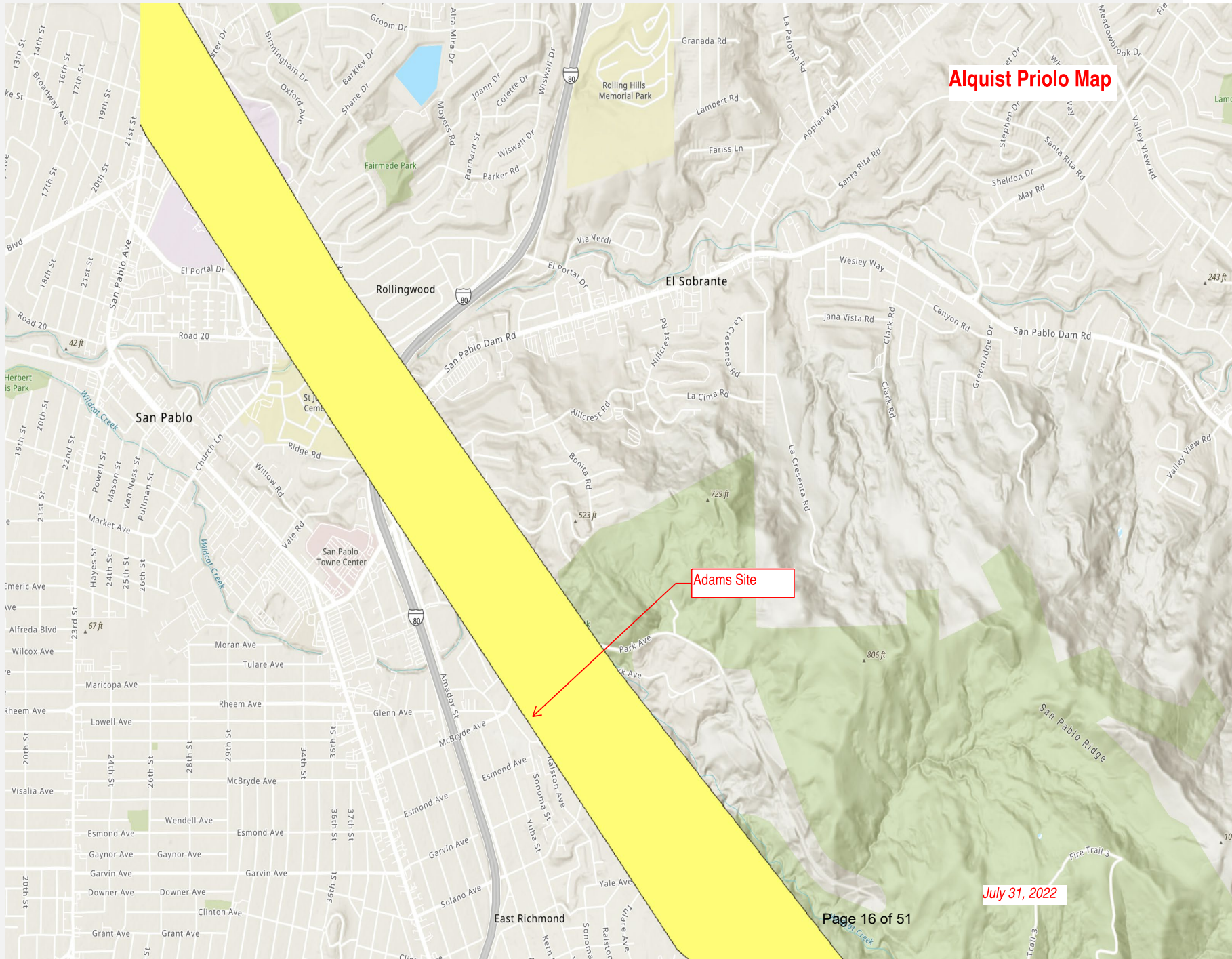
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August 7, 2022



