WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 Committee Meeting
May 14, 2026
6:00 PM

Staff: Ellen Mejia-Hooper (Director of Facilities Planning & Construction)

Agenda Documentation: Committee meeting agendas are available for review at the Facilities Operations Center (1400 Marina Way S, Richmond, CA 94804) and at District 7-11 Committee webpage (https://www.wccusd.net/departments-and-areas/facilities-planning-construction/7-11-committee-home)

Documents that are public records will be made available for public inspection at 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 7-11 Committee webpage (https://www.wccusd.net/departments-and-areas/facilities-planning-construction/7-11-committee-home)

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/95267496270
Or by Telephone: US: 1+(669) 444-9171 / Webinar ID: 952 6749 6270

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 (20 minutes)

A.1 Call to Order

A.2 Land Acknowledgment

We recognize that we are presently on the lands of the Chochenyo, Muwekma, Karkin, Ohlone peoples and acknowledge them as the first inhabitants of the land we currently occupy.
Labor and Body Recognition
I acknowledge that the burden of environmental exploitation and systemic injustice falls upon the labor of Black and Brown bodies in the building of this country and its institutions. I remember that Black and Brown people were born and died working this land against their will for generations.
I also acknowledge the continued contribution of the labor of survivors - over the centuries to today - of all immigrant labor, including voluntary, involuntary, trafficked, forced, and undocumented peoples in the building of what we refer

to as the "United" States.
Author: Dr. Rachelle Rogers-Ard

A.3 Introduction of Committee Members
A.4 Approval of Agenda

B. PUBLIC COMMENT (10 minutes)

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 (30 minutes)

D.1 Brown Act Review
Presenter: Phil Henderson
Review of the Brown Act requirements

D.2 Draft Report and Process Required by Statute
Presenter: Ellen Mejia Hooper & Phil Henderson
Review the Draft Report and Next Steps as required by statute to complete the committee's

E. ACTION ITEMS (60 minutes)

E.1 Election of the Committee Secretary

E.2 Calendar for future Meeting Dates.
Presenter: Mr. Sanders
a. Discussion and action to adopt Future Committee Meeting and Public Hearing Dates.
Committee members may discuss future meeting dates.

Property: Adams / Portola Proposed
Location: El Cerrito HS
Property: Harmon Knolls / Seaview
Proposed Location: Helms MS

West Contra Costa Unified School District

Asset Management Advisory Committee (7-11 Committee)

May 14, 2026

The Brown Act

I. Purposes of the Brown Act

A. To keep the public informed of the actions, debates and views of locally elected representatives; and

B. To provide the procedural framework for local legislators to meet, debate, act and listen collectively to their constituents.

II. Applicability:

Applies to a "member of the legislative body of a local agency" which includes "[a]ny person elected to serve as a member of a legislative body who has not yet assumed the duties of office..." Once elected, officials are expected to know the requirements of the Brown Act, even before taking office. (Government Code § 54952.1)

III. Legislative Body

A. Includes any: Commission, Committee, Board, other body, advisory committees that are standing committees that have continuing subject matter jurisdiction or fixed meeting schedules.

B. Whether: Permanent or Temporary; Decision-making or advisory; Established by charter, ordinance, resolution, or *formal action of the Board*.

(Government Code § 54952)

IV. Meetings

A. **Physically Together:** Any congregation of a majority of the members of a legislative body at the same time and place to hear, discuss, or deliberate upon any item that is within the subject matter jurisdiction of the legislative body; or

B. **Use of Technology:** Any use of direct communication, personal intermediary, or technological devices that is employed by a majority of the members of the legislative body to develop a collective concurrence (Government Code § 54952.2), including telephone, email, texts, Snapchat, TikTok, Facebook, Twitter, Instagram, communication through an intermediary, etc.

C. **Substance v. Procedure**: Communication limited to providing information (i.e., Superintendent's weekly report) or procedural or administrative matters (scheduling meetings, determining agenda and time allotted to each of them) do not constitute meetings if they do not constitute *substantive* discussions of a topic within the subject matter of the Committee.

D. **Developing a Collective Concurrence:** Test: If discussion can potentially contribute to developing a collective concurrence, it is likely to constitute a "meeting" for Brown Act

purposes. Even if a Committee member does not participate in a discussion, the mere act of listening may contribute to developing a collective concurrence.

