



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 Committee Meeting

April 9, 2024

6:00 PM

Staff: Luis Freese (Associate Superintendent, Operations)

Agenda Documentation: Committee meeting agendas are available for review at the Facilities Operations Center (1400 Marina Way S, Richmond, CA 94804) and online at <http://www.wccusd.net>.

Documents that are public records will be made available for public inspection in the District office located at 1400 Marina Way S, Richmond, CA 94804, during regular business hours. In addition, such writings and documents may be posted on the District's website when the agenda is posted.

[District Committees webpage \(https://www.wccusd.net/domain/1445\)](https://www.wccusd.net/domain/1445)

[District 7-11 Committee webpage \(https://www.wccusd.net/Page/15623\)](https://www.wccusd.net/Page/15623)

Meeting Location: 1400 Marina Way S Richmond, CA

You can attend the meeting in person. The meetings are also broadcast via Zoom using the following link:

By computer, please click the link below to join the webinar:

<https://wccusd.zoom.us/j/96114623120>

Or Telephone: (669) 444 9171

Webinar ID: 961 1462 3120

Participating in Committee Meetings:

The public will have different opportunities to address the Committee. The Public can address the Committee during Public Comment and before an Action or Discussion item. The public can provide public comment in person, through the Zoom app, and by telephone. Public Comment will last approximately 10 minutes. The time allotted for each speaker is 2 minutes. If you are attending the meeting in person, you will need to submit a Request to Address the Board form to indicate your desire to speak during public comment on a non-agenda item before the item begins on an agenda item. If participating via Zoom, you will need to "raise your hand" by clicking on the appropriate icon in the Zoom app or by pressing *9 if accessing the meeting by phone. No "Yielding of time" or Substitution of Speaker" is permitted. The public will have an opportunity to make public comments on agenda items after the presentation for each discussion and action item. The time allotted for public comment on each action or discussion item and items not discussed on the agenda will be no more than 10 minutes and 2 minutes per speaker.

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

Special Accommodations: Upon written request to the District, disability-related modifications or accommodations, including auxiliary aids or services, will be provided. Please contact the Facilities Office at 510-307-4545 at least 48 hours in advance of meetings.

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

MEETING AGENDA

A. OPENING PROCEDURES (15 minutes)

A.1 Call to Order

A.2 Approval of Agenda

A.3 Approval of Meeting Minutes: March 5, 2024 & March 19, 2024

A.4 Anticipated Future Meetings: 4/23/24, 5/7/24, 5/21/24, 6/11/24

C. PUBLIC COMMENT (10 minutes)

C.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 (80 minutes)

D.1 Overview of the Naylor Act. Presenter: Melissa Payne, ED Contracts Administration

a. Discussion with possible action.

The committee will hear Melissa Payne present a brief overview of the Naylor Act.

D.2 Overview of the Opinion of Value for the Four Sites. Presenter: Scott Sheldon, Terra Realty

a. Discussion with possible action .

The committee will hear Scott Sheldon present the Opinion of Value for all four sites: Seaview, Portola, Harmon Knolls, and Adams. The presentation will include how the values were appraised.

D.3 Discussion of Priority Uses for the Four Sites. Presenter: James Sanders, Committee Chairman

a. Discussion with possible action.

The committee will discuss priority uses for the four sites: Seaview, Portola, Harmon Knolls, and Adams.

D.4 Overview of the Initial Draft Report Structure for the Facilities Advisory “7-11” Committee. Presenter: Melissa Payne, ED Contracts Administration

a. Discussion with possible action.

The committee will hear Melissa Payne present a brief overview of the Initial Draft Report Structure.

E. ACTION ITEMS (15 minutes)

E.1 Calendar for future Meeting Dates for the Public Hearings. Presenter: James Sanders, Committee Chairman

a. Discussion and action to adopt Future Committee Meeting Dates for Public Hearings.

Committee members may discuss future meeting dates and locations for the Public Hearings.

Potential Public Hearing Locations:

Property: Adams MS

Proposed Location: Mira Vista ES

Property: Harmon Knolls / Seaview

Proposed Location: Helms MS

Property: Portola

Proposed Location: El Cerrito HS

F. Resource Documents

F.1 Initial Draft Report Structure for the Facilities Advisory “7-11” Committee

March 19 meeting minutes

A. Opening Procedures

The meeting was called to order by Chairman James Sanders at 6:00 PM at WCCUSD Facilities Office: 1400 Marina Way S, Richmond.