Alquist Priolo Map

Adams Site

July 31, 2022

Page 16 of 51

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

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

37.97524, -122.33440

°T
±18

26, -122.33441

°T
±22

W265

HARMON KNOLLS



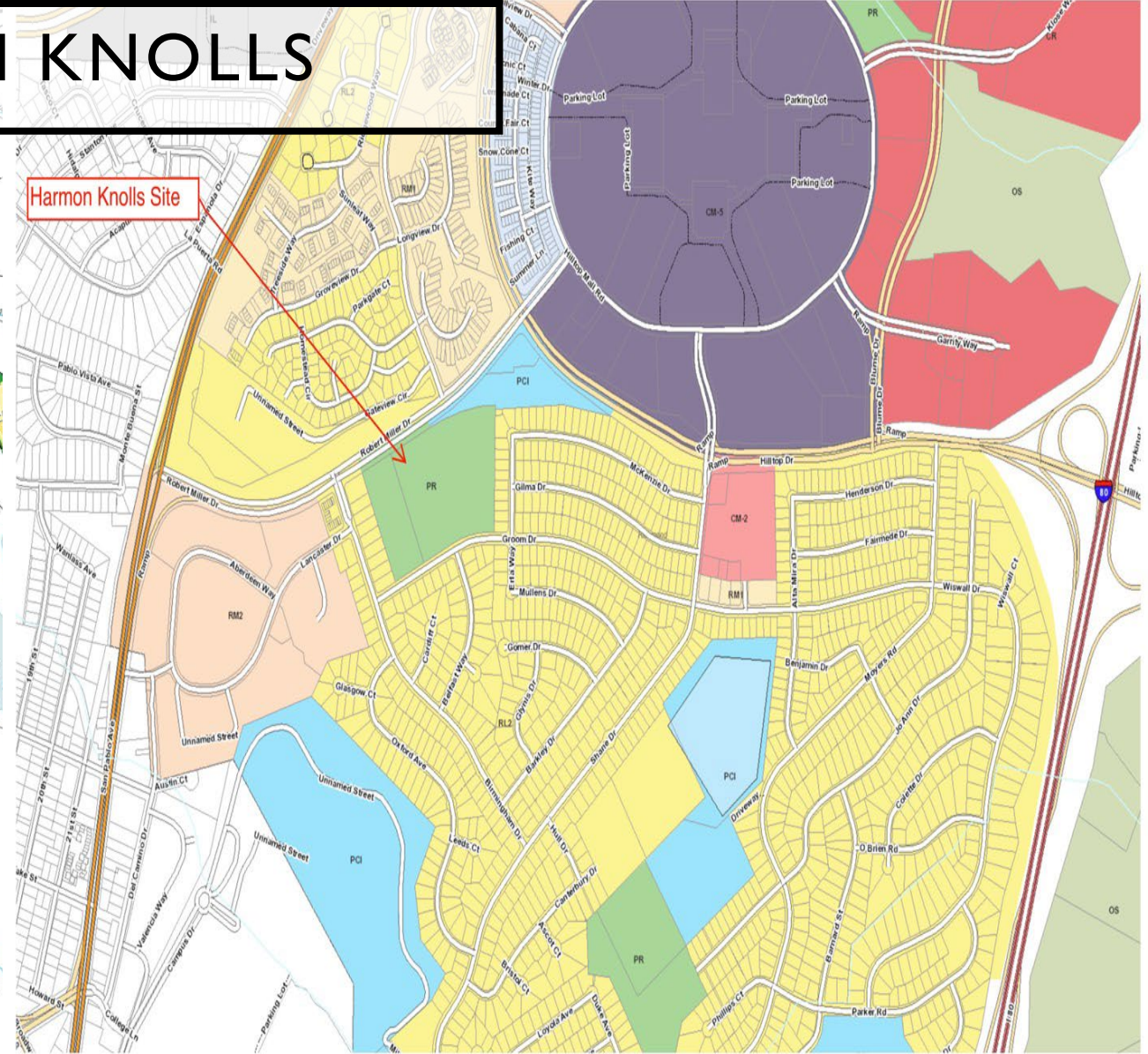
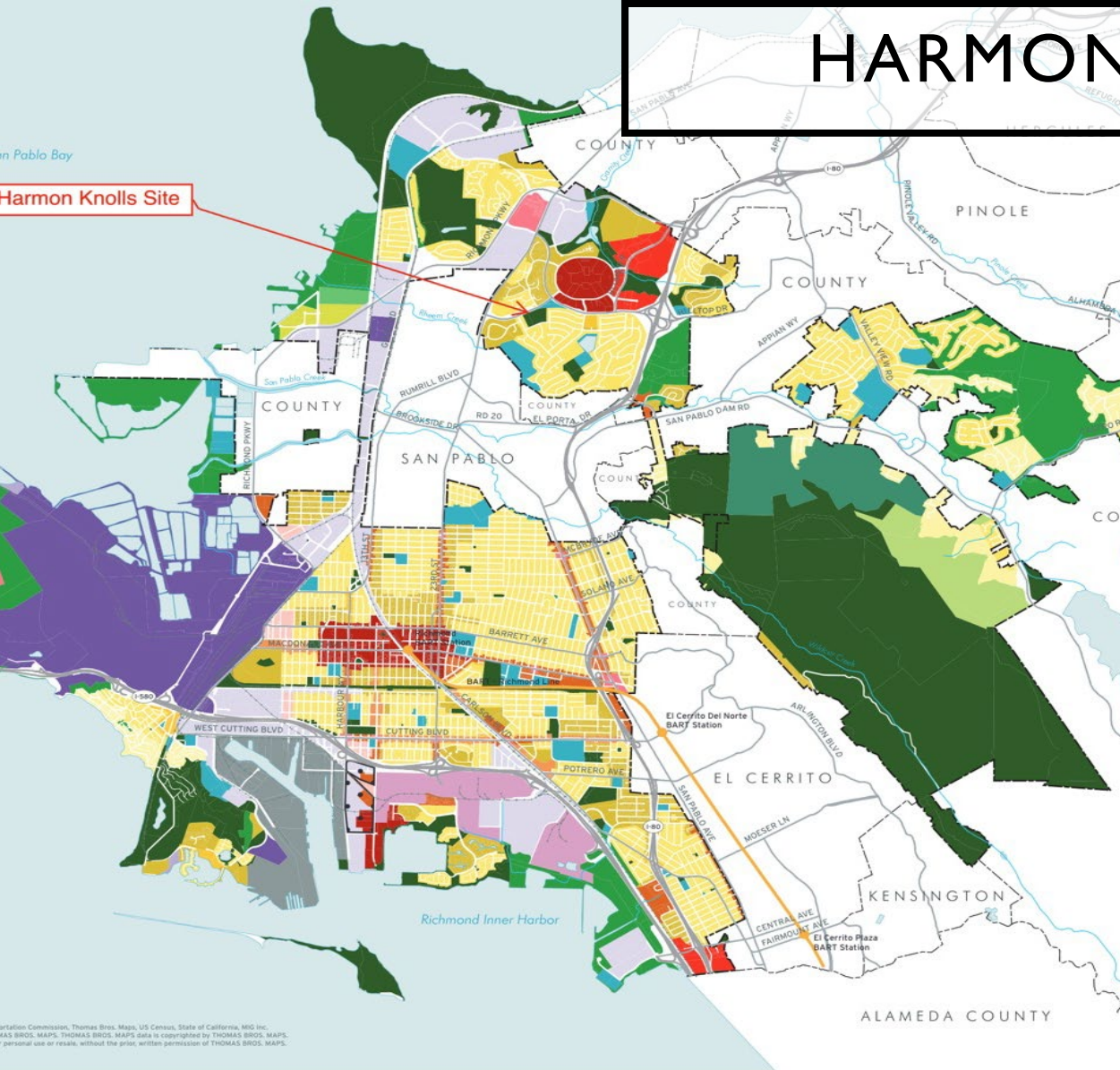
HARMON KNOLLS



