WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 Committee Meeting
June 1, 2026
6:00 PM

Staff: Ellen Mejia Hooper (Director of Facilities Planning & Construction)
Jeff Carter (Interim Assoc Supt of Business Services)

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 comments in person, via the Zoom app, or 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 agenda item begins. If participating via Zoom, you will need to "raise your hand" by clicking the appropriate icon in the Zoom app or by pressing *9 if joining 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 Pledge of Allegiance

A.3 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.

A.4 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.5 Approval of Agenda

A.6 Approval of Meeting Minutes: March 5, 2024; March 19, 2024; March 26, 2024; June 11, 2024; June 25, 2024; July 15, 2024; May 14, 2026.

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 (60 minutes)

D.2 Draft Report, Process Required by Statute, and Site Recommendations Discussion
Presenter: Ellen Mejia Hooper & Phil Henderson

Review the requirements of the committee and discuss the current recommendations for each site.

E. ACTION ITEMS (30 minutes)

E.1 Confirm Recommendations for Adams Site

Presenter: James Sanders

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.*

E.2 Confirm Recommendations for Harmon Knolls Site

Presenter: James Sanders

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.*

E.3 Confirm Recommendations for Portola Site

Presenter: James Sanders

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.*

E.4 Confirm Recommendations for Seaview Site

Presenter: James Sanders

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, 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.*

E.5 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

F. ADDITIONAL RESOURCES

F.1 Additional Resources requested by the Committee

a. West Contra Costa Demographic Report 2025/26
b. San Francisco Bay Trail Exhibit

c. Adams Middle School Title Summary
d. Harmon Knolls School Title Summary
e. Portola School Title Summary
f. Seaview School Title Summary
g. CCCounty Housing Element Seaview/Southwood Site
h. CCCounty Housing Element Adams Site

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 COMMITTEE

MINUTES OF MEETING
MARCH 05, 2024

The District's video link to this meeting can be found here:
https://www.youtube.com/watch?v=30F34RbWEfI&t=2s

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) 7-11 Committee was held at the WCCUSD Facilities Building (1400 Marina Way South) on Tuesday March 05th, 2024. The meeting was called to order at 6:05 PM by 7-11 Luis Freese (Associate Superintendent – Operations).

To start the meeting, all of the attendees introduced themselves:

PRESENT
James H. Sanders
Arto Rinteela
Guadalupe Enllana
Don Gosney
Samantha Torres
Summer Sigler
Liz Garay

ALSO IN ATTENDANCE
Luis Freese (Associate Superintendent ~ Operations)
Melissa Payne (Executive Director of Contracts Administration)
Phil Henderson (Attorney w/Orbach-Huff)
Sarine A. Abrahamian (Attorney w/Orbach-Huff)
Tami Dunning (Professional Registered Parliamentarian)

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The meeting was then turned over to Ms. Dunning.

A.2 ~ APPROVAL OF AGENDA

Mr. Gosney questioned Item D.1 (Roberts's Rules of Order) asking whether this committee would be conducted using Robert's Rules of Order or Rosenberg's Rules of Order (as the Board of Education and almost all WCCUSD committees operate).

Ms. Dunning tried to explain that there was nothing to say what rules this committee was required to follow but it would be discussed later.

With no objections, the agenda was adopted as presented.

B.1 ~ PUBLIC COMMENT

There was no public comment.

D.1 ~ PRESENTATION OF ROBERT'S RULES OF ORDER & BROWN ACT

Ms. Dunning presented an overview of both Robert's and Rosenberg's Rules of Order.

Addressing some of the concerns about using a personal email account for District business, Ms. Payne offered to set up a District email account for any committee member requesting one.

No public commented was solicited.

D.2 ~ PRESENTATION OF THE OVERVIEW OF THE 7-11 COMMITTEE

Ms. Abrahamian explained the purpose of the 7-11 Committee, how it was intended to operate and what their goals are intended to be.

- This committee is a public committee intended to bring the public into the process. This is why the committee is a Board appointed committee and why the public is under the controls of the Brown

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Act. The public is encouraged to participate in the work of this committee.

- One of the primary goals of the Committee is to draft a report to the public and the Board with recommendations for the disposition of the four sites falling under the purview of this committee.
- The committee will review school enrollment (past, present and projected) to help determine whether there might be a future need for the site for educational purposes.
- Establish a priority list of reuse options that will be acceptable to the community. One step in this would be for the Board to host a public meeting to learn of these options and provide input.

When queried about the possible duration of this committee, Mr. Freese told the committee that staff expected there to be maybe five meetings with the sixth being the public meeting. He added that staff hoped to have two meetings per month and have this concluded by the end of the school year.

It was explained that any proceeds from the sale/lease or other reuse would be deposited in the Facilities Fund—which would limit what it could be used for.

POST COMMITTEE RECOMMENDATION

- Board declares property surplus by adoption of resolution
- Properties are offered to public entities as follows such as local and state entities
- The Naylor Act may apply
- There is a formal bidding process
- There is also a waiver process where the Board may petition the State to bypass some of the normal formal processes

ALTERNATIVES TO SURPLUS PROPERTY PROCESS

Several options were delineated (including workforce housing)

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USE OF PROCEEDS
Proceeds may be used in any way the Board directs

E.1 ~ ELECTION OF 7-11 COMMITTEE OFFICERS

Ms. Dunning opened up the floor for nominations for the Committee Chair.

Nominated:

- Samantha Torres
- Don Gosney
- James Sanders

The initial vote was:

Ms. Torres-1	Mr. Gosney-3 1 abstention	Mr. Sanders-2

The Committee took a 5 minute break.

Each candidate was allowed one minute to explain why they were best qualified to serve as the Chair. Questions of each candidate were allowed.

The second round vote was:

Ms. Torres-2	Mr. Gosney-2	Mr. Sanders-3

Mr. Gosney withdrew his name from consideration.

The third round vote was:

Ms. Torres-3	Mr. Sanders-4

Mr. Sanders was deemed the winner.

Ms. Dunning opened up the floor for nominations for the Committee Vice Chair.

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The only nominee was Arto Rinteela. As there were no other nominees, he was deemed the victor.

Ms. Dunning opened up the floor for nominations for the Committee Secretary.

The only nominee was Samantha Torres. As there were no other nominees, she was deemed the victor.

E.2 ~ CALENDAR FOR FUTURE MEETING DATES

With no objections, the next two scheduled meetings are March 19th and March 26th. A site visit to the former Adams Middle School was also scheduled for March 26th.

With no other business before it, the meeting was adjourned at 8:11 PM.

DRAFT MINUTES SUBMITTED BY DON GOSNEY

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 COMMITTEE

MINUTES OF MEETING
MARCH 19, 2024

The District's video link to this meeting can be found here:
https://www.youtube.com/watch?v=bV2l0rHU2Sk

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) 7-11 Committee was held at the WCCUSD Facilities Building (1400 Marina Way South) on Tuesday March 19th, 2024. The meeting was called to order at 6:00 PM by 7-11 Chair James Sanders.

To start the meeting, all of the attendees introduced themselves:

PRESENT

James H. Sanders (Chair)
Arto Rinteela (Vice Chair)
Samantha Torres (Secretary)
Summer Sigler
Guadalupe Enllana
Don Gosney
Liz Garay

ALSO IN ATTENDANCE

Luis Freese (Associate Superintendent ~ Operations)
Ellen Mejia Hooper (Director of Facilities Planning and Construction)
Scott Sheldon (Terra Realty Advisors)
Tami Dunning (Professional Registered Parliamentarian)

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 COMMITTEE

A.1 COMMITTEE MEMBER INTRODUCTIONS

At the request of the Chair, each Committee member was afforded an opportunity to introduce themselves. All accepted with the exception of Mr. Gosney who declined the offer.

A.2 ~ APPROVAL OF AGENDA

With no objections, the agenda was adopted as presented.

A.3 APPROVAL OF MEETING MINUTES MARCH 5th, 2024

The discussion and approval of the minutes from the meeting of March 5th were deferred to a future meeting.

A.4 ANTICIPATED FUTURE MEETINGS

March 26th was discussed as a date for the next Committee meeting. It was paired with a site visit to the former Adams Middle School (closed) prior to the meeting at the Facilities Building.

A discussion was held to determine whether a site closer to Adams might be found to host the Committee meeting so there wouldn't be as much time spent on commuting across town from Adams to the Facilities Building.

Ms. Torres made a **MOTION**, to approve March 26th at 6:00 PM for a meeting at the former Adams Middle School site for the purpose of a site visit. With no second or discussion Chair Sanders announced that the **MOTION** was **APPROVED.**

No public comment was solicited.

B.1 ~ PUBLIC COMMENT

There was no public comment.

D.1 ~ OVERVIEW OF THE PHYSICAL FOUR DISTRICT PROPERTIES

Mr. Sheldon presented an overview of the four shuttered sites under consideration for reuse.

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Terra Realty's focus is on asset management with an emphasis on looking for ways for the District to generate revenue in whatever reuse option the Board might select.

Mr. Sheldon wanted to make it clear that there are economic and physical restraints associated with the reuse of these sites.

The hope was that Terra Realty could provide useful information to the Committee so they can then make informed decisions and recommendations.

ADAMS MIDDLE SCHOOL

- In unincorporated Contra Costa County east of Richmond
- 5.97 usable acres
- Hilly ~ usable acreage impacted by slopes
- Relatively close to active earthquake fault line
- Zoning is controlled by Contra Costa County's General Plan which includes specific housing and housing density requirements

Title Summary:

- District acquired property in 1953 ~ buildings still standing
- Utility easements
- CCRs limit reuse options
- Building height restrictions and building set-back restrictions will impact reuse

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PORTOLA MIDDLE SCHOOL

- In El Cerrito
- 5.29 acres
- Site is steeply sloped—located across the street from a park
- Existing garden in northwest corner—is this garden authorized

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- Soil and geotechnical assessments have already been made but need to be verified
- Not directly on fault (3/4 mile east at top of Moeser Lane)

Title Summary:

- Acquired in 1948—built in 1951
- Buildings demolished in 2012
- No public records of concern

HARMON KNOLLS ELEMENTARY SCHOOL

- In Richmond
- 5.09 vacant acres—8.87 acres when the leased west side is included (Richmond City parkland)
- Does the Naylor Act apply
- Zoned for parks and recreation

Title Summary:

- District acquired in 1965
- Buildings demolished
- Utility easements might impact reuse
- Water rights are reserved
- CCR directs residential reuse
- Topography may impact reuse

SEAVIEW ELEMENTARY SCHOOL

- Unincorporated Contra Costa County near Tara Hills
- 7.9 acres split between school sire and Garrity Creek site
- Bordered by 2 railroad lines
- Poorly maintained footbridge across Garrity Creek
- Zoned Public/Semi-Public with medium density residential
- 1967 map shows subdivision—plots were merged by school district
- Land deed use restrictions

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- ❖ Entrance/egress issues due to road and 2 railroads
- ❖ Sea level concerns—may be a major barrier to development

Title Summary:

- ❖ Acquired in 1968—school built in 1972—demolished in 2015
- ❖ Property is partially submerged during winter months or high tides
- ❖ No recorded public access to field area
- ❖ Various utility easements are in place
- ❖ CCRs limit residential reuse to single family residential units
- ❖ 2 railroads adjoining the property bifurcated by Garrity Creek

Mr. Gosney inquired why the Seaview buildings were demolished. Mr. Freese replied that the pod configuration was sunken and not very usable. Mr. Sanders added that it was difficult to use the spaces as designed for learning.

No public commented was solicited.

E.1 ~ CALENDAR FOR FUTURE COMMITTEE MEETING DATES

Chair Sanders voiced his proposed schedule for the Committee's work which included the initial drafting of the Draft Report at the April 9th meeting with some Committee members being primary authors with the rest of the Committee being contributors. He also opined that the April 30th meeting would include the finalization of the report.

He voiced his thought that the public meeting would be in May with the report presented to the Board of Education in June.

When Chair Sanders asked for an adoption of his schedule, Mr. Gosney objected stating that he believed the Committee should be presented with options that included property exchanges, selling the

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property and even offering the sites to other government and non-profit groups. He explained his concern that this schedule was premature and excluded important considerations.

When the concept of bringing in the public to weigh in on their ideas was broached by Mr. Gosney, Chair Sanders voiced that he believed that a small group could make decisions much better than a larger group.

The Chair agreed that if the Committee wanted more meetings to discuss the issues, he would agree.

Mr. Gosney reminded the Committee that at the February 28th, 2023 meeting the Committee passed two motions. The first being that the Committee recommend to the Board that none of the four sites were fit to be reused for educational purposes and the second was that the Committee recommend that all four sites be declared surplus.

In spite of those passed motions, Chair Sanders and Mr. Rinteela argued that the Harmon Knolls site was fit for a new school to be erected on that site.

Chair Sanders expressed that he did not want to bind the three newer members of the Committee to actions made by the four members serving in February of the previous year.

Ms. Dunning put a stop to the discussion of previous passed motions and redirected the Chair to the approval of agendized dates for future meetings.

Without objection, it was agreed to host subsequent meetings on April 23rd, May 7th and June 11th.

Ms. Torres asked whether the current Committee was obligated to follow motions that were passed at previous meetings of the

Committee. Chair Sanders deferred to the Parliamentarian who explained that previous motions can be "amended" but only by a subsequent motion.

Ms. Torres questioned whether this was a new 7-11 Committee or a continuation of the earlier Committee. Mr. Freese explained that this is not a remade committee but a continuation of the Committee with newly appointed members.

Items needing clarification include:

- Confirm Harmon Knolls zoning
- Clarify CCRs of Seaview with regards to single family residential restrictions
- Clarify easements and restrictions at Seaview with regards to subterranean fuel lines
- Review previously passed motions from meeting of February 23, 2023

No public commented was solicited.

With no other business before it, the meeting was adjourned at 8:27 PM.

DRAFT MINUTES SUBMITTED BY DON GOSNEY

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 COMMITTEE

MINUTES OF MEETING
MARCH 26, 2024

The District's video link to this meeting can be found here:
https://www.youtube.com/watch?v=mGiAfM5t4oM

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) 7-11 Committee was held first at the former Adams Middle School at 5345 Patterson Circle in East Richmond followed by a meeting at the WCCUSD Facilities Building (1400 Marina Way South) on Tuesday March 26th, 2024. The meeting was called to order at Adams Middle School at 6:00 PM and then at the Facilities Building at 7:01 PM by 7-11 Chair James Sanders.

To start the meeting, all of the attendees introduced themselves:

PRESENT
James H. Sanders (Chair)
Arto Rinteela (Vice Chair)
Samantha Torres (Secretary)
Guadalupe Enllana
Don Gosney
Liz Garay

ABSENT
Summer Sigler

ALSO IN ATTENDANCE
Luis Freese (Associate Superintendent ~ Operations)
Ellen Mejia Hooper (Director of Facilities Planning and Construction)

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 COMMITTEE

Tami Dunning (Professional Registered Parliamentarian)

A ADAMS MIDDLE SCHOOL SITE VISIT

Prior to the meeting of the 7-11 Committee, a site visit of Adams Middle School was conducted with members of the 7-11 Committee joined by members of the public.

When the site visit was concluded, the 7-11 Committee hosted their meeting at the WCCUSD Facilities Building.

B.1 CALL TO ORDER

The meeting was called to order by Committee Chair James Sanders.

B.2 ~ APPROVAL OF AGENDA

With no objections, the agenda was adopted as presented.

B.3 APPROVAL OF MEETING MINUTES MARCH 5, 2024 & MARCH 19, 2024

Citing the lack of sufficient time to review the Draft Minutes of the meetings of March 5 and March 19, without objection Chair Sanders deferred review of those minutes until the next scheduled meeting of April 9.

B.4 ANTICIPATED FUTURE MEETINGS

Chair Sanders reminded the Committee that they had previously agreed to host future meetings on April 9, April 23, May 7, May 21 and June 11.

No public comments were solicited.

C.1 ~ PUBLIC COMMENT

There was no public comment.

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D.1 ~ OVERVIEW OF THE ENROLLMENT DATA FOR THE DISTRICT

Ms. Mejia Hooper presented a slide deck and information about the future needs for educational space in the WCCUSD.

She prefaced her presentation by pointing out that the number of students attending schools in the WCCUSD today—as well as the number expected in the future—would determine the need for enough space to accommodate these students. This was especially relevant when deciding whether the four sites under review by the 7-11 Committee might have a future as an educational site.

She explained that the District uses a third party demographer (SchoolWorks) to review the data and put it in a format better understood by the public, the Board and staff.

She explained that **enrollment** describes the number of students while the **capacity** of a school describes the number of seats available. When the enrollment is divided by the capacity, the school site's **utilization** is determined as a percentage.

The two basic means of determining how many students might be attending classes in the WCCUSD is to review birth rates in the District as well as new residential development.

She explained that the demographics for the District as a whole are important but where these students might live, where they might attend school and the capacity of a school near where they live all have to be considered.

To demonstrate trends in need, Ms. Mejia Hooper went over a slide showing the history of enrollment from 2015 (the past) and up to 2030 (the future).

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Each of the four sites was reviewed with utilization percentages for nearby elementary, middle and high schools reviewed.

No public comments were solicited.

With no other business before it, the meeting was adjourned at 7:50 PM.

DRAFT MINUTES SUBMITTED BY DON GOSNEY

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 COMMITTEE

MINUTES OF MEETING
JUNE 11, 2024

The District's video link to this meeting can be found here:
https://www.youtube.com/watch?v=1q-eUHzoWSE

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) 7-11 Committee was held at the WCCUSD Facilities Building (1400 Marina Way South) on Tuesday June 11th, 2024. The meeting was called to order at 6:00 PM by 7-11 Committee Chair James Sanders.

A.1 ~ The **ROLL CALL** of attendees showed the following:

PRESENT
James Sanders (Chair)
Arto Rinteela (Vice Chair)
Guadalupe Enllana
(arrived at 6:02 PM)
Summer Sigler
Don Gosney

ABSENT
Samantha Torres (Secretary)
Liz Garay

ALSO IN ATTENDANCE
Luis Freese (Associate Superintendent ~ Operations)
Melissa Payne (Executive Director of Contracts Administration)
Phil Henderson (Attorney w/Orbach-Huff)
Tami Dunning (Professional Registered Parliamentarian)

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With five of the seven appointed 7-11 Committee members in attendance a quorum was confirmed.

A.2 ~ APPROVAL OF AGENDA

Mr. Gosney stated that he could not support addressing minutes when the minutes were not sent out in advance of the meeting. With Mr. Gosney disagreeing, Ms. Dunning objected stating that the time to opine this concern was when those minutes came up for discussion and approval. Mr. Gosney repeated his objection to these minutes even appearing on the agenda without the public and the Committee being allowed sufficient time for review.

Mr. Gosney tried to make a **MOTION** to allow speakers two minutes each to speak instead of the stated ten minute total as stated in the agenda.

Ms. Dunning continued to advocate for the approval of the agenda as presented stating that specific parts of the agenda can be amended when that agenda item came up.

When solicited for a motion to adopt the agenda, Ms. Sigler made a **MOTION** to adopt the agenda. There was no second.

When prompted by Chair Sanders, Mr. Gosney made a **MOTION** to remove Item A.3 (Minutes) from the agenda. The motion was seconded by Mr. Rinteela. With no objections, the **MOTION WAS APPROVED.**

There was further effort made by Chair Sanders to approve the amended agenda.

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A.4 ~ ANTICIPATED FUTURE MEETINGS

Chair Sanders explained that the future meeting calendar is part of Agenda Item E.2. Without objection, the contents of this agenda item were deferred to when Agenda Item E.2 was addressed.

There was no solicitation of public comment.

C.1 ~ PUBLIC COMMENT

Ms. Dawn Kooyumjian, the coordinator of the UC Master Gardener Program of Contra Costa County, presented an overview of their program.

Ms. Liz Rottger, also with the UC Master Gardening Program, spoke about the water conservation garden on the former Portola Middle School site.

Ms. Liv Imset, also with the UC Master Gardening Program, advocated for the continued use of the Portola site for their water conservation project.

Ms. Trish Clifford, also with the UC Master Gardening Program, spoke about their work at Portola but also advocated the Richmond Seed Lending Library and adapted gardening.

Ms. Kooyumjian distributed handouts to the Committee and staff.

E.1 ~ LIST OF PRIORITY USES FOR SURPLUS SITES

To aid in the discussion, Chair Sanders distributed a matrix of the four sites with previously discussed options attached.

Chair Sanders introduced Maureen Toms, the Deputy Director of the Department of Conservation and Development of Contra Costa County who said that she would be addressing the two sites—Adams and Sea View—that are in unincorporated Contra Costa. She

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reported that in the General Plan they are zoned for residential only so solar farms, logistics and storage facilities would not be allowed.

She also reported that the County has assigned a residential use density for the sites if they are deemed to no longer be educational facilities.

She reported that the Board of Supervisors had approved a density for Adams at 0-30 units/acre and for Sea View at 17-30 units/acre. This would equate to 0-274 units on the Adams site and 136-237 units on the Sea View site. [These numbers for Sea View do not include the acquisition of any or all of the site by the East Bay Regional Park District for the inclusion of the Bay Trail.]

She included that both sites could be assigned a 'density bonus' if development includes affordable units. She added that the County has a minimum requirement of 15% affordable units. The inclusion of workforce housing would allow for the application of Contra Costa County Measure X or HUD funding or Community Block Grant funding.

She also pointed out that if Sea View was planned at 21 units or less, it would not meet the County's Housing Element requirements.

Ms. Toms addressed a question about existing CC&R's [Declaration of Covenants, Conditions and Restrictions] that would restrict the density stating that the County does not enforce CC&R's. She added that there is legislation that allows, as long as the school district remains the owners of the site, for the District to 'skip' many of the development processes if the District were to develop the site for workforce housing.

After questioning from Mr. Rinteela, Ms. Toms addressed requirements for the inclusion of the Bay Trail on the Sea View site. She explained that the County has a requirement for a minimum width of 18' while EPRPD was requesting 40'. She also brought up the

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vegetation around a drainage ditch where ownership is questionable (railroad or WCCUSD). She explained that because the Bay Trail cannot be constructed on top of a drainage ditch or wetlands, if the WCCUSD owns this part of the site, the larger width may be required.

Mr. Gosney commented that ownership of the land between the chain link fence and the railroad tracks on the western side needs to be ascertained because it may affect how much of the Sea View site may end up used by the EBRPD.

ADAMS MIDDLE SCHOOL SITE

Proposed priority uses include:
Suggest that the Board declare the site as surplus and possibly sold.

1) Workforce/Open Market housing
2) Recreational reuse
3) Charter School

There was no public comment.

Ms. Enllana made a **MOTION**, seconded by Mr. Gosney, to combine workforce and open market housing into one recommendation. With no objections, the **MOTION was PASSED.**

Mr. Gosney suggested that before discussing—on any of the four sites—the ranking of workforce housing, that a presentation be made where the five California school districts that have implemented workforce housing can be discussed to see how it works for them and how successful it has been. When queried by Chair Sanders, Mr. Gosney pointed out that the California School Board Association's web site was a wealth of information that could answer many of the questions that might arise. Chair Sanders asked if Mr. Gosney could provide a human source for such a presentation. When Mr. Gosney pointed out the logistics of securing someone from the three Los Angeles school districts, the South San Francisco district or the district in the San Jose area, Mr. Sanders said that he would look into it. Mr.

Gosney said that he had reached out to two vocal local advocates for workforce housing—WCCUSD Trustee Christian and CCBOE Trustee Lara—but had received no responses. Mr. Rinteela, in agreeing for the need for a presentation, suggested the need for a neutral party to provide information.

Mr. Henderson warned that the Committee needed to avoid spending too much time on how something like workforce housing might work as opposed to whether the Committee actually wanted workforce housing.

Mr. Rinteela, Ms. Enllana and Mr. Gosney all clarified that they were uncomfortable about any rankings about workforce housing without knowing more about it and how it has worked elsewhere.

Mr. Rinteela expressed his concerns about what 'affordable' housing actually is. Ms. Toms explained that in Contra Costa County, a family of four with two full time wage earners with a family income of $109,600/year would meet the qualifying standard for affordable housing.

Mr. Henderson replied to Mr. Rinteela in the affirmative that a site can be split between workforce and market rate housing on the same site.

HARMON KNOLLS ELEMENTARY SCHOOL SITE

Suggest that the Board declare the site as surplus but it should be retained.

Without objection, Item B in Chair Sanders matrix (the housing component) was removed.

1) Future school

PORTOLA MIDDLE SCHOOL SITE

Suggest that the Board declare the site as surplus and possibly sold.

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Mr. Gosney made a **MOTION** that the Committee recommend consideration of the UC Master Gardener Program of Contra Costa County use of the former Portola Middle School site. Ms. Enllana seconded the motion. With no objections, the **MOTION** was **APPROVED.**

1) Workforce/Open Market housing
2) Retail/Commercial
*) AS A STAND ALONE ITEM — UC Master Gardener Project of Contra Costa County (app 0.5 acres)
[Ms. Enllana inquired whether the Committee would like to recommend a larger acreage (1 acre) to allow for expansion.]

Chair Sanders declared—if there were no objections—that the Committee recommend that the developer of the site incorporate the UC Master Gardener Project into the design of the site. Mr. Gosney objected to the 'motion'. When Chair Sanders asked for a **SECOND** to his **MOTION,** there was none. **MOTION FAILED**.

Mr. Gosney made a **MOTION** that Item B (Pickleball Courts) be removed from consideration. With no objections, the **MOTION** was **APPROVED**. [No second to the motion was requested.]

Mr. Gosney made a **MOTION** to include Workforce Housing as an option for consideration. Ms. Sigler seconded the motion. Hearing no objections, the **MOTION PASSED**. It was agreed to combine workforce and open market housing.

Mr. Gosney made a **MOTION** that housing be ranked as #1, retail as #2 and the UC Master Gardener Program as a stand alone item. Without objection the **MOTION PASSED.**

SEA VIEW ELEMENTARY SCHOOL SITE
Suggest that the Board declare the site as surplus and possibly sold.

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Ms. Sigler made a **MOTION** that the Board consider workforce/open market housing as an option and consider granting an easement to the East Bay Regional Park District for the use of the Bay Trail. The **MOTION FAILED** for lack of a second.

Mr. Gosney made a **MOTION** to recommend to the Board consideration of Workforce/Open Market housing. Mr. Rinteela seconded the motion. With no objection, the **MOTION PASSED**.

With regards to the easement, Mr. Gosney stated that he's still looking for more information before he can support this recommendation.

Ms. Sarah Reike with the East Bay Regional Park District tried to address Mr. Gosney's concerns. He replied that the issue is fluid with new information coming forward and he is still looking for more information before committing.

1) Workforce housing

There was no solicitation of public comment.

E.2 ~ CALENDAR FOR FUTURE MEETING DATES

With no objections, the next two scheduled meetings are June 25th and July 16th.

There was no solicitation of public comment.

With no other business before it, the meeting was adjourned at 8:00 PM.

DRAFT MINUTES SUBMITTED BY DON GOSNEY

DRAFT

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 COMMITTEE

MINUTES OF MEETING
JUNE 25, 2024

APPROVED AS AMENDED ON JULY 16, 2024

The District's video link to this meeting can be found here: https://www.youtube.com/watch?v=6F44wMpUdFc

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) 7-11 Committee was held at the WCCUSD Facilities Building (1400 Marina Way South) on Tuesday June 25h, 2024. The meeting was called to order at 6:04 PM by 7-11 Committee Chair James Sanders.

A.1 ~ The **ROLL CALL** of attendees showed the following:

PRESENT
James H. Sanders (Chair)
Arto Rinteela (Vice Chair)
Guadalupe Enllana
Don Gosney

ABSENT
Samantha Torres (Secretary)
Summer Sigler
Liz Garay

ALSO IN ATTENDANCE
Luis Freese (Associate Superintendent ~ Operations)
Melissa Payne (Executive Director of Contracts Administration)
Phil Henderson (Attorney w/Orbach-Huff)
Tami Dunning (Professional Registered Parliamentarian)

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With four of the seven appointed 7-11 Committee members in attendance in person, a quorum was confirmed.

A.2 ~ LAND ACKNOWLEDGEMENT

Chair Sanders read the Land Acknowledgement into the record.

A.3 ~ APPROVAL OF AGENDA

With no objection the agenda was approved.

A.4 ~ APPROVAL OF MEETING MINUTES (JUNE 11, 2024)

Mr. Gosney offered a standing objection to 'Action Minutes' which do not include any substantive content about what happened at the meeting.

He also pointed out that there were too many typos and there was an inappropriate familiarity in the minutes where the attendees were referred only by their first names.

Ms. Enllana further reported on missing items and errors in these draft minutes.

Professional Registered Parliamentarian Dunning recommended that the minutes be approved and, at a later time if so desired, be amended. She also pointed out that people could always review the video if they wanted to learn more about what happened at the meeting.

Chair Sanders requested of Mr. Gosney if he would be amenable to amending the minutes at a later date and providing his own notes for Ms. Dunning to incorporate into her minutes. Mr. Gosney replied that drafting minutes by committee was not a workable idea.

Concerns were expressed by Mr. Rinteela, Ms. Enllana and Mr. Gosney that too much of the meeting time was being devoted at this meeting on minutes.

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Ms. Enllana made a motion—seconded by Mr. Gosney—to include the name of the seconder of a motion in the minutes. Without objection, the motion was approved. No public comment was solicited.

Ms. Enllana made a motion—seconded by Mr. Rinteela—to postpone approval of these minutes until the next meeting. Without objection, the motion was approved.

No public comment was solicited.

A.5 ~ **FUTURE SCHEDULED MEETING: JULY 16, 2024**

With no objections, the next scheduled meeting of the 7-11 Committee will be July.

There was no solicitation of public comments.