E. **Common Scenarios that <u>ARE</u> Likely Meetings**:

- **Group Texts.** Text messages in which a majority of the members of the Committee is copied;
- **Hub of a Wheel.** Consecutive conversations through intermediary to poll the Committee;
- **Daisy Chain.** Consecutive conversations from one person to another to poll the Committee;
- **Internet/Blogs.** List-serves in which a majority of the Committee may post comments and responses such that deliberations, discussions or opining can be viewed as a path to a "concurrence."
- **Social Media** (e.g., Twitter, Instagram, Facebook, TikTok, Snapchat, etc.) If you comment, like, share, re-tweet, thumb-down, post an emoji, etc., to any other member's post. This does not prohibit a member from communicating with the public via social media; it is the reaction to one another's posts that is prohibited. (This was clarified by AB 992, effective on Jan. 1, 2021.)

F. **Common Scenarios That are Likely <u>NOT</u> Meetings:** The following scenarios are specifically identified in Government Code section 54952.2(c) as <u>not</u> being meetings, "*provided that a majority of the members do not discuss among themselves, other than as part of the scheduled program, business of a specific nature that is within the subject matter jurisdiction of the legislative body of the local agency."*

- [**No Quorum]** *(1) Individual contacts or conversations between a member of a legislative body and any other person…*
- [**General Meetings**] *(2) The attendance of a majority of the members of a legislative body at a conference or similar gathering open to the public that involves a discussion of issues of general interest to the public or to public agencies of the type represented by the legislative body…*
- [**Community Meetings**] *(3) The attendance of a majority of the members of a legislative body at an open and publicized meeting organized to address a topic of local community concern by a person or organization other than the local agency…*
- [**Public Entity Meetings**] *(4) The attendance of a majority of the members of a legislative body at an open and noticed meeting of another body of the local agency, or at an open and noticed meeting of a legislative body of another local agency…*
- [**Parties**] *(5) The attendance of a majority of the members of a legislative body at a purely social or ceremonial occasion…*
- [**District Meetings**] *(6) The attendance of a majority of the members of a legislative body at an open and noticed meeting of a standing committee of that body, provided that the members of the legislative body who are not members of the standing committee attend only as observers.*

G. Meetings – conduct

1. Meeting place must be within District boundaries, with limited exceptions (Government Code § 54954)

2. Meeting place must be accessible to public (nondiscriminatory, accessible to disabled, no payment or purchase required)

3. Teleconferencing/virtual attendance: must for "just cause" and at least quorum must be within the District boundaries. ***If a member seeks to attend virtually, this must be coordinated with District staff, and specific statutory requirements including posting and providing public access to the remote location will be required*.**

4. Any person attending may videotape, unless disruptive

V. Agenda Requirements (handled by District staff)

A. 72 hours before regular meeting; 24 hours before special meeting

B. Sufficient detail to allow public to determine whether to participate ("brief general description")

C. Exceptions to standard agenda requirements

1. Emergency (majority vote);

2. Need to take immediate action that arose after agenda posted (2/3 vote, unanimous if less than 2/3rds of Committee present);

3. Responding to questions;

4. Asking for clarification;

5. Making a brief announcement or brief report of activity.

VI. Closed Session – Likely NOT Applicable to Advisory Committees

Real Property Transactions; Pending and Anticipated Litigation; Tort Claims; Threat to Public; Some Personnel and Labor Actions; Student Expulsion hearings

VII. Violations of the Brown Act

A. Misdemeanor liability exists if there is "intent to deprive public"

B. Public can sue to stop violation of Brown Act

C. Require taping of closed session possible remedy

D. Agency must be given opportunity to cure

E. Nullification of action taken in violation

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Report of the Facilities Advisory "7-11" Committee To the Board of Education

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7-11 Committee Adoption: TBD
Board Consideration: TBD

BOARD OF TRUSTEES

Jamela Smith-Folds, President, *Trustee Area 1*
Otheree Christian, *Trustee Area 2*
Mister Phillips, *Trustee Area 3*
Demetrio Gonzalez Hoy, Clerk, *Trustee Area 4*
Leslie Reckler, *Trustee Area 5*

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ACTIVE 7-11 COMMITTEE MEMBERS
Effective January 24, 2024

James Sanders, Chair
Arto Rinteela, Vice Chair
Samantha Ann Torres, Secretary
Guadalupe Enllana
Summer Sigler
Don Gosney
Liz Garay