HARMON KNOLLS



HARMON KNOLLS



GENERAL PLAN
CURRENT PARKS AND
RECREATION

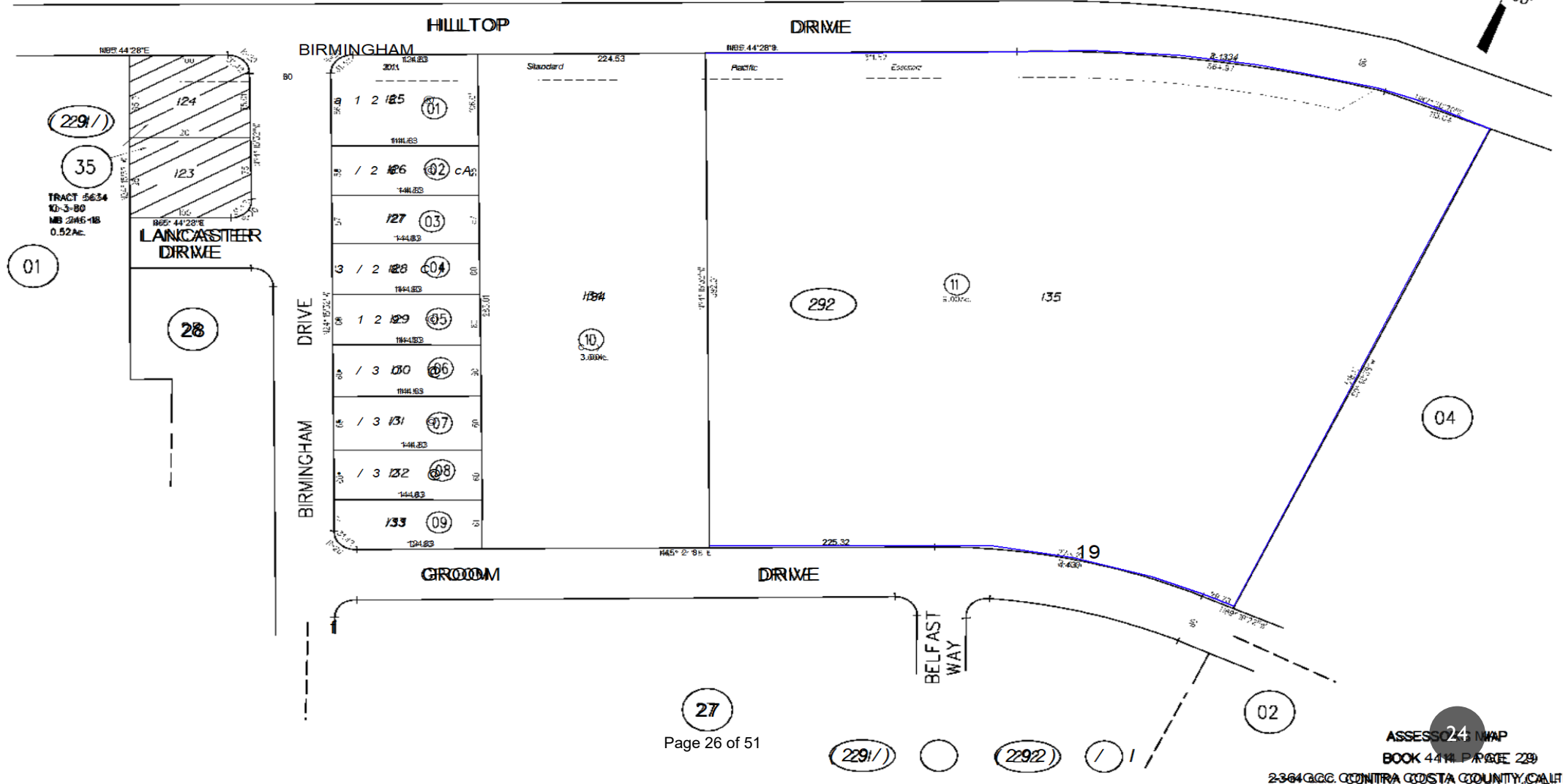
ZONING CURRENT
PARKS AND
RECREATION

HARMON KNOLLS

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

TAX CODE AREA

405
18



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

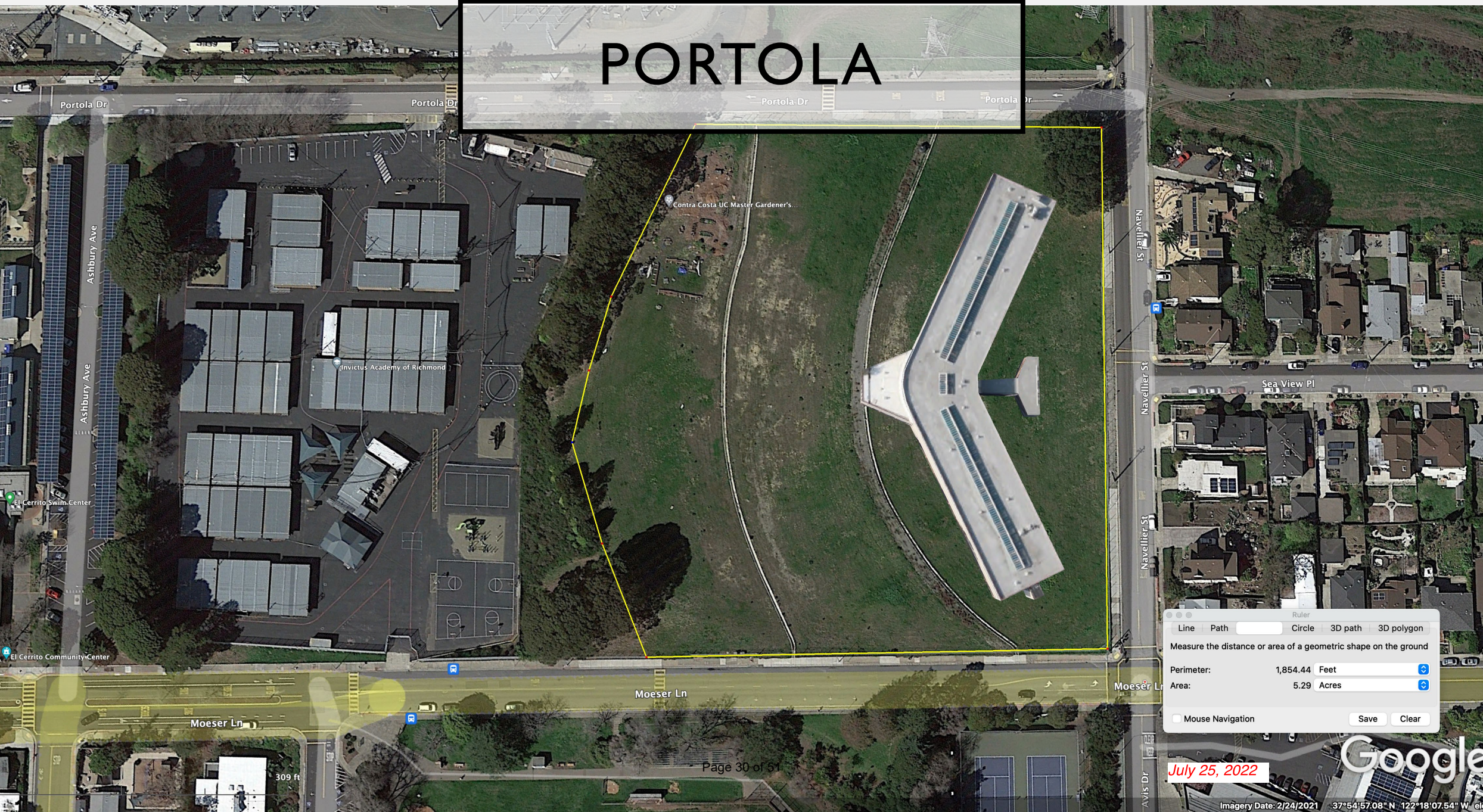
Proposed Land Use Assumptions:

