



## 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

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**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

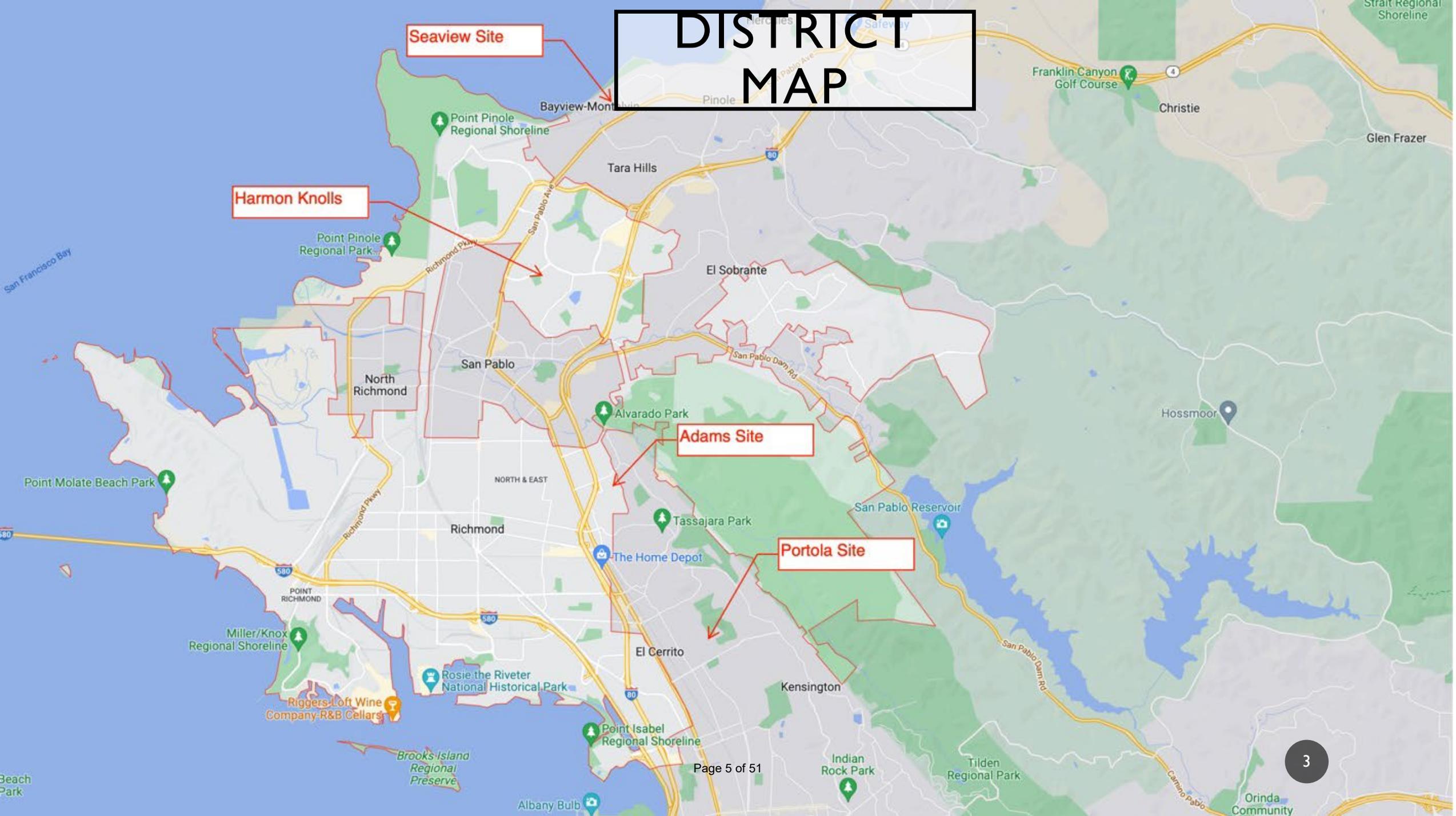
**ADAMS**

**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

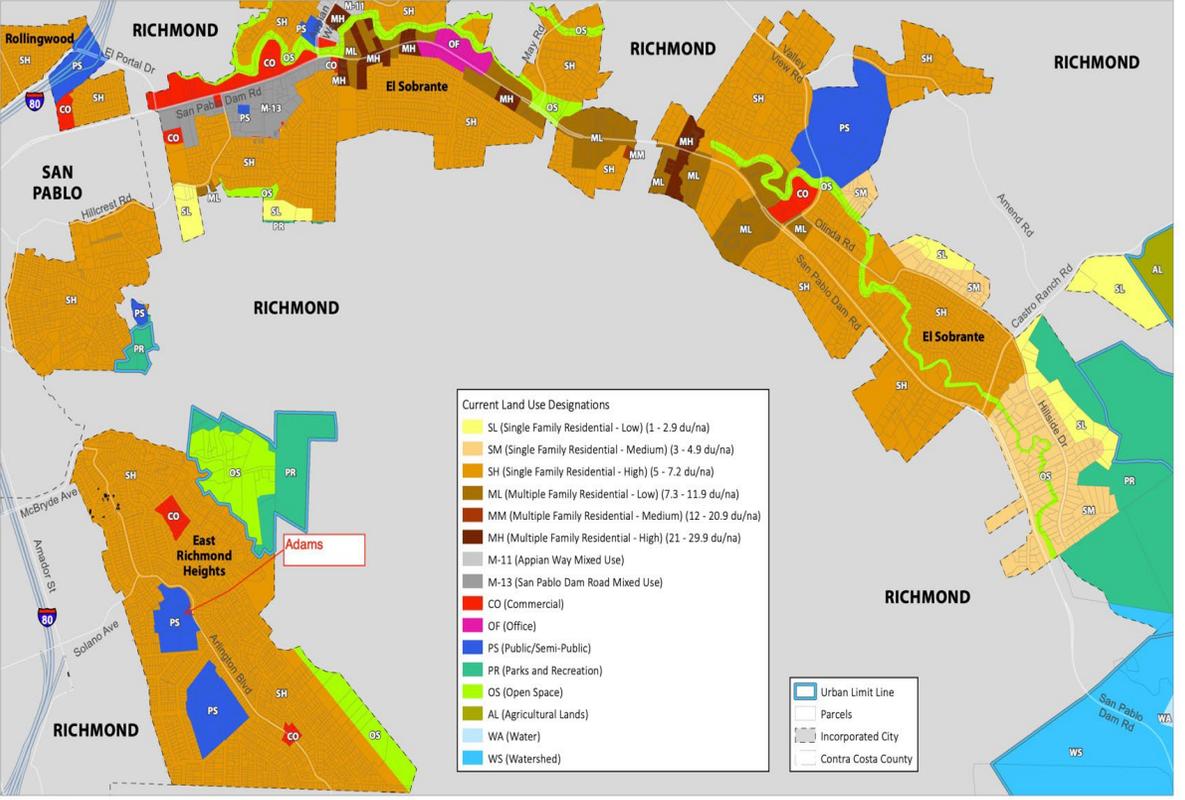


# ADAMS



# ADAMS

## SOUTH EL SOBRANTE & EAST RICHMOND HEIGHTS CONTRA COSTA GENERAL PLAN UPDATE



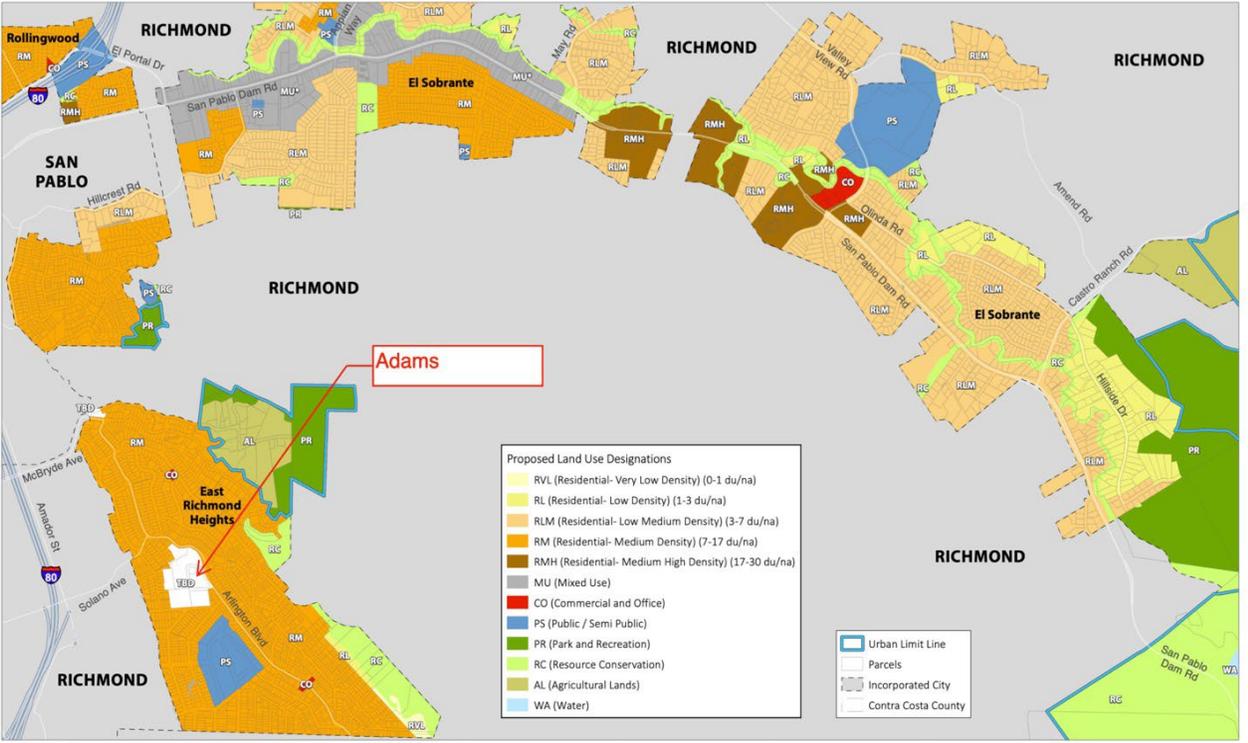
- Current Land Use Designations**
- SL (Single Family Residential - Low) (1 - 2.9 du/na)
  - SM (Single Family Residential - Medium) (3 - 4.9 du/na)
  - SH (Single Family Residential - High) (5 - 7.2 du/na)
  - ML (Multiple Family Residential - Low) (7.3 - 11.9 du/na)
  - MM (Multiple Family Residential - Medium) (12 - 20.9 du/na)
  - MH (Multiple Family Residential - High) (21 - 29.9 du/na)
  - M-11 (Applan Way Mixed Use)
  - M-13 (San Pablo Dam Road Mixed Use)
  - CO (Commercial)
  - OF (Office)
  - PS (Public/Semi-Public)
  - PR (Parks and Recreation)
  - OS (Open Space)
  - AL (Agricultural Lands)
  - WA (Water)
  - WS (Watershed)

- Urban Limit Line
- Parcels
- Incorporated City
- Contra Costa County

ENVISION CONTRA COSTA 2040
Scale: 0 0.5 1 Miles
(du/na) : dwelling unit per net acre
Source: Contra Costa County, 01/14/2021