C.1 ~ PUBLIC COMMENT

Ms. Maiytth Coleman—a UC Master Gardener of Contra Costa County (Portola School Site)—spoke with an update on a new garden her group is initiating and informing the Committee and the public about their efforts.

E.1 ~ REVIEW DRAFT REPORT FOR FACILITIES ADVISORY "7-11" COMMITTEE TO THE BOARD OF EDUCATION.

In his presentation to the committee of the Draft Report of the 7-11 Committee recommendations, Mr. Gosney asked for a clarification whether Chair Sanders expected to complete this draft report before presenting the issues and soliciting feedback from the public.

Chair Sanders replied that the Committee's responsibility is to draft the report before public comment is solicited.

Ms. Payne clarified that there would be public notice to approve the draft report prior to public review and comment.

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Mr. Gosney responded with his belief that the Committee should receive public comment prior to finalizing the draft report. Chair Sanders tried to suggest options where the public could provide input on the draft report after acceptance by the committee.

Some of the comments suggested for the draft report:

- Mr. Gosney recommended that ALL 7-11 Committee members be included and NOT just the 7 members currently serving. Mr. Gosney rejected the option of an asterisk referring readers to a different page where other committee members are listed.
- Ms. Dunning requested that she be listed as a "Professional Registered Parliamentarian".
- Chair Sanders requested that a legal description of the surplus property process be included in the draft report. He used the Cupertino School District language as an example. Mr. Henderson reported that the Cupertino language was out of date and the recommendation was that the language be updated.
- Mr. Rinteela asked about zoning changes in the site descriptions.
- Mr. Gosney recommended that when the meeting agendas are attached to the report that they be the amended agendas. Professional registered parliamentarian recommended that the posted agendas be included instead of the amended agendas. Attorney Henderson stated that the ONLY agendas that would be included attached to the report would be the posted agendas and if anyone wanted to learn whether the agendas had been amended, they would have to look at the approved minutes to ascertain whether any changes to the agendas had been made.
- Ms. Payne referenced the four property descriptions with emphasis on the removal of the Committee recommendations of each site so the recommendations would be located on a different page.
- Mr. Gosney requested that updated appraisal opinions of the value of each site be included in the site description. Ms. Payne clarified

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that the District had not received an actual appraisal. What they had received was an opinion from Terra Realtors—an opinion that was subject to change as conditions might change.

- When discussing the part of the Portola site that the UC Master Gardeners Program might want/need, Ms. Coleman corrected Mr. Gosney's claim that they were only looking for the half acre that was measured out when he visited the site. Ms. Coleman said that they wanted significantly more of the site.
- With regards to the Seaview site and the possibility that part of the site be transferred to the East Bay Regional Park District for use of the Bay Trail, Mr. Gosney tried to make it clear that the Committee was not recommending the transfer of property—only that the Board consider this possibility.

A discussion was held with regards to how much time staff needed to publicly prepare for any public meetings to discuss this report and options.

There was no solicitation of public comments.

With no objections, the continuation of this discussion was continued until the meeting of July 16th.

E.2 ~ CALENDAR FOR FUTURE MEETING DATES

With no objections, the next two scheduled meetings are August 6th and August 27th.

There was no solicitation of public comment.

With no other business before it, the meeting was adjourned at 8:00 PM.

MINUTES SUBMITTED BY DON GOSNEY

DRAFT

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 COMMITTEE

MINUTES OF MEETING
JULY 16, 2024

The District's video link to this meeting can be found here:
https://www.youtube.com/watch?v=Ba8ZRBL3BtM

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) 7-11 Committee was held at the WCCUSD Facilities Building (1400 Marina Way South) on Tuesday July 16th, 2024. The meeting was called to order at 6:04 PM by 7-11 Committee Vice Chair Arto Rinteela.

A.1 ~ The **ROLL CALL** of attendees showed the following:

PRESENT
James H. Sanders (Chair)
[REMOTE LOCATION]
Arto Rinteela (Vice Chair)
Guadalupe Enllana
Summer Sigler
Don Gosney

ABSENT
Samantha Torres (Secretary)
(arrived remotely at 7:11 PM)
Liz Garay

ALSO IN ATTENDANCE
Luis Freese (Associate Superintendent ~ Operations)
Melissa Payne (Executive Director of Contracts Administration)
Phil Henderson (Attorney w/Orbach-Huff)

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With four of the seven appointed 7-11 Committee members in attendance in person, a quorum was confirmed.

A.2 ~ LAND ACKNOWLEDGEMENT

Vice Chair Rinteela offered any committee member the opportunity to read the land acknowledgement. Jim Sanders accepted the offer.

With Committee Secretary Torres not in attendance, Chair Rinteela asked Mr. Gosney to accept the role of notetaker for this meeting. With no objections, Mr. Gosney accepted.

A.3 ~ APPROVAL OF AGENDA

With no objection the agenda was approved. **MOTION** made by Don Gosney and seconded by Summer Sigler.

A.4 ~ APPROVAL OF MEETING MINUTES

The minutes from the meetings of March 5th, March 19th, March 26th, June 11th and June 25th were considered for adoption.

MARCH 5th

Mr. Gosney voiced his ongoing concerns about any minutes commonly referred to as ACTION MINUTES that did not reflect any content and what actually happened at the meeting.

Ms. Enllana expressed concerns about the fact that the agenda packet included multiple sets of minutes from the same meetings.

With Mr. Sanders seconding, Ms. Sigler made a **MOTION** to approve the minutes of the March 5th meeting. The roll call vote showed Mr. Sanders and Ms. Sigler voting to approve the motion and Mr. Rinteela, Ms. Enllana and Mr. Gosney voting to disapprove the motion. **MOTION FAILED.** Chair Rinteela stated that Mr. Gosney would redraft the minutes of March 5th.

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MARCH 19th, MARCH 26th, JUNE 11th

With Ms. Sigler seconding, Ms. Enllana made a **MOTION** to accept the minutes of March 19th, March 26th and June 11th. The roll call vote showed Mr. Sanders and Ms. Sigler voting to approve the motion and Mr. Rinteela, Ms. Enllana and Mr. Gosney voting to disapprove the motion. **MOTION FAILED.**

With Mr. Sanders seconding, Ms. Enllana made a **MOTION** to have Mr. Gosney redraft the minutes from the meetings of March 5th, March 19th, March 26th and June 11th. With no objections the **MOTION WAS APPROVED**.

JUNE 25th

With Ms. Enllana seconding, Mr. Gosney made a **MOTION** to accept the minutes that he submitted and reject the minutes that Ms. Dunning submitted.

With Mr. Sanders seconding, Ms. Enllana made a **MOTION** to approve the minutes of the meeting of June 25th submitted by Mr. Gosney with a minor correcton.

Ms. Sigler made a **MOTION** to revisit these minutes at the next 7-11 Committee meeting. The **MOTION DIED FOR LACK OF A SECOND**.

Ms. Enllana's motion was passed with Ms. Enllana, Mr. Sanders, Ms. Sigler and Mr. Rinteela voting to approve the motion and Mr. Gosney voting against approval of the motion. The **MOTION WAS APPROVED**.

There was no solicitation of public comment.

C.1 ~ PUBLIC COMMENT

Ms. Vivian Williamson from the UC Master Gardener of Contra Costa County requested that the record reflect a correction to a comment

that she had made at the meeting of June 25th about the amount of land that her group was hoping to acquire. She stated that her group was ONLY looking for one half of an acre.

E.1 ~ REVIEW DRAFT REPORT FOR FACILITIES ADVISORY "7-11" COMMITTEE TO THE BOARD OF EDUCATION.

Ms. Payne presented the updated red-lined version of the Draft Report with the red lined sections indicating those amendments pursuant to the adjustments called for by the Committee at the previous meetings.

To clarify things, Ms. Payne stated that the version that was included in the agenda packet was the original version with the red-lined version available for distribution at the meeting.

Mr. Gosney voiced his concerns that when the public reviewed the agenda packet, they were not privy to this red-lined version available only by attending this meeting in person.

Ms. Payne replied that the Brown Act requirements had been met.

Chair Rinteela that, to be transparent with the public, he would feel more comfortable if the public had a chance to review the red-lined version before the Committee took action on the contents. Mr. Rinteela suggested deferring action until the next meeting. Ms. Payne agreed to defer.

Mr. Sanders expressed a desire to continue the discussion of the report on those items not yet addressed so progress could be made. Mr. Gosney pointed out that the red lines only went as far as those items already discussed but from that point forward, what was sent out in the packet was identical to what had been distributed to the Committee. He recommended that the Committee continue from that point forward. With no objections, Chair Rinteela directed the discussion to focus on those parts of the report not yet addressed.

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Ms. Payne reminded the Committee that they had left off at Section VIII. LEGAL DEFINITIONS INFORMING THE 7-11 COMMITTEE'S WORK.

AT 6:41 PM CHAIR RINTEELA PAUSED THE MEETING FOR 5 MINUTES TO ALLOW THE PARTICIPANTS TO REVIEW THE MATERIALS. THE MEETING RESUMED AT 6:48 PM.

- When questioned by Mr. Sanders whether the Committee is required to follow the "highest and best use" consideration, Mr. Henderson replied that the Committee is not bound to do so. He said that the Committee is charged with recommending what the most appropriate use. He also pointed out that the Board of Education is also not bound to follow the "highest and best use" consideration. He continued that "highest and best use" should be a goal but community uses and missions for the District that may come into play may also be considered irrespective of economic considerations.
- Chair Rinteela expressed concerns that the concept of trading or swapping the properties has not been addressed. Mr. Henderson replied that it had been brought up earlier. It was explained, however, that this was brought up several years prior with a presentation by Associate Superintendent Tony Wold at a Board meeting approximately 5 years before the bulk of these Committee members were appointed. Chair Rinteela recommended that some language about exchanging properties be included.
- Mr. Gosney expressed concerns about Section X METHOD OF PUBLIC NOTIFICATION OF THE 7-11 COMMITTEE HEARING. Mr. Gosney suggested that the District do a better job of reaching out to the community. In particular, he suggested
  - Social Media including Facebook and NextDoor

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- Neighborhood Councils in Richmond
- Local online newspapers such as Richmond Standard, Richmondside, The Grandview Independent and Radio Free Richmond
- The Hercules/Pinole and the El Cerrito Patches
- City Manager reports (all five cities and two Supervisors)
- Notifications at the School Board meetings

➢ Under Section XI. DRAFT 7-11 COMMITTEE FINDINGS AND RECOMMENDATIONS TO THE WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION under subsection E, Mr. Gosney expressed concerns with "Affordable housing options can attract talented educators and staff to the District and encourage them to stay long-term, reducing turnover rates." His concern was that this appeared to be an argument in support of a particular reuse option when there were no such arguments for or against any other reuse option. It was agreed to strike that sentence.

➢ Under ADVISORY COMMITTEE RECOMMENDATIONS TO THE BOARD

➢ For consistency purposes, Mr. Gosney suggested replacing "Advisory Committee" "7-11 Committee". The Committee was in agreement.

➢ Under subsection B.1, Chair Rinteela recommended that "…the Board not surplus the…" be replaced with "…the Board **NOT** surplus the…".

➢ Ms. Enllana expressed concerns about whether a site could be repurposed for workforce housing without being declared surplus. Mr. Henderson replied that recent legislation clarified that this was not a requirement. Ms. Enllana then asked about whether a site could be divided with part of the site being used for workforce housing and the rest of the site declared surplus and used for mixed use housing.

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It was agreed to insert appropriate language reflecting that wherever appropriate.

Samantha Torres joined the meeting via ZOOM at 7:11 PM.

- Under subsection C.1, Mr. Gosney suggested including language about consideration of an easement at the Sea View site for the use of the Bay Trail. It was agreed to replace "or a portion thereof, as" with "or a portion thereof (approximately 0.75 acres), as".
- Under subsection D.5, replace the phrase "…that a portion of…" with "…that a portion (approximately 0.5 acres) of…".
- Mr. Sanders suggested that in Appendix B it needs to address the total student population with trends that included students attending WCCUSD schools as, WCCUSD chartered school as well as County chartered schools. Mr. Sanders wanted to ensure that data provided by the State be included to show the trends in future demands for the District's schools. Mr. Gosney suggested that the discussion of this issue be held off until the actual data is provided.
- Mr. Gosney suggested that the amended red-lined version of this report be shared with the Committee so comments and viewpoints be shared before the next meeting. Mr. Henderson explained that any discussion of this red-lined report outside of the public meeting would be a Brown Act violation.

There was no solicitation of public comment.

E.2 ~ CALENDAR FOR FUTURE MEETING DATES

With no objections, the next two scheduled meetings are August 13th and August 27th.

Mr. Gosney reiterated his desire for a presentation about exchanging properties.

There was no solicitation of public comment.

Ms. Torres reported that she had submitted minutes to the Chair on Monday July 15th and asked about the status of the rest of the meeting minutes.

With no other business before it, the meeting was adjourned at 7:47 PM.

DRAFT MINUTES SUBMITTED BY DON GOSNEY

DRAFT

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

7-11 COMMITTEE

MINUTES OF MEETING
MAY 14th, 2026

The District's video link to this meeting can be found here: https://youtu.be/jKywEa6O8O8

Prior to the meeting Committee Chair Jim Sanders requested that Don Gosney serve as Committee Secretary for the evening. There were no objections.

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) 7-11 Committee was held at the WCCUSD Facilities Building (1400 Marina Way South) on Thursday May 14th, 2026. The meeting was called to order at 6:10 PM by 7-11 Committee Chair Jim Sanders.

A.1 ~ The **ROLL CALL** of attendees showed the following:

PRESENT

Jim Sanders (Chair)
Arto Rinteela (Vice Chair)
Don Gosney (Secretary)

Eli Moore	Pedro Agredano
Maureen Toms	Sean Kellogg
Keving Markarian	Jie Xu

Nicholas Crescenzi
(participated via Zoom ~ arrived in person at 7:11 PM)

ALSO IN ATTENDANCE

Ellen Meija Hooper (Director of Facilities, Planning and Construction)
Jeff Carter (Acting Associate Superintendent of Business Services)
Phil Henderson (Attorney w/Orbach-Huff)

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Cinthia Hernandez (Board of Education)
(participated via Zoom)
Jamela Smith-Folds (Board of Education)
(participated via Zoom)

With nine of the ten appointed 7-11 Committee members in attendance in person, a quorum was confirmed. [The tenth member arrived in person at 7:11 PM.]

Mr. Gosney, as the meeting Secretary, requested that everyone speak up and enunciate so when the video is replayed, he and others, might be able to pick up what was being said.

A.2 ~ LAND ACKNOWLEDGEMENT and PLEDGE OF ALLEGIANCE

Chair Sanders read the Land Acknowledgement into the record.

The Pledge of Allegiance was recited.

A.3 ~ INTRODUCTION OF COMMITTEE MEMBERS

Chair Sanders asked each of the committee members to introduce themselves and provide a brief presentation of their bona fides.

—There was no solicitation of public comment.—

A.4 ~ APPROVAL OF AGENDA

Mr. Moore asked whether the addition if items to the agenda was allowed. Chair Sanders replied that items could be removed but the Brown Act does not allow for the addition if items without the public being given a 72 hour forewarning.

With no further questions or objections, the agenda was approved as presented.

—There was no solicitation of public comment.—

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B.1 ~ PUBLIC COMMENT

Mr. Gosney spoke of his concerns about the lack of communication with the committee members and the public with regards to the timely notification of this meeting and the sharing of the agenda.

He also spoke hoping that with 7 of the committee members being new, that they be brought up to speed and not be asked to take action or comment on things they may not be fully versed in.

He further suggested that since they were representatives of the public, that they share contact info with each other and the public so they might better represent the public.

Lastly, he offered a brief report on a symposium he and Ms. Meija Hooper attended just a few days prior about workforce housing.

D.1 ~ BROWN ACT TRAINING

Mr. Henderson and Ms. Mejia Hooper provided a brief overview of the Brown Act [Open Meetings for Local Legislative Meetings].

Before Mr. Henderson started his presentation, Chair Sanders asked about committee members conversing with each other and what they're permitted and not permitted to do. Mr. Henderson replied not to communicate with each other outside of noticed meetings.

Some of the highlights of the presentation included:

- The purpose of the Brown Act
- The definition of what constitutes a meeting
- The use of technology when communicating with each other
- Substance v. procedure
- Developing a collective concurrence
- Common scenarios that ARE and ARE NOT likely meetings

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- Personal opinions—while allowed, they need to be prefaced clarifying that these comments are NOT the opinions of the committee—they are personal
- Where the meetings must occur
- Notification to the public about when the meeting will be held and where
- Rules regarding teleconferencing when participating in a meeting

•

Mr. Agredano asked whether speaking to another committee member to learn about what has been at previous meetings would constitute a violation of the Brown Act. Mr. Henderson replied in the affirmative.

Mr. Moore reported that he had attended and participated in a large number of Brown Act meetings and had never seen such a restrictive interpretation of the Brown Act—an interpretation that suppresses thoughtful deliberation.

—There was no solicitation of public comment.—

D.1 ~ DRAFT REPORT AND PROCESS REQUIRED BY STATUTE

Chair Sanders went through the previously drafted REPORT OF THE FACILITIES ADVISORY "7-11" COMMITTEE TO THE BOARD OF EDUCATION.

x The overview included:

- The statute that created and necessitated the committee
- The pathway from the Board of Education through the committee through the public and then back to the Board of Education
- Details about the Adams Middle School site
- Details about the Portola Middle School site
- Details about the Harmon Knolls Elementary School site
- Details about the Seaview Elementary School site

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- The statutory requirements about what must happen once a site has been declared surplus

Mr. Moore asked how the four sites were determined. Ms. Meija Hooper explained that the list came from the Board of Education.

Vice Chair Rinteela asked for a clarification stating that it was his understanding that all that was left in the process was finalizing the minutes and then presenting this report to the public and the Board of Education. Mr. Henderson explained that the draft report had been prepared and, pending that there were no amendments, the process now needs to provide approved minutes before bringing this before the public and then the Board of Education.

When going over each site, Mr. Gosney tried to delineate to the new committee members some of the down sides associated with each site that might affect its potential reuse and value if put up for sale.

Ms. Toms reported that the County had determined that about 274 residential units could be built on the Seaview site. That would be ignoring the CC&Rs [Covenants, Conditions, and Restrictions].

—There was no solicitation of public comment.—

E.1 ~ ELECTION OF COMMITTEE SECRETARY

Chair Sanders opened up nominations to fill the vacancy of Recording Secretary.

Mr. Rinteela nominated Don Gosney with Maureen Toms seconding the nomination. There were no other nominations. Hearing no objections the position was filled.

—There was no solicitation of public comment.—

DRAFT

E.2 ~ CALENDAR FOR FUTURE MEETING DATES

When confronted about next steps and how long this process might take, Mr. Henderson told the committee that they could approve of this report and the minutes, have one public meeting and send this to the Board of Education 'next' month.

At the request of the Chair, Mr. Rinteela made a motion for such time to extend the meeting sufficient to set the next meeting date. The motion was seconded by Mr. Agredano. Hearing no objections, the motion was adopted.

After discussion detailing which dates were NOT acceptable, with a show of hands the next meeting was scheduled for **JUNE** 1 (to last two hours).

—There was no solicitation of public comment.—

With no other business before it, the meeting was adjourned at 8:01 PM.

MINUTES SUBMITTED BY DON GOSNEY

Approved on XXXX

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Disposition of Surplus Property: 7-11 Committee Duties

- Scope of Duties from Education Code:
  (a) Review the projected school enrollment and other data provided by the District to determine the amount of surplus space and real property;
  (b) Establish a priority list of use of surplus space and real property that will be acceptable to the community;
  (c) Cause to have circulated throughout the attendance area the priority list and provide for hearings of community input on acceptable uses, including sale or lease for child care development purposes per Education Code section 17458;
  (d) Make a final determination of limits of tolerance of use; and
  (e) Provide a written report to the Board recommending a determination of whether real property is surplus and recommending uses of surplus space and real property.
  (Ed. Code § 17390)

Disposition of Surplus Property: 7-11 Committee Report

- **Committee Report should include:**
  - A determination regarding the highest and best use of Property;
  - (Optional) Information based on a District-obtained appraisal of the property to assist in determination of the most profitable use and fair market value; and
  - (Optional) Information based on a District-obtained title report to evaluate the effect of any restrictions, covenants or reversionary clauses.
- Board should consider recommendations of 7-11 Committee and adopt a Resolution regarding intended disposition of real property, if any.

Adams Site

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.

Harmon Knolls Site

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.

Portola Site

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.

Seaview Site

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

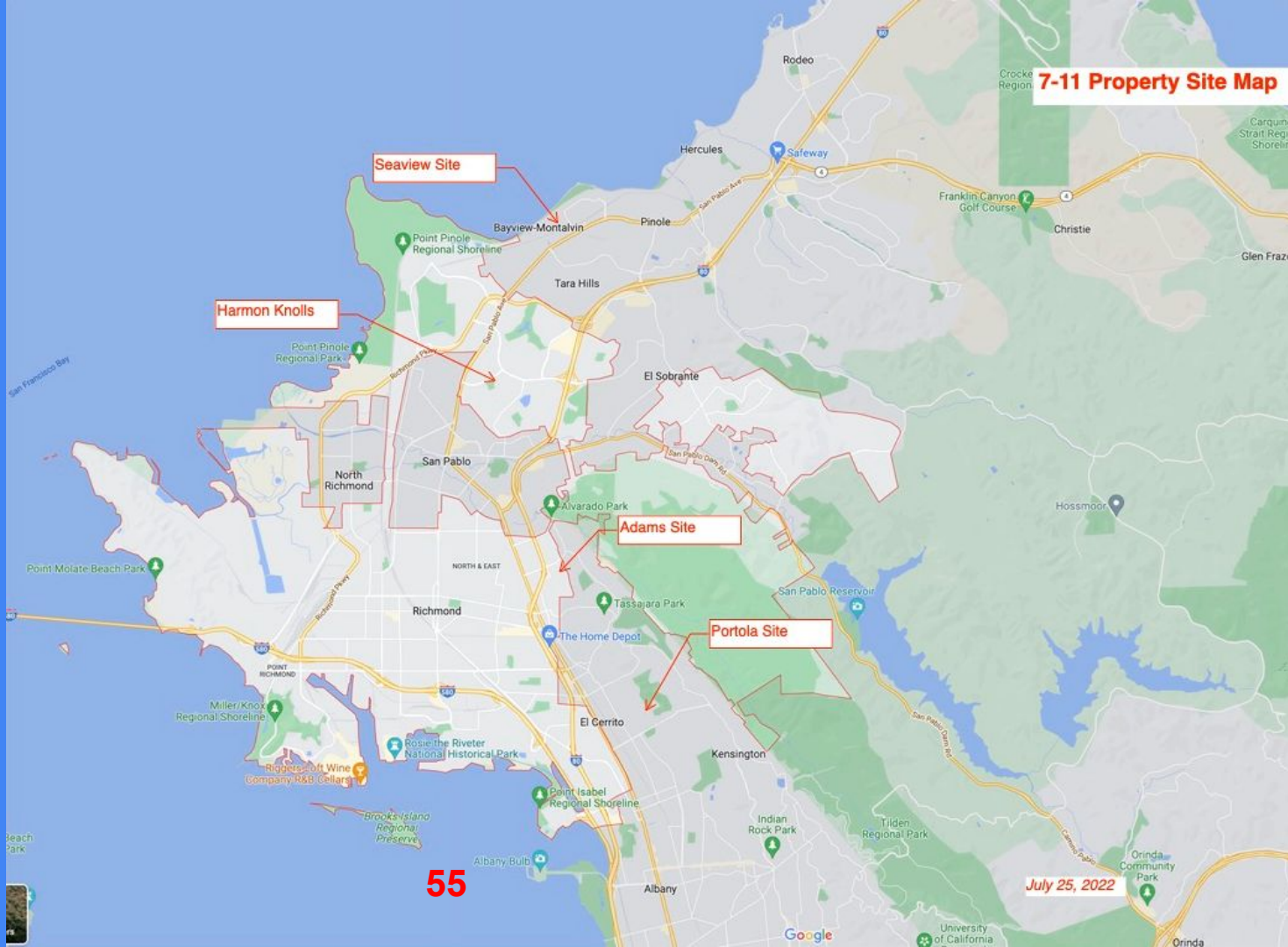
2. Alternatively, the 7-11 Committee recommends that the Board consider the Seaview Site property, or a portion thereof, as surplus property and seek to offer the property or develop the property as open market/market rate housing, either through sale or long-term lease.

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.

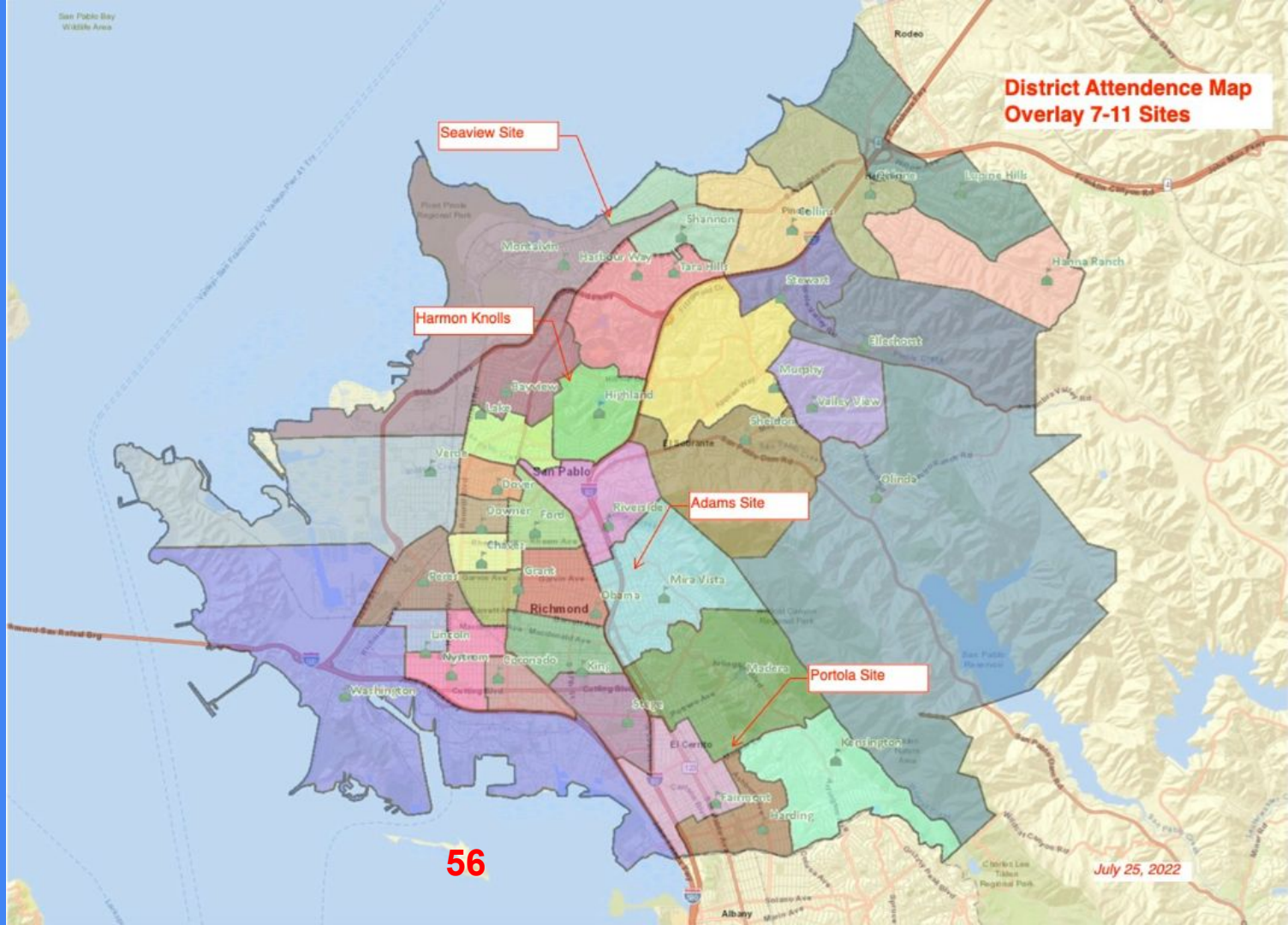
WCCUSD Map

Properties Under Consideration



WCCUSD District Attendance Map

Properties Under Consideration




Adams Site
Adams Site
Location: 5000 Patterson Circle Richmond, CA 94805
Size: 8.85 acres
Closed: 2009
Zoning: Government/ Public Use
Arlington Blvd
Patterson Cir
Rosalind Ave
Vale Ave
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
Mouse Navigation
Save
Clear
57