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



Ruler

Line Path Circle 3D path 3D polygon

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

Perimeter: 1,854.44 Feet

Area: 5.29 Acres

☐ Mouse Navigation

Save Clear

July 25, 2022



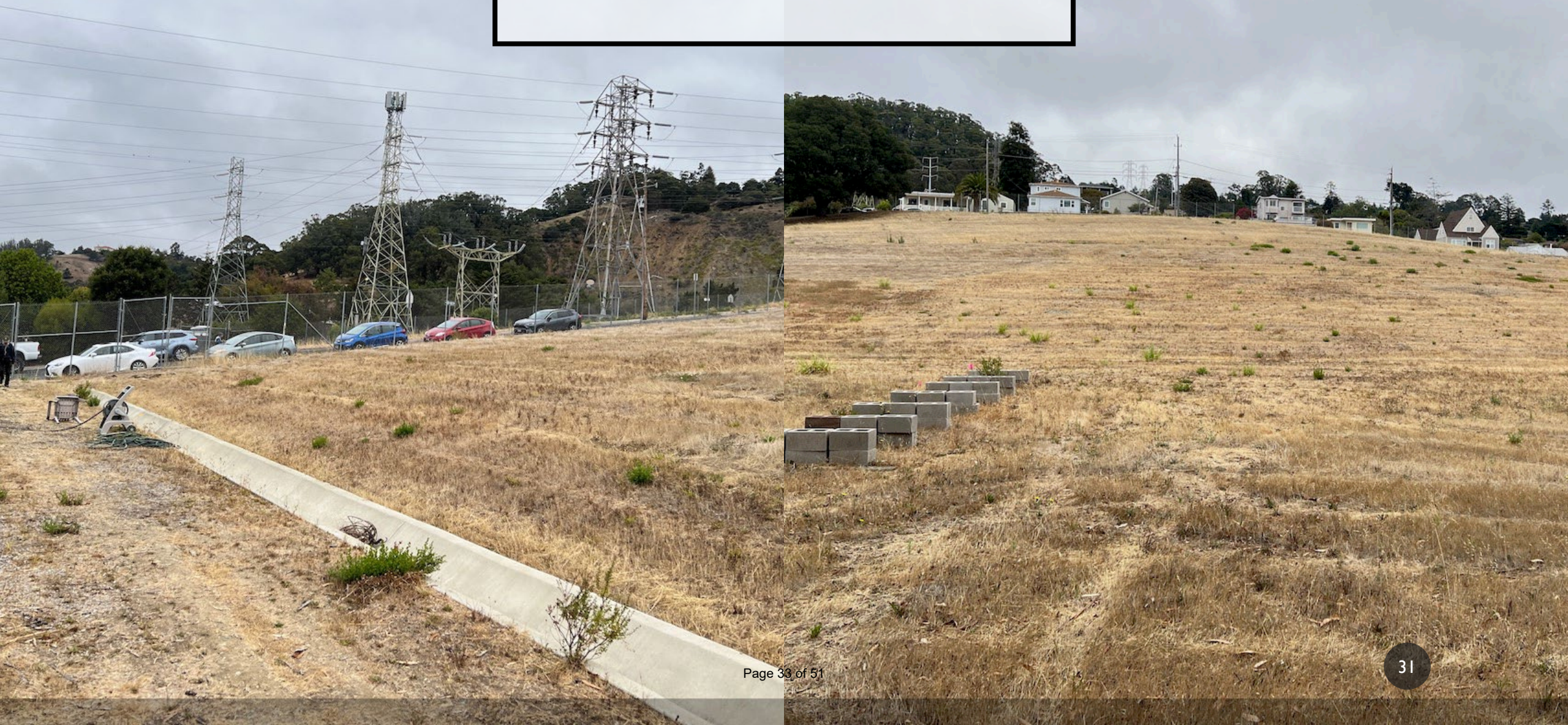
PORTOLA



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

Page 35 of 51

N

ZONING CURRENT
PUBLIC/ SEMI
PUBLIC

33

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

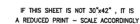
Commands

No
Additional
Results

PORTOLA

Portola Site





EXISTING METAL LETTERS. CAREFULLY REMOVE AND RETAIN FOR OWNER.

(A) TYP.

PORTOLA MID

EXISTING CANOPY TO BE DEMOLISHED.

EXISTING STRUCTURE TO BE DEMOLISHED.

EXISTING METAL LETTERS.

CAREFULLY REMOVE LETTER AND MOUNTING ANGLE. W.O. VERIFY CONNECTION TO CANOPY IN FIELD. RETAIN FOR OWNER. (OWNER MUST OBTAIN OWNER FOR STORAGE)

EXISTING CANOPY TO BE DEMOLISHED.

(A)

11 SOLID: $1/4^{\circ}=1^{\circ}-0^{\circ}$



1. SEE CIVIL DRAWINGS FOR SITE GRADING.

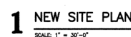
1. SEE CIVIL DRAWINGS FOR SITE GRADING.



Revisions				
No.	Revisions	By	Date	Appr
	BID SET		Jul 12 2012	

NEW CONCRETE CLUB CUTTER & FOD



- 609 NEW CONCRETE CURB, GUTTER & SIDEWALK. SEE CIVIL SITE PLAN C1.01
- 609 EXISTING LIGHT POLE / UTILITY POLE
- 609 EXISTING DRIVEWAY & SIDEWALK CROSS DRAIN. SEE CIVIL SITE PLAN C1.01
- 609 EXISTING CROSSLANE STRIPING
- 609 PATCH CONCRETE SIDEWALK TO MATCH EXISTING
- 609 EXISTING TREES. SEE L1.01 FOR TREE PROTECTION.
- 609 EXISTING 10' CHAIN-LINK FENCE
- 609 EXISTING CONCRETE CURB, GUTTER & SIDEWALK
- 609 HYDROSEED AREA. SEE L1.00
- 610 EXISTING UTILITY CONTROLS TO REMAIN. SEE CIVIL DRAWINGS.
- 610 GRADING. SEE CIVIL GRADING PLAN C1.02
- 610 CONCRETE SIDEWALK. SEE CIVIL SITE PLAN C1.01
- 610 CONCRETE DITCH. SEE CIVIL SITE PLAN C1.01



- Prior to deconstruction an engineer's report was obtained by the district.
- The report provided recommendations to be taken after deconstruction.
- Since deconstruction soil erosion has been limited.
- New construction will require further Geotechnical studies.
- Site presents architectural and Americans with Disabilities Act challenges.

Summary of Alan Kropp and Associates, Inc.

June 30, 2011 Report

<p>This document is the property of the Owner and is not to be used without his written permission.</p> <p>Engineer of Record: _____ Architect of Record: _____</p>	
	
 <div style="margin-left: 20px;"> <p>HYBISER YAMAUCHI ARCHITECTS, INC. 300, 27th Street 2nd Fl. Orlino, CA 94612 510.446.2232 or 510.446.2241 fax</p> </div>	
<p>for architects copy NUMBER _____</p> <p>Project _____</p>	<p>_____ 0006</p> <p>PORTOLA MIDDLE SCHOOL 1021 NAVELLER STREET EL CERRITO, CA 94530</p> <p>PORTOLA MIDDLE SCHOOL DEMOLITION</p>
<p>SITE PLAN</p>	
<p>Sheet Title _____</p>	
<p>Client Project Number _____ 00000.00</p>	
<p>Scale NO SCALE</p> <p>Drawn By CO</p> <p>Checked By _____</p> <p>Issue Date 3/12/2012</p>	<p>Sheet _____</p> <p>A1.02</p> <p># of 13 Sheets</p>