PREVIOUS 7-11 COMMITTEE MEMBERSHIP

Effective September 7, 2022
Diana Perez Cruz, Don Gosney, Doreen Chand, James Henry-Sanders, Jivanta Wagli, Samantha Ann Torres, Summer Sigler, Trey Holland

Effective January 26, 2022
Celina Hernandez Perez, Daniel Mariah Scott, Diana Perez Cruz, Don Gosney, Doreen Chand, James Alexander Watt, James Henry-Sanders, Jivanta Wagli, Samantha Ann Torres, Summer Sigler, Trey Holland

ADVISORY SUPPORT and DISTRICT STAFF

Dr. Kenneth Hurst Sr.
Superintendent

Luis Freese
Associate Superintendent, Facilities, Maintenance, and Bond

Melissa Payne,
Executive Director Contracts Administration

Ellen Mejia Hooper,
Director Facilities, Planning & Construction

CONSULTANTS

Tami Dunning
Professional Registered Parliamentarian

Scott Sheldon
Terra Realty Advisors, Inc.

Phil Hendersen
Sarine Abrahamian
Orbach Huff & Hendersen LLP

Placer Title Company
Preliminary Title Reports

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TABLE OF CONTENTS

I. Executive Summary.....

II. Purpose of the 7-11 Committee.....

III. 7-11 Committee Membership .....

IV. Description of Legal Process for Surplus School Property Discussion

V. Responsibilities of the 7-11 Committee.....

VI. Summary of the 7-11 Committee's Work.....

VII. Property Descriptions .....

VIII. Legal Definitions Informing the 7-11 Committee's Work.....

IX. Policy Considerations Guiding 7-11 Committee's Work .....

X. Method of Public Notification of the 7-11 Committee Hearing .....

XI. 7-11 Committee Findings and Recommendations to the West Contra Costa Unified School District Board of Education.....

Appendix A – Meeting Agendas and Minutes.....

Appendix B – Current and Projected Enrollments .....

DRAFT

I. Executive Summary

Before a school district can sell or lease real property, the Education Code requires that a specific process be followed. The first step requires that the governing board of the school district, prior to the sale, lease or rental exceeding 30 days appoint a district advisory committee (the "7-11 Committee").

On May 5, 2021, the West Contra Costa Unified School District ("District") Board of Education ("Board") formed a new 7-11 Committee consistent with the requirements of Education Code section 17387 et seq.

A 7-11 committee contains between seven and eleven members representing various geographic areas and communities within the District.

The 7-11 Committee held [# of meetings] public meetings. All meetings were held pursuant to the Brown Act.

II. Purpose of the 7-11 Committee

The 7-11 Committee was directed to follow the legislative intent of Education Code sections 17387 and 17390 in process and deliberations by engaging with the public and to determine the amount of surplus space and real property and establishing a priority list for uses of surplus space acceptable to the community.

III. 7-11 Committee Membership

On January 24, 2024, the Board appointed the following persons to the 7-11 Committee and their first meeting was on March 5, 2024:

Committee Member	Trustee Area	Category Represented
Don Gosney	District 4	Business Community, Landowner/Renter & Subject Matter Expert
Guadalupe Enllana	District 2	Landowner /Renter & Parent of Student
Liz Garay	District 1	Landowner /Renter
James Sanders	District 5	Landowner/Renter, Teacher & Subject Matter Expert
Arto Rinteela	District 4	Landowner/Renter & Subject Matter Expert

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Samantha Ann Torres	District 3	Business Community, Landowner/Renter, Parent of Student & Subject Matter Expert
Summer Sigler	District 5	Landowner/Renter & Administrator

On January 26, 2022, the Board appointed the following persons to the 7-11 Committee to meet the categories of community members required by the Education Code: Celina Hernandez Perez, Daniel Mariah Scott, Diana Perez Cruz, Don Gosney, Doreen Chand, James Alexander Watt, James Henry-Sanders, Jivanta Wagli, Samantha Ann Torres, Summer Sigler, and Trey Holland. Due to a lapse in time to start the 7-11 process, three original members could not be contacted or were unable to participate.

On September 7, 2022, the Board approved a change in the original 11 members to 8 participating members. The Committee met with an online participation option under the COVID-19 state of emergency, which suspended some in-person meeting participation requirements for Brown Act Committee members.