GENERAL PLAN- CURRENT  
PUBLIC/SEMI PUBLIC

## SOUTH EL SOBRANTE & EAST RICHMOND HEIGHTS CONTRA COSTA GENERAL PLAN UPDATE



- Proposed Land Use Designations**
- RVL (Residential- Very Low Density) (0-1 du/na)
  - RL (Residential- Low Density) (1-3 du/na)
  - RLM (Residential- Low Medium Density) (3-7 du/na)
  - RM (Residential- Medium Density) (7-17 du/na)
  - RMH (Residential- Medium High Density) (17-30 du/na)
  - MU (Mixed Use)
  - CO (Commercial and Office)
  - PS (Public / Semi Public)
  - PR (Park and Recreation)
  - RC (Resource Conservation)
  - AL (Agricultural Lands)
  - WA (Water)

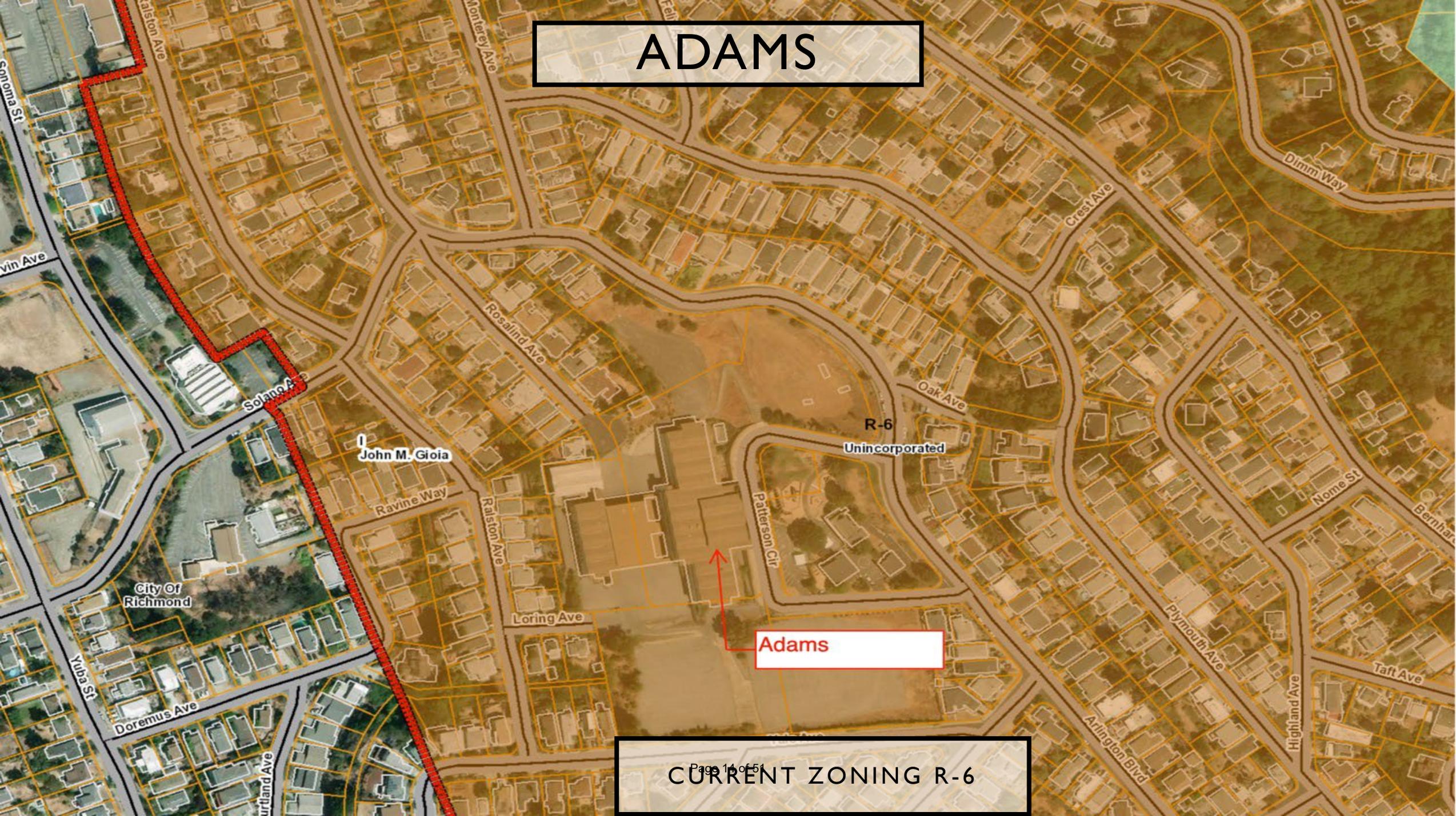
- Urban Limit Line
- Parcels
- Incorporated City
- Contra Costa County

ENVISION CONTRA COSTA 2040
Scale: 0 0.5 1 Miles
(du/na) : dwelling unit per net acre
**DRAFT** Proposed Land Use Designations

Source: Contra Costa County, 01/14/2021

GENERAL PLAN  
PROPOSED  
TBD

# ADAMS



John M. Gioia

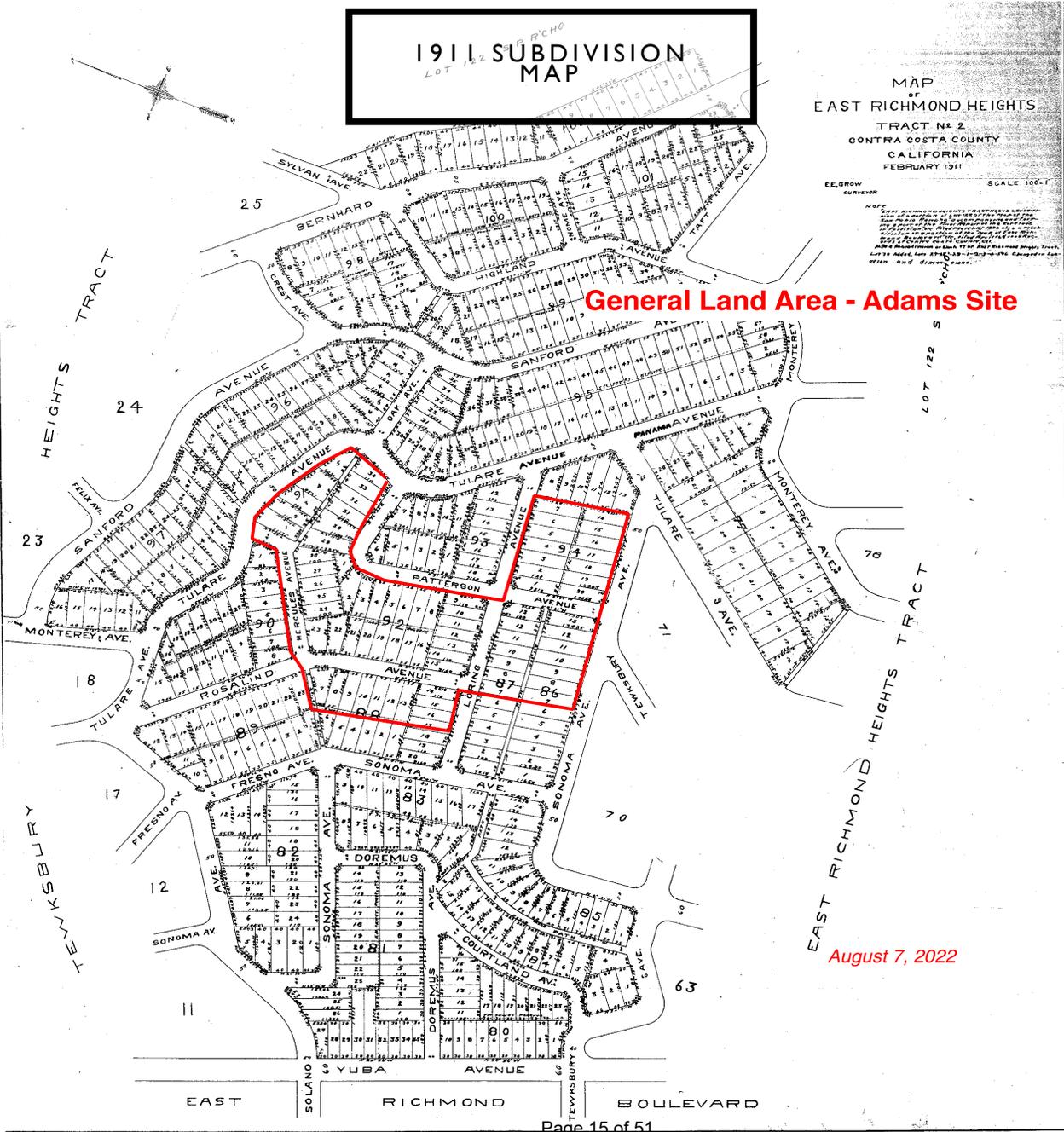
R-6  
Unincorporated

Adams

1911 SUBDIVISION MAP

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

General Land Area - Adams Site



EE. GROW SURVEYOR SCALE 100-1

THE UNDERSIGNED, SURVEYOR OF THE ABOVE DESCRIBED TRACT, HEREBY CERTIFY THAT THE MAP HEREIN SHOWN IS A TRUE AND CORRECT REPRESENTATION OF THE SAID TRACT AS SUBDIVIDED AND LOTS THEREON AS SHOWN ON THE SAID MAP.

STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, I, E. E. GROW, SURVEYOR, do hereby certify that the map hereon shown is a true and correct representation of the said tract as subdivided and lots thereon as shown on the said map.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Contra Costa, California, this 20th day of February, 1911.

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 SAID MAP AND DESIGNATED THEREON THE LOTS AND STREETS AS SHOWN AND DESIGNATED THEREON, AND HAVE CAUSED THE SAME TO BE PLACED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF CONTRA COSTA COUNTY, CALIFORNIA, THIS 20th DAY OF FEBRUARY, 1911.

STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, I, E. E. GROW, SURVEYOR, do hereby certify that the map hereon shown is a true and correct representation of the said tract as subdivided and lots thereon as shown on the said map.

THE UNDERSIGNED, SURVEYOR OF THE ABOVE DESCRIBED TRACT, HEREBY CERTIFY THAT THE MAP HEREIN SHOWN IS A TRUE AND CORRECT REPRESENTATION OF THE SAID TRACT AS SUBDIVIDED AND LOTS THEREON AS SHOWN ON THE SAID MAP.

STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, I, E. E. GROW, SURVEYOR, do hereby certify that the map hereon shown is a true and correct representation of the said tract as subdivided and lots thereon as shown on the said map.