Harmon Knolls Site

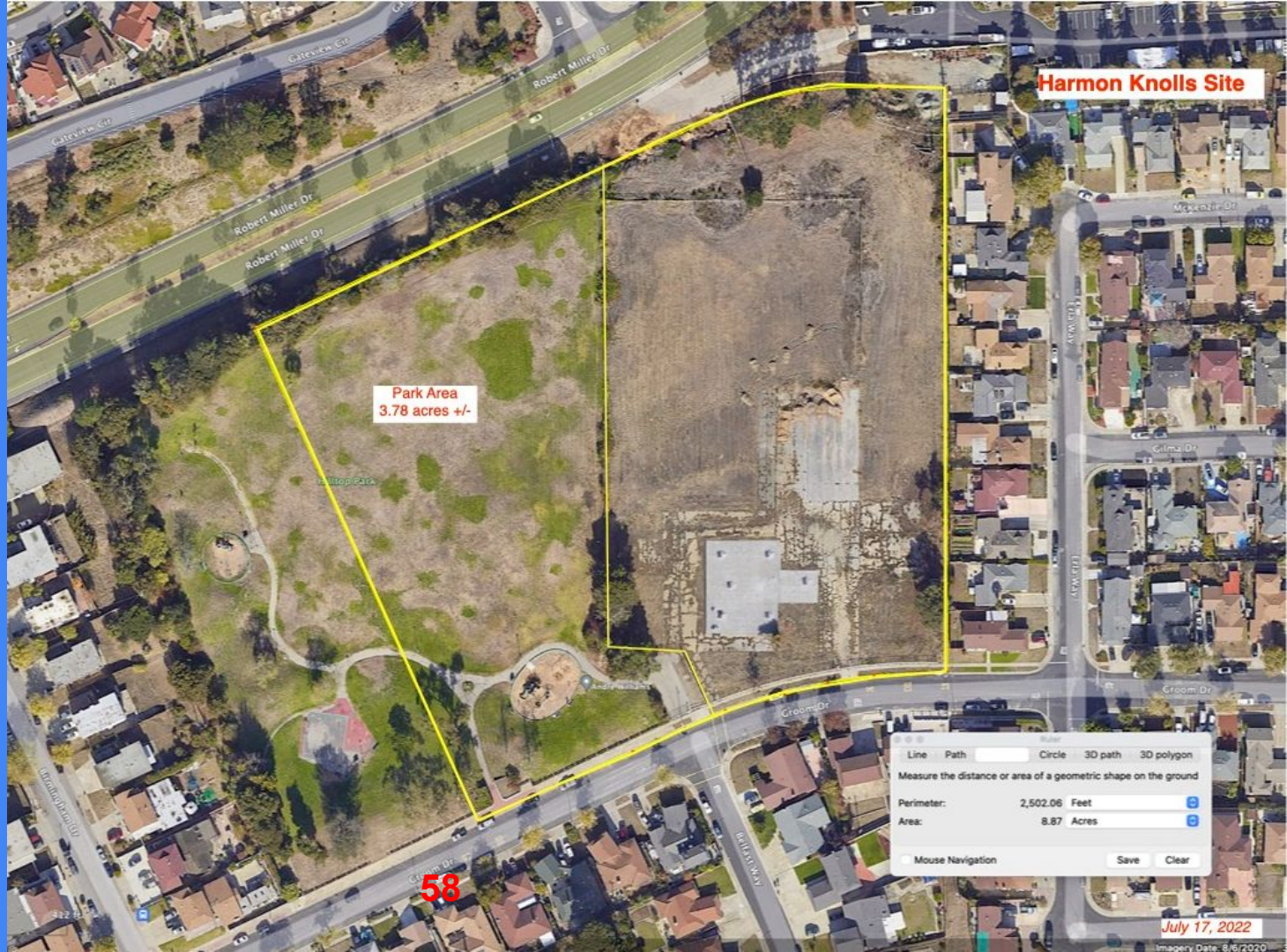
Location: 2853 Groom Drive Richmond, CA 94806

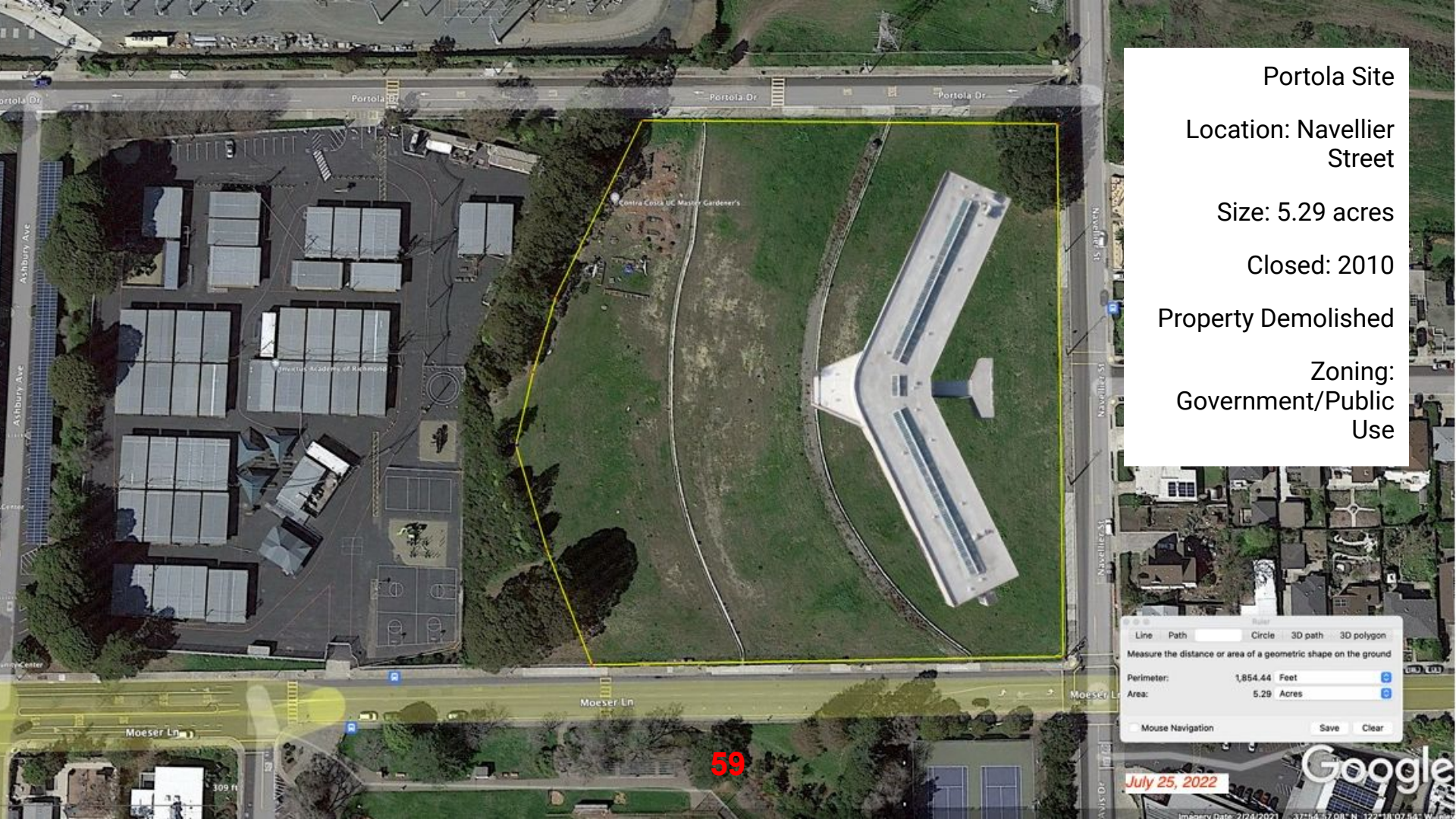
Size: 8.87 acres

Closed: 2003

Property Demolished

Zoning: Government/Public Use




Portola Site
Location: Navellier Street
Size: 5.29 acres
Closed: 2010
Property Demolished
Zoning: Government/Public Use
Portola Dr
Moeser Ln
Navellier St
Ashbury Ave
Contra Costa UC Master Gardener's
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
Google

Seaview Site

Location: 2000 Southwood Drive, San Pablo, CA 94806

Size: 7.7 acres

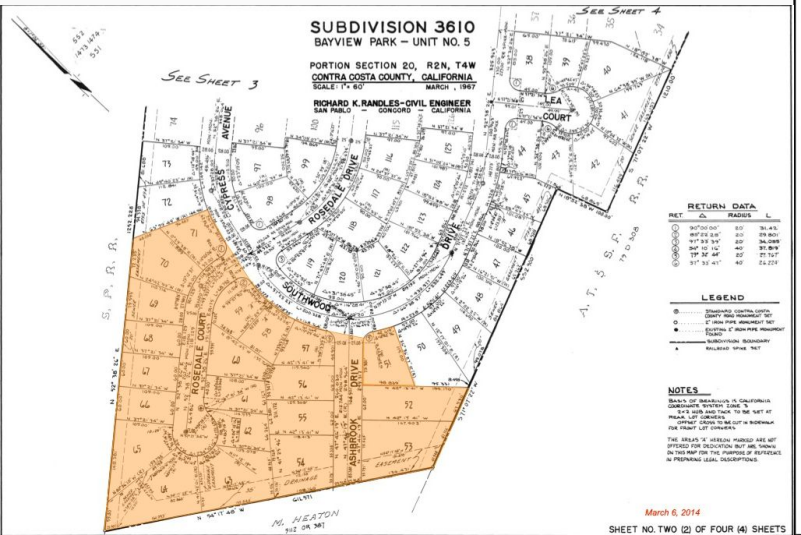
Closed: 2005/2009

Zoning: Government / Public Use

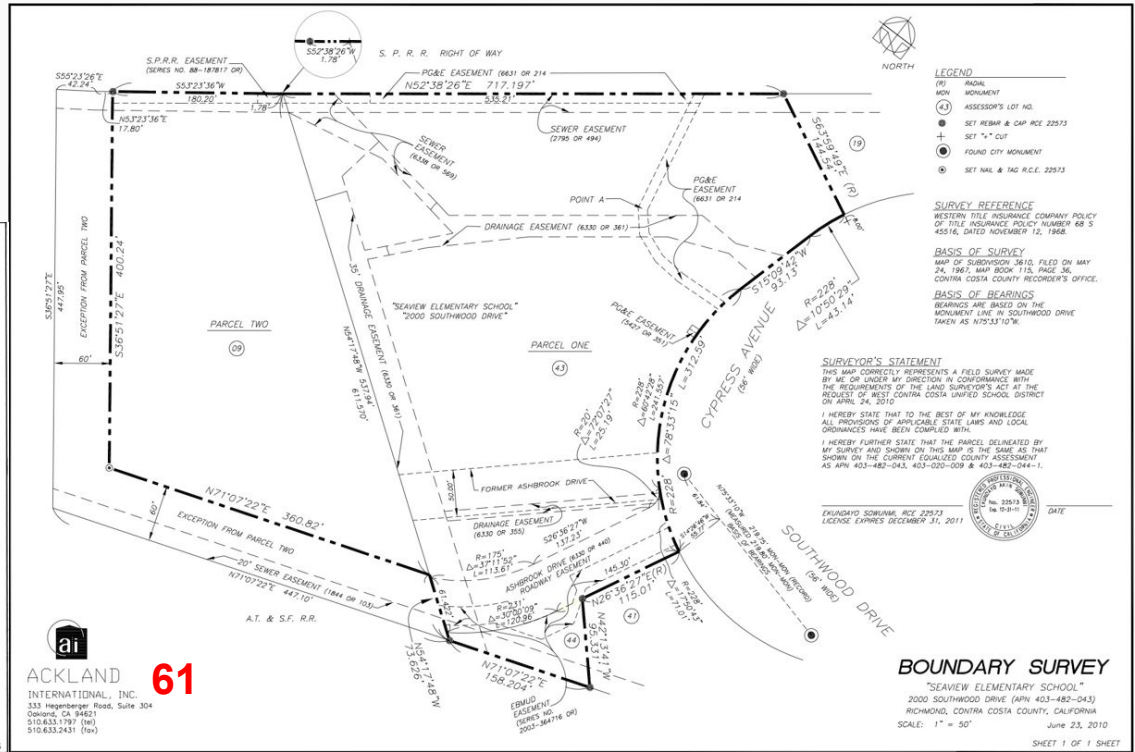


Seaview Property

Seaview Tentative Map



Seaview Boundary Survey



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

1108 Bissell Ave.
Richmond, CA 94801-3135

Phone: (510) 231-1100

SchoolWorks, Inc.

8700 Auburn Folsom Rd, 200
Granite Bay, CA 95746

Phone: 916-733-0402

2025/26 DEMOGRAPHICS AND ENROLLMENT PROJECTIONS

FEBRUARY 2026



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EXECUTIVE SUMMARY

West Contra Costa Unified School District consists of 36 elementary schools, six middle schools, six comprehensive high schools and a number of other programs. West Contra Costa Unified School District has experienced declining enrollment over the past ten years from an enrollment of 28,679 students during the 2016/17 school year to the current enrollment of 24,592 students.

West Contra Costa Unified School District is projected to decline in enrollment by 1.21% (or 298 students) for the 2026/27 school year. The District is projected to continue declining in enrollment over the next six years, with a projected 22,329 students in the 2031/32 school year. This is a total decline of 2,263 students, which is a decrease of 9.20%.

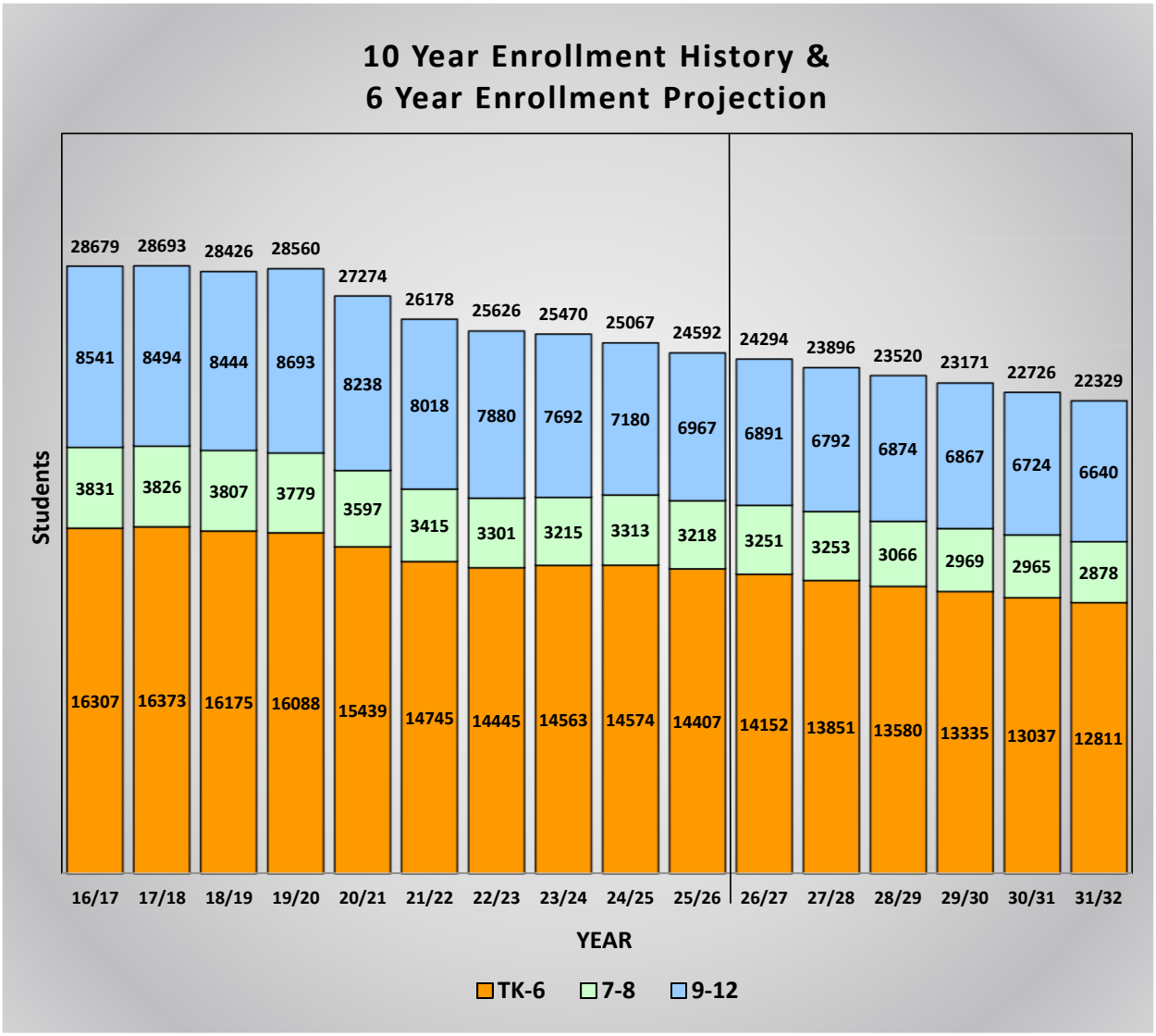
Future impacts from new housing development is predicated upon information provided by local municipalities on the development of 1,762 housing units (not counting studios or 1-bedroom apartments) over the next six years. If the building rates increase or decrease, then the timeline shown in this Study will need to be modified accordingly. These projected new developments in the District's boundary are expected to generate 13 students next year, or a total of 356 students in the next six years.

Based on current District loading standards and classroom space, the District has a net classroom capacity of 30,642 students, and a current enrollment of 24,592 students. This gives the District a current utilization factor of 80.3%. The projected utilization factor in six years will be 72.9%. This assumes loading standards remain constant and no additional facilities are built or removed.

These projections assume the transfers between schools remain consistent. If changes in facilities, schedules, programs or policies are made, then the patterns may be impacted.

Ten Year Enrollment History and Six Year Enrollment Projections

This graph shows a summary of the projections for the entire District. It shows the current enrollment for 2025/26, the historic enrollment for the past nine years, and the projected enrollment for the next six years. The end result is a total of 22,329 students in the District in 2031/32.



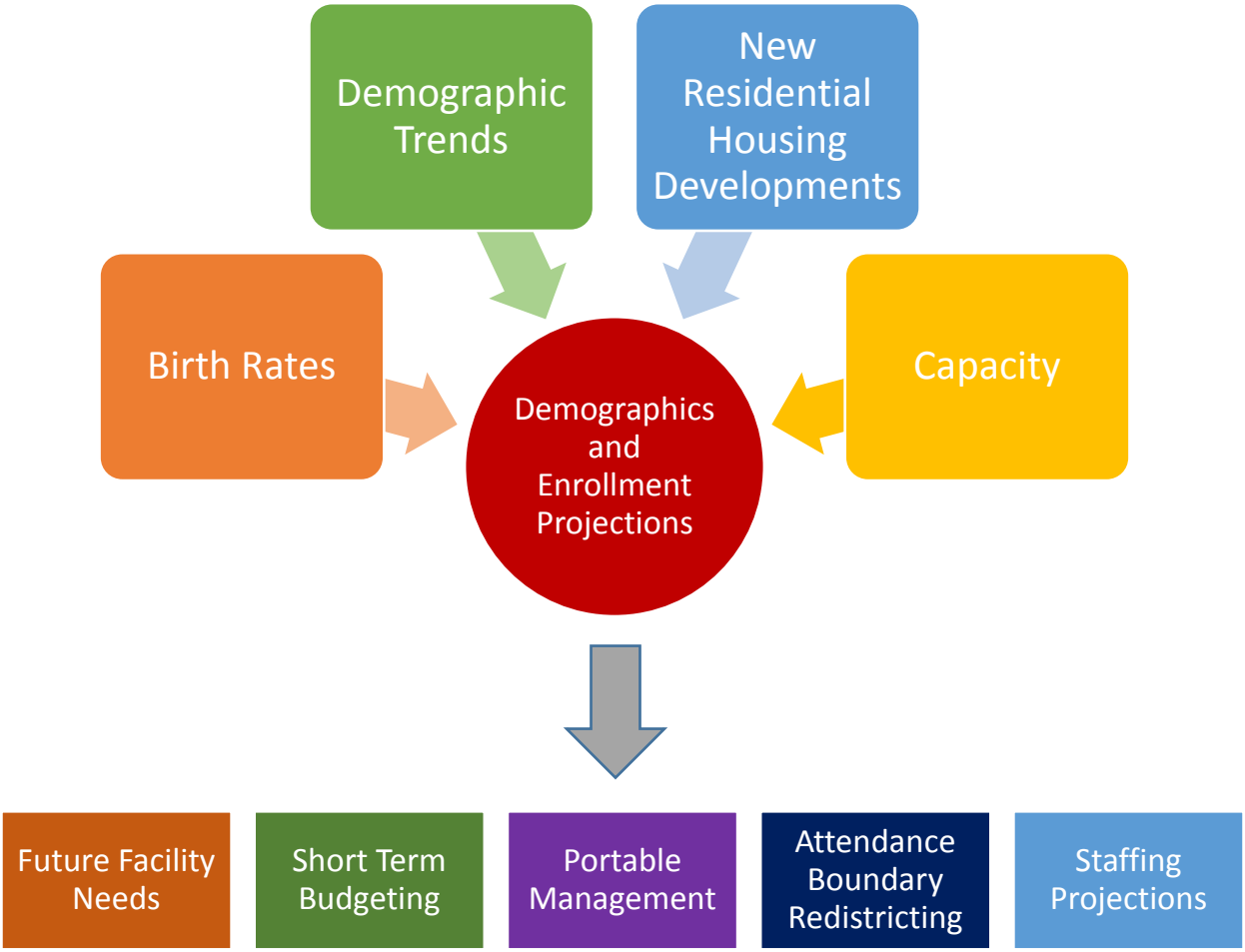
The West Contra Costa Unified School District has experienced declining enrollment over the past ten years from an enrollment of 28,679 students during the 2016/17 school year to the current enrollment of 24,592 students.

This graph is color coded by grade groupings:
Orange represents the historic and projected enrollment for the elementary school grades TK-6.
Green represents the historic and projected enrollment for the middle school grades 7-8.
Blue represents the historic and projected enrollment for high school grades 9-12.

The entire District enrollment is shown at the top of each bar.

INTRODUCTION

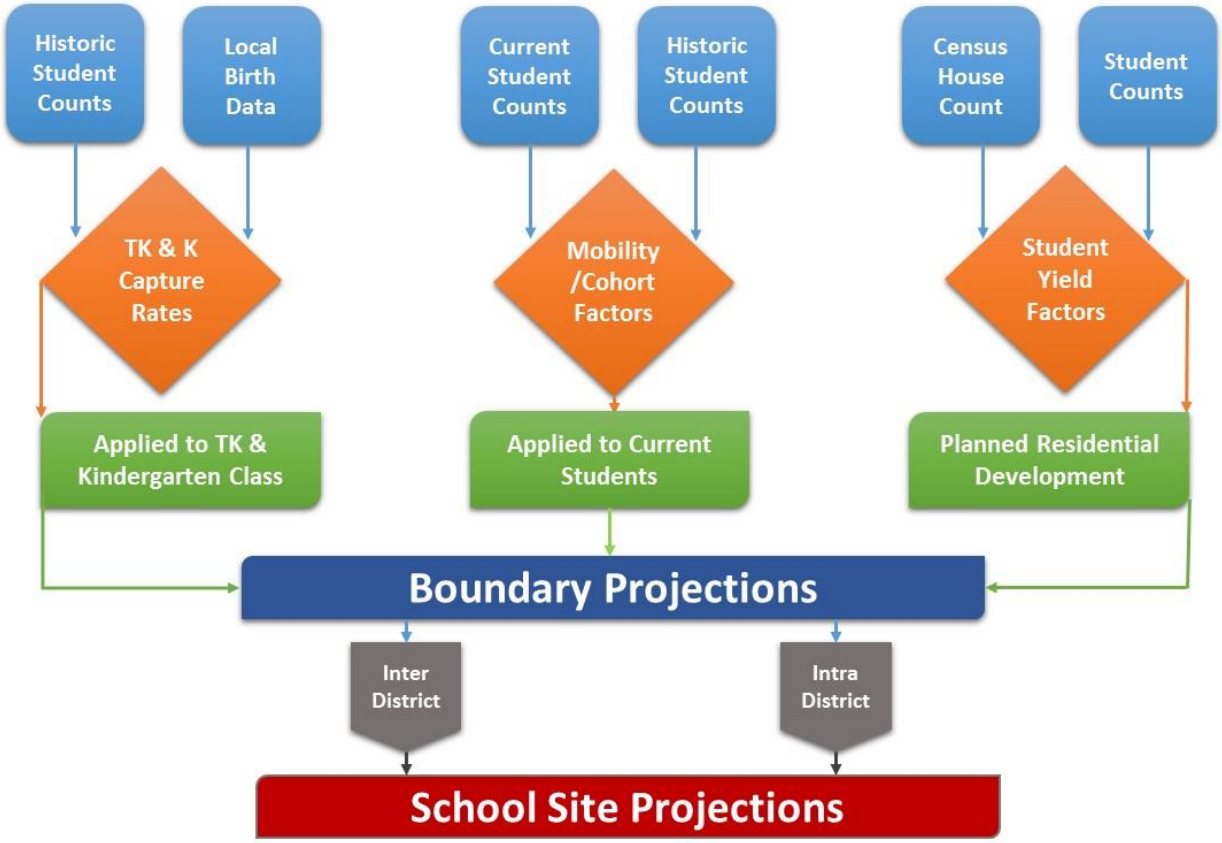
This Demographics and Enrollment Projections Study provides a comprehensive enrollment analysis for the West Contra Costa Unified School District. The district-wide and school-specific enrollment projections are meant to serve as a planning tool to help with both long- and short-term planning. Demographic Studies examine the factors that influence school enrollments, namely trends in demographics, birth rates, and housing development. They are also used as a tool to identify certain facility planning requirements such as capacity, utilization of existing facilities, planning for modernization or new construction, and attendance boundary redistricting.



This Study provides information based on the 2025/26 District enrollments and programs, local planning policies and residential development. As these factors change and timelines are adjusted, the Demographic and Enrollment Projections Study should be revised to reflect the most current information.

METHODOLOGY

The chart below summarizes the inputs to calculate the boundary and school site projections.



The **enrollment projections** for each school are generated using a State standard weighted cohort trend analysis. The basic projections are created by studying the individual geographic areas. Once the trends are analyzed for each area, the base projections are modified using the following procedures:

a) **Birth rates** are used to project future kindergarten and transitional kindergarten enrollment. It is assumed if the births indicate there was an increase of 4% one year, then there will be a corresponding 4% increase in the kindergarten class five years later or the transitional kindergarten class four years later.

b) **New Housing Development** rates and **yield rates** are compared to the historical impact of development, and if the future projections exceed the historical values, the projections are augmented accordingly.

c) **Inter-District student** counts are not included in the base geographic trend analysis since these students reside outside of the District. Therefore, the current number of students-per-school and students-per-grade are added to the base projections.

d) **Intra-District students** are those who transfer from one school to another. The number of students transferring into and out of each school are calculated and used to determine the difference between the projections for students living in each attendance area versus those that are projected to attend the school.

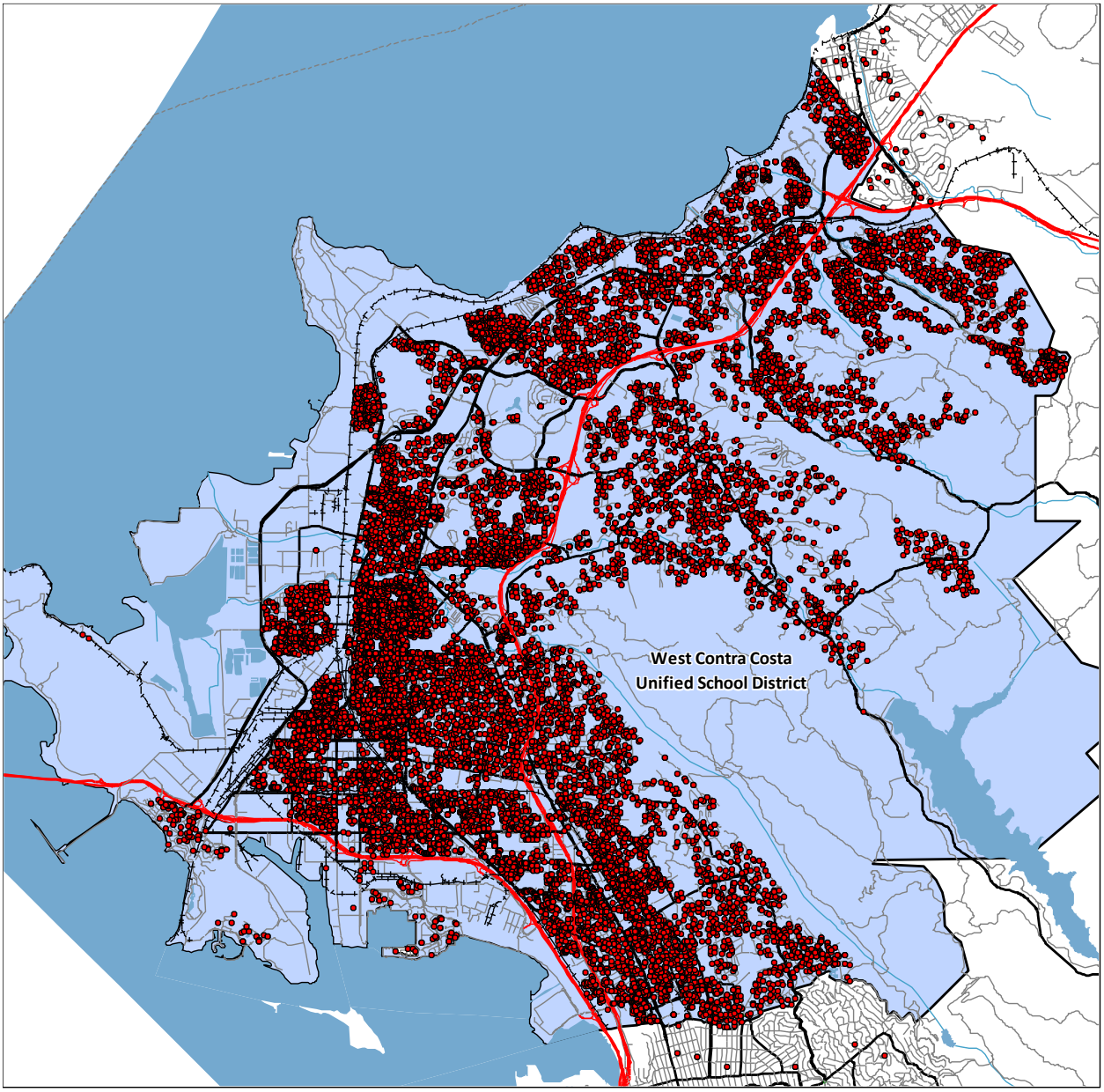
e) The projections for **special education students** and **alternative programs** are created by assuming those programs typically serve a percentage of the total District population. Therefore, as the District grows or declines, the enrollment in those programs would increase or decrease accordingly.

f) **Cohort Trend Analysis**: The number of students living in the boundary are used to generate the cohort factors. The annual trends over the past three years were analyzed and the average cohort was calculated with each year weighted evenly. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years.