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

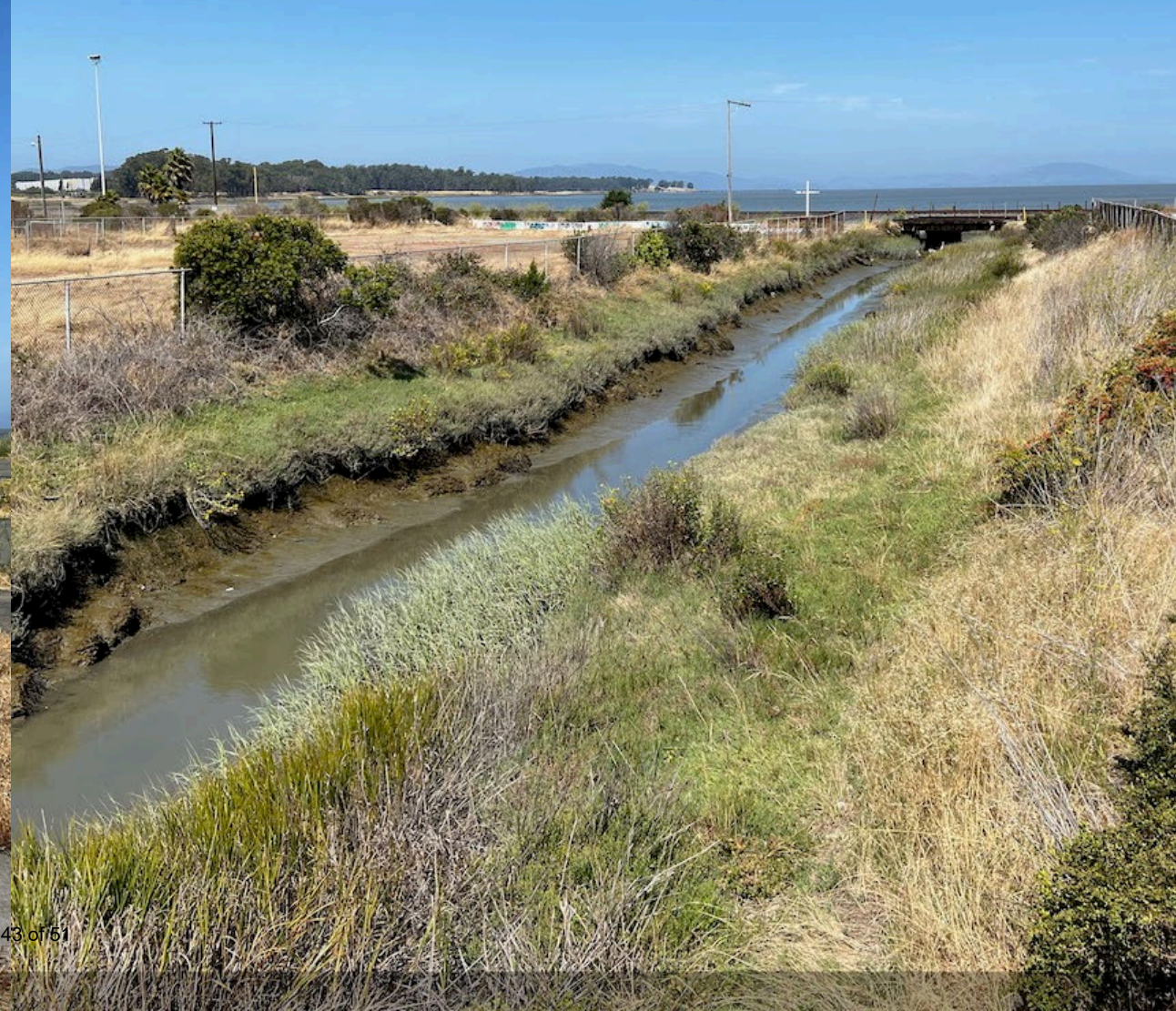
☐ Mouse Navigation

Save Clear

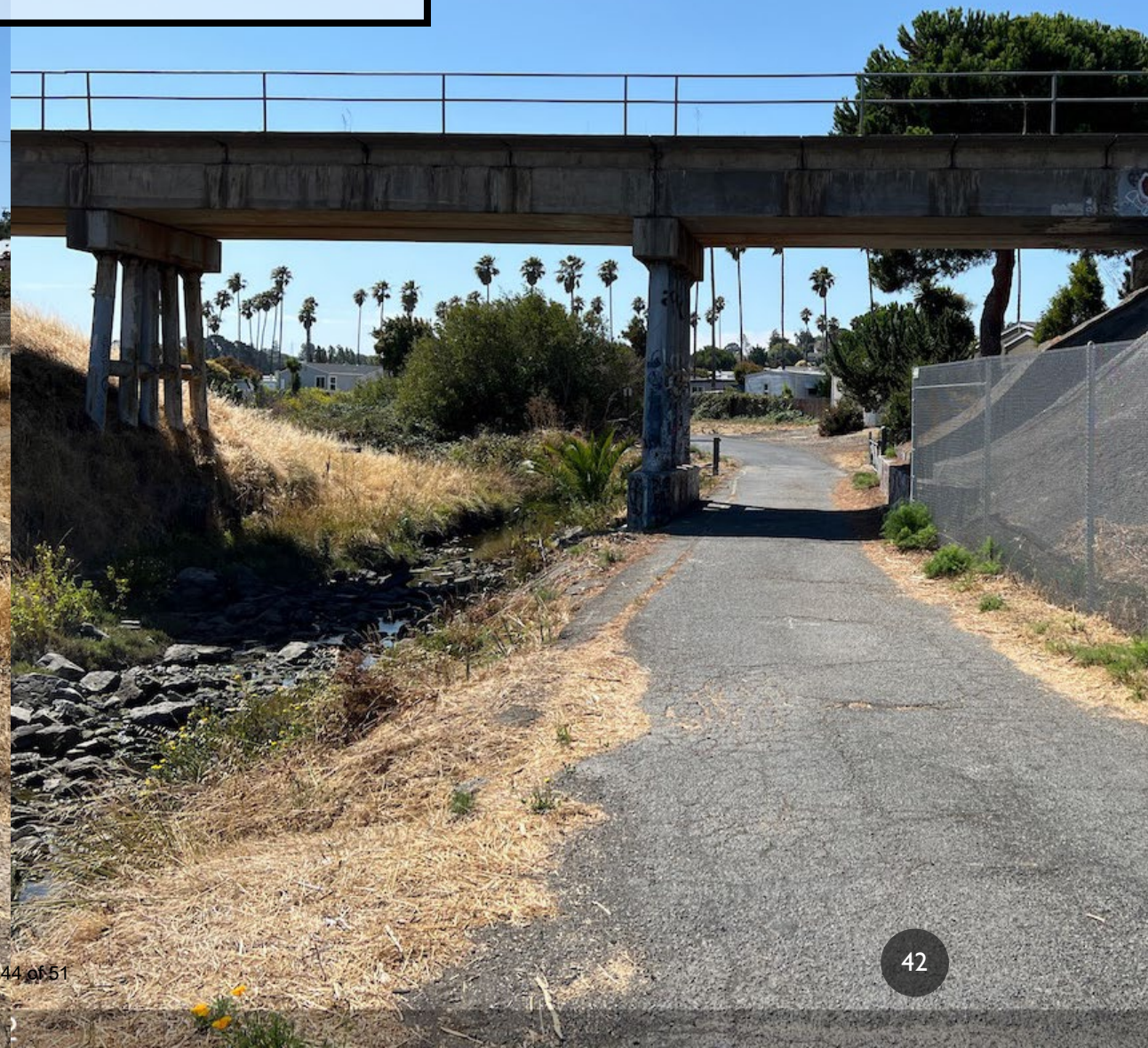
SEAVIEW



SEAVIEW



SEAVIEW