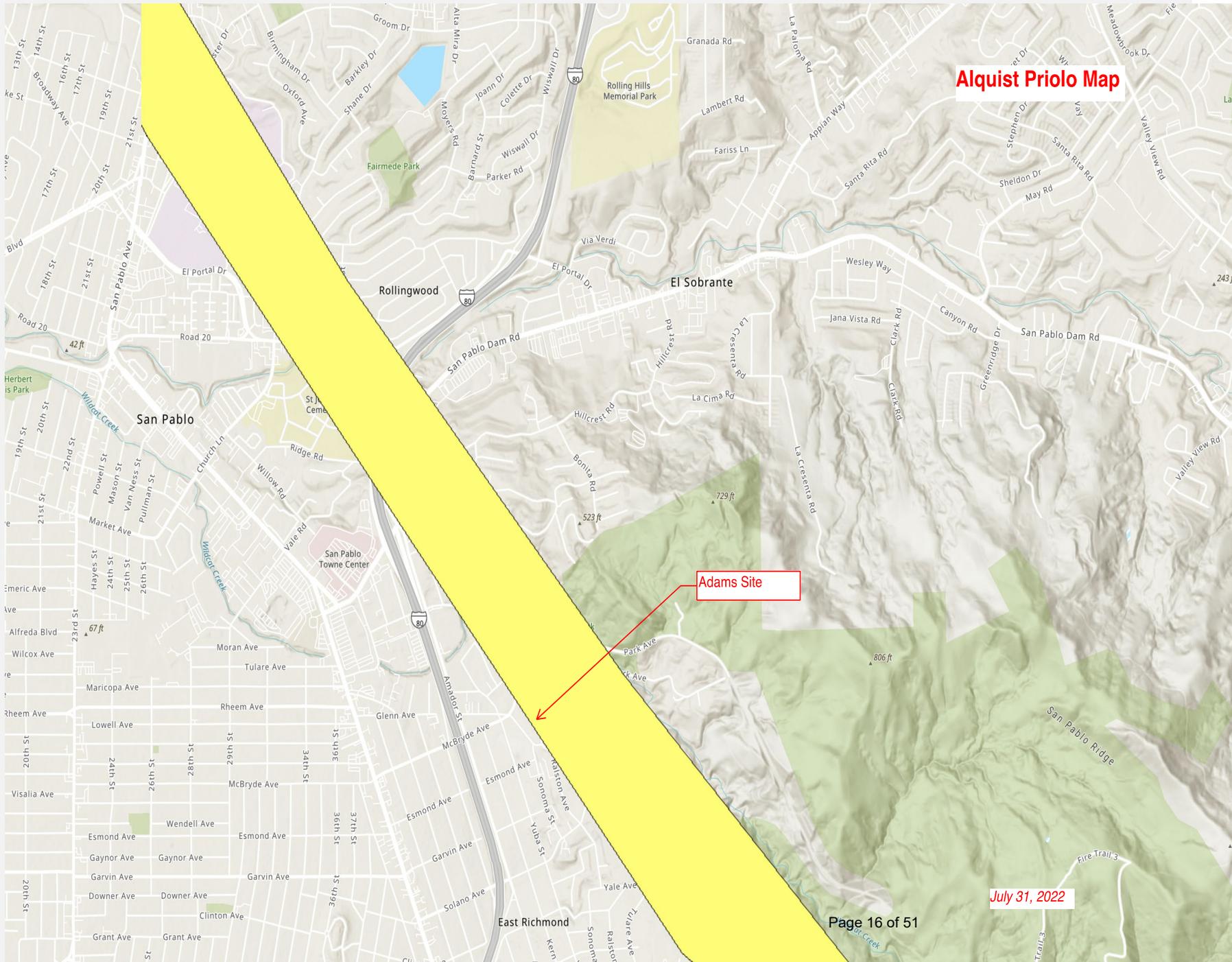
STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, I, E. E. GROW, SURVEYOR, do hereby certify that the map hereon shown is a true and correct representation of the said tract as subdivided and lots thereon as shown on the said map.