Neighborhood School Attendance Area Analysis: Each school attendance boundary is input into our GIS (Geographic Information Systems) Software. Students are counted in each of the attendance area boundaries based on their residential address and can be studied to view optimum and balanced utilizations. Attendance pattern maps for each individual boundary will analyze impacts of intra-district transfers from within the district boundary, as well as inter-district transfers from neighboring school districts.

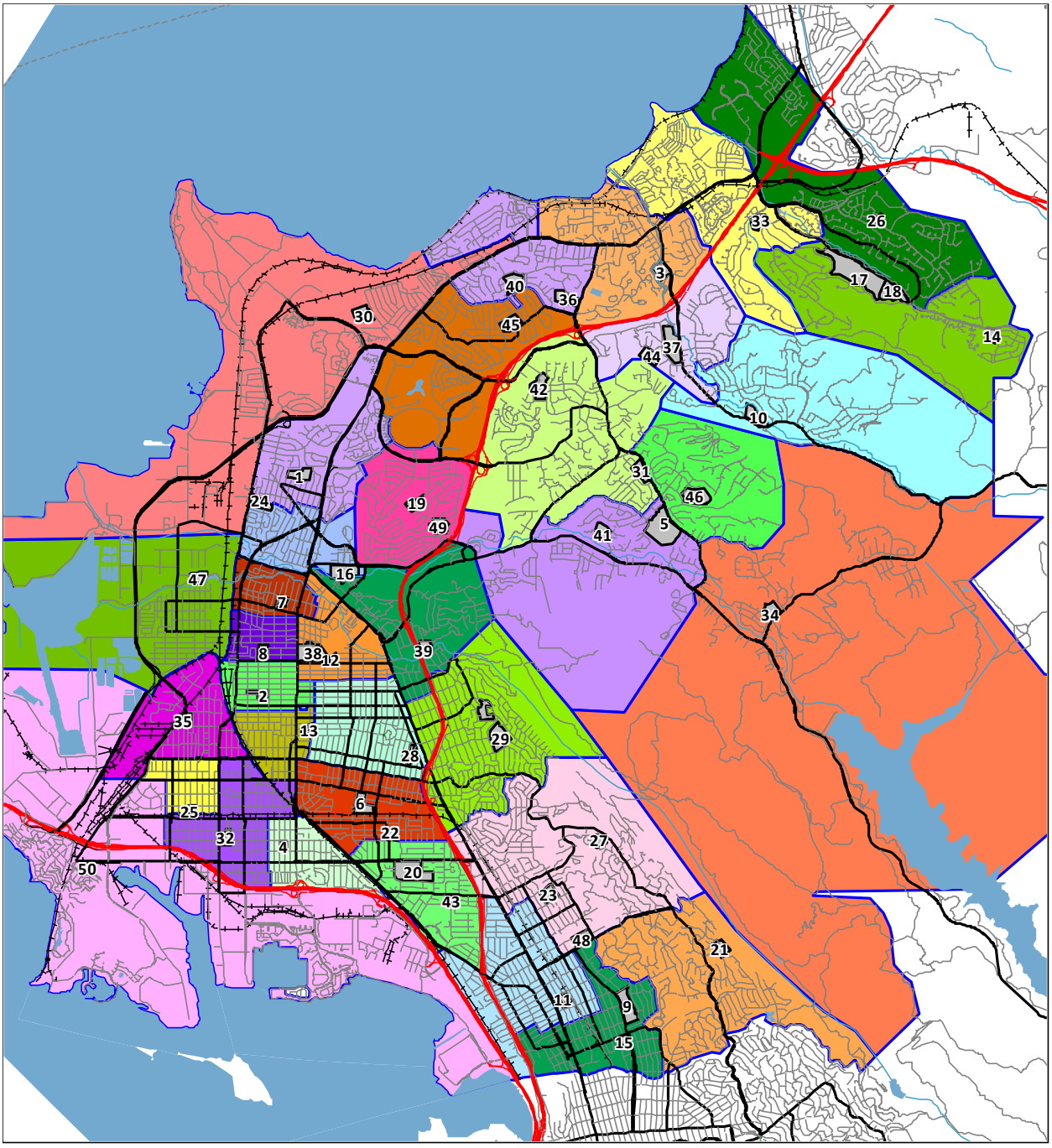
DISTRICT BOUNDARIES

District Map with Student Residential Locations



This map shows the District boundary along with the location of each student based on their residential address. This geographic data is the foundation for our demographic analysis. Any red dots outside the District boundary will represent students attending one of the District schools or programs but have a residence outside the District. This map also identifies different areas of student population density.

School Locations and Elementary Boundaries

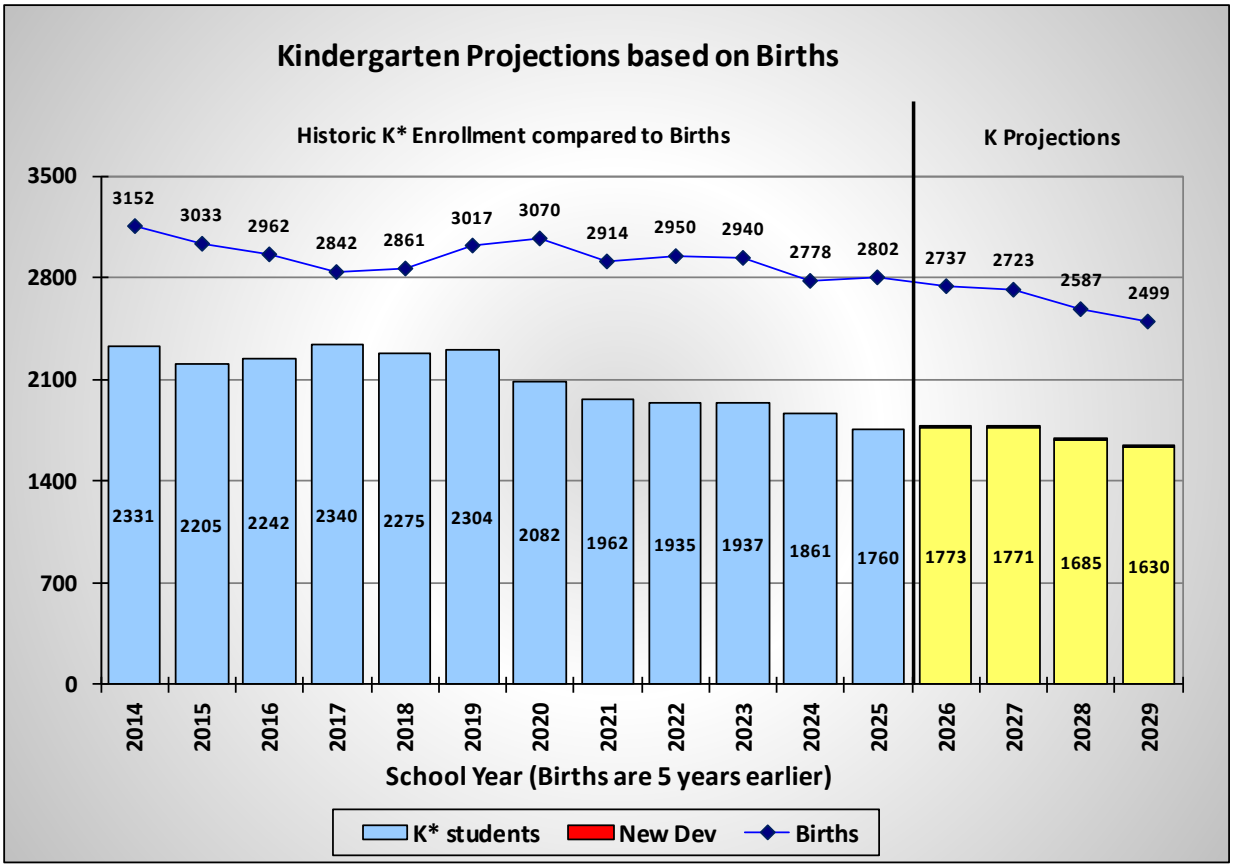


West Contra Costa Unified School District elementary boundaries are shown in color shaded areas.

Id	School	Grades	Id	School	Grades
1	Bayview Elem	TK-6	26	Lupine Hills Elem	TK-5
2	Chavez Elem	TK-6	27	Madera Elem	TK-6
3	Collins Elem	TK-6	28	Michelle Obama Elem	TK-6
4	Coronado Elem	TK-6	29	Mira Vista Elem	TK-8
5	De Anza High	9-12	30	Montalvin Elem	TK-8
6	DeJean Middle	7-8	31	Murphy Elem	TK-6
7	Dover Elem	TK-6	32	Nystrom Elem	TK-6
8	Downer Elem	TK-6	33	Ohlone Elem	TK-5
9	El Cerrito High	9-12	34	Olinda Elem	TK-6
10	Ellerhorst Elem	TK-6	35	Peres Elem	TK-8
11	Fairmont Elem	TK-6	36	Pinole Middle	7-8
12	Ford Elem	TK-6	37	Pinole Valley High	9-12
13	Grant Elem	TK-6	38	Richmond High	9-12
14	Hanna Ranch Elem	TK-5	39	Riverside Elem	TK-6
15	Harding Elem	TK-6	40	Shannon Elem	TK-6
16	Helms Middle	7-8	41	Sheldon Elem	TK-6
17	Hercules High	9-12	42	Soskin Middle	7-8
18	Hercules Middle	6-8	43	Stege Elem	TK-6
19	Highland Elem	TK-6	44	Stewart Elem	TK-8
20	Kennedy High	9-12	45	Tara Hills Elem	TK-6
21	Kensington Elem	TK-6	46	Valley View Elem	TK-6
22	King Elem	TK-6	47	Verde Elem	TK-8
23	Korematsu Middle	7-8	48	Virtual Academy	K-12
24	Lake Elem	TK-6	49	Vista High	7-12
25	Lincoln Elem	TK-6	50	Washington Elem	TK-6

HISTORIC BIRTH RATES

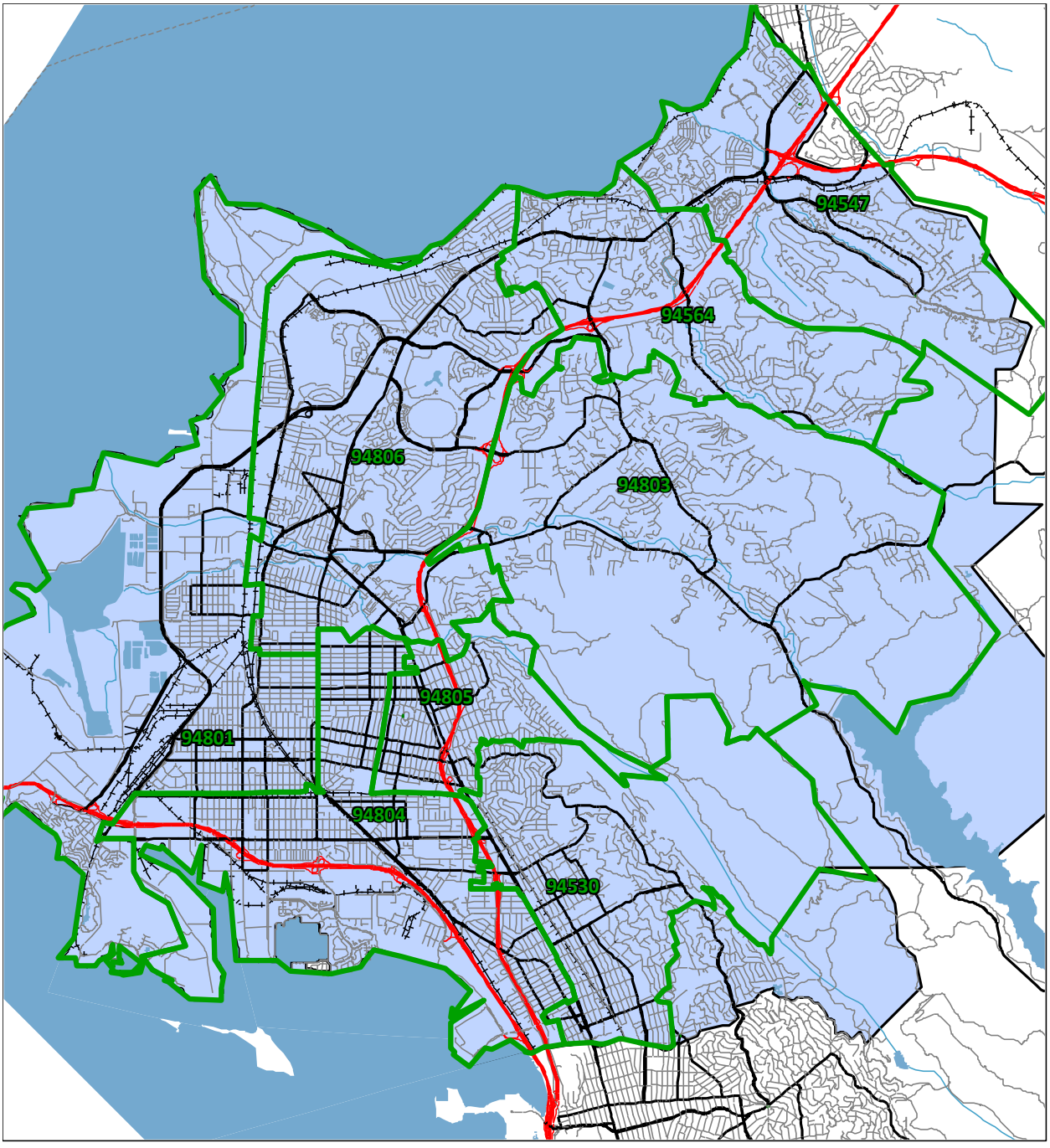
The following section is an analysis of the number of births in the West Contra Costa Unified School District. The number of births are compiled by zip code regions and provided by the Department of Health. The zip code areas do not exactly match the District boundaries and therefore the zip codes 94530, 94547, 94564, 94801, 94803, 94804, 94805, and 94806, which are in the District, were used for this analysis.



*Kindergarten Totals may include some Transitional Kindergarten students for some of the past years to more accurately correlate a 12-month period of births to a 12-month period of enrollment.

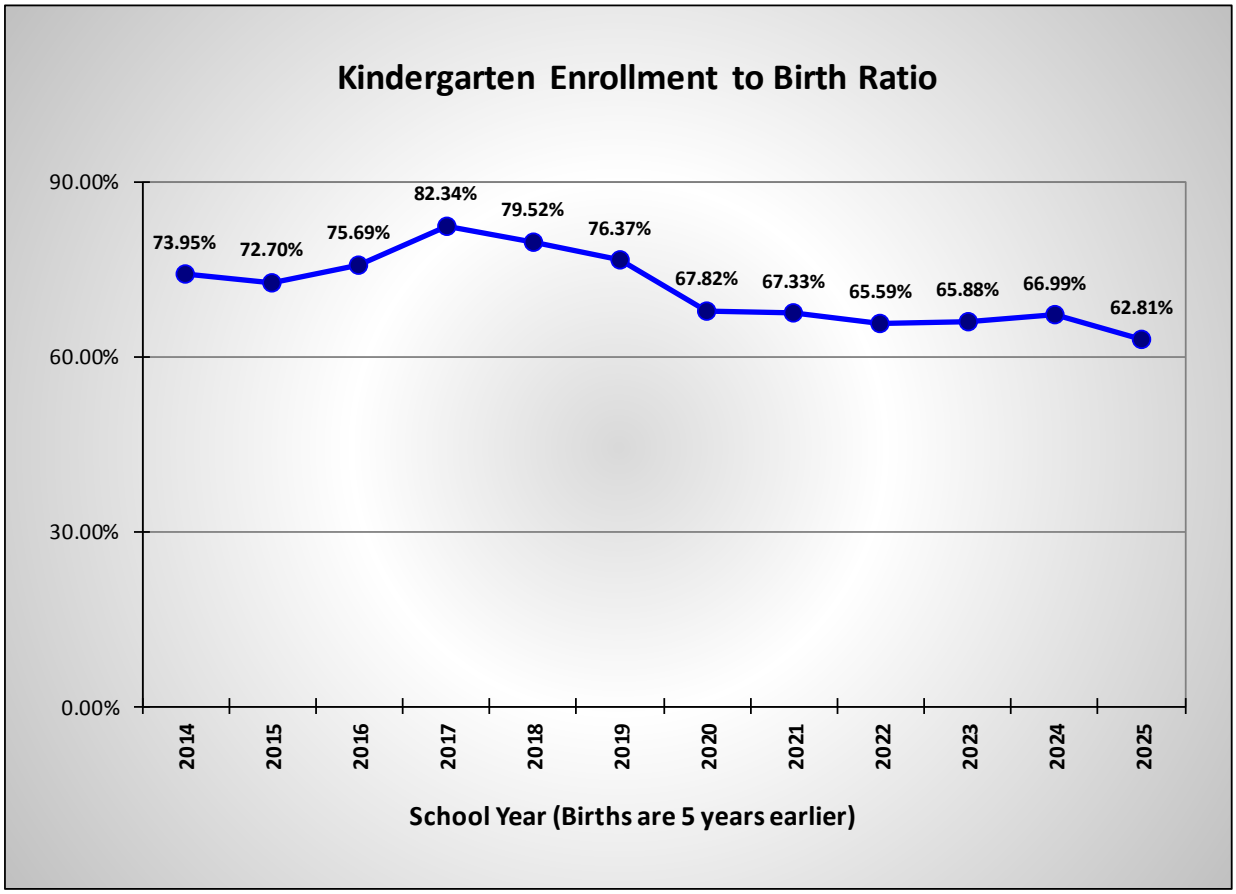
The above figure illustrates the correlation between births in the District area and the number of kindergarten students attending West Contra Costa Unified schools five years later. The number of births between 2009 and 2020 has averaged about 2,943 per year. The recent birth rates over the past four years (2021 to 2024), which will generate the kindergarten classes for the next four years (2026 to 2029), have been between 2,499 and 2,737. We have assumed a kindergarten capture rate of 64% for the projections.

Zip Code Map



The above map shows the comparison between the District boundary and the zip codes.

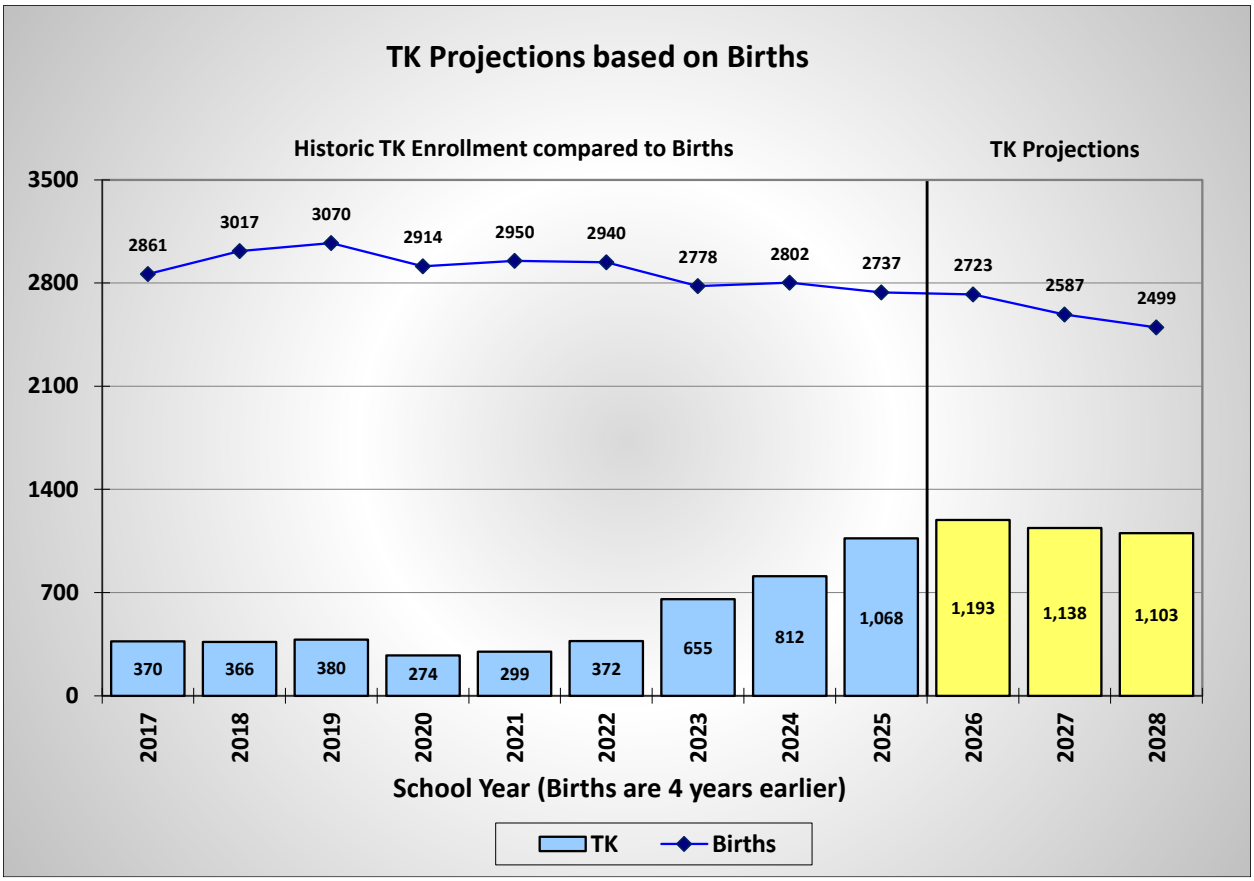
Historic Kindergarten Capture Rates



This figure shows the kindergarten capture rates for the past 12 years. Since the birth data is derived from zip code areas, which do not exactly match with the District boundaries, the capture rate also accounts for differences in the coverage areas. Low capture rates are common when a district serves only a portion of a large zip code area. A large capture rate is possible when families move into the area after the children were born, but before they arrived for kindergarten. Overall, the District has had a stable capture rate with a 12 year average of 71.42%.

Transitional Kindergarten

The Transitional Kindergarten (TK) program started in 2012 to provide an extra year for young children to get ready for kindergarten. Currently, the TK program allows all four year-olds who will turn five between September 1 and August 31. Some districts allow parents with children just outside that window to also participate in the program. Even though the window for the TK program is a full 12 months, participation in the TK program is typically less than 90% of the total kindergarten enrollment.



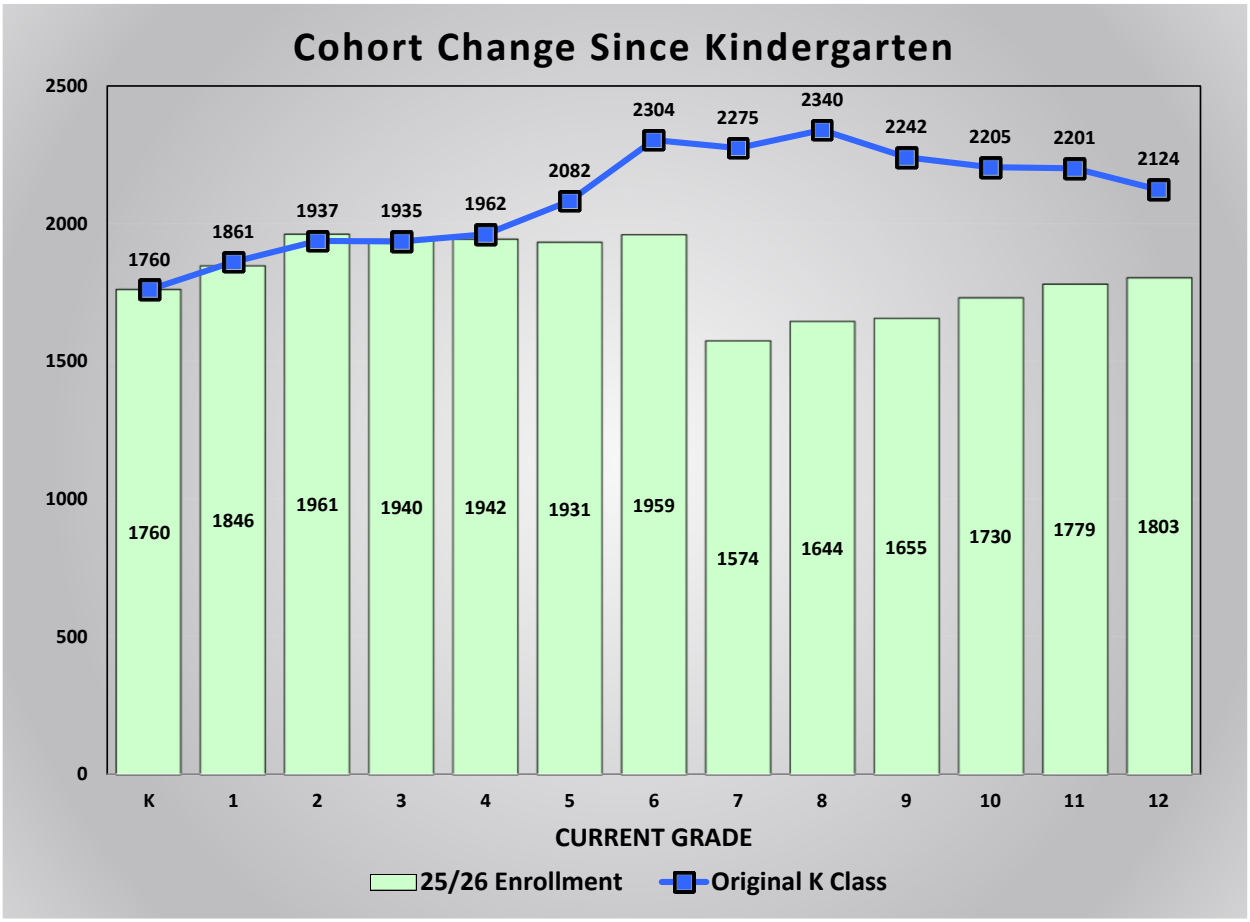
The TK projection for 2026/27 shows a total of 1,193 students.

TK/K Projection Summary by School

West Contra Costa Unified School District
TK/K Enrollment Planning

	26/27		27/28		28/29		29/30	
School	**TK**	**K**	**TK**	**K**	**TK**	**K**	**TK**	**K**
Bayview	21	46	20	46	19	44	19	43
Chavez	26	49	25	49	24	47	24	45
Collins	38	39	37	40	37	39	36	39
Coronado	20	38	19	38	18	36	18	35
Dover	22	45	21	45	20	43	20	42
Downer	26	43	25	43	24	41	24	40
Ellerhorst	36	39	34	39	33	37	33	36
Fairmont	44	66	42	66	42	65	42	64
Ford	26	39	25	39	24	37	24	36
Grant	22	60	21	60	20	57	20	56
Hanna Ranch	40	60	38	60	37	57	36	55
Harding	20	59	19	59	18	56	18	55
Highland	20	48	19	48	18	46	18	44
Kensington	75	59	71	59	69	56	68	54
King	22	43	21	43	20	41	20	40
Lake	39	38	37	38	36	36	35	35
Lincoln	29	39	28	39	27	37	27	36
Lupine Hills	40	51	38	51	38	49	38	48
Madera	20	61	19	61	18	58	18	56
Michelle Obama	40	55	38	55	37	52	36	50
Mira Vista	70	50	67	50	65	48	64	46
Montalvin	45	47	43	47	42	45	41	43
Murphy	43	55	41	55	40	52	39	50
Nystrom	28	50	27	50	26	48	26	46
Ohlone	42	64	40	64	39	61	38	59
Olinda	38	35	36	35	35	33	34	32
Peres	23	52	22	52	21	49	21	47
Riverside	24	46	23	46	22	44	22	43
Shannon	20	43	19	43	18	41	18	40
Sheldon	37	44	35	44	34	42	34	41
Stege	19	32	18	32	17	30	17	29
Stewart	19	32	18	32	17	30	17	29
Tara Hills	22	40	21	40	20	38	20	37
Valley View	23	25	22	25	21	24	21	23
Verde	14	30	13	30	13	29	13	28
Washington	40	62	38	62	37	59	36	58
West County Mandarin	60	90	58	89	57	86	56	84
Totals	**1,193**	**1,774**	**1,138**	**1,774**	**1,103**	**1,693**	**1,091**	**1,644**

Retention Rates Since Kindergarten



This chart compares the original kindergarten class size to the current enrollment for each grade. For example, the current 6th grade class has 1,959 students and six years ago the kindergarten class had 2,304 students. Overall the class sizes have decreased since kindergarten.