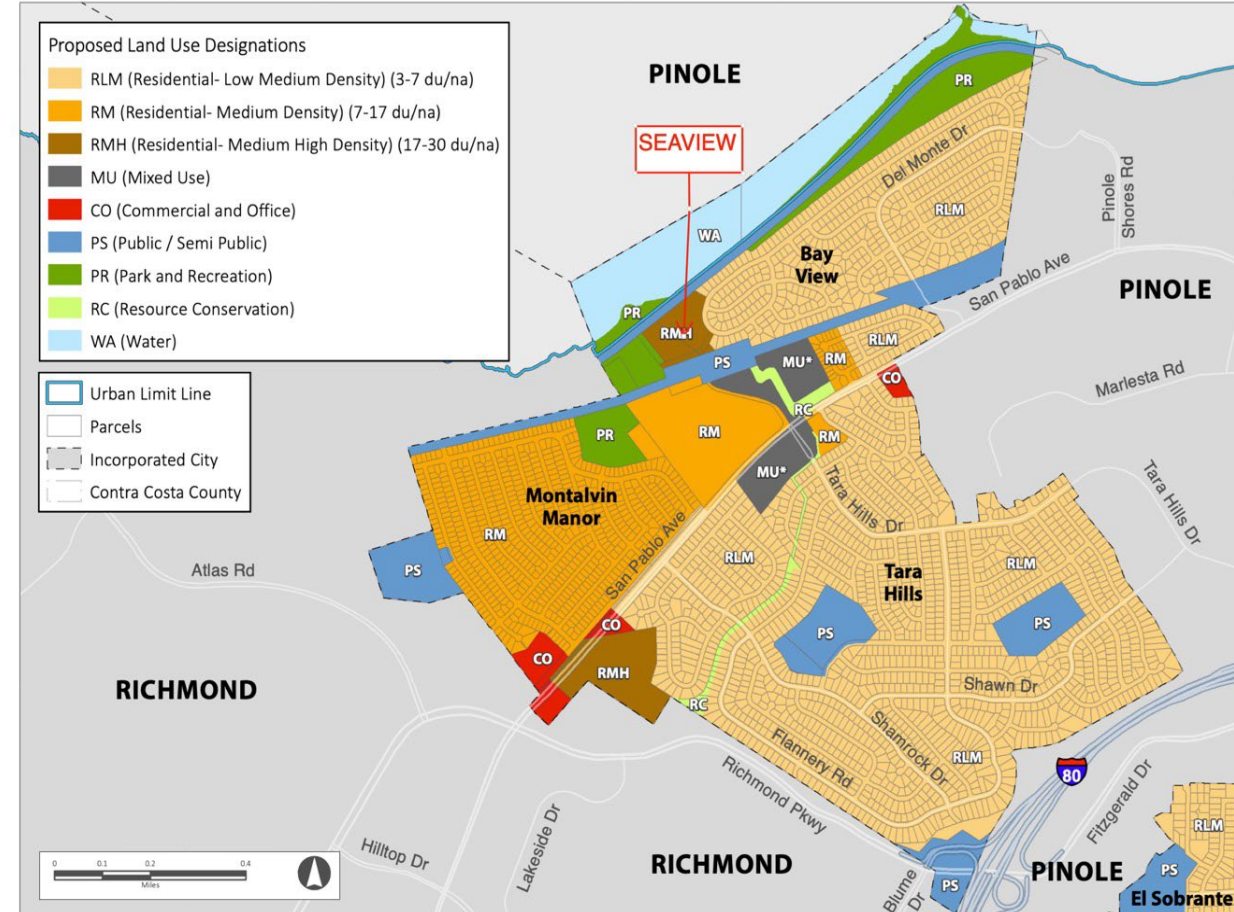
SEAVIEW

Montalvin Manor General Plan Map



GENERAL PLAN CURRENT
PUBLIC / SEMI-PUBLIC

MONTALVIN MANOR, TARA HILLS & BAY VIEW



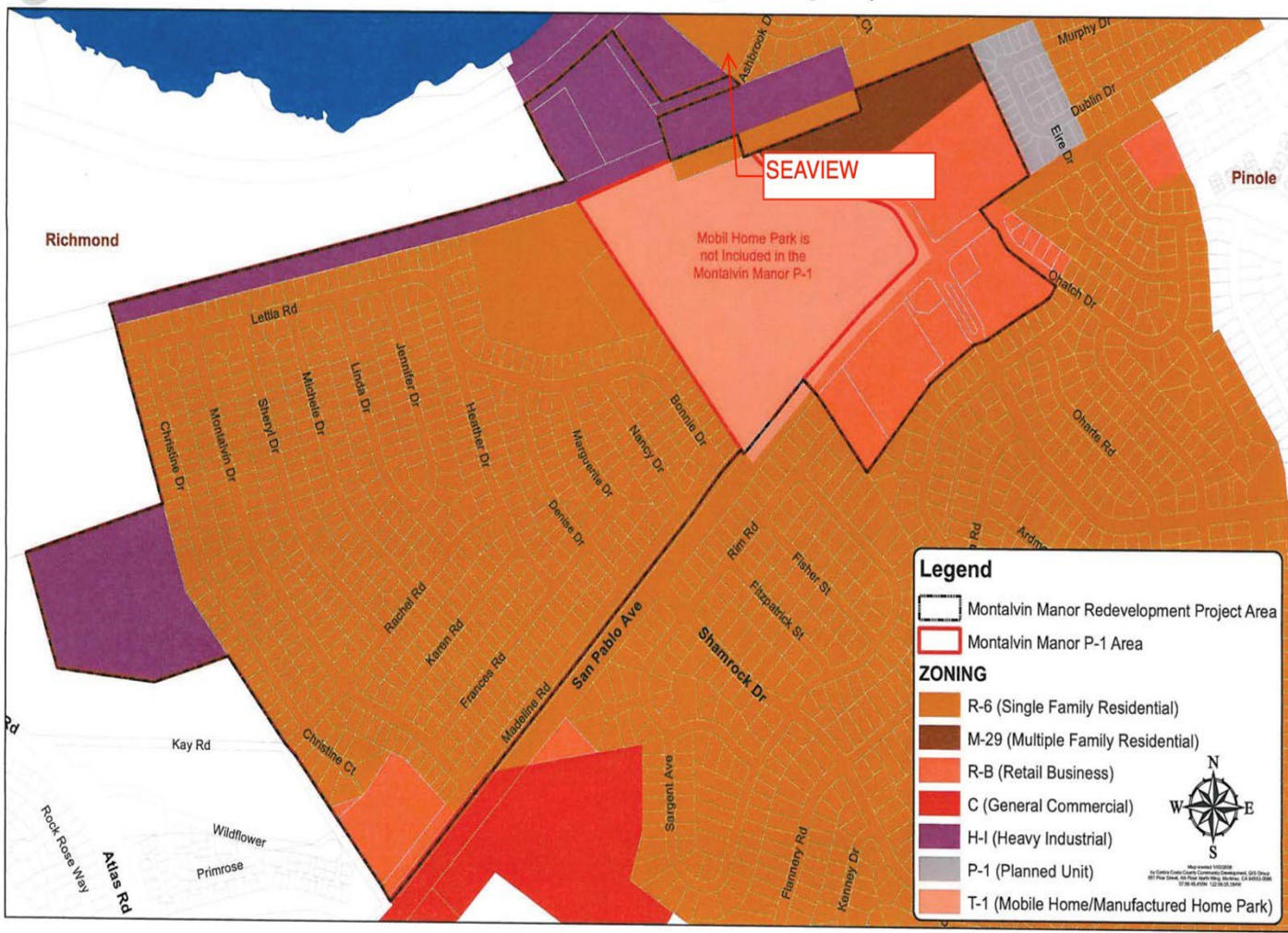