Roll Call

- In-Person attendance at WCCUSD Facilities Conference Room
 - President James Sanders, Vice-President Arto Rinteela, Secretary Samantha Torres.
 - Committee Members: Guadalupe Enllana, Liz Garay, Summer Sigler, Don Gosney.
 - Staff- Luis Freese, Ellen Mejia-Hooper
 - Consultants- Scott Sheldon
 - Parliamentarian-Tami Dunning

- A1. Each Committee Member was invited by Chairman Sanders to take two minutes to introduce themselves and describe what brought them to participate on the Committee.

- Guadalupe- Parent of district student, motivation to learn more, translate this information about school district to the wider community, particularly the Latino community.
- Liz- Been in mortgage finance for 25 years, familiar with real estate contracts. Parent of district student.
- Arto-Grew up in Richmond went to Fairmead ES, Helms MS, Richmond High. Part of Fairmead-Hilltop neighborhood committee, Richmond Neighborhood Coordinating Council, former carpenter union member.
- Don- declined
- Sommer- Executive Director of the secondary schools in District, in the District a long time, also a Richmond resident. Here as a lens on the administration end and curious of how to leverage properties and systems.
- Sam- Parent of children in District, renter, property owner in Richmond, District employee. Focus on equity for central Richmond communities.
- James- retired peace officer, Deputy assessor in personal property in Alameda County and Contra Costa, became a teacher and taught mathematics at Korematsu MS, Adams MS, Pinole HS, ECHS, RHS. Spouse was a teacher and principal over the decades.

- A.2 Approval of agenda

- Amendment remove Item A3-Approval of meeting minutes, March 5,

2024.

- Amended agenda is adopted.
- A4. Review of future meeting 3/26/2024- Adams Site only meeting site with building. 6-7pm meeting time
 - Approved: March 26 meeting at Adams at 6, Facilities conference room at 7pm.

B. Public comment

- None.

D. Discussion Items

- D1. Scott Sheldon: Overview of the 4 properties.
- Introduction of Terra Realty Advisors, Inc
 - Worked with district in 2009 on these properties
 - Why we do this? Make recommendations to the Board of Trustees
 - Politics of sites
 - ◆ General plan- board
 - ◆ Zoning-specific
 - ◆ Title reports- covers legal constraints, easements, set back restrictions.
- Site Review- Adams, Harmon Knolls, Portola, Seaview
 - **Adams**
 - ◆ Unincorporated county, Richmond postal address
 - ◆ Topography
 - ◇ Hilly, map demonstrated usable, leveled spaces. Usable acreage impacted by slopes.
 - ◆ Politics
 - ◇ R6- Residential zoning, 6 units per acre.
 - How can zoning be changed? Can be changed by county general plan every so often, housing elements much more quickly. Comprehensive general plan reviewed every 10-15 years. Reflects new needs of the community. CoCo county can increase their housing numbers by changing general plan
 - Image of 1852 subdivision map around Adams
 - Why the zoning changes of all those homes into 1 lot? County made the decision.
 - Who would you petition for zoning change in county general plans? The planning commission, board of supervisors oversee land use control. Changing land use happens all the time, including density.
 - ◆ Geotechnical and geologic summary

- ◊ Located on active fault zone (Hayward Fault) so plans to build would require approval from the Division of the State Architect CA Geological Society. Tremendous amount of potential damage, ex. Loma Prieta earthquake 1999.

- Adams is located on the zone of impact, even if just off the fault line. Construction is still possible but requires very large set-backs. Housing would involve a lot of engineering. Many constraints to impact density, impact land use.

- ◆ Title Summary

- ◊ District acquired property in 1953

- ◊ Utility easements

- ◊ CCRs limiting use
- ◊ Building height restrictions on portions
- ◊ Building set-back restrictions on portions
- ◊ Deed restrictions- benign

- **Harmon Knolls**

- ◆ City of Richmond

- ◆ 5.09 of vacant acres, 9 acres with the park area to the left. Site and park is owned but WCCUSD but is operated by the City of Richmond.

- ◊ Is this agreement still active? Not clear on when updates are expected.
- ◊ Does Naylor Act apply, as in, does city have first bid? Only for selling, then yes, there is a process. With exchanges, it's tax free for school districts, it's revenue generating.
- ◊ Would City have any problems with changing the agreement? 6 acres park space may be benefit for the community.

Recommendations based on economic and community values, both are important. Cities also have park plans to consider.

- ◆ Zoning- PR (Parks and recreation)

- ◊ Logical development is some kind of housing.