Historic Enrollment and Trends

West Contra Costa Unified
Historic Enrollment and Cohorts

	CalPADS Enrollment				Historic Cohorts			Weighted
Grade	22/23	23/24	24/25	25/26	22 to 23	23 to 24	24 to 25	Average
T K	372	655	812	1,068	283	157	256	227.5
K	1,935	1,937	1,861	1,760	2	-76	-101	-75.5
1	1,977	1,920	1,973	1,846	-15	36	-15	2.0
2	2,068	1,986	1,962	1,961	9	42	-12	9.5
3	2,140	2,039	1,990	1,940	-29	4	-22	-14.5
4	2,031	2,137	2,044	1,942	-3	5	-48	-22.8
5	2,036	1,936	2,055	1,931	-95	-82	-113	-99.7
6	1,886	1,953	1,877	1,959	-83	-59	-96	-81.5
7	1,623	1,605	1,688	1,574	-281	-265	-303	-286.7
8	1,678	1,610	1,625	1,644	-13	20	-44	-17.5
9	1,735	1,739	1,709	1,655	61	99	30	58.2
10	2,000	1,796	1,780	1,730	61	41	21	34.3
11	1,983	2,014	1,809	1,779	14	13	-1	6.2
12	2,162	2,143	1,882	1,803	160	-132	-6	-20.3
Totals	**25,626**	**25,470**	**25,067**	**24,592**	**5.1**	**-14.1**	**-32.4**	**-20.1**
Annual Change:		-156	-403	-475				

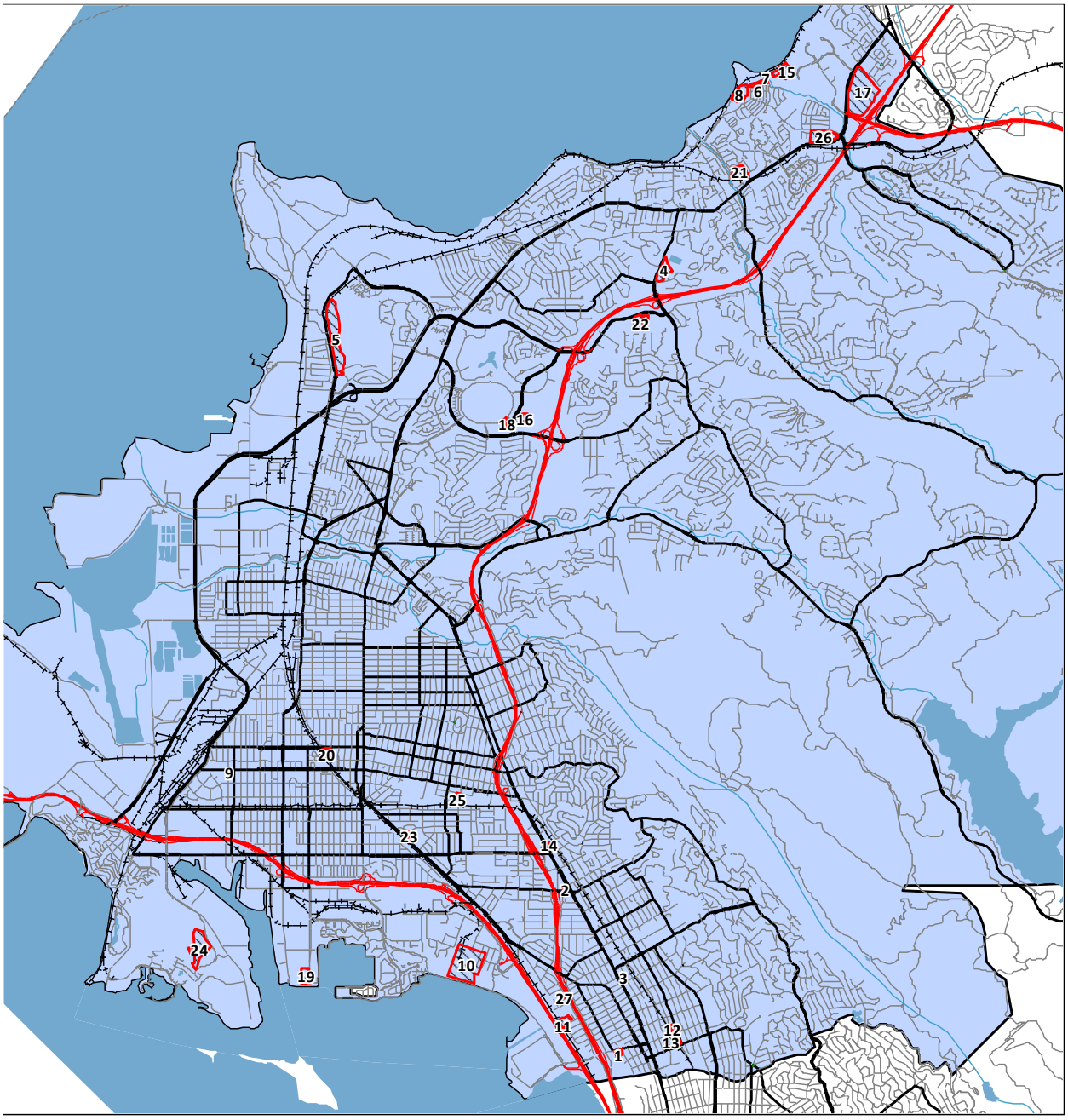
This chart shows the enrollment by grade level over the past four years. The cohort values were calculated for each grade and each year, along with the weighted average for each grade. A positive cohort value indicates that grade is expected to have more students than the previous grade last year. A negative value would mean that the grade has fewer students compared to the previous grade last year.

In general, a positive cohort is representative of growth and a negative cohort indicates a decline in enrollment. There are some exceptions. First grade usually has a positive cohort, as there are some students that do not attend kindergarten at public schools but arrive in first grade.

Another important item to notice is the current breakdown by grade level of the student population. Comparing the number of students in the lower grades to the upper grades can indicate potential increases or decreases in future enrollments. Also, if there is a large class or a small class, it will slowly cause a ripple in the enrollments as it advances a grade each year.

Finally, the annual change at the bottom of this chart indicates the net impact of the changes in enrollment over the past few years.

NEW HOUSING DEVELOPMENTS



This close up view of the District shows the location of the projected new development areas.

The City Planning Departments within the school district's boundary were contacted for input on new housing developments.

The projections used in this report are based on the following number of units (not counting studios or 1-bedroom apartments) projected from these developments:

ID	Name	Remaining Units	Six Year Projection
1	46 Townhomes	46	0
2	6115 Potrero Ave	38	38
3	921 Kearney St	59	59
4	Appian Villlage	154	154
5	Bay View at Richmond	4	4
6	Bayline Apartments	65	65
7	Block J	36	36
8	Blocks A-B-C-D The Bowl	0	42
9	Bob Dabney Plaza	24	24
10	Campus Bay MU Ph1	1,175	25
11	Cherry Blossom Row	81	81
12	El Cerrito Plaza Parcel A	99	99
13	El Cerrito Plaza Parcels B-D	155	155
14	Elora	36	36
15	Emblem	180	180
16	Garrity Way Townhomes	45	0
17	Hill Town	598	50
18	Hilltop Apartments	180	150
19	Marina Point	70	70
20	Metrowalk Ph2	150	150
21	Owl Ranch DR Horton	5	5
22	Pinole Vista	88	88
23	PLN25-0187	70	70
24	Quarry	76	76
25	Riveter	76	0
26	Sycamore Crossing	120	0
27	Villas at Renaissance	105	105
	Totals	**3,735**	**1,762**

Assuming that 1,762 of the 3,735 planned units are completed over a six year period, there would be an average of 294 new housing units per year. To determine the impact of the new housing development, each new housing unit is multiplied by the student yield rate. Currently, according to the 2020 Census data, the District student yield rate is 0.311 students per housing unit. For purposes of the enrollment projections in this report, we have applied a 65% factor to the yield rate as new homes initially tend not to yield as many students as the currently existing homes. This breaks down as follows:

West Contra Costa Unified School District
Student Yield Rate Analysis

Grade	2020 Students in District	2020 Housing Units	Census Student Yield Rate	Projected Student Yield Rate
Total TK-6	15,439	87,755	0.176	0.114
Total 7-8	3,597	87,755	0.041	0.027
Total 9-12	8,238	87,755	0.094	0.061
Total	**27,274**		**0.311**	**0.202**

Based on 2020 Census Data for school district.

The yield rate used for new construction eligibility determination in the State building program is 0.70 students per home for K-12 districts. The yield rate in the West Contra Costa Unified School District is significantly lower than the State average.

West Contra Costa Unified School District
New Development Construction
Housing Units per Year

School	26/27 Year 1	27/28 Year 2	28/29 Year 3	29/30 Year 4	30/31 Year 5	31/32 Year 6	Totals
Collins	0	60	60	34	0	0	154
Fairmont	20	30	110	85	0	0	245
Grant	0	0	0	50	50	50	150
Harding	0	20	20	45	84	85	254
Highland	0	0	0	0	60	90	150
King	0	0	0	0	35	35	70
Lincoln	0	12	12	0	0	0	24
Lupine Hills	0	0	60	60	60	50	230
Madera	36	0	19	19	0	0	74
Montalvin	4	0	0	0	0	0	4
Murphy	0	0	0	0	44	44	88
Ohlone	5	0	32	33	18	60	148
Washington	0	0	0	35	71	65	171
Elementary Totals	**65**	**122**	**313**	**361**	**422**	**479**	**1,762**
Soskin MS	0	0	0	0	104	134	238
DeJean MS	0	12	12	50	85	85	244
Hercules MS	5	0	92	93	78	110	378
Pinole MS	4	60	60	34	0	0	158
Korematsu MS	56	50	149	184	155	150	744
Middle Totals	**65**	**122**	**313**	**361**	**422**	**479**	**1,762**
De Anza HS	0	0	0	0	104	134	238
El Cerrito HS	56	50	149	149	84	85	573
Hercules HS	5	0	92	93	78	110	378
Kennedy HS	0	12	12	85	156	150	415
Pinole Valley HS	4	60	60	34	0	0	158
High Totals	**65**	**122**	**313**	**361**	**422**	**479**	**1,762**

Based on these estimated construction rates, the development will generate 13 students next year and a total of 356 students in the next six years.

CLASSROOM COUNTS AND CAPACITY

It is important to understand that capacity and classroom counts may be viewed different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding. The State also has its own loading standards per classroom as part of the eligibility determinations.

Another method for calculating capacity and number of classrooms is based on local District standards of class size and a definition of what is considered a full day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces.

The classroom counts and capacities defined in this Demographics and Enrollment Projections Study represent the rooms that have been identified by West Contra Costa Unified School District administration as designated fulltime teaching stations. This count is a net count and may not take into consideration other rooms which could be used as fulltime teaching stations but are needed for other programs offered by the District.

The classroom counts are shown for each school and are used to determine the capacity. The classroom counts represent the rooms that can be used for teaching purposes at each school site. The classroom counts may not represent the current classrooms being used, as there may be unused rooms on the school site. In some cases, there may be fewer classrooms counted than current teaching stations if some of the rooms being used were designed for other purposes but are currently being used as classrooms due to overcrowding.

SCHOOL PROJECTIONS

This Study provides a detailed analysis of student attendance patterns and enrollment for each school. This includes a boundary map illustrating that particular school's attendance patterns along with a chart showing the projected enrollment for the next six years. These charts indicate the actual enrollment at each school over the past four years along with the projected enrollment for the next six years. In addition, the number of students living in the boundary are shown for the same time period. If there are more students attending than live in the area, then there is a net inflow. If more students live in the boundary than attend the school, then there is a net outflow.

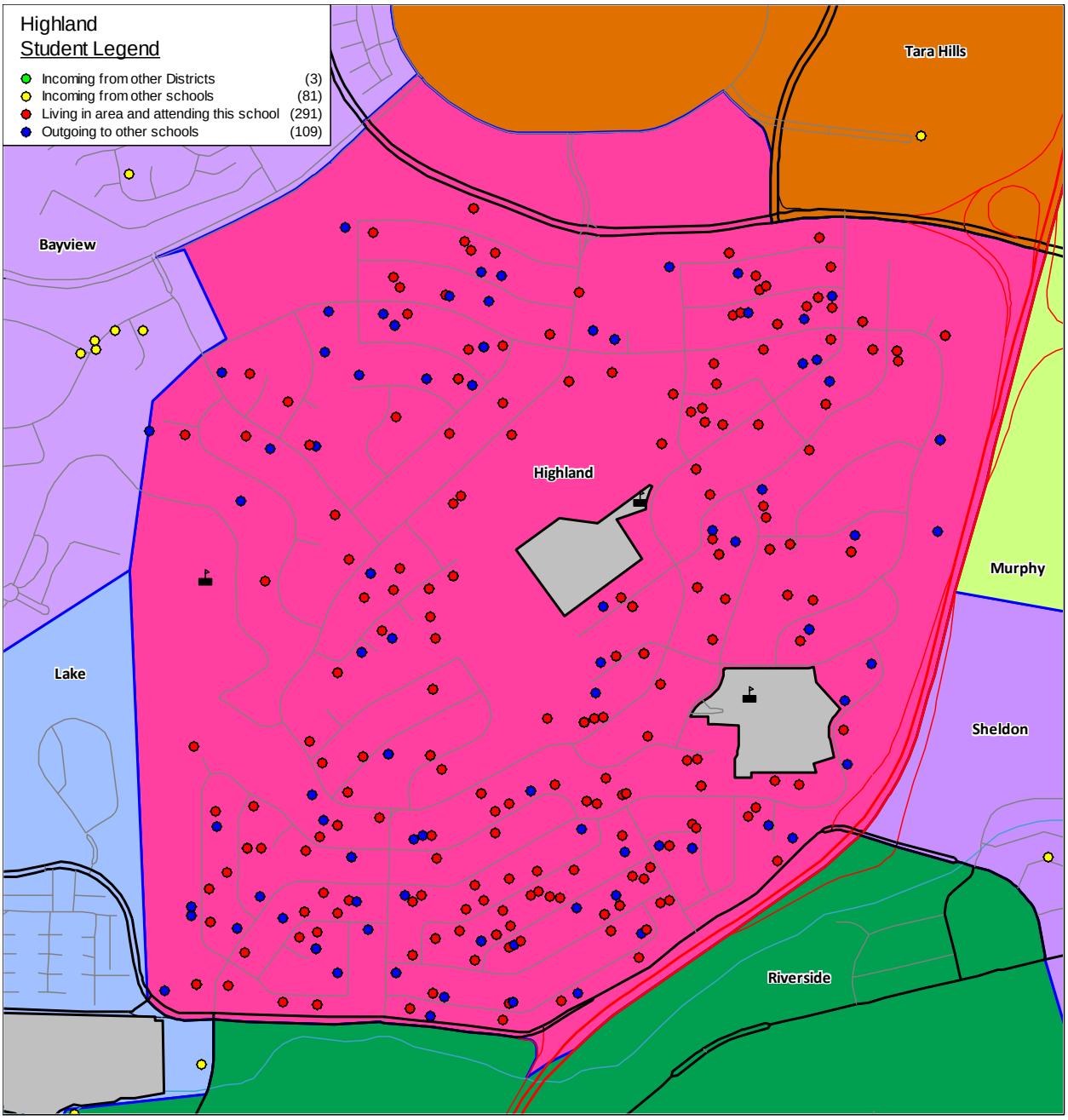
The current capacity is shown on these charts to identify if there will be classroom space available for the students. If space is not available, then the attendance patterns will likely need to change if the additional facilities are not provided. The capacity for each school was determined by using the following loading standards for each classroom identified:

Grade	Loading Standard
TK-K	20
1-3	20
4-6	28
7-8	30
9-12	30
SDC	12

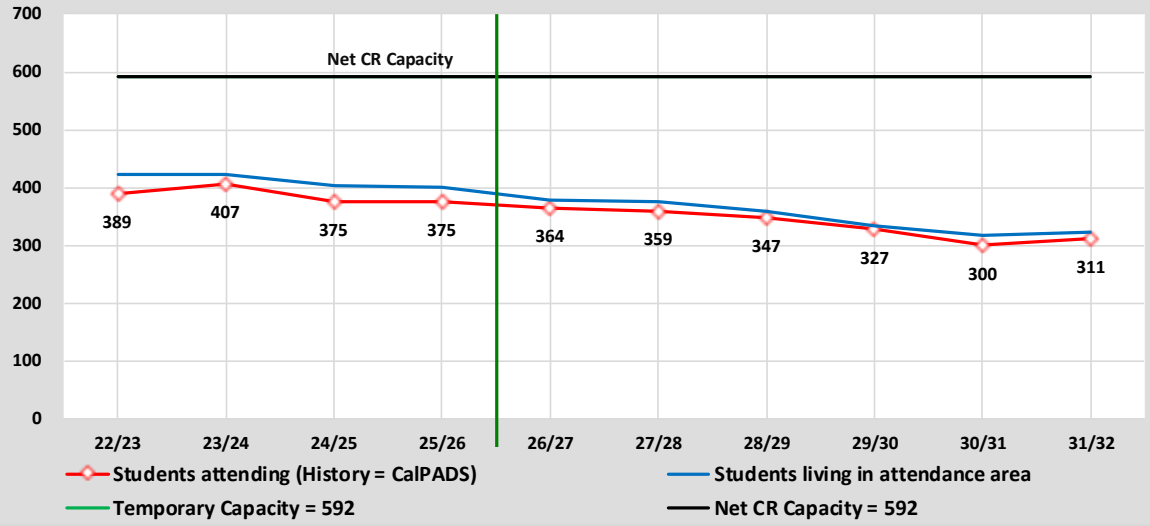
These loading standards are based on the current loading factors used this year and may change based on the level of funding for schools in the future.

Detailed data is provided below each projection chart that shows the projected enrollment by grade for the next six years.

The Attendance Factors were determined by analyzing the current year of students to see how many Inter- and Intra-District transfers there are. Once the baseline projections are calculated for the residents in the attendance area, the Intra-District and Inter-District factors are applied to determine the projected enrollment for each school.


Highland
Student Legend
Incoming from other Districts (3)
Incoming from other schools (81)
Living in area and attending this school (291)
Outgoing to other schools (109)
Tara Hills
Bayview
Highland
Murphy
Lake
Sheldon
Riverside

Capacity & Projected Enrollment
Highland



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 28
Grades Served = TK - 6

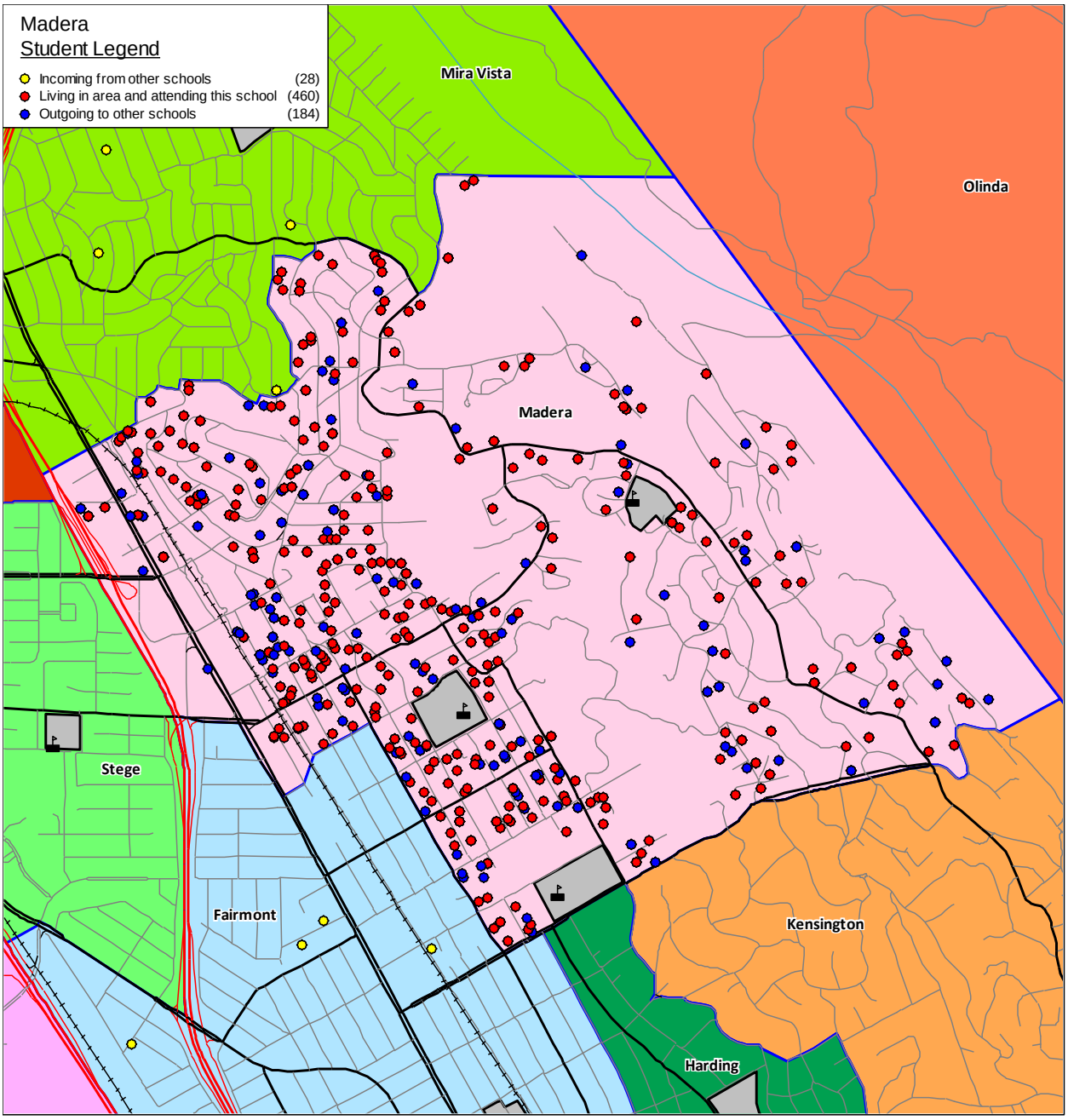
Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	375	0	0	592	0	0	-11	217	
26/27	364	-11	0	592	0	0	-9	228	0
27/28	359	-5	0	592	0	0	-13	233	0
28/29	347	-12	0	592	0	0	-13	245	0
29/30	327	-20	0	592	0	0	-13	265	0
30/31	300	-27	0	592	0	0	-14	292	60
31/32	311	11	0	592	0	0	-14	281	90

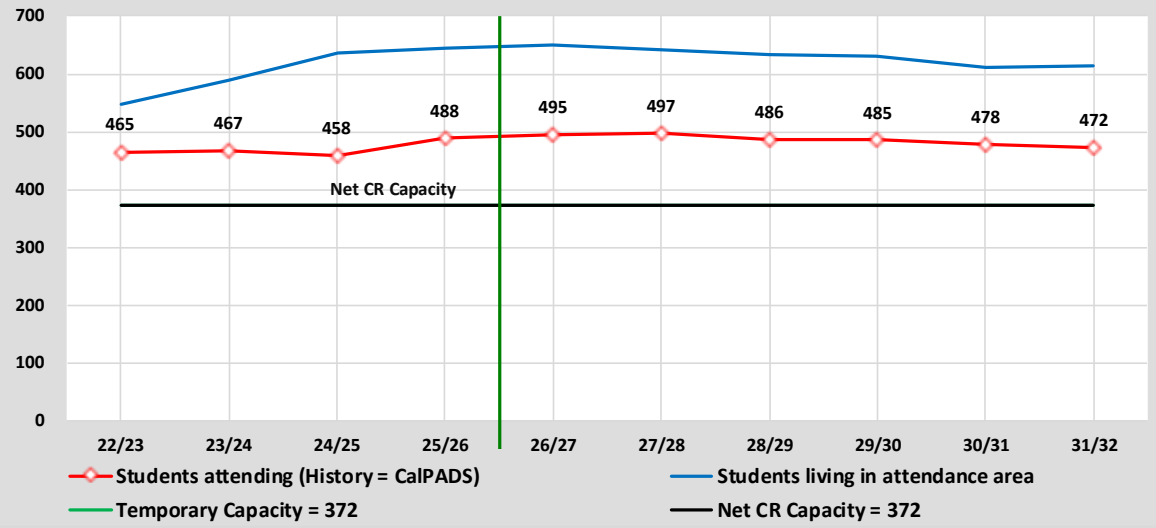
* Based on Students Attending (Squares on Graph)
Net Classroom Count = 28

Highland

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
T K	20	20	19	18	18	18	19	0	-4	0
K	35	48	48	46	44	44	44	-1	-9	1
1	41	34	47	47	45	44	44	-1	-6	0
2	75	40	33	46	46	45	45	-1	10	0
3	60	73	38	31	44	45	45	-2	-5	1
4	53	60	73	38	31	45	46	0	-5	1
5	42	47	54	67	32	26	40	-6	3	0
6	49	42	47	54	67	33	28	0	-12	0
Totals	**375**	**364**	**359**	**347**	**327**	**300**	**311**	**-1.4**	**-28**	**3**


Madera
Student Legend
Incoming from other schools (28)
Living in area and attending this school (460)
Outgoing to other schools (184)
Mira Vista
Olinda
Madera
Stege
Fairmont
Kensington
Harding

Capacity & Projected Enrollment
Madera



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 17
Grades Served = TK - 6

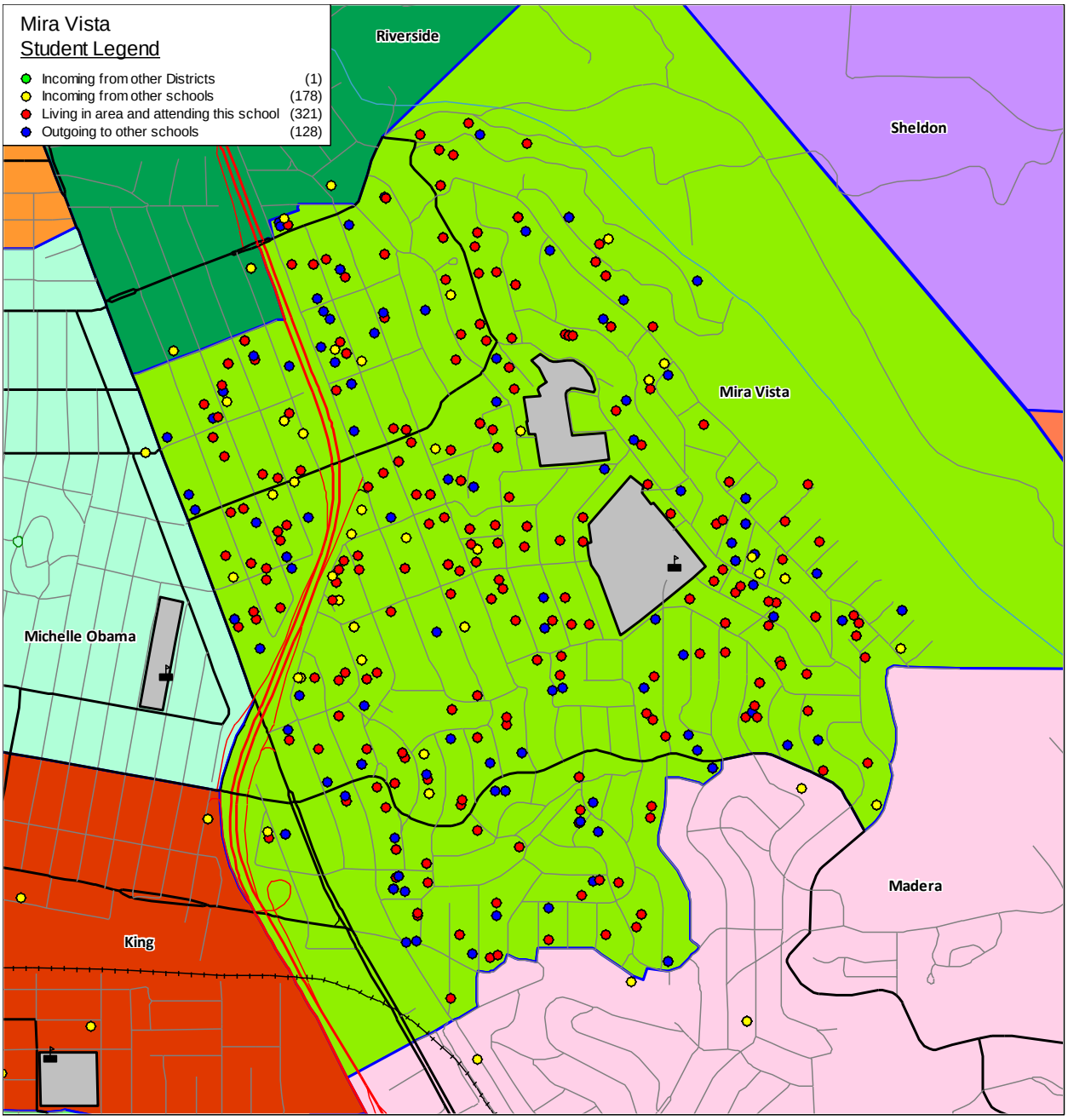
Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	488	30	0	372	116	4	4	0	
26/27	495	7	0	372	123	1	5	0	36
27/28	497	2	0	372	125	0	5	0	0
28/29	486	-11	0	372	114	0	4	0	19
29/30	485	-1	0	372	113	0	5	0	19
30/31	478	-7	0	372	106	0	5	0	0
31/32	472	-6	0	372	100	0	4	0	0

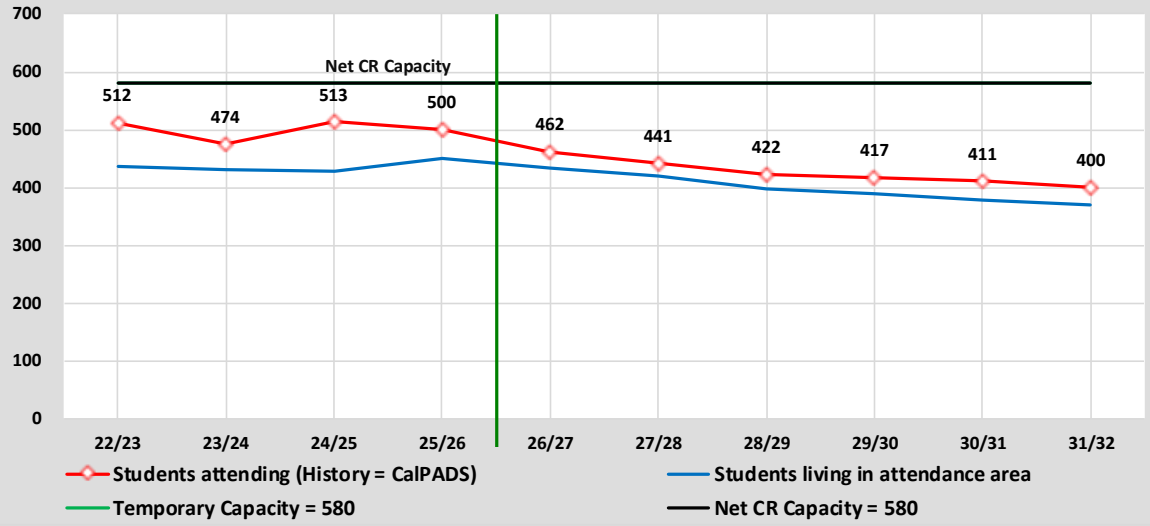
* Based on Students Attending (Squares on Graph)
Net Classroom Count = 17