CONTRA COSTA GENERAL PLAN UPDATE

(du/na) : dwelling unit per net acre

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

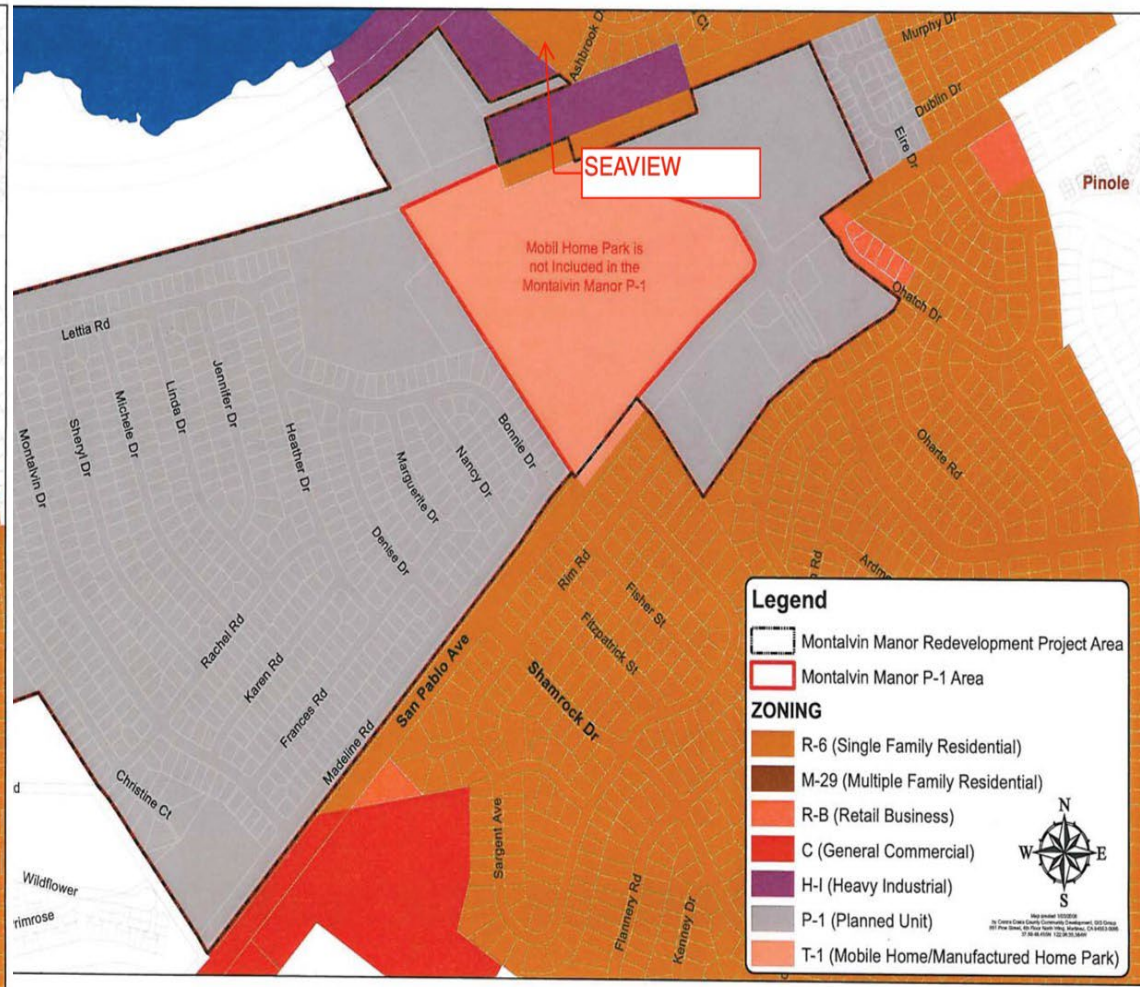
GENERAL PLAN PROPOSED
RESIDENTIAL – MEDIUM DENSITY