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August 7, 2022

## 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

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

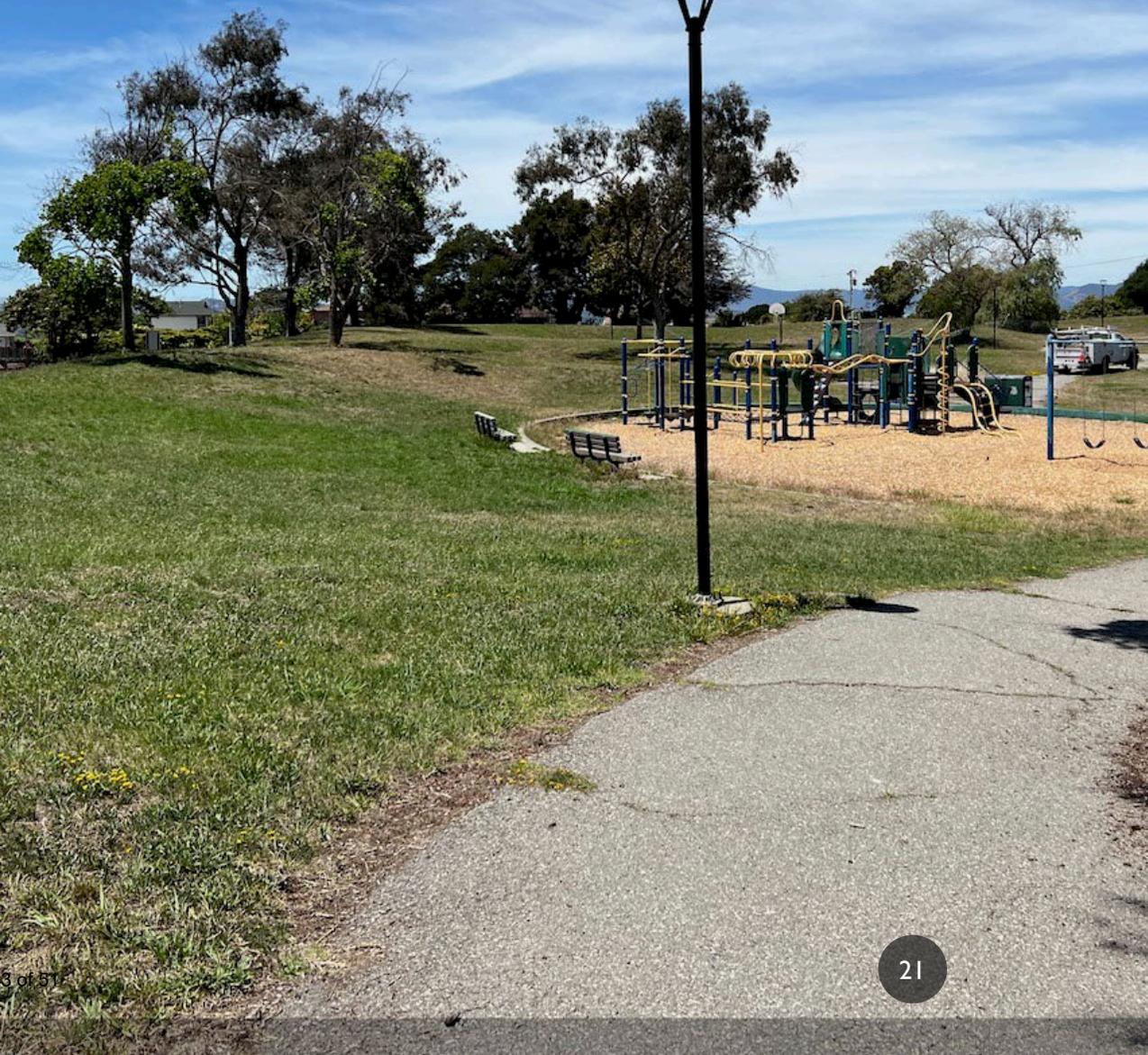
Mouse Navigation

Save Clear

# HARMON KNOLLS



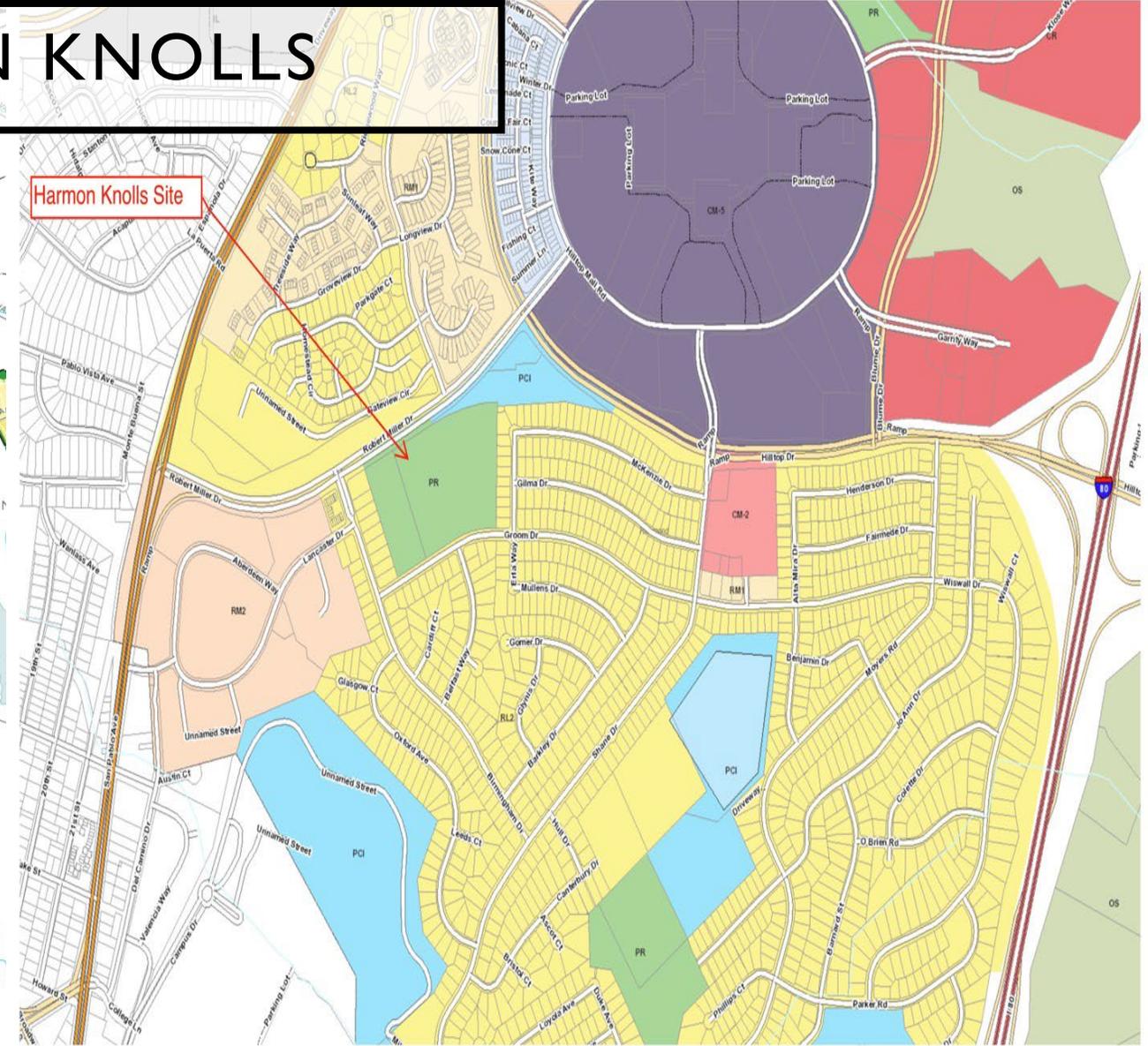
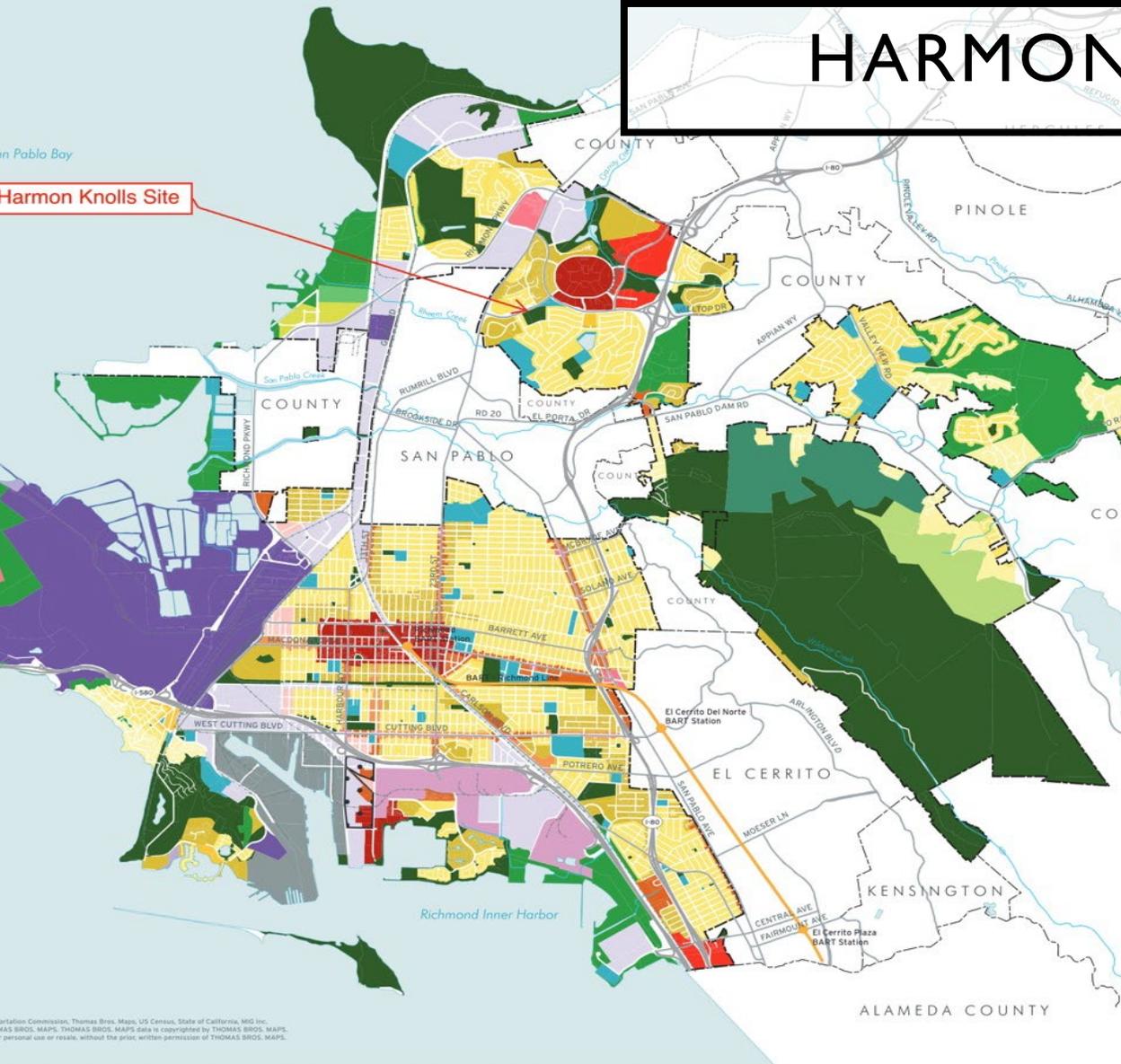
# HARMON KNOLLS



# HARMON KNOLLS



# HARMON KNOLLS



GENERAL PLAN  
CURRENT PARKS AND  
RECREATION

ZONING CURRENT  
PARKS AND  
RECREATION

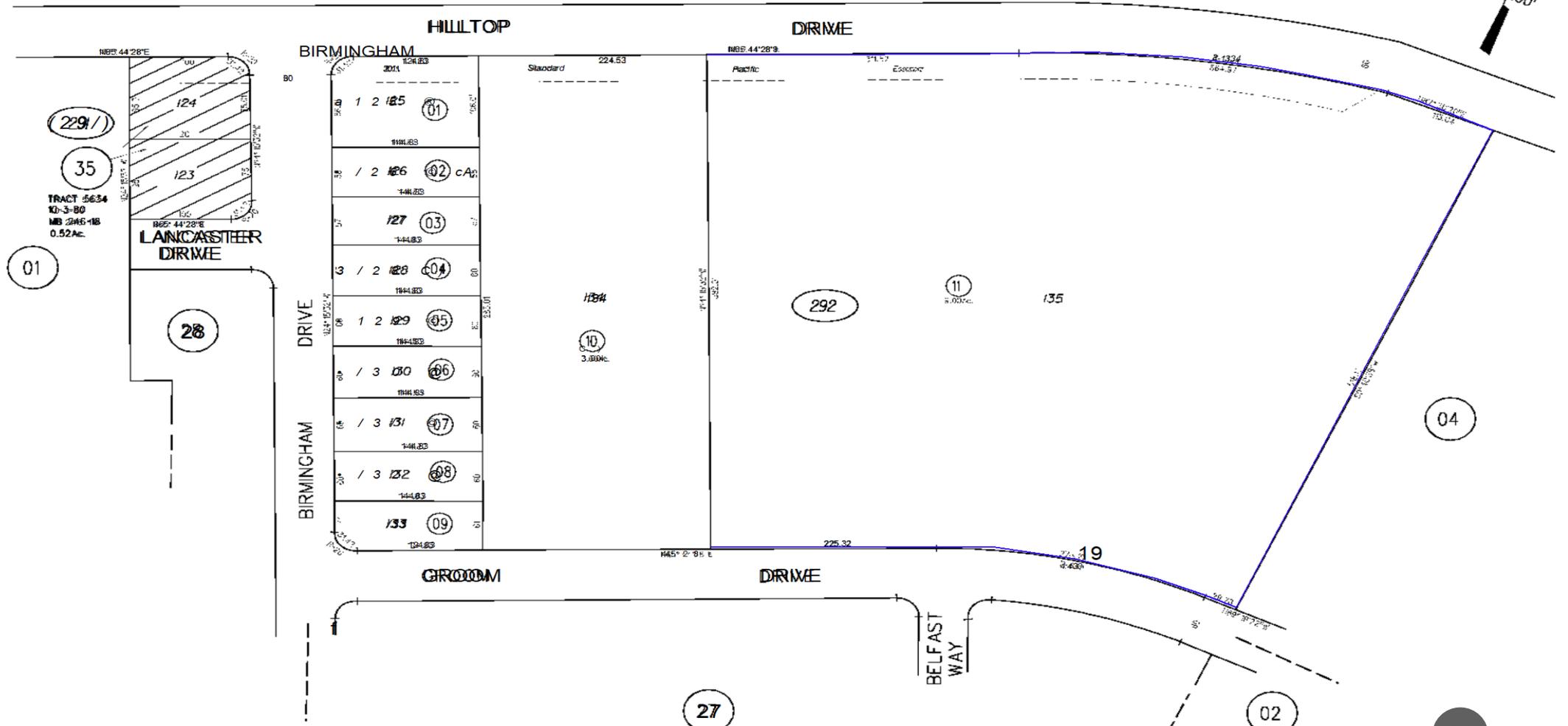
August 7, 2022

# HARMON KNOLLS

HARMON TRACT 3128 (WHITECLIFF KNOLLS NO.2) MB. 07:12

TAX CODE AREA

405  
18



2291/1

35

TRACT 5634  
 10-3-B0  
 MB 2145-118  
 0.52Ac.

01

28

27

Page 26 of 51

2291/1

2292/1

/ 1

02

ASSESSOR'S MAP  
 BOOK 4411 PAGE 239

2364 G.C.C. CONTRA COSTA COUNTY, CALIF.

# 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:**

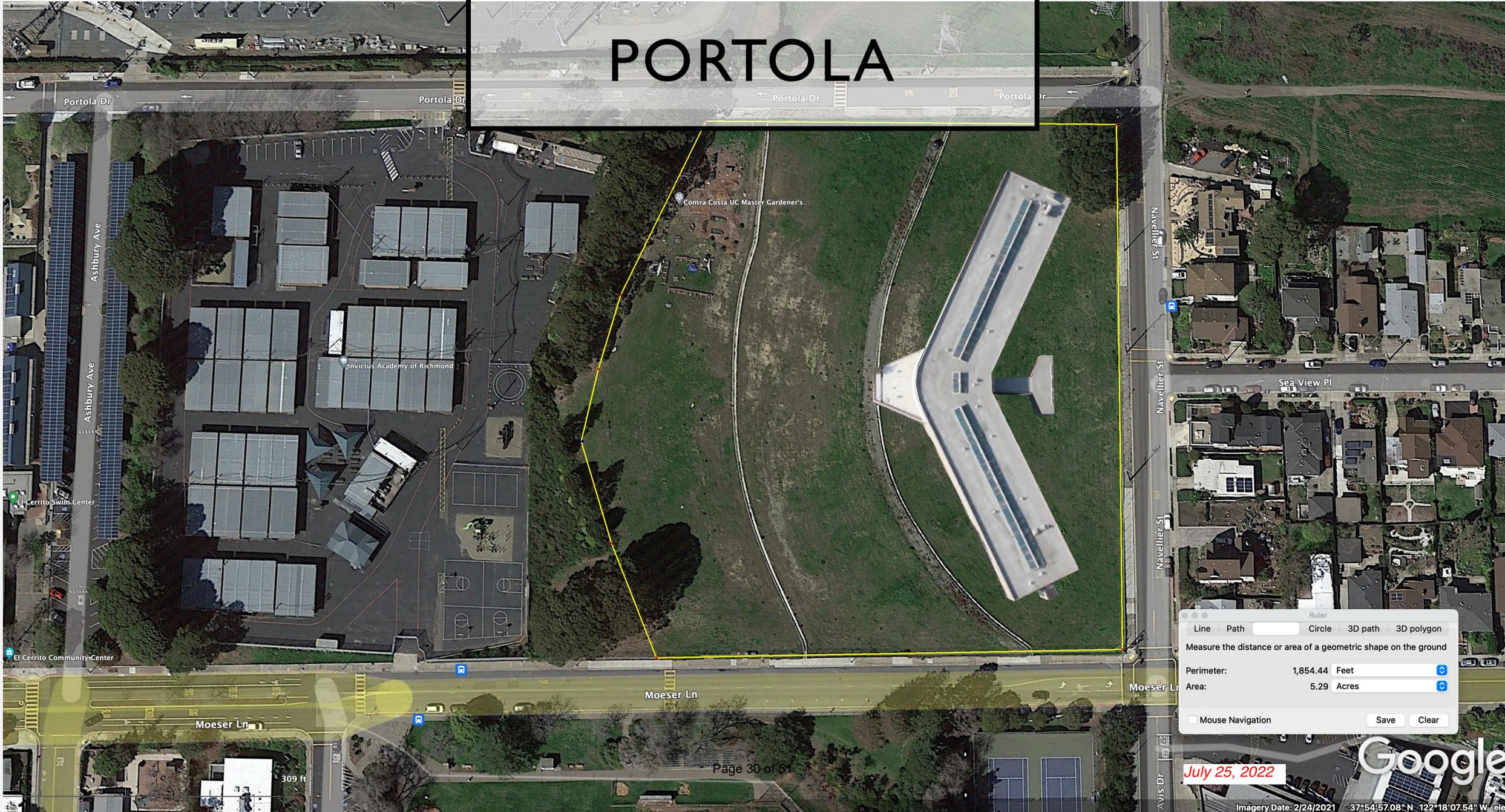
1. Medium Density Townhome project on approximately 5 acres of the site
2. Assumed 18 units/ac or approximately 90 new townhomes
3. Further discussions with the City of Richmond need to occur regarding the additional 3.78 ac