On February 28, 2023, the COVID-19 State of Emergency ended, and the full requirements of the Brown Act applied. The existing 7-11 Committee was unable to achieve a quorum. Consequently, the 7-11 Committee could not conduct its business.

On January 24, 2024, the Board approved the membership of the 7-11 Committee to include only those Committee Members who have confirmed their ability and willingness to actively participate in the Brown Act Committee meetings. Unfortunately, this proposed membership would not satisfy the legal requirement to have a minimum of 7 members. As a result, District staff reinitiated a process of advertising for community members interested in serving. Staff conducted interviews to confirm participation requirements with existing and proposed new members.

On January 24, 2024, the Board approved the 7-11 Committee membership to include Don Gosney, James Sanders, Samantha Ann Torres, Summer Sigler, and the addition of the following new members Guadalupe Enllana, Liz Garay, and Arto Rinteela.

IV. Description of Legal Process for Surplus School Property Disposition

Before District property can be marketed for private use or development, the Board almost always must first determine that it is surplus to the needs of the District, based upon the recommendation of a community advisory committee, in this case the 7-11 Committee. After the Board determines that property is surplus the District must offer it to other public agencies, unless it obtains a waiver of the surplus property requirements from the State Board of Education. These offerings are a prerequisite for making the property available for sale, lease, or lease with option to purchase under the applicable surplus statutes. Because the time within which to perform each step in this process is not limited by statute, the disposition process can be quite lengthy.

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The 7-11 Committee did not evaluate in detail the provisions of SB 35 and AB 2295 related to California school district "workforce housing" and the streamlined processes pursuant to those new statutory structures. Even so, the 7-11 Committee recognizes that these may offer the Board flexibility if it decides to pursue workforce housing at any of the properties.

V. Responsibilities of the 7-11 Committee

Education Code section 17390 provides the responsibilities of the 7-11 Committee:

A. Review projected school enrollment and other data to determine whether the property(ies) under consideration are surplus to the educational needs of the District;

B. Circulate throughout the attendance area a priority list of surplus property and provide for a public hearing for community input to the 7-11 Committee regarding acceptable uses for the surplus space and real property, including the sale or lease of the surplus real property;

C. Establish a priority list of uses of the surplus property that will be acceptable to the community;

D. Make a final determination for use of space and real property; and

E. Make a report to the Board recommending uses of the surplus space and real property.

VI. Summary of the 7-11 Committee's Work

Meeting agendas and minutes are included in Appendix A and, along with the presentations, are available on the District website.

VII. Property Descriptions

The following provides an overview of each of the four properties considered by the 7-11 Committee. Each description provides:

1. Location: the property's address
2. Assessor Parcel Number (APN): the number assigned to the parcel by the county assessor
3. Current use: current use of the site
4. Size: site acreage

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5. Zoning: specifies how and for what purposes each parcel of land may be used under that zoning designation

6. Property Description: brief description of the property

7. Opinion of Value: brief description of fair market opinion of value including the date of value

8. Title Summary: brief description of how title to the property is held and site constraints

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Adams Middle School



Location: 5000 Patterson Cir. Richmond, CA 94805-1599	**Assessor Parcel Number (APN):** 520-032-002 520-042-013 520-050-001 520-062-001 520-070-004
Current use: Vacant	**Size**: Approx. 5.97 Usable Acres
Zoning: Contra Costa map lists the property as unincorporated with General Plan of HE-C (Housing Element Consistency)	**Property Description**: School site surrounded by residential development and a private school.
Opinion of Value (as of April 9, 2024): **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	**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.

4. Demo cost, including haz-mat: TBD Comparables 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	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.

Please refer to section XI item A on page 14 for the Findings and Recommendations of the 7-11 Committee for the Property.

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Harmon Knolls



Location: 2853 Groom Drive Richmond, CA 94806	**Assessor Parcel Number (APN):** 414-292-011
Current use: Vacant & Park	**Size**: 8.87 Acres
Zoning: City of Richmond zoning map lists as Parks and Recreation (RMC 15.04.205)	**Property Description**: Vacant parcel surrounded by residential development.
Opinion of Value (as of April 9, 2024): **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	**Title Summary:** 1. District acquired title to the 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.

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Comparableless in the area indicate a range of values of $33-$37/sf: **$7.1M - $8.0M**	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.

Please refer to section XI item B on page 14 for the Findings and Recommendations of the 7-11 Committee for the Property.