Montalvin Manor Existing Zoning Map



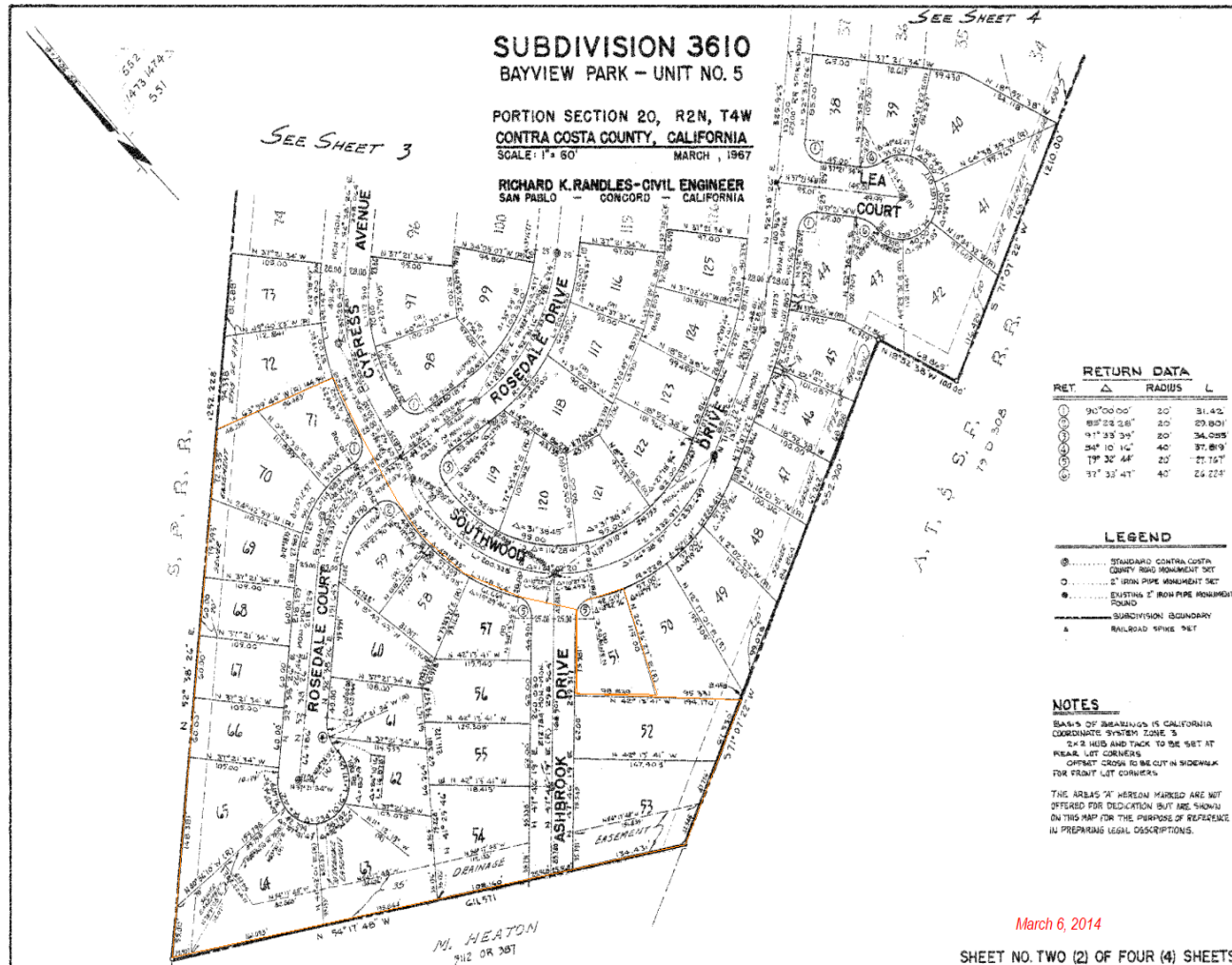
ZONING CURRENT
H-I & R-6

Montalvin Manor Proposed Zoning Map



ZONING PROPOSED
H-I & R-6

1967 SUBDIVISION MAP



status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

RECORDED AT REQUEST OF
WESTERN TITLE GUARANTY COMPANY
CONTRA COSTA COUNTY DIVISION
MAY 24 1967

MAY 24 1967
30973

BOOK 5375 PAGE 361

M-301200

BY J. DYCKHOFF, C. M.
COUNTY CLERK
W. T. PAASCH
COUNTY RECORDS

DECLARATION OF RESTRICTIONS
SUBDIVISION 3610

WHEREAS the undersigned is the owner of that certain real property situated in the County of Contra Costa, State of California, described as follows:

The tract of land designated on the map of Subdivision 3160, filed in the County records, Map Book , page , Contra Costa

WHEREAS, it is the desire of said undersigned owner to impose upon said real property and the present and future owners, thereof, the restrictions and covenants hereinafter set forth.

NOW THEREFORE, said undersigned owner does hereby declare that each lot shall be held and conveyed subject to the conditions, restrictions and covenants hereinafter contained as follows:

1- No building other than one detached single-family dwelling or necessary buildings used in connection with said dwelling shall be erected or maintained on any lot and no use whatsoever shall be made of any lot except its use and improvement as a single family private residence.

2- No dwelling shall be permitted on any lot at a cost of less than \$10,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor of the main structure, exclusive of one-story open porches and garages, shall be not less than 1050 square feet for a one-story dwelling, nor less than 850 square feet for a dwelling of more than one story.

3- (a) No structure or any part hereof shall be erected upon any lot or lots nearer than 20 feet from any street or streets adjacent thereto. No dwelling (including garage or other structure physically a part of such dwelling) shall be erected on any lot nearer than five (5) feet from side line thereof, but each lot shall have an aggregate of 15 feet in side yards.

(b) No building shall be located nearer than 15 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line.

(c) For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

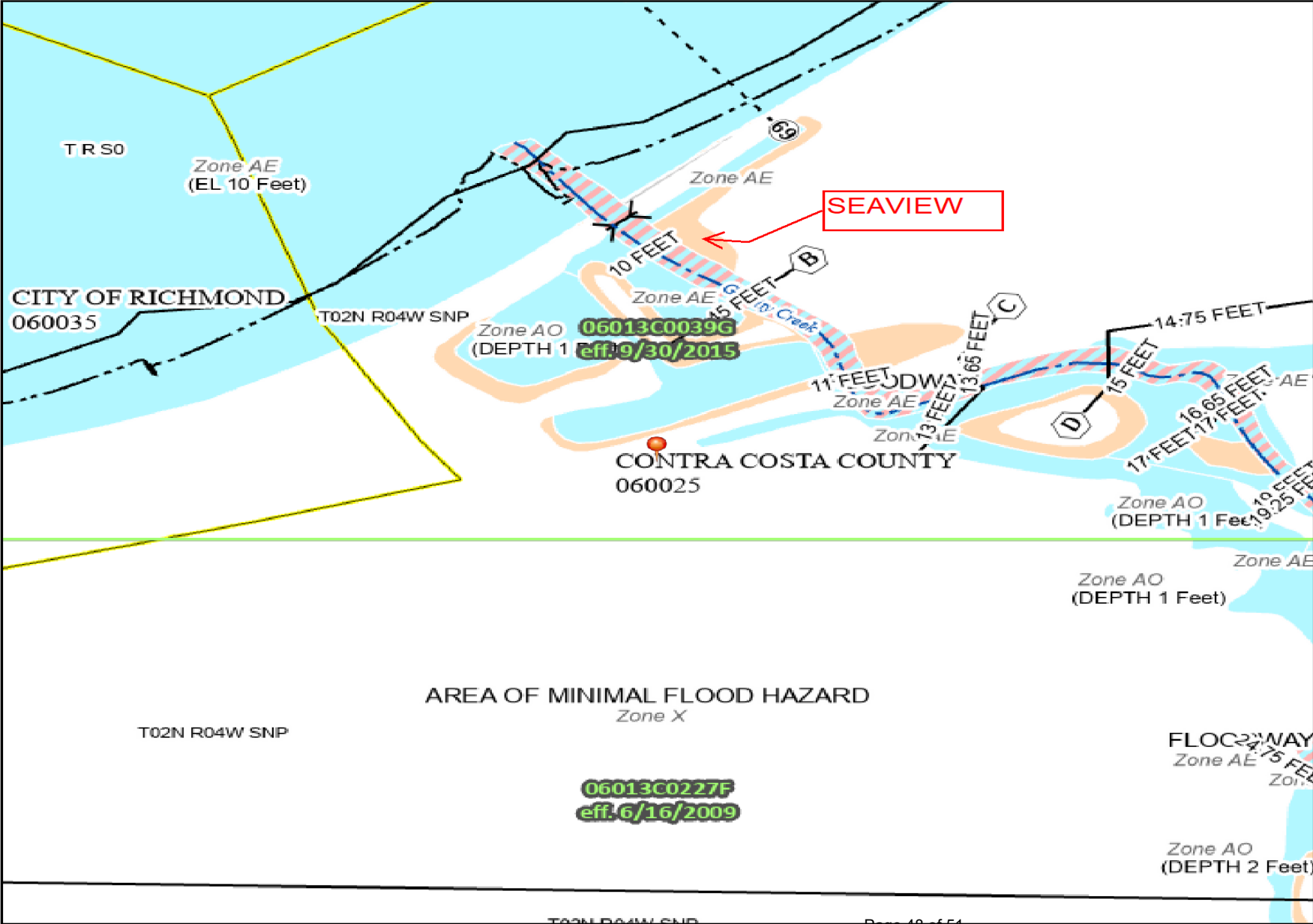
4- Not more than one dwelling unit shall be erected on any building plot. No resubdivision of any lots shall result in a lot of less than 6000 square feet.

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 FIRMette



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		Profile Baseline
		Hydrographic Feature
		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 pose 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

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Developed by: AQUATIC SCIENCE CENTER

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**