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

# **PORTOLA**

**City of El Cerrito**

# PORTOLA



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



309 ft

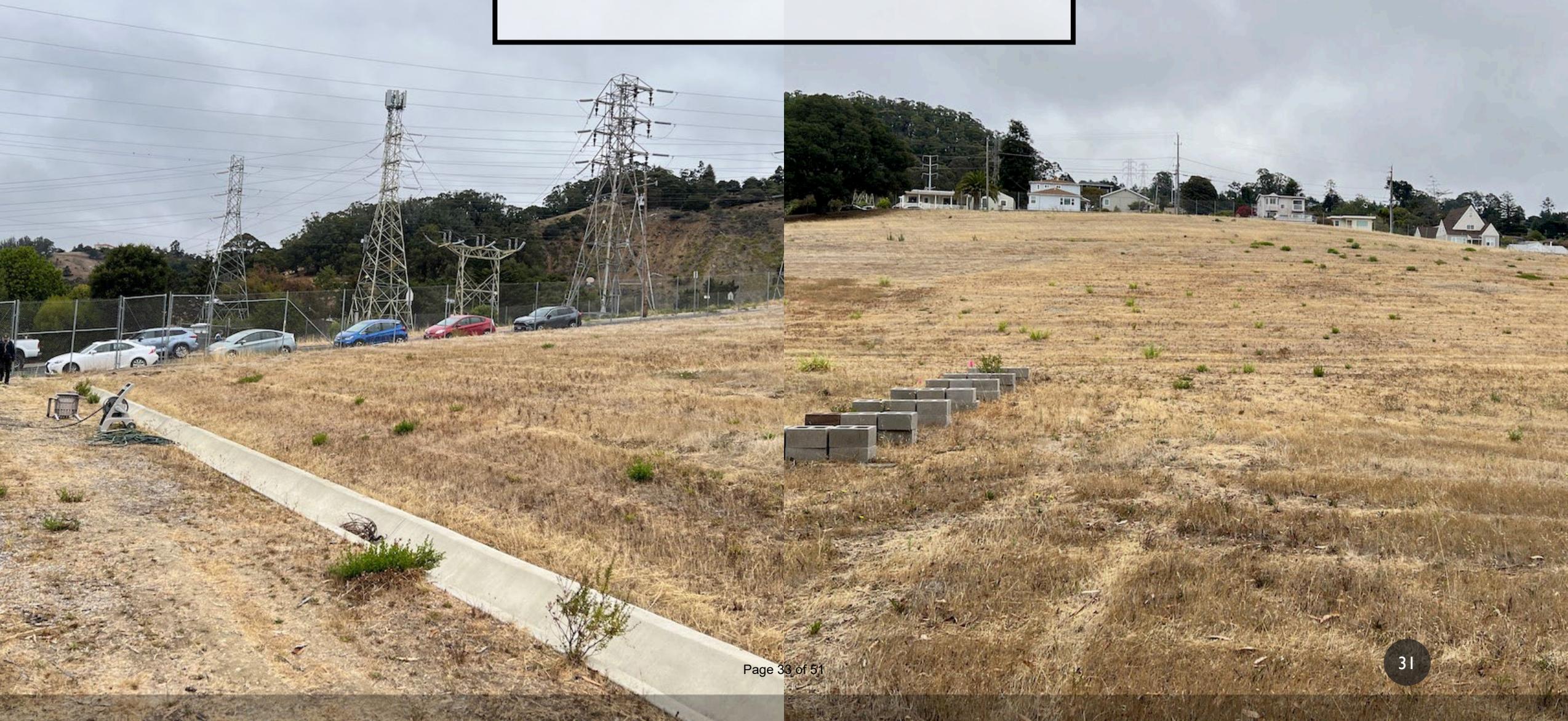
# PORTOLA



# 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

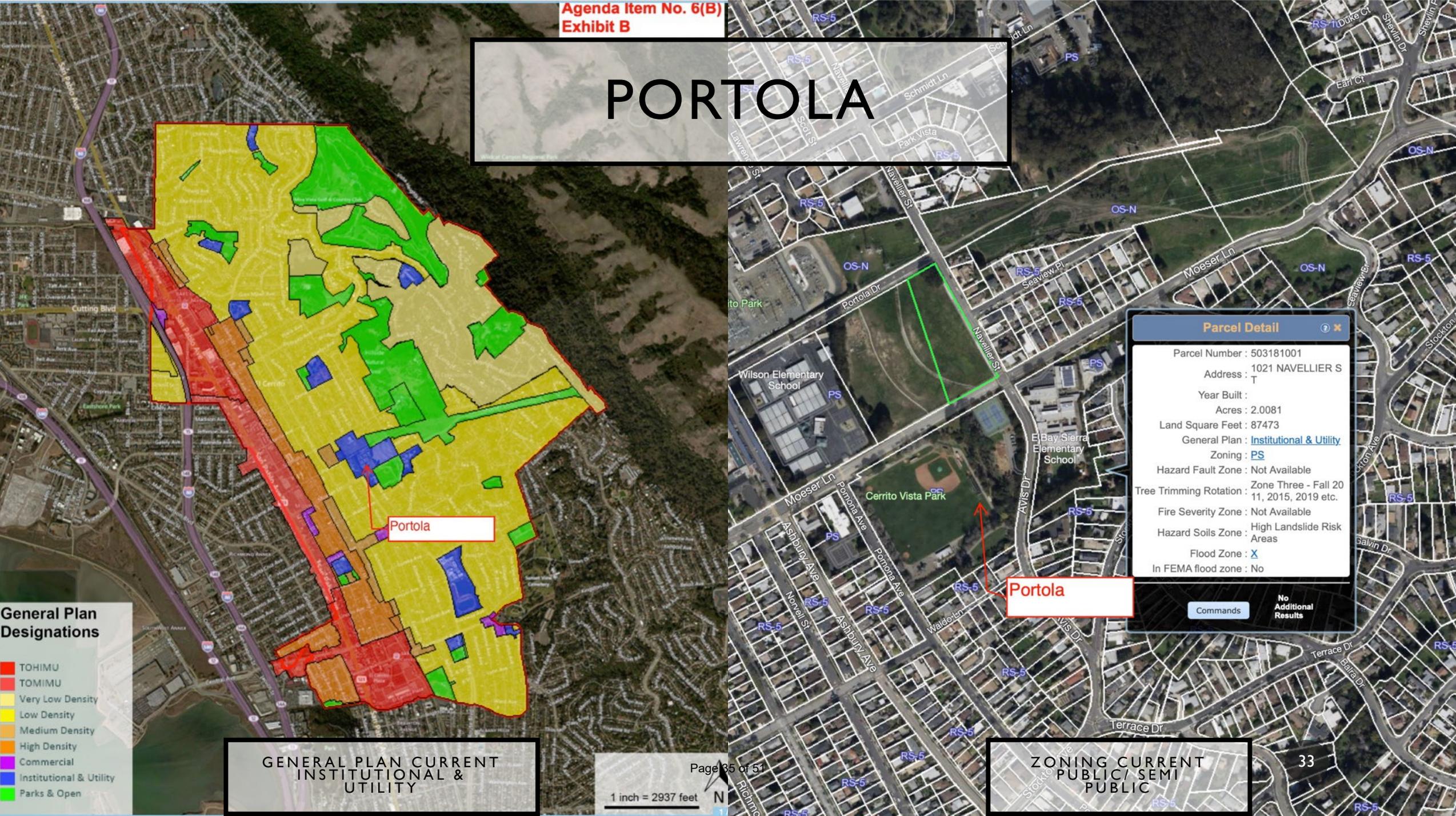


ZONING CURRENT  
PUBLIC/ SEMI  
PUBLIC

**Parcel Detail**

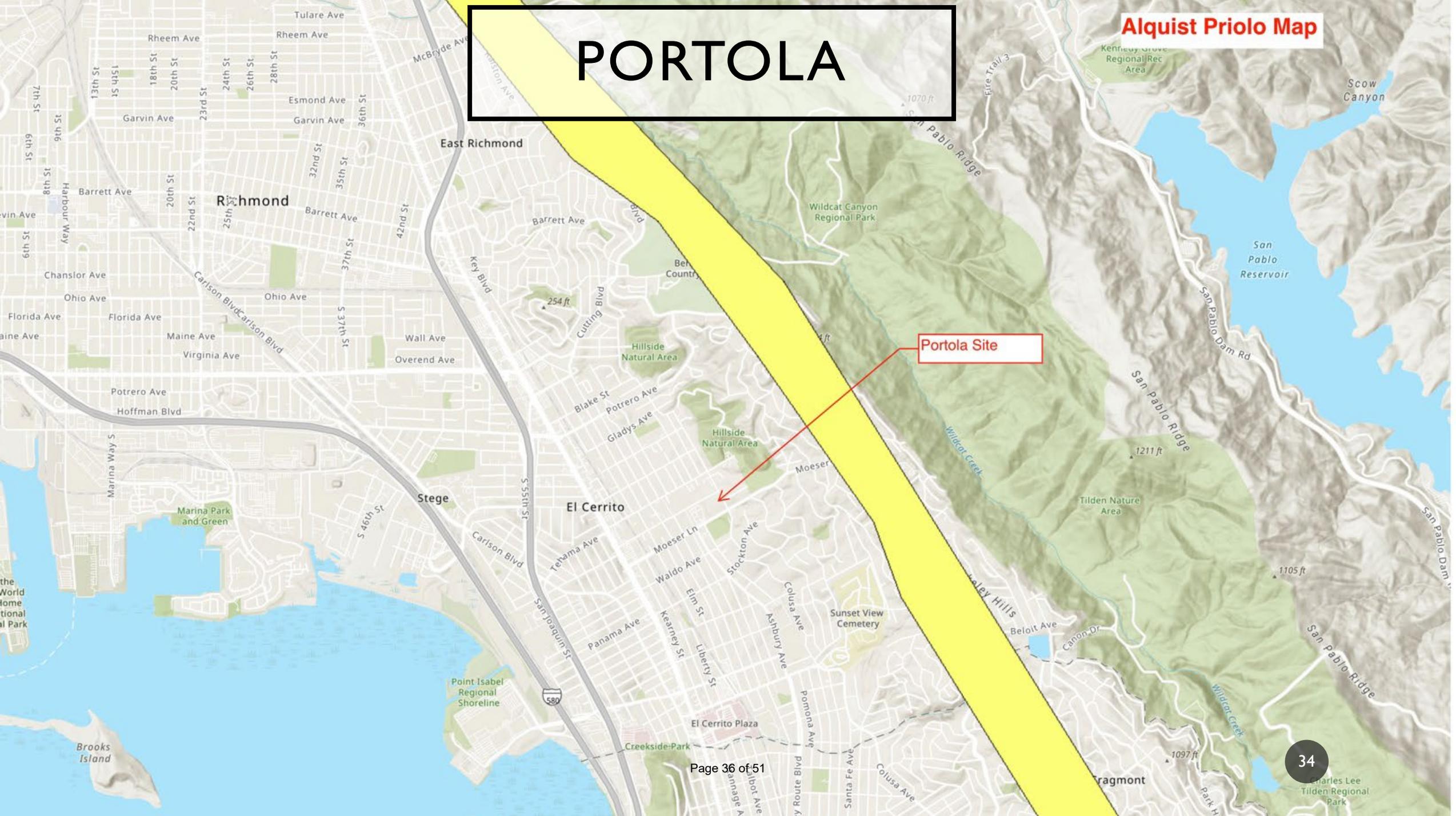
Parcel Number : 503181001  
 Address : 1021 NAVELLIER ST  
 Year Built :  
 Acres : 2.0081  
 Land Square Feet : 87473  
 General Plan : [Institutional & Utility](#)  
 Zoning : [PS](#)  
 Hazard Fault Zone : Not Available  
 Tree Trimming Rotation : Zone Three - Fall 2011, 2015, 2019 etc.  
 Fire Severity 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