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Portola



Location: 1021 Navellier St. El Cerrito CA, 94530.	**Assessor Parcel Number (APN):** 503-181-001 503-190-001 503-203-019
Current use: Vacant	**Size**: 5.29 acres
Zoning: Government/Public Use.	**Property Description**: Vacant parcel with potentially significant slope and landslide issues. Surrounding properties include a PG&E substation, City park, residential and school uses.
Opinion of Value (as of April 9, 2024): **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	**Title Summary:** 1. District acquired title to the property in September 1948. 2. The school was built in 1951. 3. The buildings were demolished in 2012. 4. Current Right of Entry Agreement with Pacific Oaks Community Garden for operating a free public community garden

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3. Subject to further geo-tech research Comparables in the area indicate a range of values of $75-$90/sf: **$17M - $20M**	and using approximately 5000 square feet of the District property with an expiration term of August 1, 2025. UC Master Gardener Program of Contra Costa County is operating the space.

Please refer to section XI item D on page 15 for the Findings and Recommendations of the 7-11 Committee for the Property.

DRAFT

Seaview



Location: 2000 Southwood Drive, San Pablo, CA	**Assessor Parcel Number (APN):** 403-020-009 403-482-043 403-482-044
Current use: Vacant	**Size**: 7.7 acres
Zoning: Contra Costa Map lists property as unincorporated with General Plan of HE-C (Housing Element Consistency)	**Property Description**: Railroad tracks on both sides of the site. To the north are single family homes and to the south is a county recreational facility.
Opinion of Value (as of April 9, 2024): 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 (Committee received updated information on June 11, 2024, that may allow for more density up to 274) 3. No assumed value at this time for the property south of Garrity Creek	**Title Summary:** 1. District acquired title to the 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).

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Comparables in the area indicate a range of values of $12-$15/sf: **$2.4M - $3.0M**	6. Various utility easements (wet & dry) on portions of the property. 7. Conditions Covenants & Restrictions 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.

Please refer to section XI item C on page 14 for the Findings and Recommendations of the 7-11 Committee for the Property.

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VIII. Legal Definitions Informing the 7-11 Committee's Work

Surplus Land

Means land owned in fee simple by any local agency for which the local agency's government body takes formal action in a regular public meeting declaring that the land is surplus and not necessary for the agency's use. (Government Code § 54221(b)(1).)

Highest/Best Use

The highest and best use is the most profitable legally permissible use for which the property is physically, geographically, and economically adaptable. (*County of San Diego v. Rancho Vista Del Mar, Inc.* (1993) 16 Cal. App. 4th 1289, 1288.)

The highest and best use is defined as that use, among possible alternative uses, that is physically practical, legally permissible, market supportable, and most economically feasible…The appraiser must make a determination of highest and best use as part of the appraisal process. (*San Diego Gas & Electric Co. v. Schmidt* (2014) 288 Cal. App. 4th 1046, 1058.)

IX. Additional Considerations Guiding the 7-11 Committee's Work

[INCLUDE AS NEEDED]

X. Method of Public Notification of the 7-11 Committee Hearing

[INCLUDE WHEN COMPLETED]

XI. Draft 7-11 Committee Findings and Recommendations to the West Contra Costa Unified School District Board of Education

SUMMARY OF 7-11 COMMITTEE FINDINGS

Based upon information reviewed and considered by the 7-11 Committee, the following conclusions and findings are presented to the Board:

A. The 7-11 Committee reviewed the properties in accordance with the requirements set forth under Education Code sections 17388, et seq.

B. The properties under review by the 7-11 Committee are currently underutilized.

C. Overall District enrollment has declined significantly since Academic Year 2019-2020 and is projected to continue to decline through Academic Year 2023-2024. District enrollment trends are tracking state-wide trends suggesting that the District's overall decline in enrollment is not indicative of District-specific issues but is likely to continue.

D. Costs to maintain the properties are a financial burden to the District. In

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order to safeguard the health and safety of its community, the District expends considerable resources to prevent unauthorized access to the properties. These costs could be reallocated to fund facility needs on operational school campuses.

E. Based on the foregoing, the 7-11 Committee finds and recommends that the properties be deemed surplus, not surplus, or consider alternative uses, as further explained below.