Madera

YEAR:	Current	Projected Enrollment						Cohort	Attendance Factors	
	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Average	Intra	Inter
Grade										
T K	20	20	19	18	18	18	18	-1	-34	0
K	67	61	61	58	56	55	54	-1	-23	0
1	65	72	66	66	63	61	60	5	-5	0
2	68	66	73	67	67	64	62	1	-26	0
3	65	70	68	75	69	69	66	2	-16	0
4	75	64	69	67	74	68	68	-1	-11	0
5	68	78	67	72	70	77	71	3	-24	0
6	60	64	74	63	68	66	73	-4	-17	0
Totals	**488**	**495**	**497**	**486**	**485**	**478**	**472**	**0.5**	**-156**	**0**


Mira Vista
Student Legend
Incoming from other Districts (1)
Incoming from other schools (178)
Living in area and attending this school (321)
Outgoing to other schools (128)
Riverside
Sheldon
Mira Vista
Michelle Obama
King
Madera

Capacity & Projected Enrollment
Mira Vista



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 27
Grades Served = TK - 6

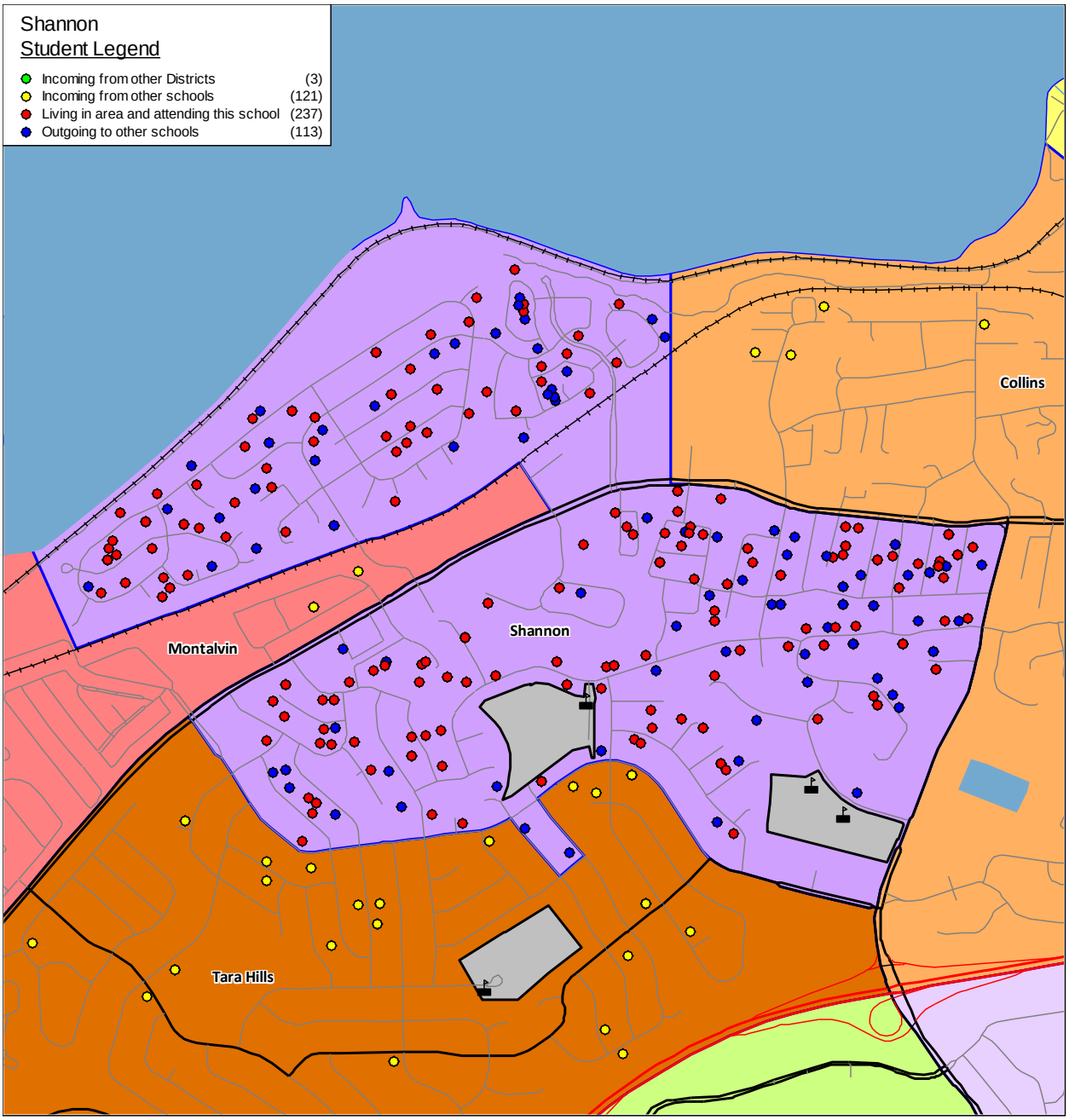
Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	500	-13	0	580	0	0	-5	80	
26/27	462	-38	0	580	0	0	-4	118	0
27/28	441	-21	0	580	0	0	-7	139	0
28/29	422	-19	0	580	0	0	-8	158	0
29/30	417	-5	0	580	0	0	-8	163	0
30/31	411	-6	0	580	0	0	-9	169	0
31/32	400	-11	0	580	0	0	-9	180	0

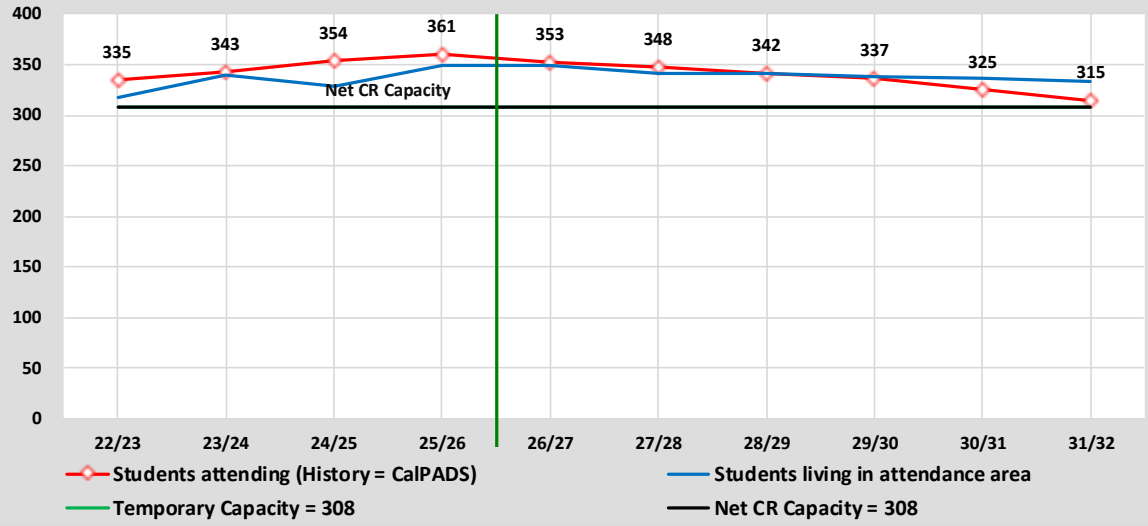
* Based on Students Attending (Squares on Graph)
Net Classroom Count = 27

Mira Vista

YEAR: Grade	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
T K	40	70	67	65	64	63	62	0	11	0
K	57	50	50	48	46	45	44	-1	4	0
1	55	58	51	51	49	47	46	1	1	0
2	50	54	57	50	50	48	46	-1	-8	0
3	50	50	54	57	50	50	48	0	-5	0
4	65	50	50	54	57	50	50	0	-5	0
5	67	64	49	49	53	56	49	-1	1	0
6	64	66	63	48	48	52	55	-1	-1	1
7	22	0	0	0	0	0	0	0	0	0
8	30	0	0	0	0	0	0	0	0	0
Totals	**500**	**462**	**441**	**422**	**417**	**411**	**400**	**-0.4**	**-2**	**1**


Shannon
Student Legend
Incoming from other Districts (3)
Incoming from other schools (121)
Living in area and attending this school (237)
Outgoing to other schools (113)
Collins
Montalvin
Shannon
Tara Hills

Capacity & Projected Enrollment
Shannon



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 15
Grades Served = TK - 6

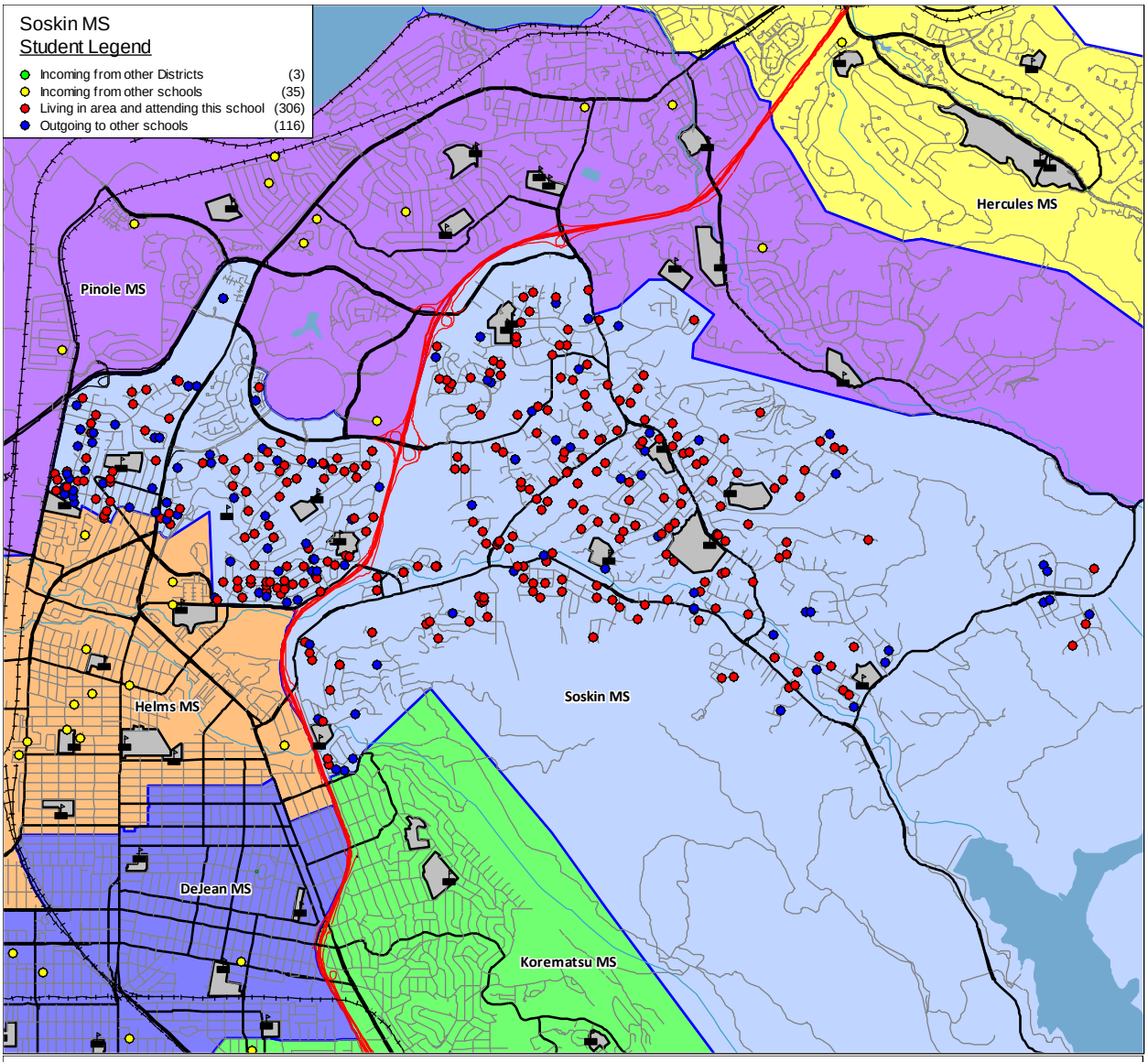
Classroom Needs Timeline

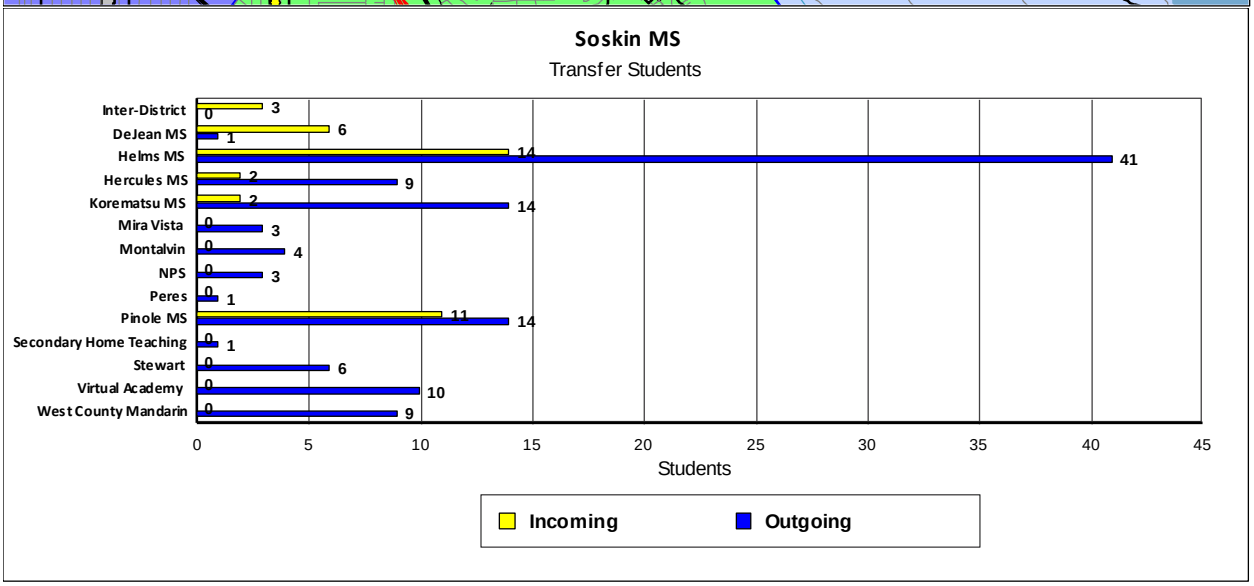
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	361	7	0	308	53	1	1	0	
26/27	353	-8	0	308	45	2	3	0	0
27/28	348	-5	0	308	40	0	0	0	0
28/29	342	-6	0	308	34	0	0	0	0
29/30	337	-5	0	308	29	0	-1	0	0
30/31	325	-12	0	308	17	0	-1	0	0
31/32	315	-10	0	308	7	0	-1	0	0

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 15

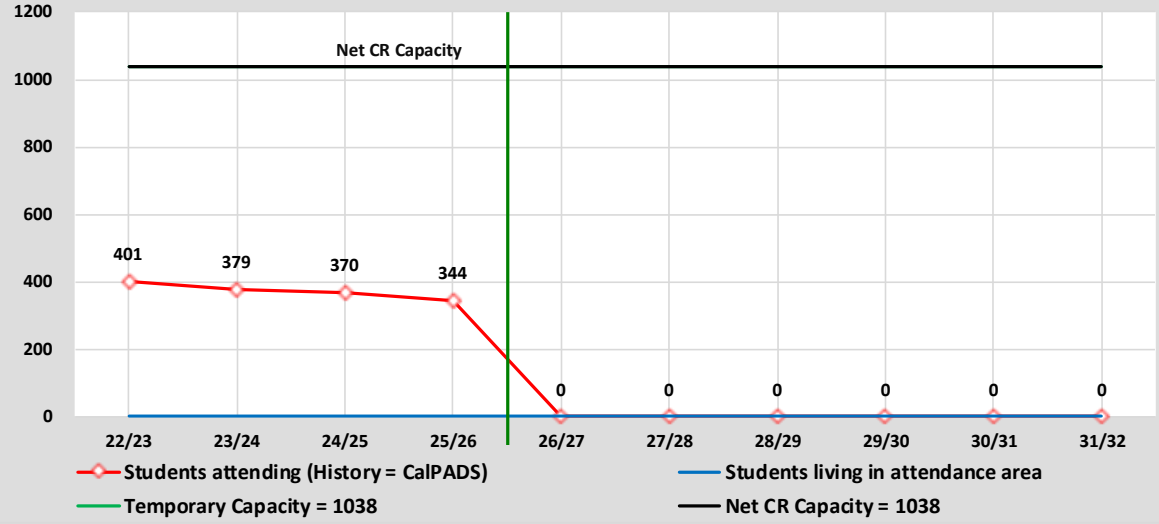
Shannon

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
T K	20	20	19	18	18	18	18	0	-10	1
K	42	43	43	41	40	39	38	-1	-9	0
1	47	41	42	42	40	39	38	-1	6	0
2	50	47	41	42	42	40	39	0	10	1
3	48	54	51	45	46	46	44	4	2	0
4	49	48	54	51	45	46	46	0	4	1
5	50	49	48	54	51	45	46	0	-2	0
6	55	51	50	49	55	52	46	1	7	0
Totals	**361**	**353**	**348**	**342**	**337**	**325**	**315**	**0.4**	**8**	**3**


Soskin MS
Student Legend
Incoming from other Districts (3)
Incoming from other schools (35)
Living in area and attending this school (306)
Outgoing to other schools (116)
Pinole MS
Hercules MS
Helms MS
Soskin MS
DeJean MS
Korematsu MS


Soskin MS
Transfer Students
Inter-District 0 3
DeJean MS 1 6
Helms MS 14 41
Hercules MS 2 9
Korematsu MS 2 14
Mira Vista 0 3
Montalvin 0 4
NPS 0 3
Peres 0 1
Pinole MS 11 14
Secondary Home Teaching 0 1
Stewart 0 6
Virtual Academy 0 10
West County Mandarin 0 9
0 5 10 15 20 25 30 35 40 45
Students
Incoming
Outgoing

Capacity & Projected Enrollment
Soskin MS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 37
Grades Served = 13

Classroom Needs Timeline

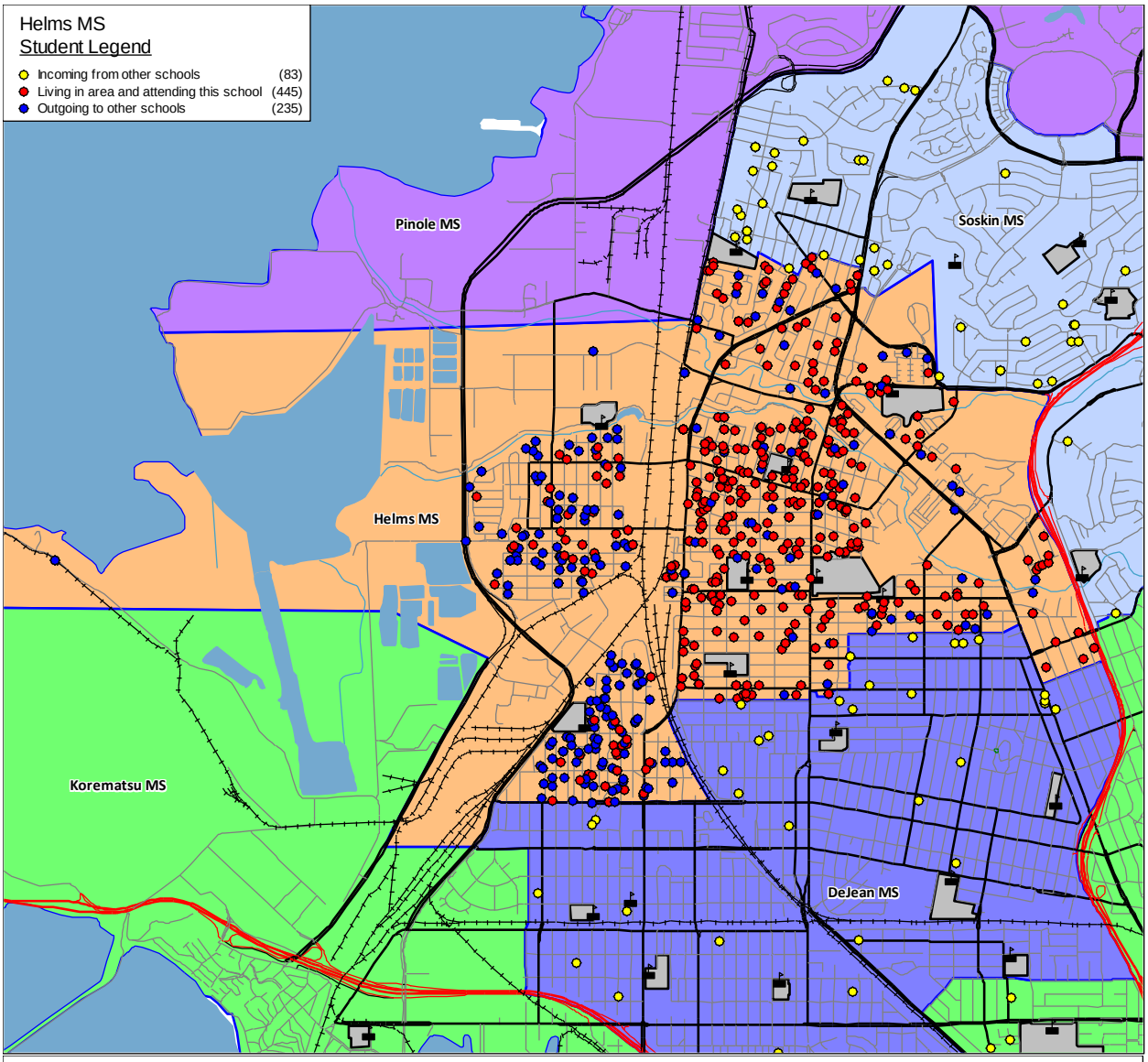
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	344	-26	0	1038	0	0	-26	694	
26/27	0	-344	0	1038	0	0	-33	1038	0
27/28	0	0	0	1038	0	0	-37	1038	0
28/29	0	0	0	1038	0	0	-37	1038	0
29/30	0	0	0	1038	0	0	-37	1038	0
30/31	0	0	0	1038	0	0	-37	1038	104
31/32	0	0	0	1038	0	0	-37	1038	134

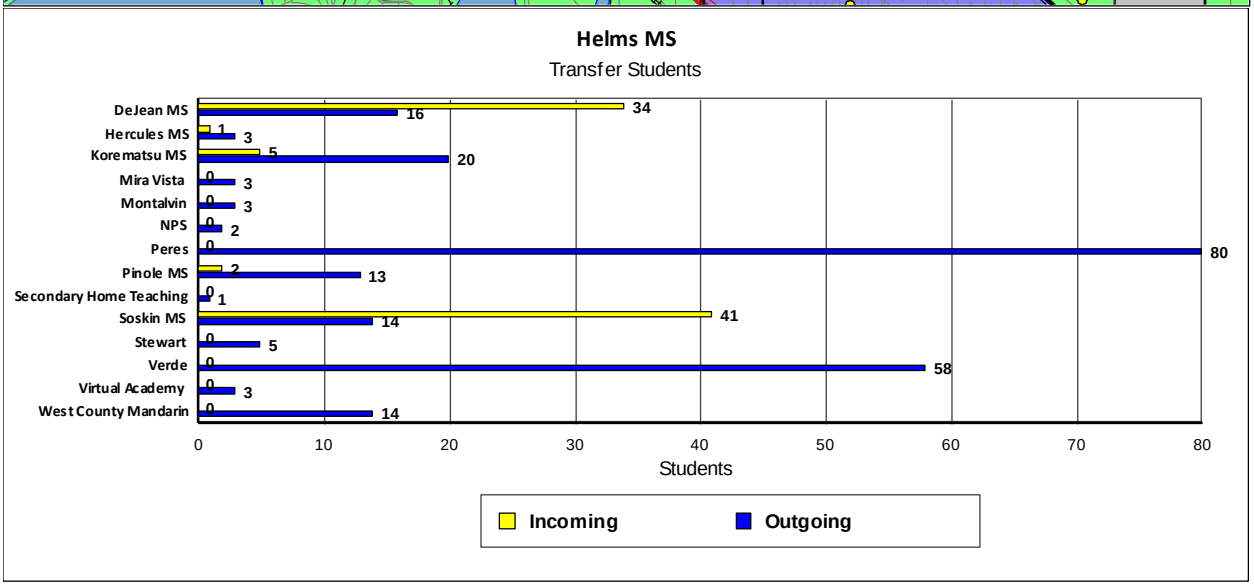
* Based on Students Attending (Squares on Graph)
Net Classroom Count = 37

Soskin MS

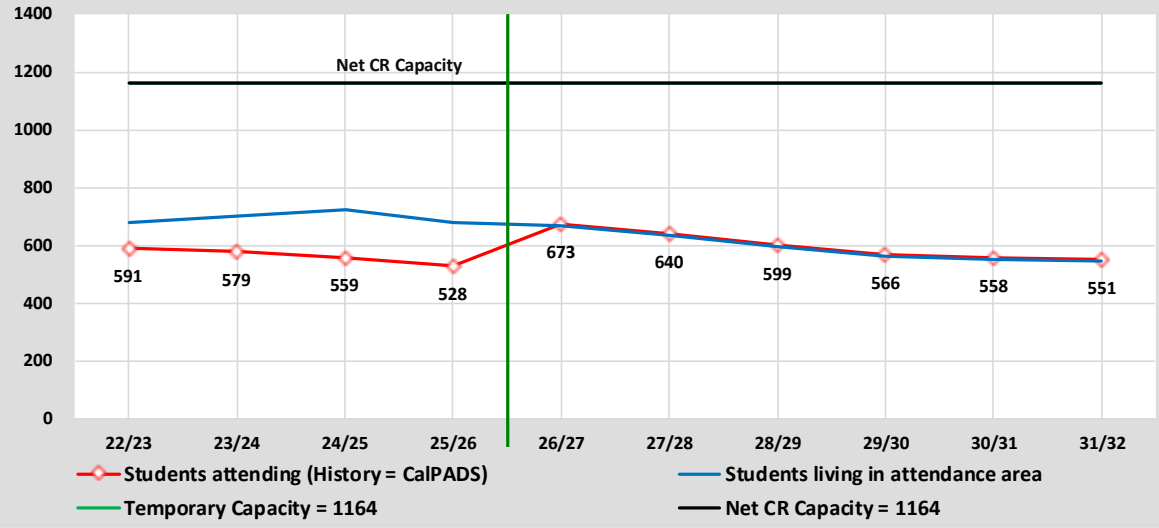
YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
7	165	0	0	0	0	0	0	0	-54	3
8	179	0	0	0	0	0	0	0	-27	0
Totals	**344**	**0**	**0**	**0**	**0**	**0**	**0**	**#DIV/0!**	**-81**	**3**

Soskin Middle will combine with and be housed at Pinole Middle, and West County Mandarin will be housed at the Soskin Middle site starting in the 2026/27 school year.