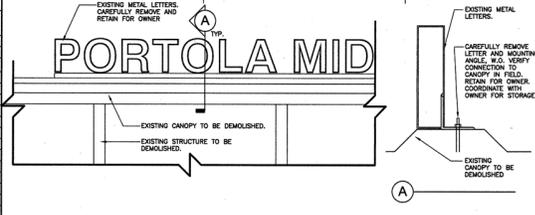




IF THIS SHEET IS NOT 30\"/>

SHEET NO. (SEE LIST)	SALVAGE VIEW	LOCATION	STORE / TRANSPORT LOCATION	DESCRIPTION
153	SCHOOL NAME SIGN	CLASSROOM BUILDING	TEMP CAMPUS - STORAGE UNIT	METAL LETTERS OF SCHOOL NAME MECHANICALLY FASTENED TO ENTRY CANOPY
154	WALL	CLASSROOM BUILDING	TEMP CAMPUS - ROOM 8	PAINTED WAINCOT 1/4\"/>
156	LOOKER FRONTS	CLASSROOM BUILDING & SHOP/VART BUILDING	TEMP CAMPUS - STORAGE UNIT	METAL LOOKER FRONTS IN CLASSROOM CORRIDOR AND SHOP/VART BUILDING CLASSROOM. ALLOW FOR (C3) CLASSROOM BUILDING LOOKERS AND (C4) SHOP/VART BUILDING LOOKERS TO BE CAREFULLY REMOVED FROM DOORS
161	PLANKS	CLASSROOM BUILDING	TEMP CAMPUS - ROOM 8	TWO PLANKS FASTENED TO WALL NORTH WALL OF CLASSROOM BUILDING LOBBY
162	WHITE BOARDS AND ALUMINUM TRAYS	ENTIRE CAMPUS	TEMP CAMPUS - STORAGE UNIT	ALLOW FOR (C4) 8FT WHITE BOARDS AND (C1) TRAY TRAYS
163	DOOR FRINGE HARDWARE	ENTIRE CAMPUS	TEMP CAMPUS - STORAGE UNIT	ALL FRINGE HARDWARE TO BE CAREFULLY REMOVED FROM DOORS
164	DOOR HINGES	ENTIRE CAMPUS	TEMP CAMPUS - STORAGE UNIT	ALL REMAINING HINGES TO BE CAREFULLY REMOVED FROM DOORS
166	BIOMETRICAL BACKSTOP ASSEMBLIES	GYMNASIUM	DELIVER - SEE NOTE 1	(C3) OVERHEAD SUPPORTED FORWARD DRIVING BIOMETRICAL BACKSTOP ASSEMBLIES. DISASSEMBLE AND PALLETIZE ALL COMPONENTS
168	ELECTRONIC WRECK ASSEMBLIES	GYMNASIUM	DELIVER - SEE NOTE 1	(C4) WRECK ASSEMBLIES FOR BACKSTOP WALL MOUNTED
167	DIMENSIONAL LUMBER	SHOP/VART BUILDING	DELIVER - SEE NOTE 1	PALLETIZE ALL LUMBER FROM STORAGE RACK AND SHELVING AT MEZZANINE STORAGE
169	METAL STOCK	SHOP/VART BUILDING	DELIVER - SEE NOTE 1	PALLETIZE ALL STOCK METAL FROM STORAGE RACK AND SHELVING AT MEZZANINE STORAGE
168	WALL MOUNTED TV BRACKETS	ENTIRE CAMPUS	DELIVER - SEE NOTE 1	ALLOW FOR (C3) UNITS
170	TELEVISIONS	ENTIRE CAMPUS	DELIVER - SEE NOTE 1	ALLOW FOR (C3) TELEVISIONS
171	ELECTRIC HANG DOWNERS	ENTIRE CAMPUS	DELIVER - SEE NOTE 1	ALL HANG DOWNERS FROM ALL TOILET ROOMS TO BE CAREFULLY REMOVED
172	ROOF DRAIN GRATES	CLASSROOM BUILDING	DELIVER - SEE NOTE 1	ALL ROOF DRAIN GRATES TO BE CAREFULLY REMOVED FROM CLASSROOM BUILDING ROOF
173	CONCRETE SITES, DRIVING FRANKINGS	ENTIRE CAMPUS	DELIVER - SEE NOTE 1	ALL DRIVING FRANKINGS TO BE CAREFULLY REMOVED

NOTES:  
 1. DEMO AND WASTE TO LOCATION WITHIN 10 MILE RADIUS OF SITE. LOCATION TO BE DETERMINED BY DISTRICT.  
 2. ALL ITEMS TO BE CLEANED PRIOR TO STORAGE OR DELIVERY.



**11 SIGN SALVAGE DETAIL**  
 SCALE: 1/4\"/>

**GENERAL NOTES**

1. SEE CIVIL DRAWINGS FOR SITE GRADING.

FACILITIES OPERATIONS CENTER  
 1300 POTRERO AVE. RICHMOND CA 94804-3748  
 TEL: 916.412.2657 FAX: 916.412.2661

Revisions	By	Date	Appr.
No. 1	BD	SET	

# PORTOLA MIDDLE SCHOOL SITE GEOTECHNICAL AND GEOLOGIC SUMMARY

- 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

This document is the property of the Owner and is not to be used without his written permission.

Engineer of Record:

Architect of Record:

**HY** HIBSER YAMAUCHI ARCHITECTS, INC.  
 300 - 27th Street, 2nd Fl.  
 Oakland, CA 94612  
 510.446.2222 ext 510.446.2211 fax

HY ARCHITECTS JOB NUMBER: 3608

Facility: PORTOLA MIDDLE SCHOOL  
 1021 NAVELLIER STREET  
 EL CERRITO, CA 94530

Project: PORTOLA MIDDLE SCHOOL  
 DEMOLITION

Sheet Title: **SITE PLAN**

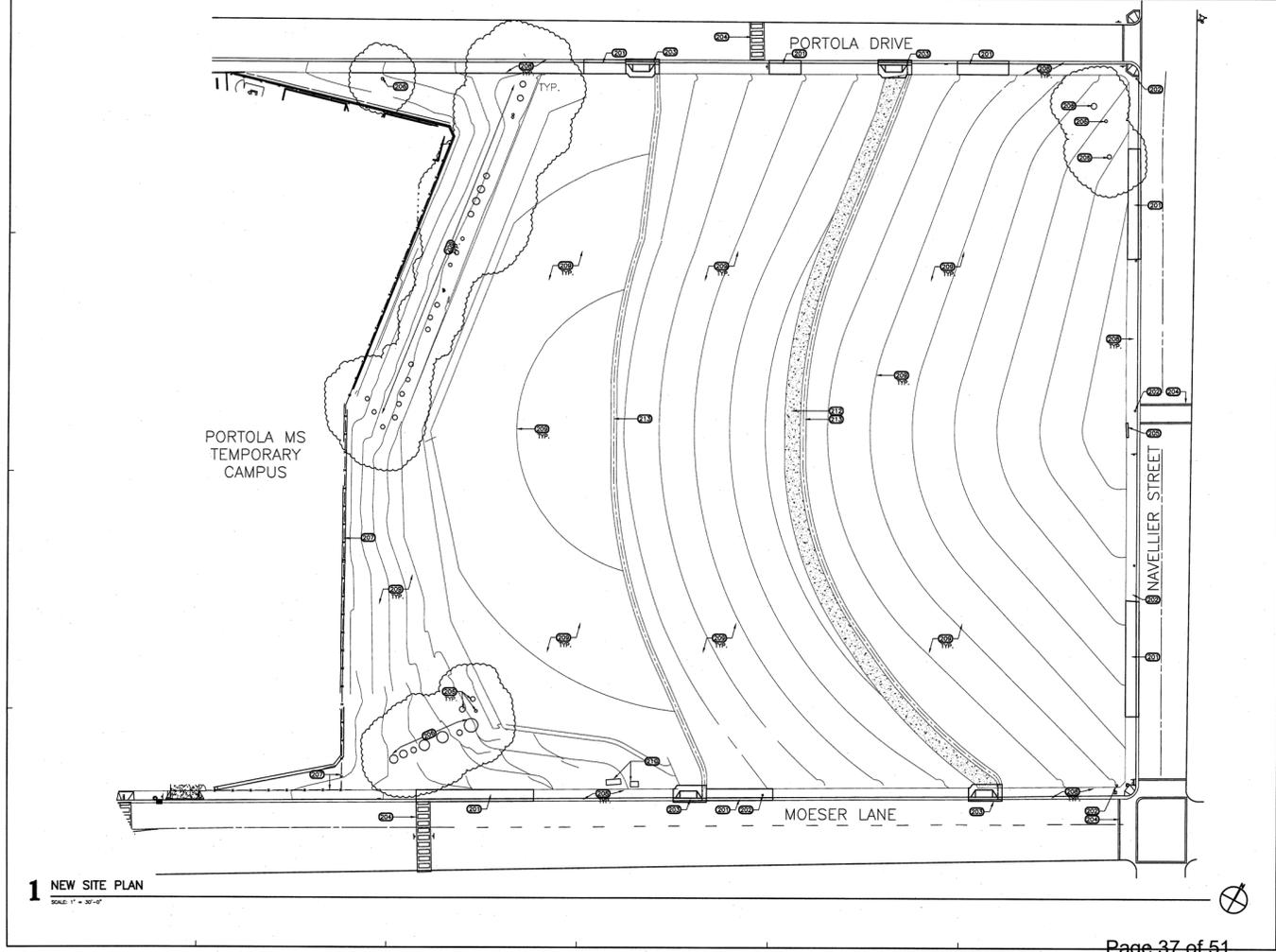
Client Project Number: 000010

Scale: **NO SCALE** Sheet: **A1.02**

Drawn By: **CD**

Checked By:

Issue Date: 3/12/2012 4 of 13 Sheets



**SHEET NOTES**

(C3) NEW CONCRETE CURB, GUTTER & SIDEWALK. SEE CIVIL SITE PLAN C1.01

(C4) EXISTING LIGHT POLE / UTILITY POLE

(C5) NEW CONCRETE DRIVEWAY & SIDEWALK CROSS BRANK. SEE CIVIL SITE PLAN C1.01

(C6) EXISTING CROSSWALK STRIPING

(C7) PATCH CONCRETE SIDEWALK TO MATCH EXISTING

(C8) EXISTING TREES, SEE L1.01 FOR TREE PROTECTION.