ADVISORY 7-11 COMMITTEE RECOMMENDATIONS TO THE BOARD

The 7-11 Committee considered and held a public hearing to receive input on the following options for the properties on _____, 2024:

DECLARATION OF THE PROPERTIES AS SURPLUS OR NOT SURPLUS

Pursuant to the 7-11 Committee's review of District goals, property information, financial considerations, and pursuant to Education Code sections 17388 and 17390, the 7-11 Committee makes the following recommendations to the Board, which can be undertaken simultaneously to ensure the best value for the properties is achieved.

A. Recommendations to the Board: Adams Site

1. The 7-11 Committee recommends that the Board consider options to utilize the Adams Site property, consisting of approximately 5.97 usable acres, or a portion thereof, for workforce/employee housing, which may be done without deeming the Adams Site property as surplus property.
2. Alternatively, the 7-11 Committee recommends that the Board consider the Adams Site property, or a portion thereof, as surplus property and seek to offer the property or develop the property as open market/market rate housing, either through sale or long-term lease.
3. Alternatively, the 7-11 Committee recommends that the Board consider the Adams Site property, or a portion thereof, as surplus property and consider options to develop the Adams Site property as a combination of workforce/employee housing and open market/market-rate housing.

B. Recommendations to the Board: Harmon Knolls Site

1. The 7-11 Committee recommends that the Board **NOT** deem the Harmon Knolls Site property as surplus. The 7-11 Committee has determined that the District may need the property for future educational purposes, including a potential new school site.

C. Recommendations to the Board: Seaview Site

1. The 7-11 Committee recommends that the Board consider options to utilize the Seaview Site property, consisting of approximately 7.7 usable acres, or a portion thereof for workforce/employee housing,

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which may be done without deeming the Seaview Site property as surplus property.

2. Alternatively, the 7-11 Committee recommends that the Board consider the Seaview Site property, or a portion thereof, as surplus property and seek to offer the property or develop the property as open market/market rate housing, either through sale or long-term lease.
3. Alternatively, the 7-11 Committee recommends that the Board consider the Seaview Site property, or a portion thereof, as surplus property and consider options to develop the Seaview Site property as a combination of workforce/employee housing and open market/market-rate housing.
4. For all potential uses, the 7-11 Committee recommends and encourages that the Board consider granting an easement to permit East Bay Regional Park District 0.75 acres to connect parts of the Bay Trail.

D. Recommendations to the Board: Portola Site

1. The 7-11 Committee recommends that the Board consider options to utilize the Portola Site property, consisting of approximately 5.29 usable acres, or a portion thereof, for workforce/employee housing, which may be done without deeming the Portola Site property as surplus property.
2. Alternatively, the 7-11 Committee recommends that the Board consider the Portola Site property, or a portion thereof, as surplus property and seek to offer the property or develop the property as open market/market rate housing, either through sale or long-term lease.
3. Alternatively, the 7-11 Committee recommends that the Board consider the Portola Site property, or a portion thereof, as surplus property and consider options to develop the Portola Site property as a combination of workforce/employee housing plus open market/market-rate housing.
4. Alternatively, the 7-11 Committee recommends that the Board consider the Portola Site property, or a portion thereof, as surplus property and seek to offer the property or develop the property as other appropriate commercial use, consistent with the surrounding neighborhood and current zoning, either through sale or long-term lease.
5. For all potential uses, the 7-11 Committee recommends and encourages that the Board consider to permit 0.45 acres of the Portola Site property be made available to the UC Master Gardener Program of Contra Costa County for its program's use.

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Appendix A: Meeting Agendas and Minutes
Appendix B: Current and Projected Enrollment Data

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Appendix A – Meeting Agendas and Minutes

July 28, 2022

September 13, 2022

October 20, 2022

February 28, 2023

March 5, 2024

March 19, 2024

March 26, 2024

April 9, 2024

May 7, 2024

May 21, 2024

June 11, 2024

June 25, 2024

July 16, 2024

September 17, 2024

Previous 7-11 Committee Membership Meeting Agendas are available on the District website.

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Appendix B – Current and Projected Enrollments

Presented at the 7-11 Committee Meeting on March 26, 2024:

Enrollment and Capacity, prepared by Ellen Mejia Hooper, WCCUSD

WCCUSD Enrollment By School, prepared by 7-11 Committee Chair James Sanders

Survey of School Facility, 1949-1955 Enrollment Data, prepared by 7-11 Committee Member Don Gosney

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