Helms MS
Student Legend
Incoming from other schools (83)
Living in area and attending this school (445)
Outgoing to other schools (235)
Pinole MS
Soskin MS
Helms MS
Korematsu MS
DeJean MS


Helms MS
Transfer Students
DeJean MS 34 16
Hercules MS 1 3
Korematsu MS 5 20
Mira Vista 0 3
Montalvin 0 3
NPS 0 2
Peres 0 80
Pinole MS 2 13
Secondary Home Teaching 0 1
Soskin MS 41 14
Stewart 0 5
Verde 0 58
Virtual Academy 0 3
West County Mandarin 0 14
0 10 20 30 40 50 60 70 80
Students
Incoming
Outgoing

Capacity & Projected Enrollment
Helms MS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 40
Grades Served = 7 - 8

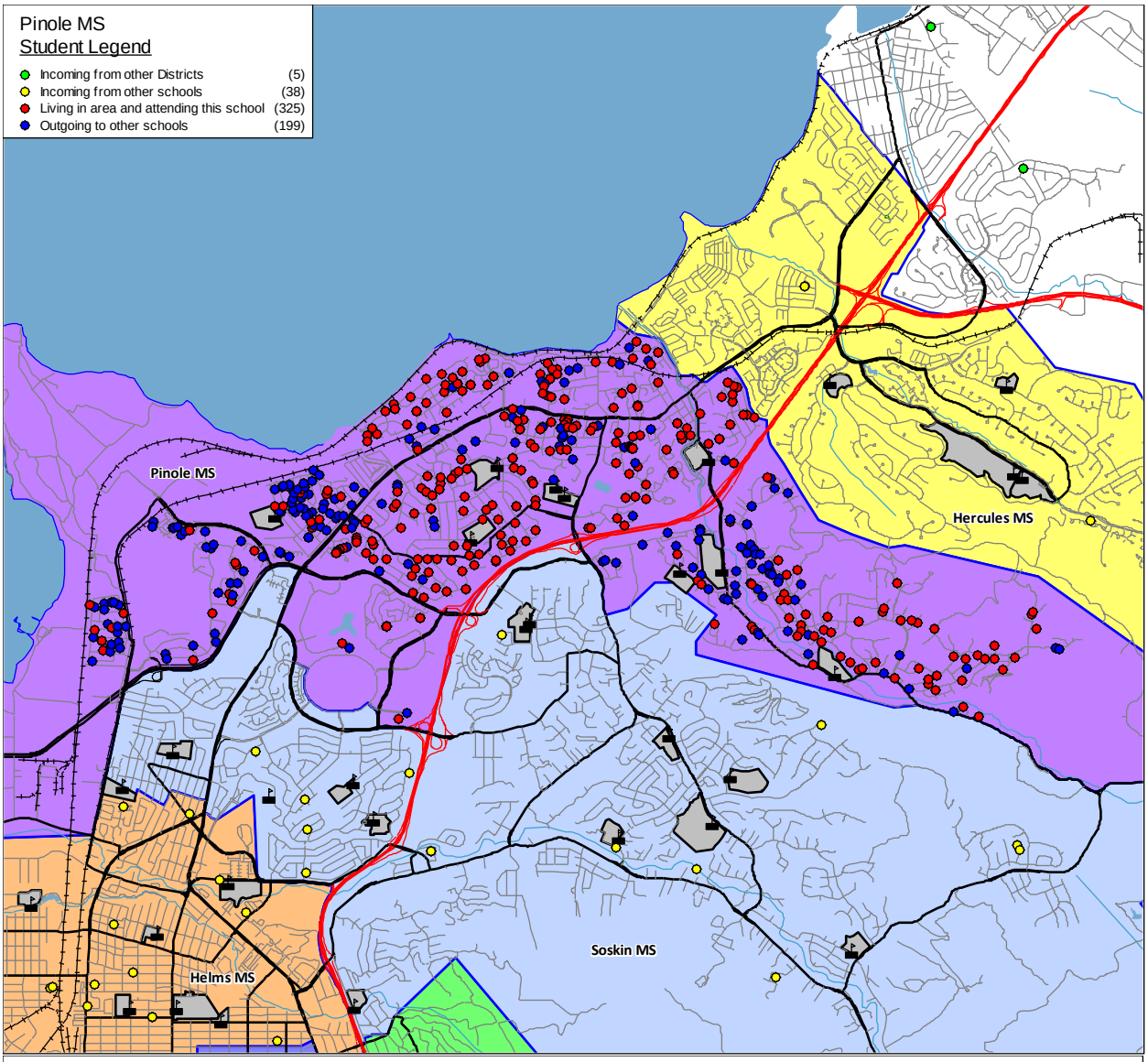
Classroom Needs Timeline

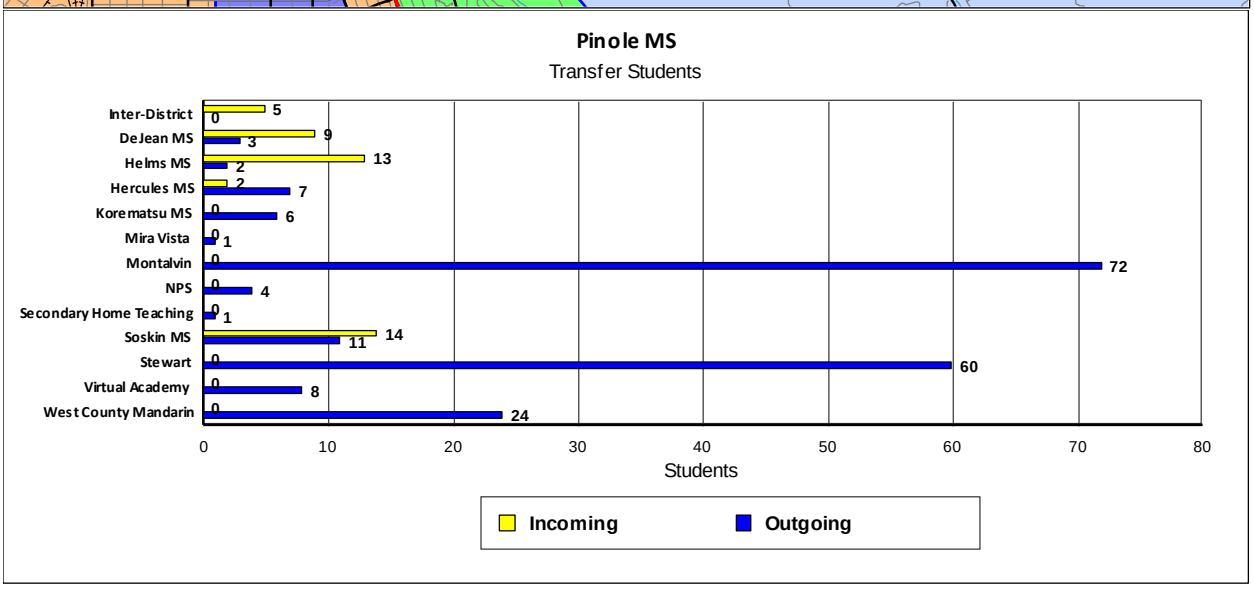
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	528	-31	0	1164	0	0	-22	636	
26/27	673	145	0	1164	0	0	-16	491	0
27/28	640	-33	0	1164	0	0	-19	524	0
28/29	599	-41	0	1164	0	0	-20	565	0
29/30	566	-33	0	1164	0	0	-21	598	0
30/31	558	-8	0	1164	0	0	-21	606	0
31/32	551	-7	0	1164	0	0	-22	613	0

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 40

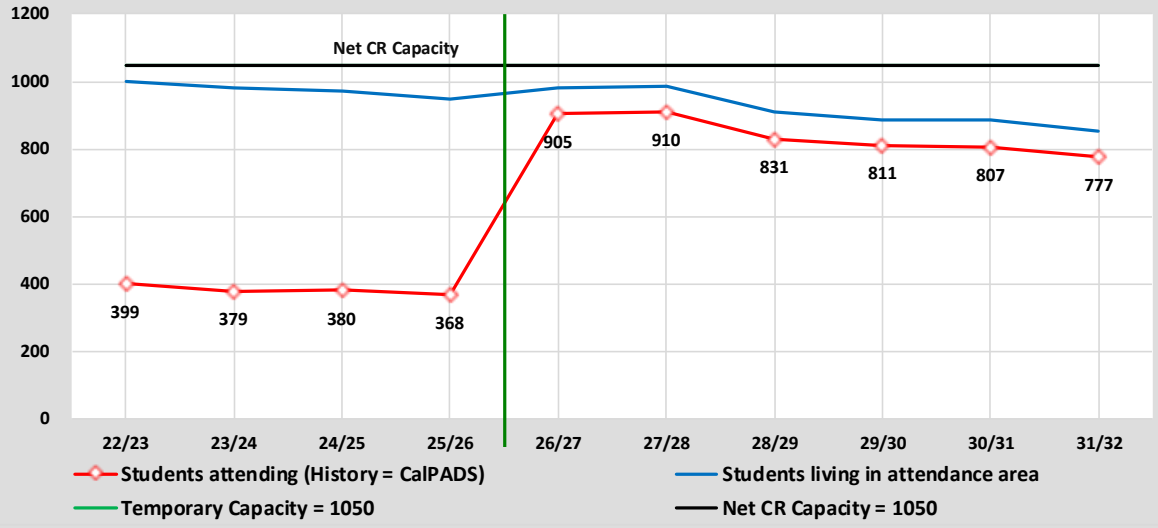
Helms MS

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
7	275	336	318	295	285	287	278	-69	8	0
8	253	337	322	304	281	271	273	-3	-3	0
Totals	**528**	**673**	**640**	**599**	**566**	**558**	**551**	**-36.0**	**5**	**0**


Pinole MS
Student Legend
Incoming from other Districts (5)
Incoming from other schools (38)
Living in area and attending this school (325)
Outgoing to other schools (199)
Pinole MS
Hercules MS
Helms MS
Soskin MS


Pinole MS
Transfer Students
Inter-District 0 5
DeJean MS 3 9
Helms MS 2 13
Hercules MS 2 7
Korematsu MS 0 6
Mira Vista 0 1
Montalvin 0 72
NPS 0 4
Secondary Home Teaching 0 1
Soskin MS 11 14
Stewart 0 60
Virtual Academy 0 8
West County Mandarin 0 24
0 10 20 30 40 50 60 70 80
Students
Incoming
Outgoing

Capacity & Projected Enrollment
Pinole MS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 38
Grades Served = 7 - 8

Classroom Needs Timeline

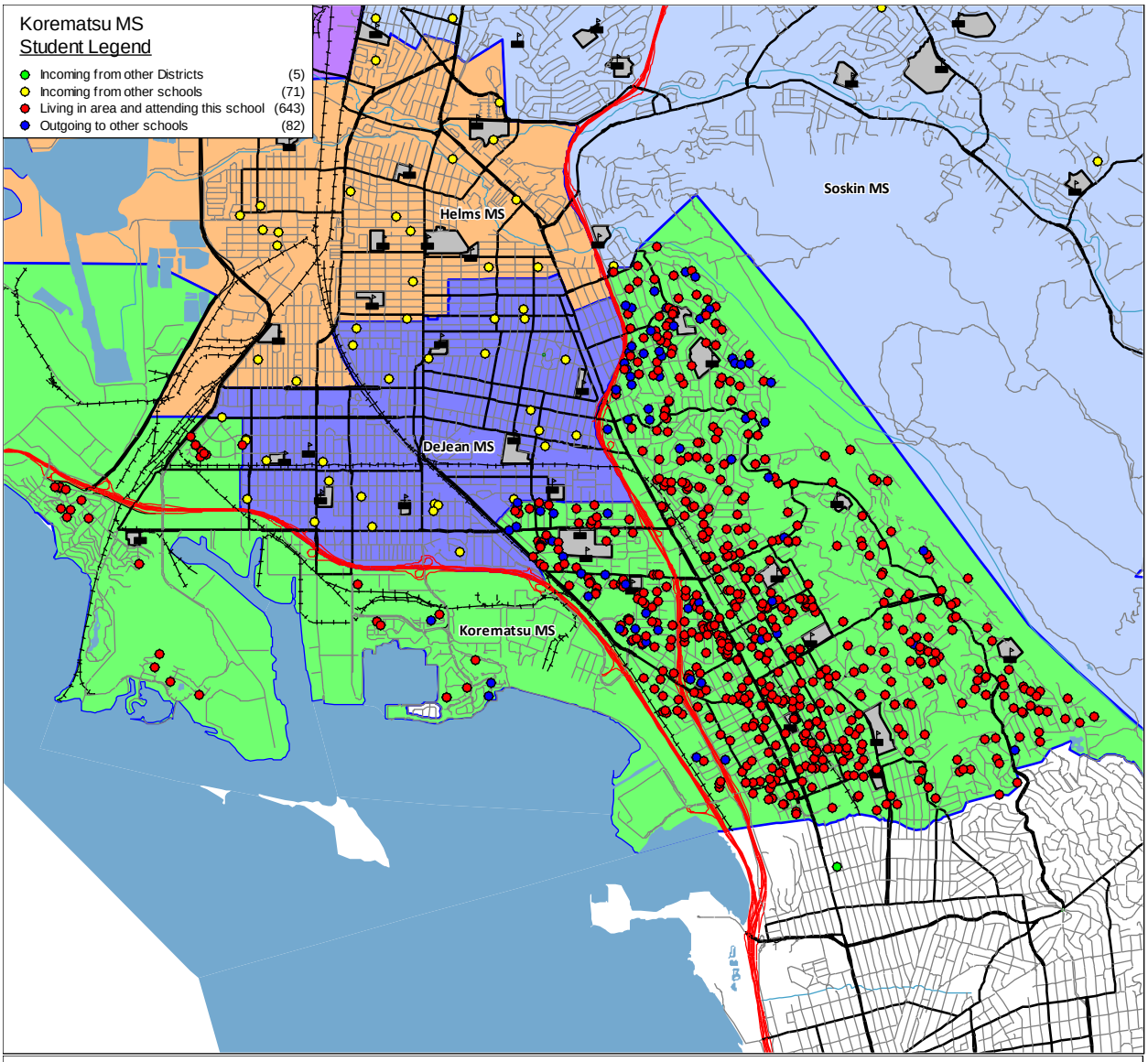
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	368	-12	0	1050	0	0	-26	682	
26/27	905	537	0	1050	0	0	-3	145	4
27/28	910	5	0	1050	0	0	-8	140	60
28/29	831	-79	0	1050	0	0	-10	219	60
29/30	811	-20	0	1050	0	0	-11	239	34
30/31	807	-4	0	1050	0	0	-11	243	0
31/32	777	-30	0	1050	0	0	-12	273	0

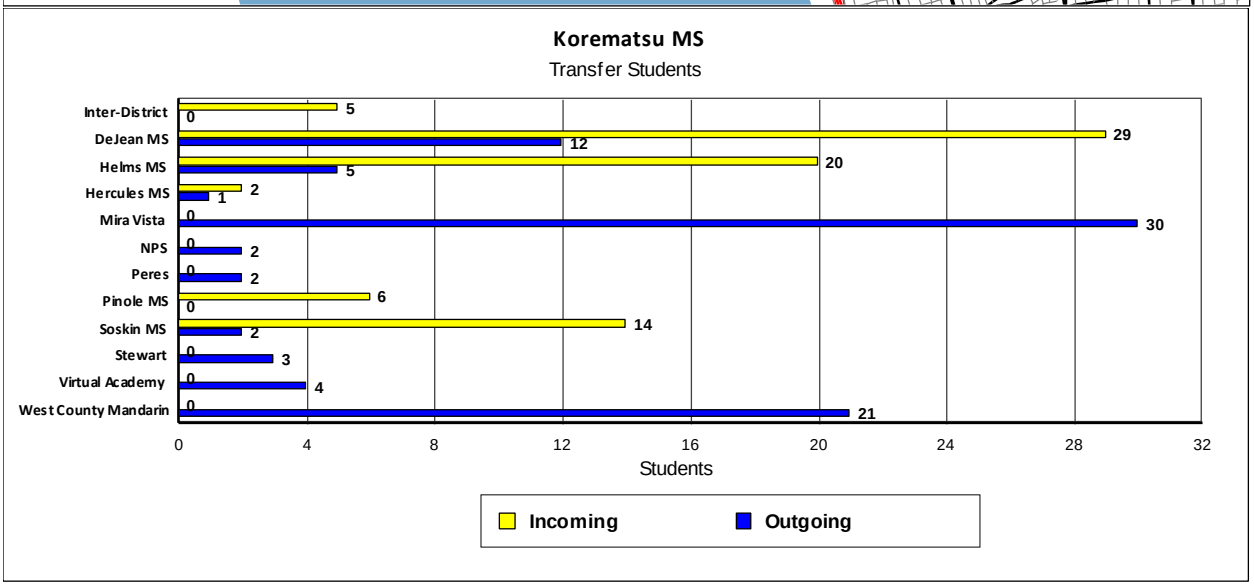
* Based on Students Attending (Squares on Graph)
Net Classroom Count = 38

Pinole MS

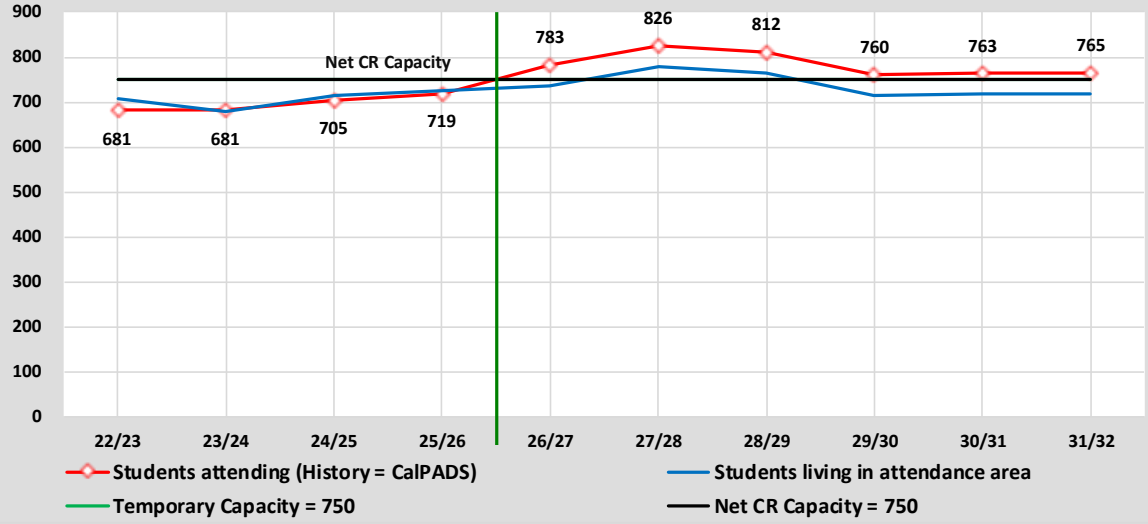
YEAR:	Current	Projected Enrollment						Cohort	Attendance Factors	
	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Average	Intra	Inter
Grade										
7	169	467	412	388	393	384	363	-84	-56	4
8	199	438	498	443	418	423	414	3	-31	6
Totals	**368**	**905**	**910**	**831**	**811**	**807**	**777**	**-40.5**	**-87**	**10**

The students attending Soskin Middle will be reassigned to Pinole Middle starting in the 2026/27 school year.


Korematsu MS
Student Legend
Incoming from other Districts (5)
Incoming from other schools (71)
Living in area and attending this school (643)
Outgoing to other schools (82)
Helms MS
Soskin MS
DeJean MS
Korematsu MS


Korematsu MS
Transfer Students
Inter-District 0 5
DeJean MS 12 29
Helms MS 5 20
Hercules MS 1 2
Mira Vista 0 30
NPS 0 2
Peres 0 2
Pinole MS 0 6
Soskin MS 2 14
Stewart 0 3
Virtual Academy 0 4
West County Mandarin 0 21
0 4 8 12 16 20 24 28 32
Students
Incoming
Outgoing

Capacity & Projected Enrollment
Korematsu MS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 28
Grades Served = 7 - 8

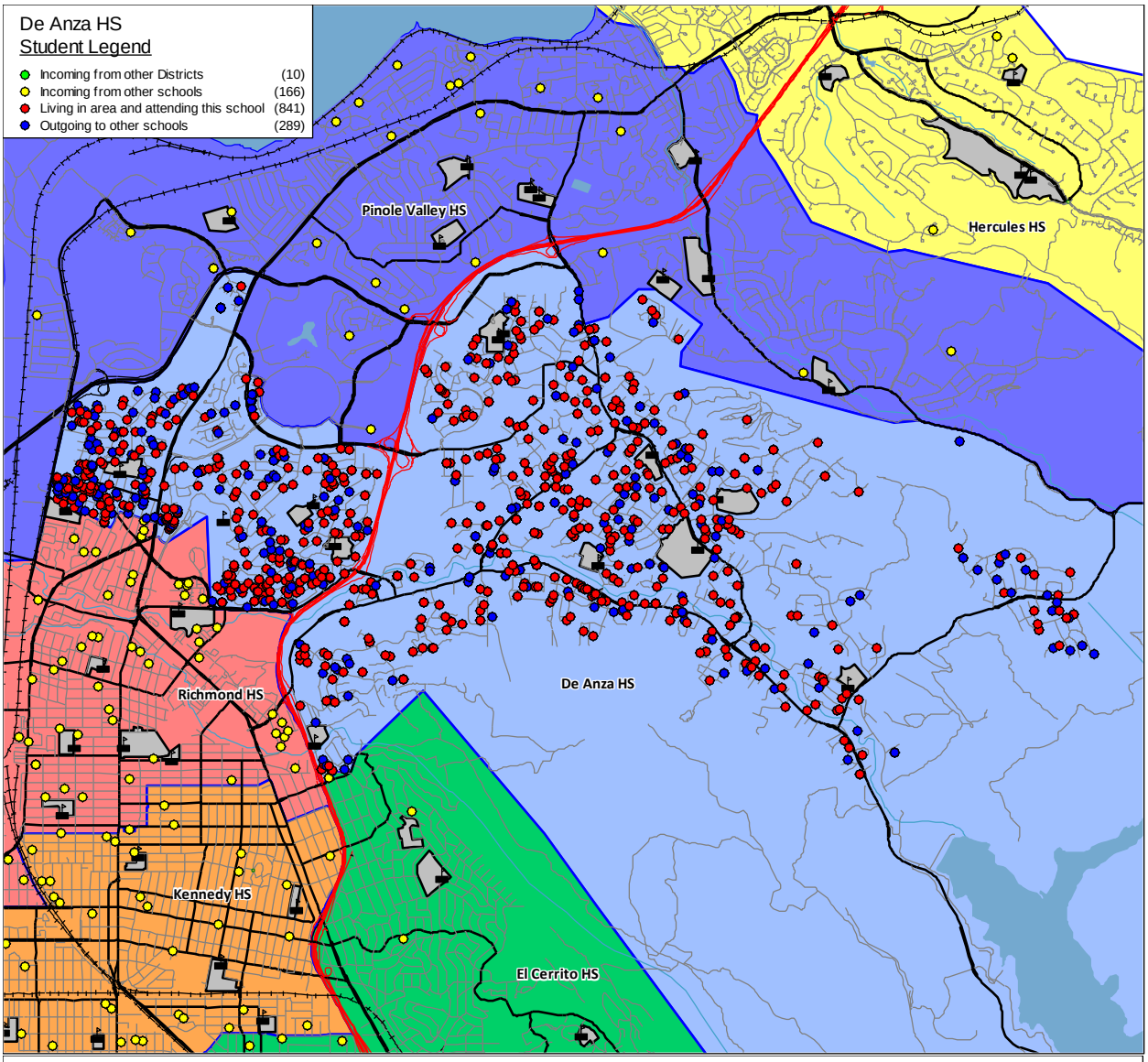
Classroom Needs Timeline

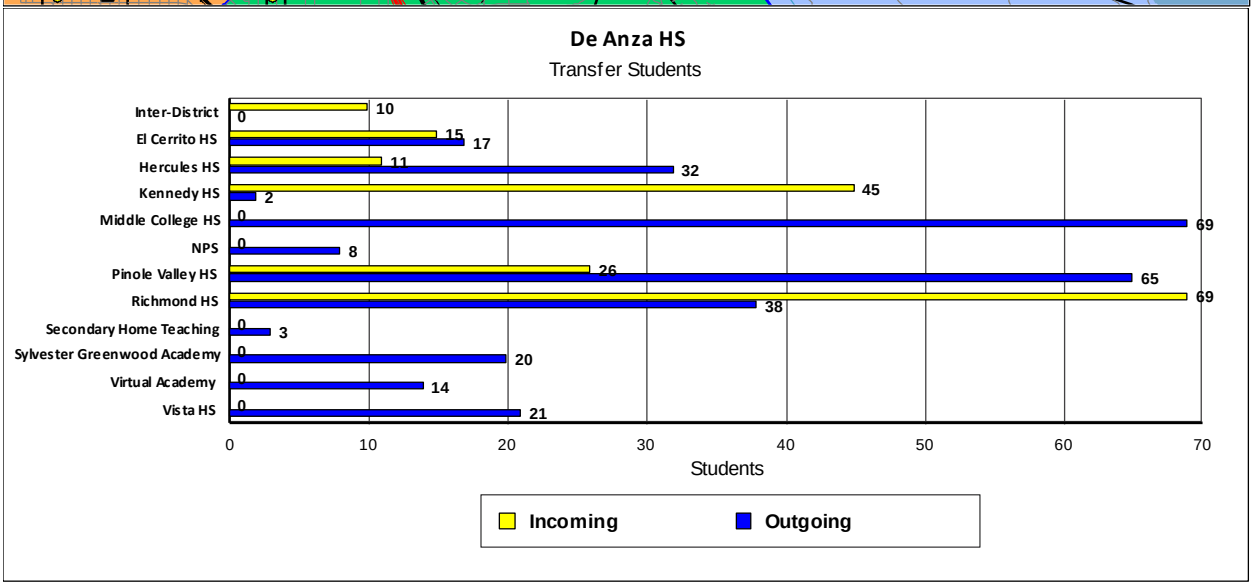
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	719	14	0	750	0	0	-4	31	
26/27	783	64	0	750	33	3	3	0	56
27/28	826	43	0	750	76	0	0	0	50
28/29	812	-14	0	750	62	0	-1	0	149
29/30	760	-52	0	750	10	0	-3	0	184
30/31	763	3	0	750	13	0	-3	0	155
31/32	765	2	0	750	15	0	-2	0	150

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 28

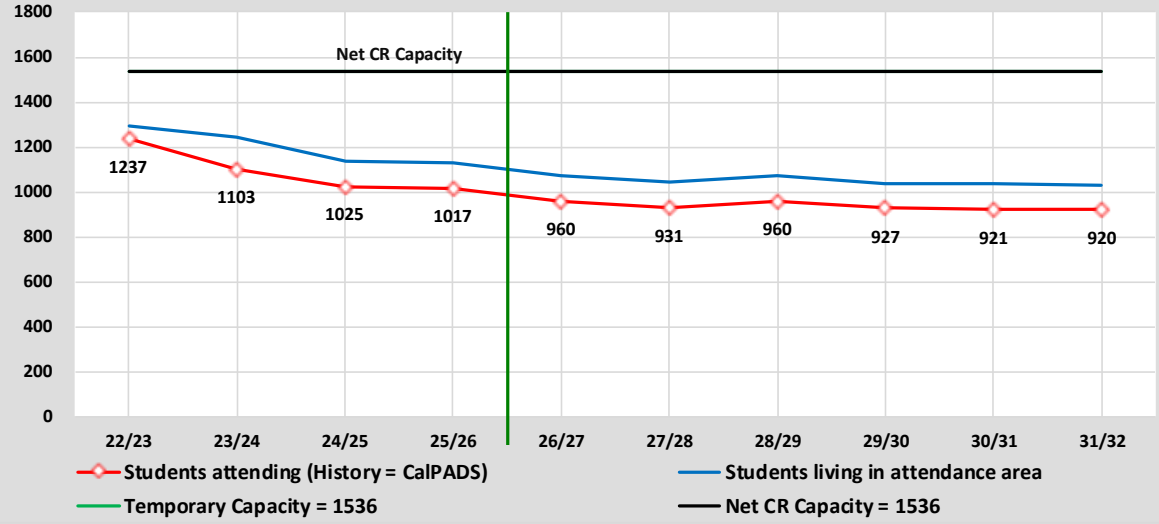
Korematsu MS

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
7	353	418	418	403	365	407	367	-3	28	0
8	366	365	408	409	395	356	398	-1	13	5
Totals	**719**	**783**	**826**	**812**	**760**	**763**	**765**	**-2.0**	**41**	**5**


De Anza HS
Student Legend
Incoming from other Districts (10)
Incoming from other schools (166)
Living in area and attending this school (841)
Outgoing to other schools (289)
Pinole Valley HS
Hercules HS
Richmond HS
De Anza HS
Kennedy HS
El Cerrito HS


De Anza HS
Transfer Students
Inter-District 0 10
El Cerrito HS 15 17
Hercules HS 11 32
Kennedy HS 45 2
Middle College HS 0 69
NPS 0 8
Pinole Valley HS 26 65
Richmond HS 69 38
Secondary Home Teaching 0 3
Sylvester Greenwood Academy 0 20
Virtual Academy 0 14
Vista HS 0 21
0 10 20 30 40 50 60 70
Students
Incoming
Outgoing

Capacity & Projected Enrollment
De Anza HS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 56
Grades Served = 9 - 12