- ◆ Summary

- ◊ District acquired in 1965
- ◊ Utility easements
- ◊ Water rights reserved
- ◊ CCR to residential
- ◊ Building set back restrictions
- ◊ Slope easement and lack of Abutters right

- Abutters- no right to access a public street, the back slope street to Robert Miller Drive is not accessible from the property.

- Can this change? Anything can change, but would have to sue, but City has the final say.

- **Portola**

- ◆ City of El Cerrito
- ◆ Topography
 - ◇ Site is sloped, located next to a park.
 - Is garden authorized? Need to verify with the District.
 - ◇ Many slope and fault line issues
- ◆ Zoning- Public service/semi-public, institutional utility.
 - ◇ ADA on side of hill is very difficult
- ◆ Geological
 - ◇ Need to verify soil, geotechnical assessments, already performed
 - ◇ Not directly on fault
 - Are fault lines legally defined spaces for insurance risk and building requirements? Yes, there are barriers to building; legal, risk and code considerations.
- ◆ Summary
 - ◇ Acquired 1948, built in 1951.
 - ◇ Buildings demolished in 2012.
 - ◇ No public records of concern

- **Seaview**

- ◆ Unincorporated Contra Costa County
 - ◇ Topography
 - Parcel 1- 4.6 acres, school site side
 - Parcel 2-3.3 acres, Garritty Creek side
 - ~~2-railroads bordering both parcels- Amtrak and BNSF~~
 - High pressure fuel lines adjacent to the property
 - Garritty Creek bisects the entire site (one parcel on each side of creek)
 - One vehicle pathway to Montara Bay Community Center. Footbridge from school site but no car path from school site to parcel 2.
- ◆ Zoning- Public/Semi-public. General plan-Medium density residential.
 - ◇ Subdivision map from 1967, school district acquired and merged all the lots.
 - CCRs with single family residence restrictions.
 - Not more than 1 building on any 1 plot.
 - Land use deed restrictions limit building only 1 per plot but previous map shows 21 plots. Legal issues may arise for higher density housing plans at this site.

- Entrance/egress issues due to roads and 2 railroads
- ◆ Sea level issues- major barrier to development
- ◆ Title summary
 - ◇ Acquired 1968, school built 1972, demolished 2015
 - ◇ Property is partially submerged or tidal
 - ◇ No recorded public access to a portion of the property, field area
 - ◇ Various utility easements
 - ◇ CCRs limiting to single family residential
 - ◇ 2 railroads adjoining the property, further bifurcated by Garrity Creek
 - Sam-Road across Garrity Creek between parcel 1 and 2 was planned right? Yes, but never completed.
- ◆ Don- Why was the school torn down? Luis-Pod configuration was sunken, not very usable. Jim- difficult to use the spaces for learning.

E. Action Items

- Goal to present by June 12, 2024, but will adjust based on progress of Board.
 - ◆ We will need to review the previous committee recommendations from February 2024.
- Proposed meeting dates adopted
 - ◆ **April 23, May 7th , June 11**
- Items requiring follow-up
 - ◆ Confirm zoning of Harmon Knolls
 - ◆ Clarify CCRs of Seaview regarding single family homes restrictions given the merged lot.
 - ◆ Clarify fuel line restrictions/easements at Seaview
 - ◆ Review previously approved declarations from Committee from February 2023.
- Next meeting: March 26 at Adams MS 6pm, 7pm at Facilities Office.
- Meeting adjourned at 8:27pm



7-11 COMMITTEE

DISTRICT
REAL PROPERTY
INFORMATION
MEETING



PRESENTED BY
TERRA REALTY ADVISORS, INC.
April 9, 2024



ADAMS

Unincorporated Contra Costa County



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 \$23-\$33/sf: **\$6.0M - \$8.6M**

Demo costs would be a deduct from this range of values

Harmon Knolls

City of Richmond



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 \$33-\$37/sf: **\$7.1M - \$8.0M**

PORTOLA

City of El Cerrito



PORTOLA

Portola Site

Text

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

January 2, 2023

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PORTOLA TITLE SUMMARY

1. District acquired title to this property in September 1948.
2. The school was built in 1951.
3. The buildings were demolished in 2012.
4. No public record matters of importance impact 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 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. The building was demolished in 2015.
5. No recorded public access to a portion of the property (field area).
6. Various utility easements (wet & dry) on portions of the property.
7. Conditions Covenants & Restriction limiting the land use to single family residential.
8. Impact of two railroad tracks adjoining the properties.
9. East Bay Regional Parks is looking to acquire a trail easement through the property.

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 \$12-\$15/sf: **\$2.4M - \$3.0M**

QUESTIONS & COMMENTS