(C9) EXISTING 10' CHAIN-LINK FENCE

(C10) EXISTING CONCRETE CURB, GUTTER & SIDEWALK

(C11) HYDROSEED AREA. SEE L1.00

(C12) EXISTING UTILITY CONTROLS TO REMAIN. SEE CIVIL DRAWINGS.

(C13) GRADING. SEE CIVIL GRADING PLAN C1.02

(C14) CONCRETE SIDEWALK. SEE CIVIL SITE PLAN C1.01

(C15) CONCRETE DITCH. SEE CIVIL SITE PLAN C1.01

# 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

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

July 25, 2022

# SEAVIEW



# SEAVIEW



# SEAVIEW



# SEAVIEW

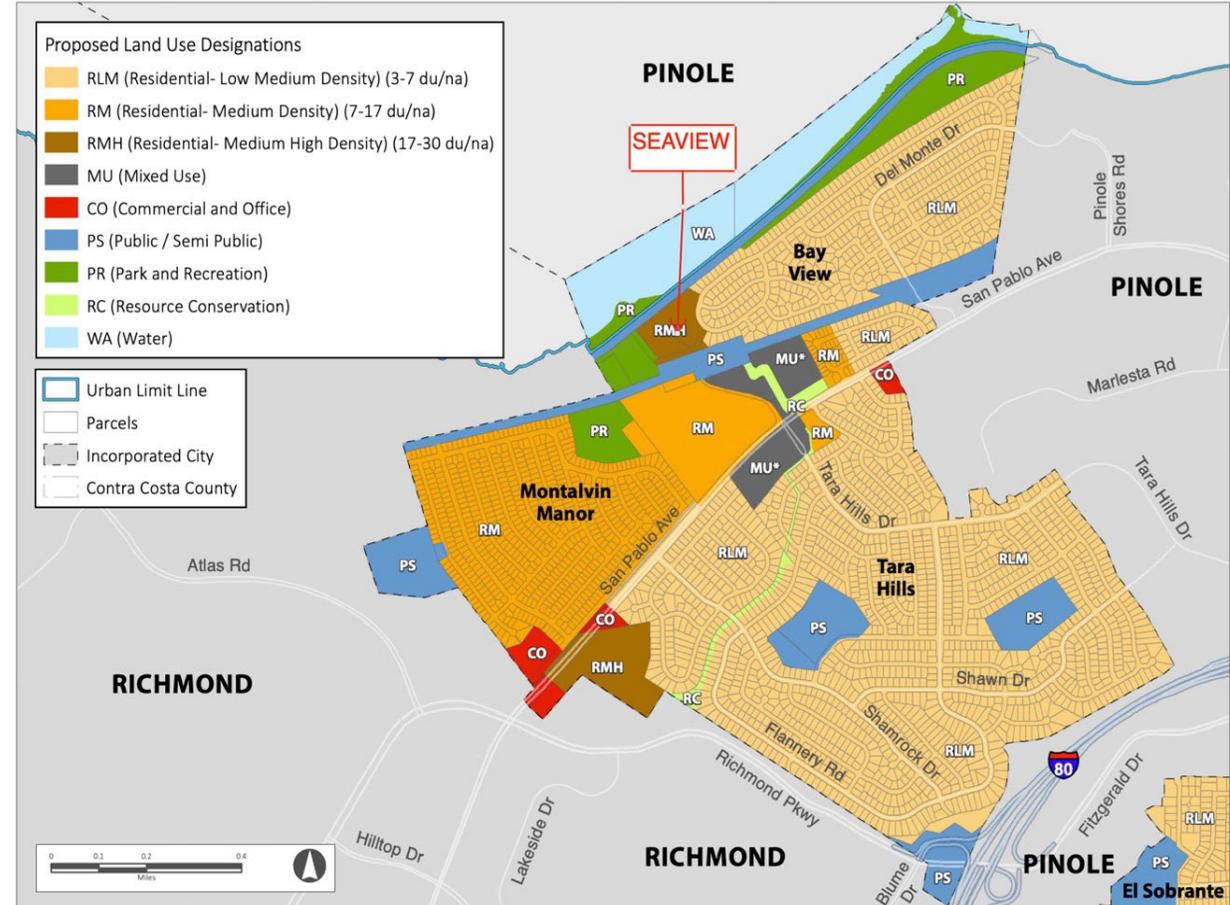
Montalvin Manor General Plan Map



GENERAL PLAN CURRENT  
PUBLIC / SEMI-PUBLIC

MONTALVIN MANOR, TARA HILLS & BAY VIEW

CONTRA COSTA GENERAL PLAN UPDATE

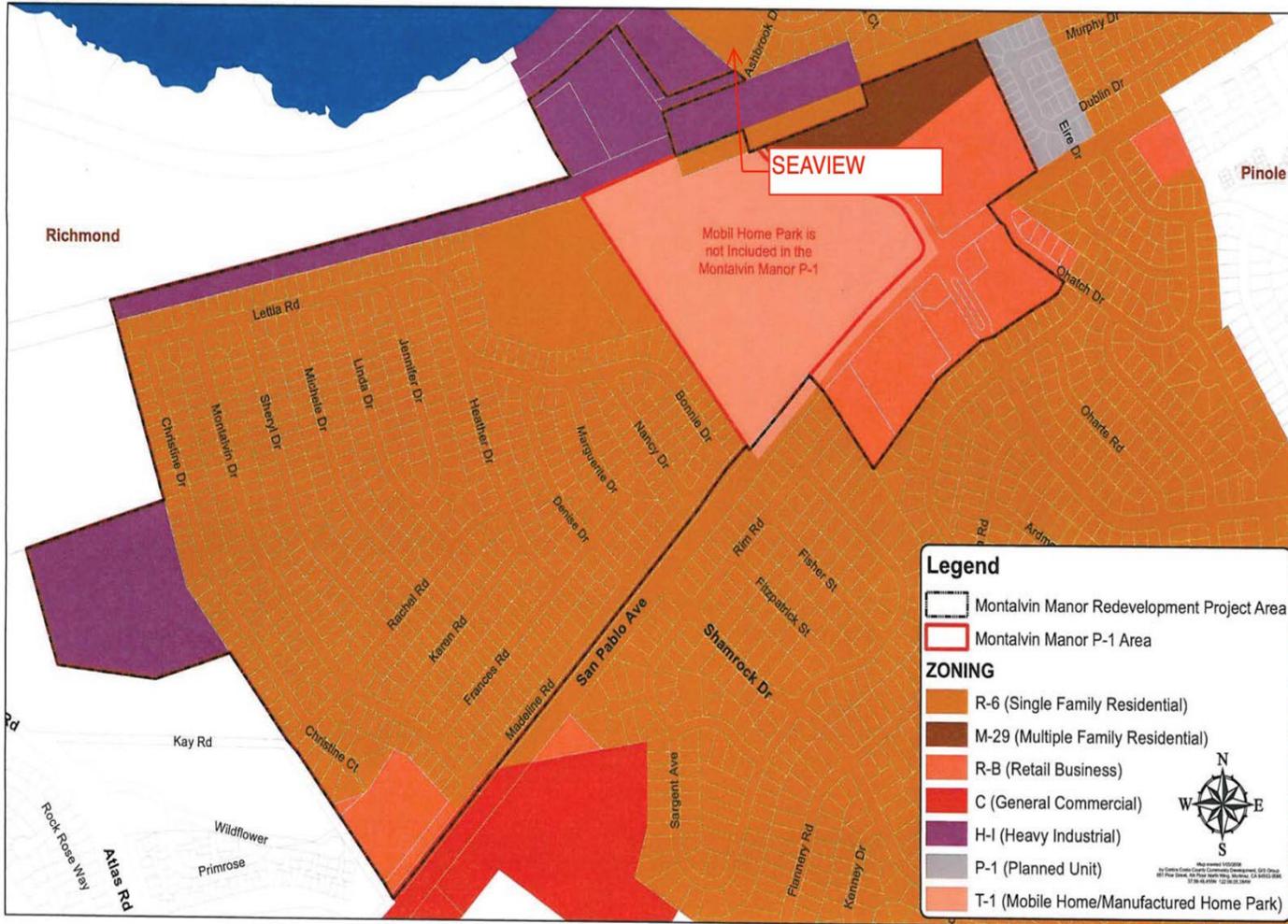


(du/na) : dwelling unit per net acre

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

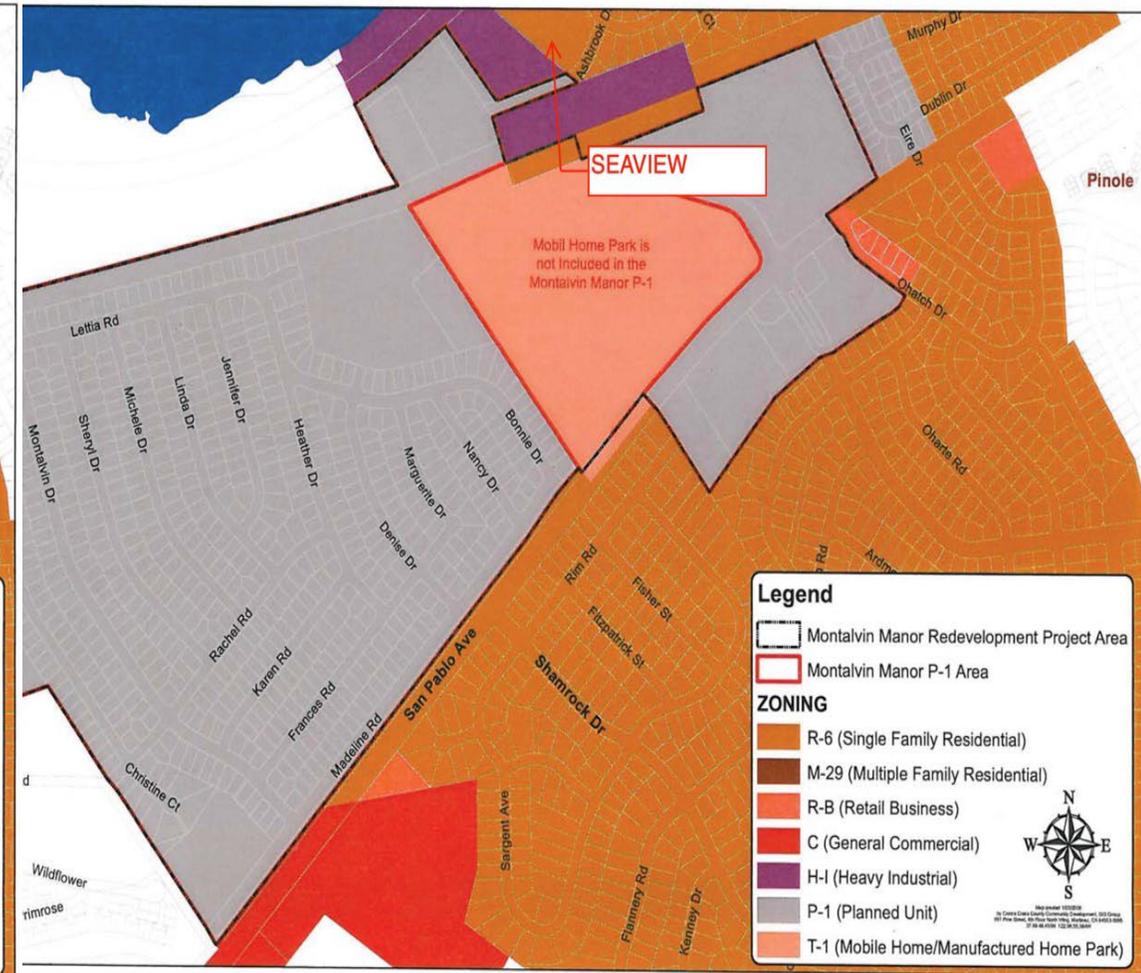
GENERAL PLAN PROPOSED  
RESIDENTIAL – MEDIUM DENSITY

Montalvin Manor Existing Zoning Map



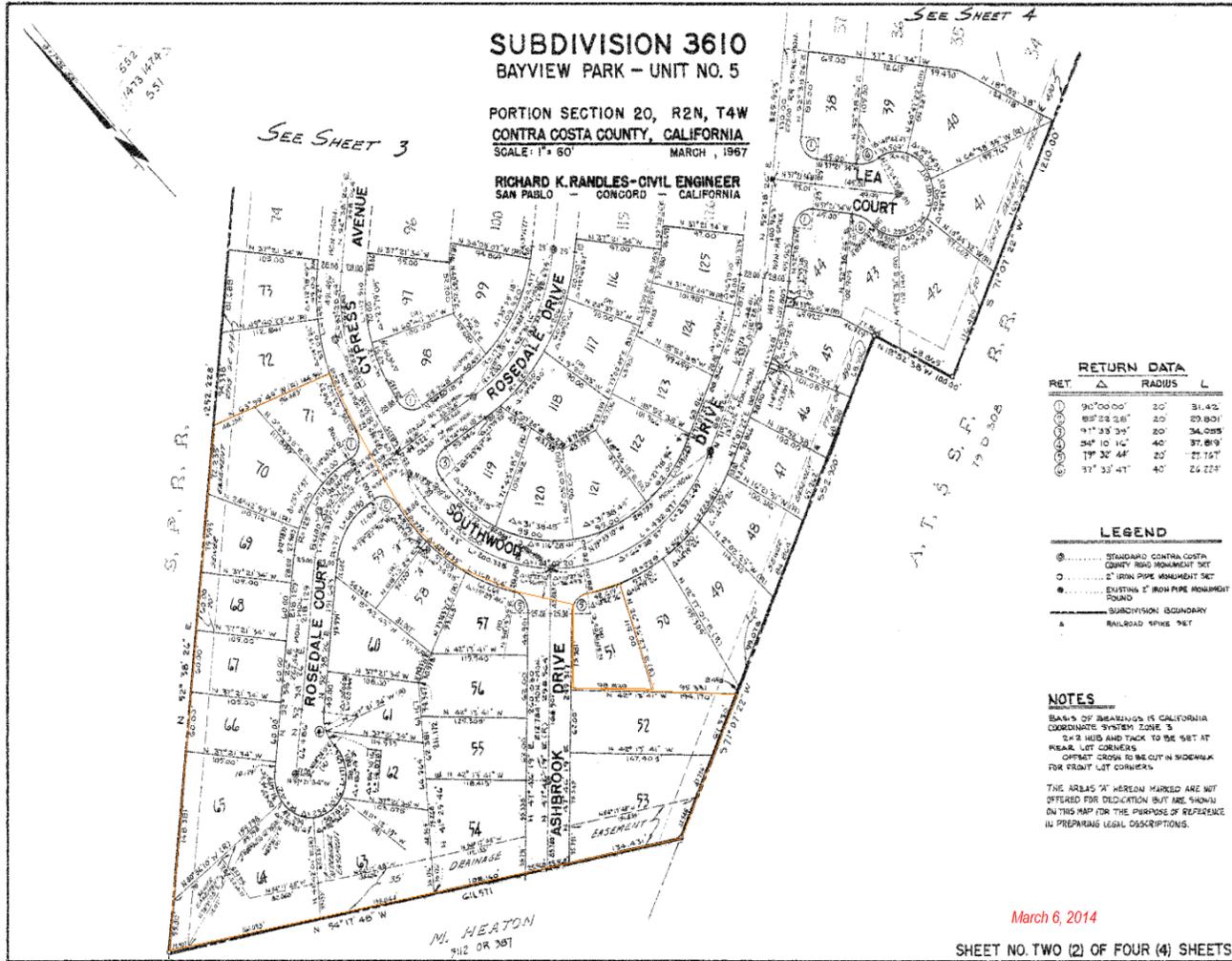
ZONING CURRENT  
H-I & R-6

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 PG 361

BY // CYCLOCK, O. M.  
COUNTY CLERK  
CONTRA COSTA COUNTY RECORDS  
EX 126-00 W. T. PAASCH  
COUNTY RECORDS

M-301200

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 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.

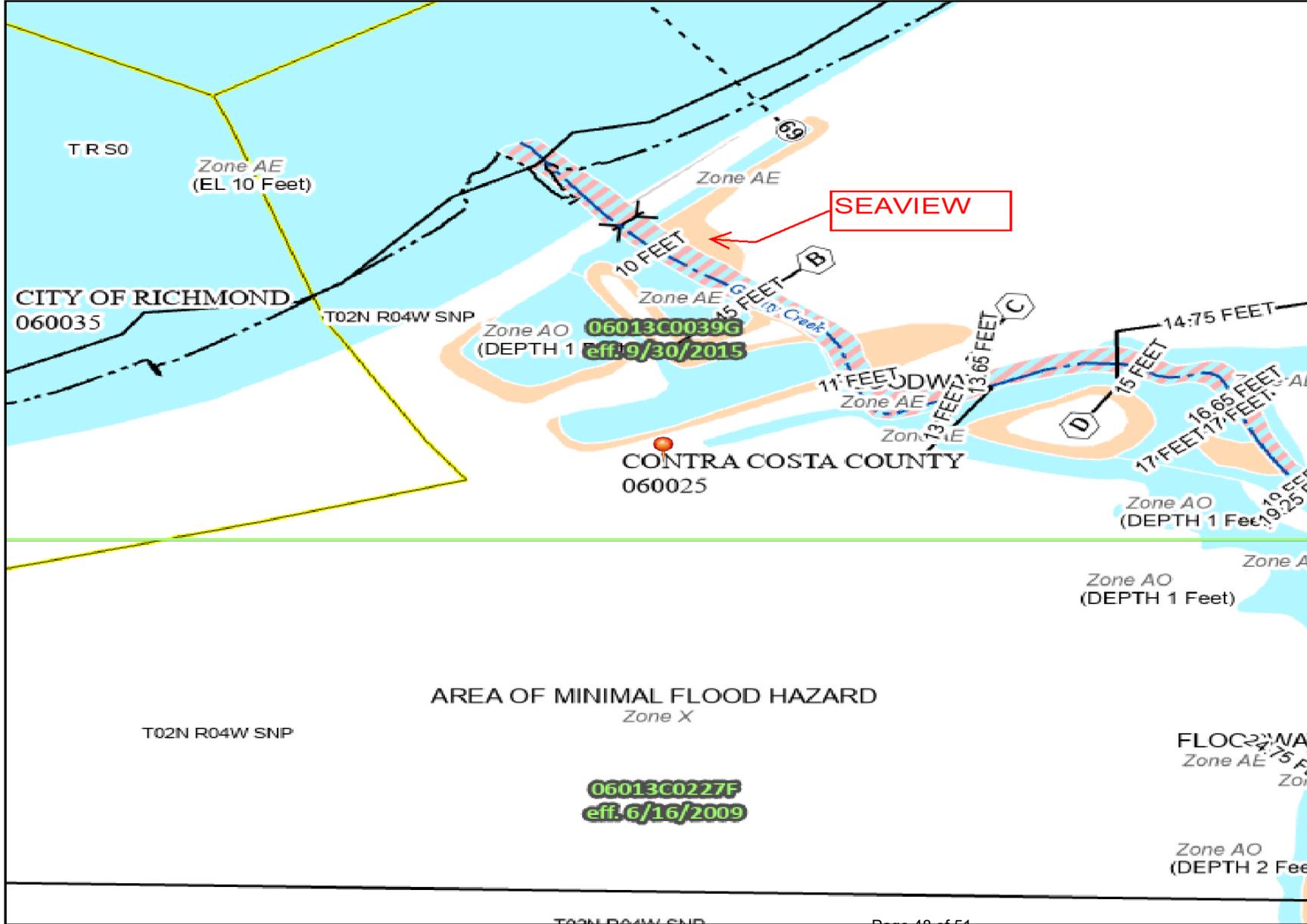
4- Not more than one dwelling unit shall be erected on any building plot. No resubdivision of any lots shall result in a lot of less than 6000 square feet.

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 FIRMMette



122°19'58"W 38°0'17"N



## Legend

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

<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		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>
<b>OTHER AREAS</b>		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
<b>GENERAL STRUCTURES</b>		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>		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
		Profile Baseline
		Hydrographic Feature
<b>MAP PANELS</b>		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, MA

Enter address or location

Total Water Level

2. Choose Storm S

No Storm Surge

10-yr

52" Total Water  
Resulting fr  
level rise.

CHOOSE IMPAC

Flooding

Depth of F

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 lev  
flooding extent could po  
riverine flooding, rainfall  
flooding hazards. Learn

Shoreline Ov

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

- Overtopping
- No Overtopping

Low-lying

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

- Low-lying Area

San Francisco B

- Counties
- Selected County

Legal D

- Legal Delta

User Data

Clear

47

Developed by:  
AQUA  
SCIENT  
CENT

bcdc 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**