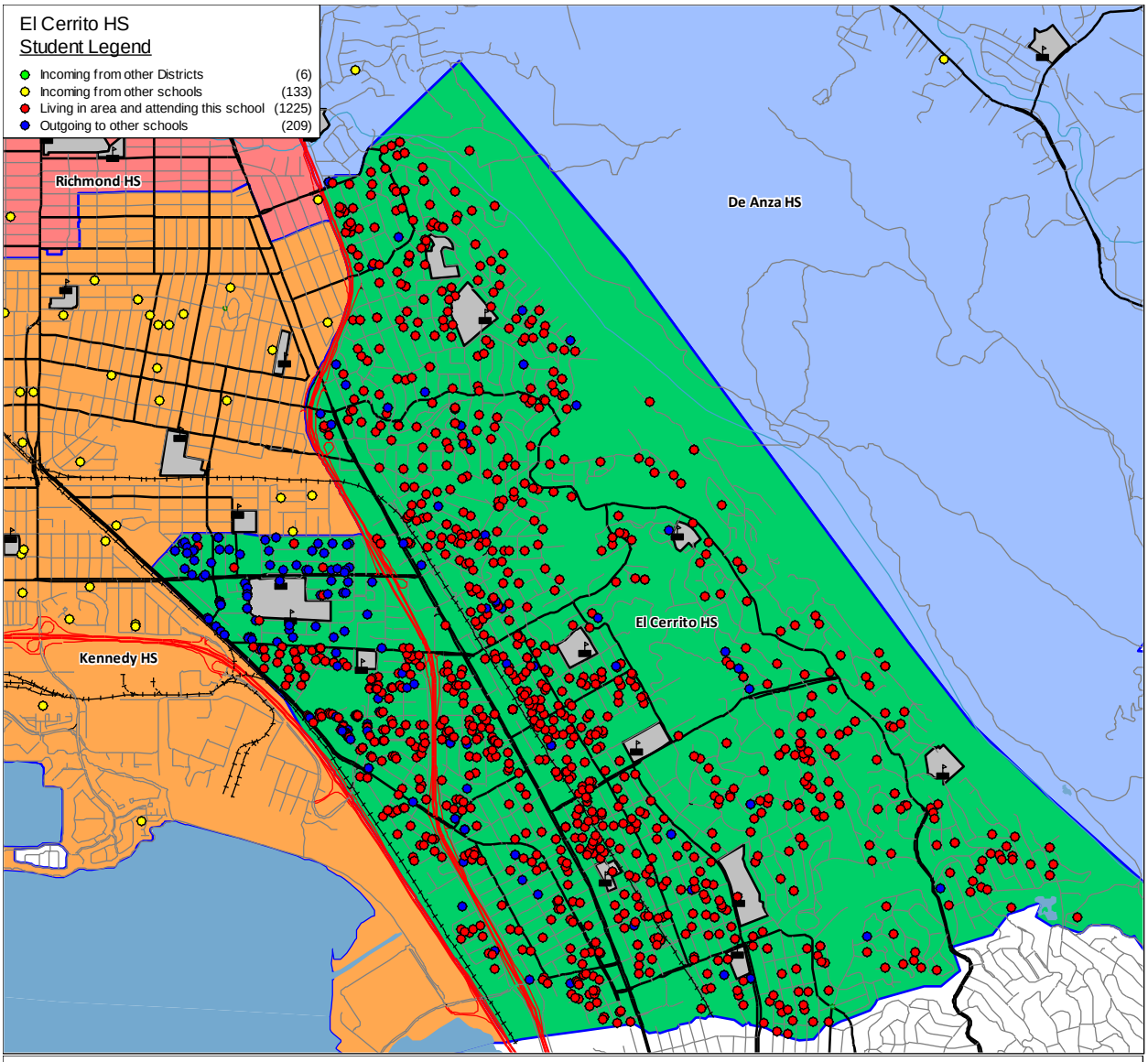
Classroom Needs Timeline

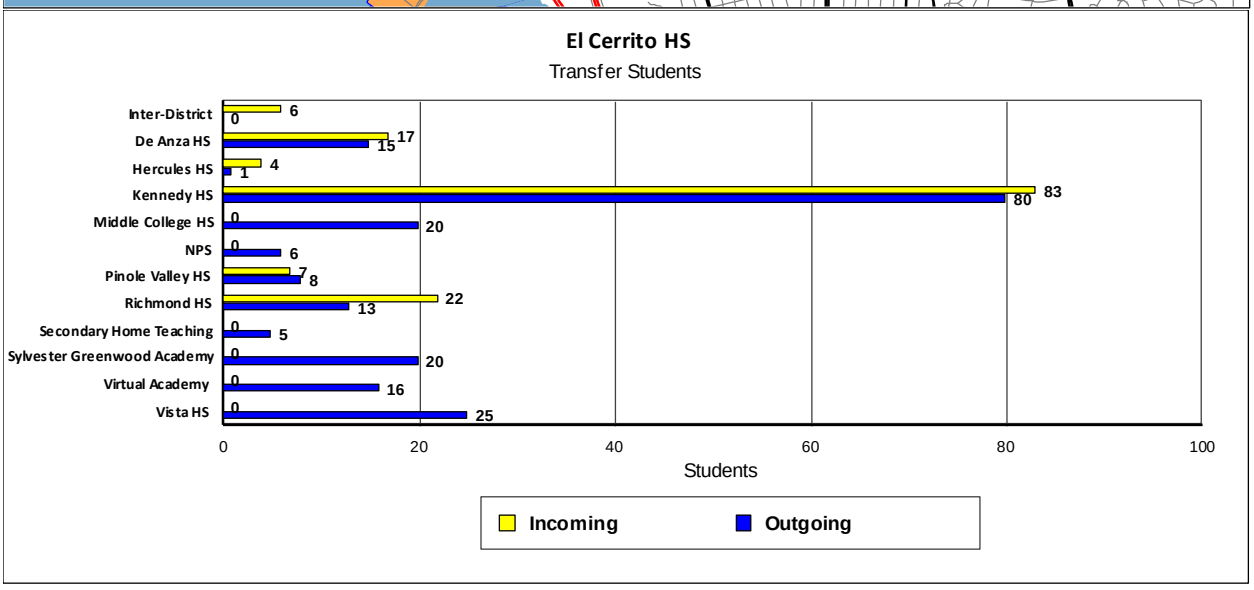
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	1017	-8	0	1536	0	0	-22	519	
26/27	960	-57	0	1536	0	0	-16	576	0
27/28	931	-29	0	1536	0	0	-25	605	0
28/29	960	29	0	1536	0	0	-24	576	0
29/30	927	-33	0	1536	0	0	-25	609	0
30/31	921	-6	0	1536	0	0	-25	615	104
31/32	920	-1	0	1536	0	0	-25	616	134

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 56

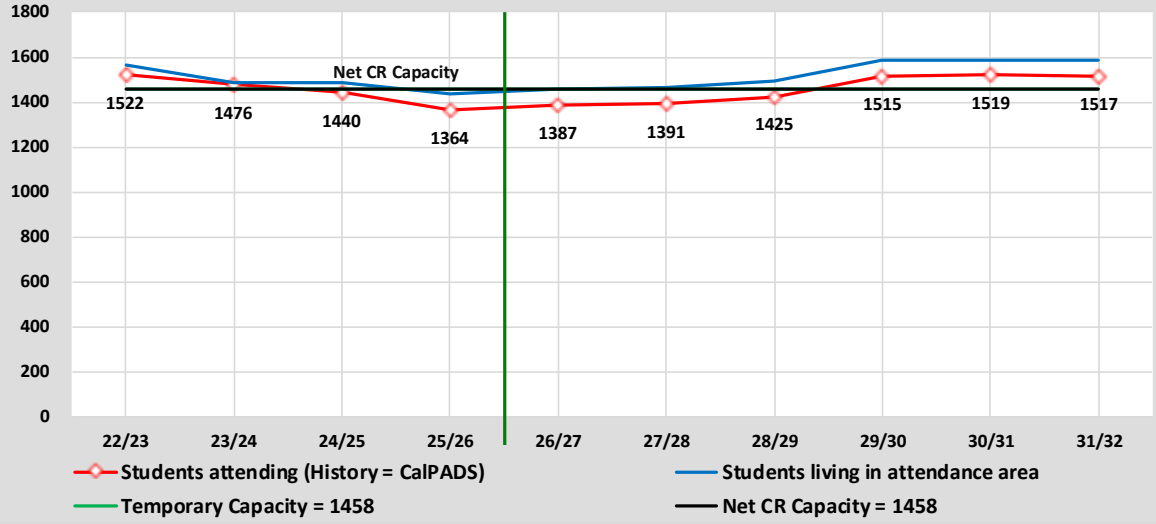
De Anza HS

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
9	248	212	223	261	215	201	218	28	-24	2
10	246	262	226	237	275	230	217	11	-21	2
11	258	238	254	218	229	269	224	3	-34	4
12	265	248	228	244	208	221	261	2	-44	2
Totals	**1017**	**960**	**931**	**960**	**927**	**921**	**920**	**11.0**	**-123**	**10**


El Cerrito HS
Student Legend
Incoming from other Districts (6)
Incoming from other schools (133)
Living in area and attending this school (1225)
Outgoing to other schools (209)
Richmond HS
De Anza HS
El Cerrito HS
Kennedy HS


El Cerrito HS
Transfer Students
Inter-District 0 6
De Anza HS 15 17
Hercules HS 1 4
Kennedy HS 80 83
Middle College HS 0 20
NPS 0 6
Pinole Valley HS 7 8
Richmond HS 13 22
Secondary Home Teaching 0 5
Sylvester Greenwood Academy 0 20
Virtual Academy 0 16
Vista HS 0 25
0 20 40 60 80 100
Students
Incoming
Outgoing

Capacity & Projected Enrollment
El Cerrito HS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 54
Grades Served = 9 - 12

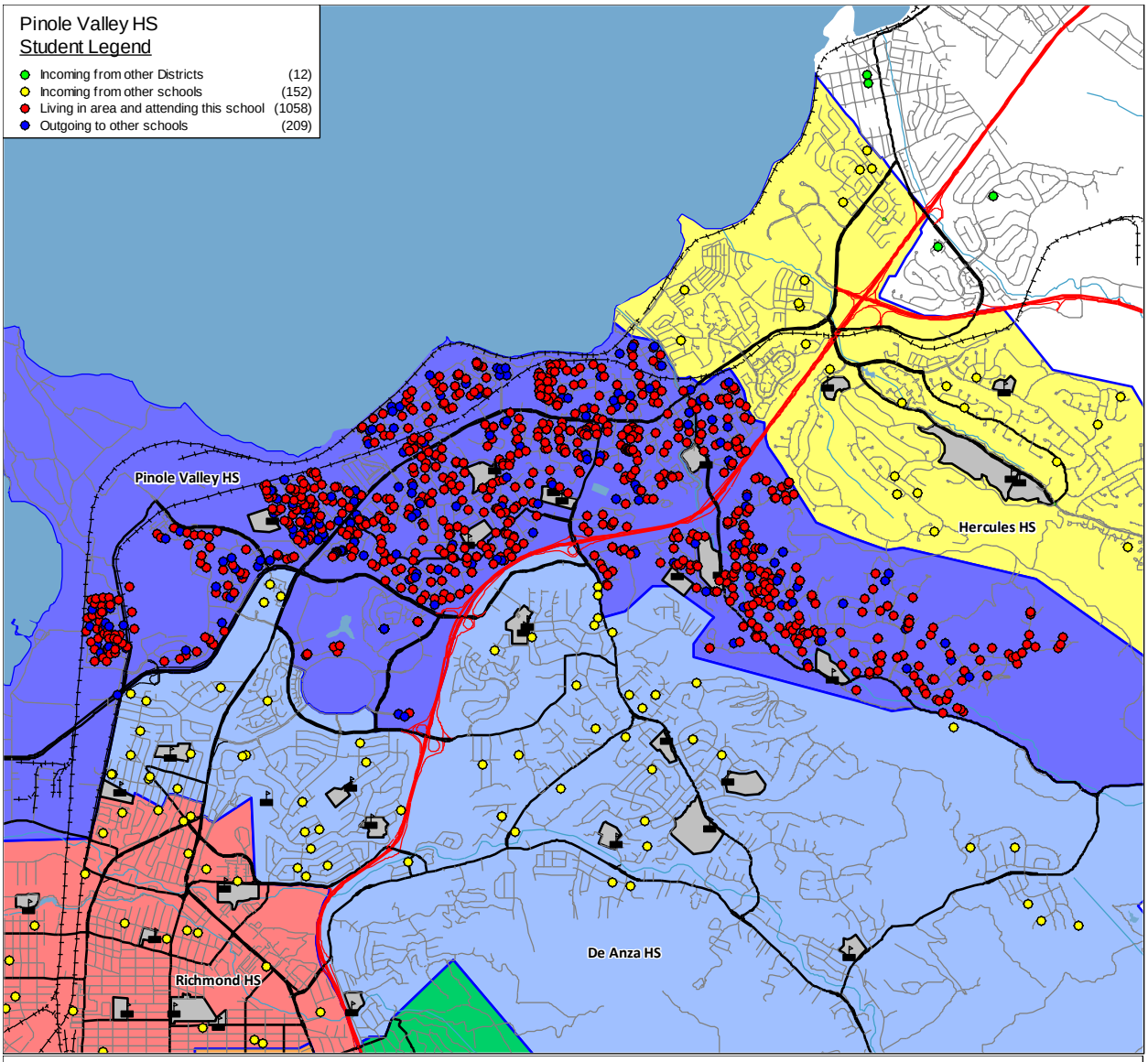
Classroom Needs Timeline

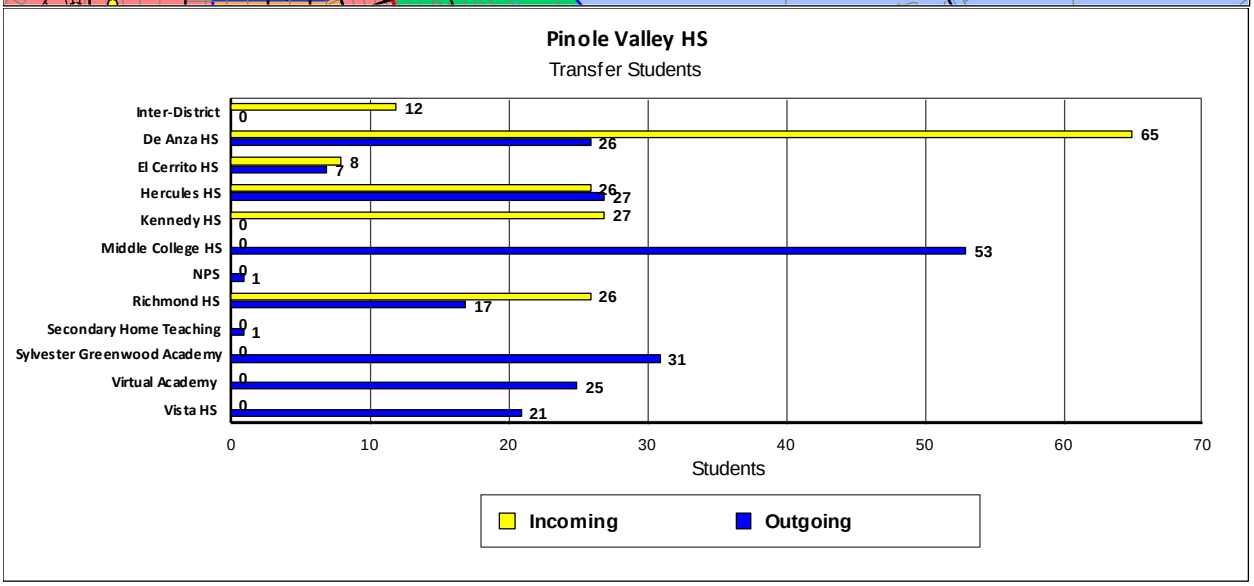
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	1364	-76	0	1458	0	0	-9	94	
26/27	1387	23	0	1458	0	1	1	71	56
27/28	1391	4	0	1458	0	0	-8	67	50
28/29	1425	34	0	1458	0	0	-6	33	149
29/30	1515	90	0	1458	57	0	-3	0	149
30/31	1519	4	0	1458	61	0	-3	0	84
31/32	1517	-2	0	1458	59	0	-3	0	85

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 54

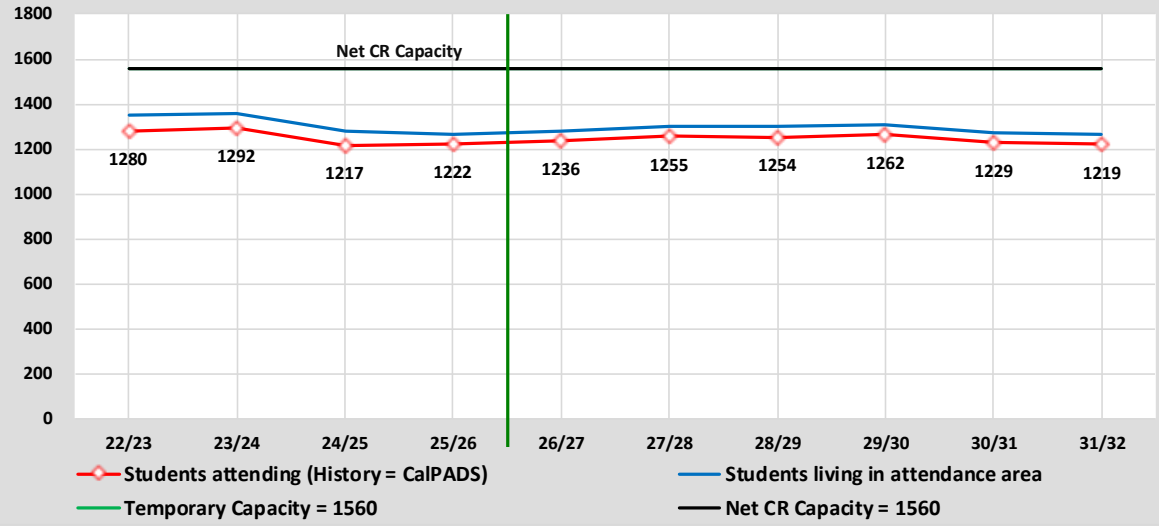
El Cerrito HS

YEAR:	Current	Projected Enrollment						Cohort	Attendance Factors	
	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Average	Intra	Inter
Grade										
9	307	378	349	396	395	384	349	32	-14	0
10	358	300	371	343	390	388	377	0	-26	4
11	353	373	315	387	359	405	403	0	-10	2
12	346	336	356	299	371	342	388	0	-26	0
Totals	**1364**	**1387**	**1391**	**1425**	**1515**	**1519**	**1517**	**8.0**	**-76**	**6**


Pinole Valley HS
Student Legend
Incoming from other Districts (12)
Incoming from other schools (152)
Living in area and attending this school (1058)
Outgoing to other schools (209)
Pinole Valley HS
Hercules HS
De Anza HS
Richmond HS


Pinole Valley HS
Transfer Students
Inter-District 0 12
De Anza HS 26 65
El Cerrito HS 7 8
Hercules HS 26 27
Kennedy HS 0 27
Middle College HS 0 53
NPS 0 1
Richmond HS 17 26
Secondary Home Teaching 0 1
Sylvester Greenwood Academy 0 31
Virtual Academy 0 25
Vista HS 0 21
0 10 20 30 40 50 60 70
Students
Incoming
Outgoing

Capacity & Projected Enrollment
Pinole Valley HS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 55
Grades Served = 9 - 12

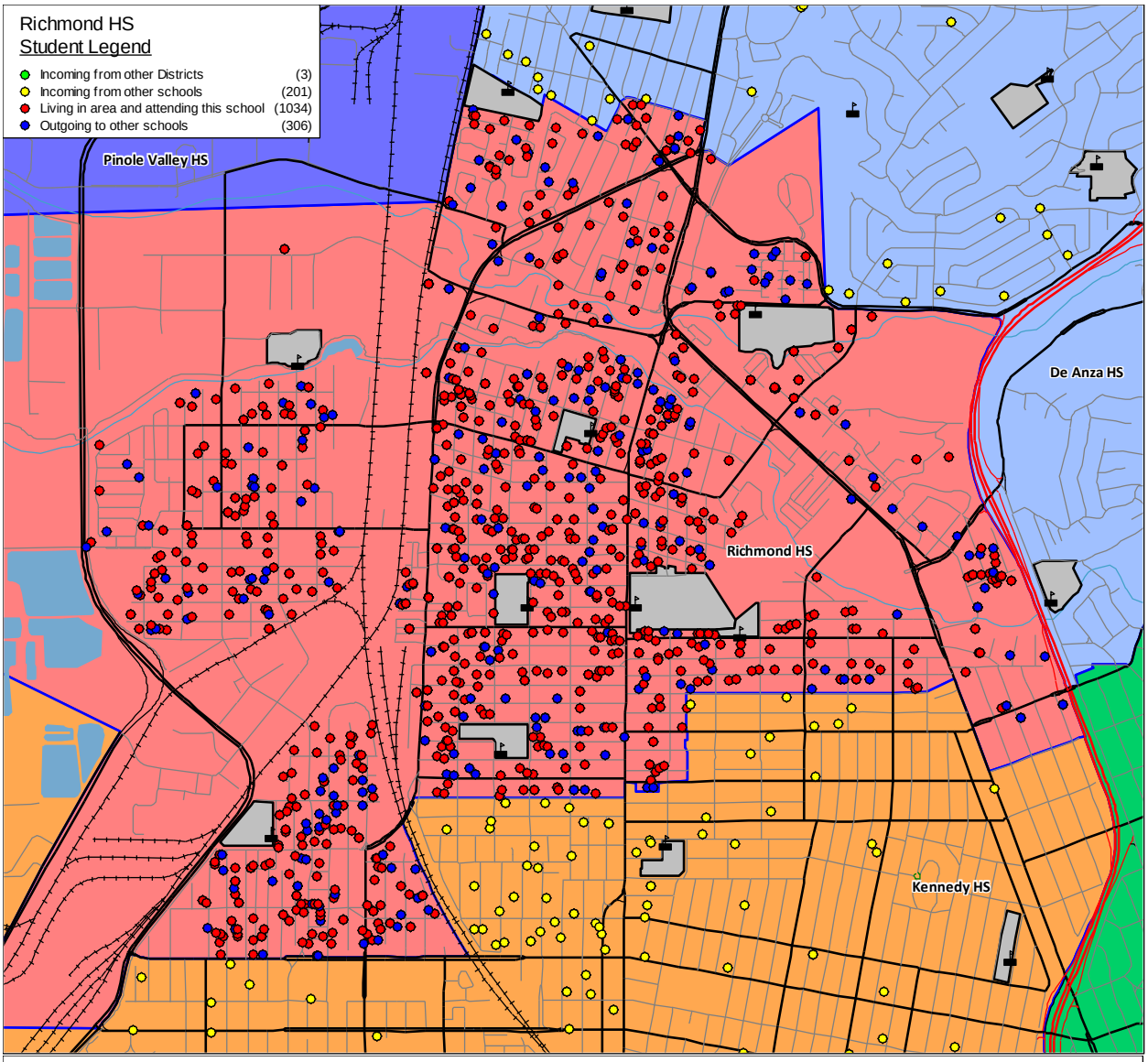
Classroom Needs Timeline

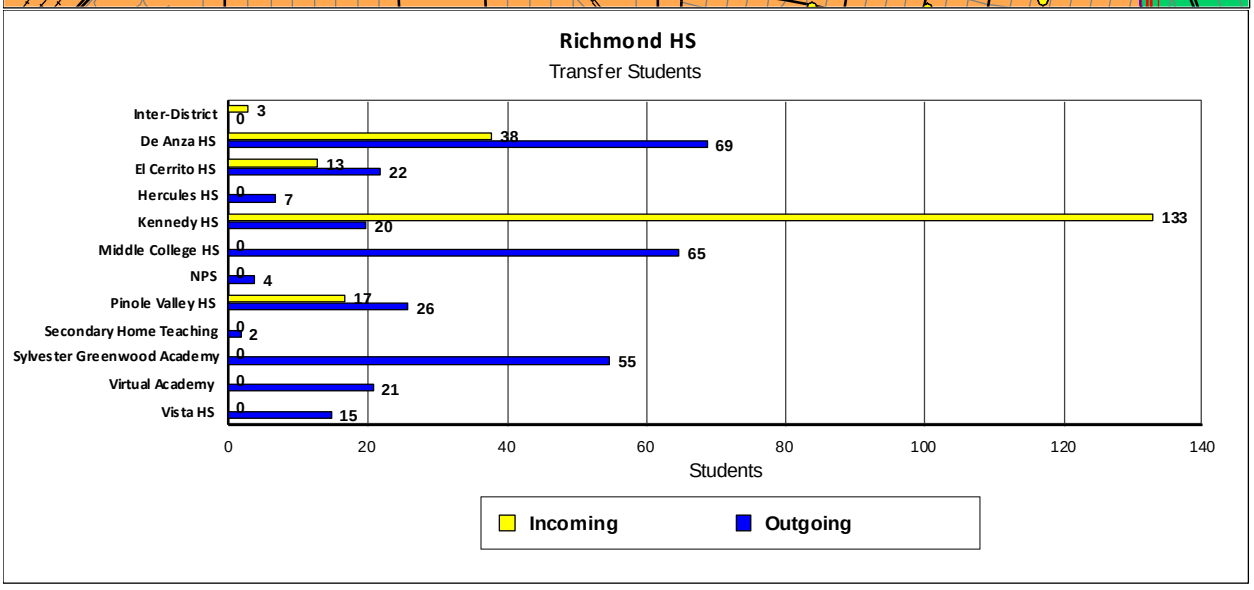
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	1222	5	0	1560	0	0	-14	338	
26/27	1236	14	0	1560	0	0	-9	324	4
27/28	1255	19	0	1560	0	0	-13	305	60
28/29	1254	-1	0	1560	0	0	-13	306	60
29/30	1262	8	0	1560	0	0	-13	298	34
30/31	1229	-33	0	1560	0	0	-14	331	0
31/32	1219	-10	0	1560	0	0	-14	341	0

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 55

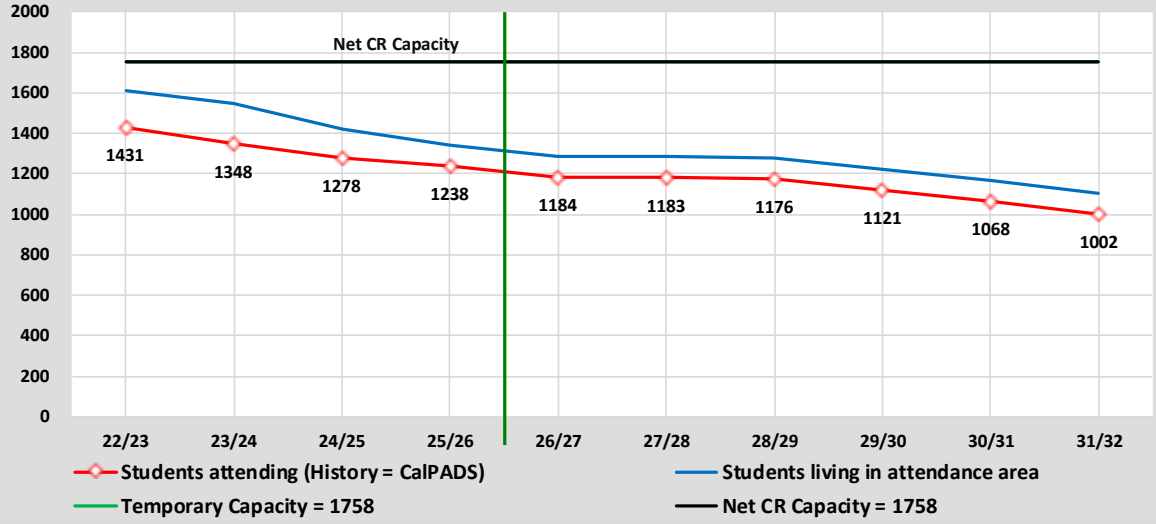
Pinole Valley HS

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
9	314	341	308	330	321	311	300	59	1	1
10	320	301	329	296	318	308	298	6	-21	4
11	283	324	306	334	301	322	312	-4	-11	2
12	305	270	312	294	322	288	309	-1	-26	5
Totals	**1222**	**1236**	**1255**	**1254**	**1262**	**1229**	**1219**	**15.0**	**-57**	**12**


Richmond HS
Student Legend
Incoming from other Districts (3)
Incoming from other schools (201)
Living in area and attending this school (1034)
Outgoing to other schools (306)
Pinole Valley HS
De Anza HS
Richmond HS
Kennedy HS


Richmond HS
Transfer Students
Inter-District 0 3
De Anza HS 38 69
El Cerrito HS 13 22
Hercules HS 0 7
Kennedy HS 20 133
Middle College HS 0 65
NPS 0 4
Pinole Valley HS 17 26
Secondary Home Teaching 0 2
Sylvester Greenwood Academy 0 55
Virtual Academy 0 21
Vista HS 0 15
0 20 40 60 80 100 120 140
Students
Incoming
Outgoing

Capacity & Projected Enrollment
Richmond HS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 61
Grades Served = 9 - 12

Classroom Needs Timeline

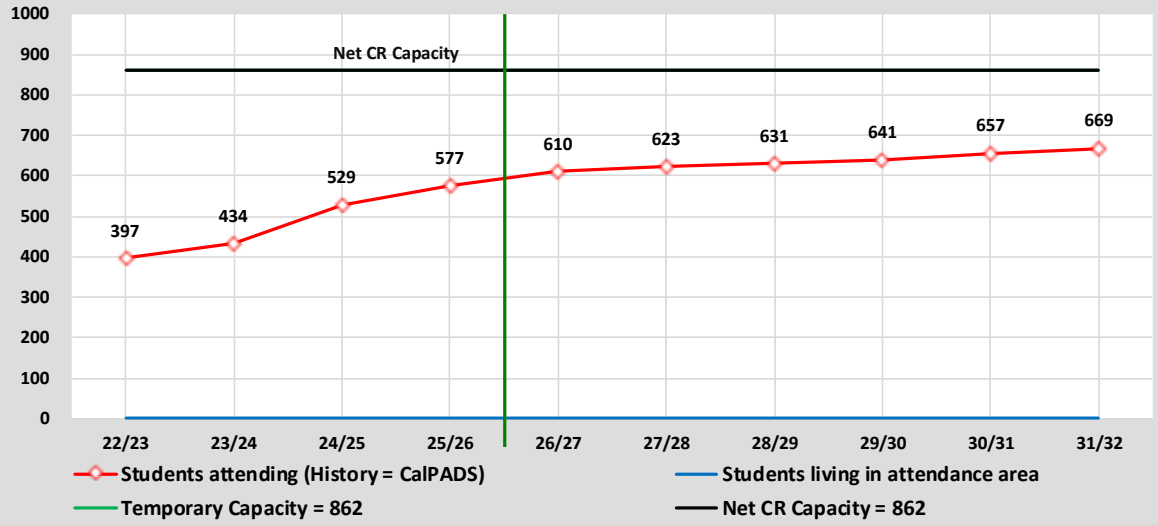
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	1238	-40	0	1758	0	0	-20	520	
26/27	1184	-54	0	1758	0	0	-18	574	0
27/28	1183	-1	0	1758	0	0	-22	575	0
28/29	1176	-7	0	1758	0	0	-22	582	0
29/30	1121	-55	0	1758	0	0	-24	637	0
30/31	1068	-53	0	1758	0	0	-25	690	0
31/32	1002	-66	0	1758	0	0	-28	756	0

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 61

Richmond HS

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
9	336	311	314	299	281	258	248	-21	-5	0
10	310	340	315	318	303	285	262	10	-12	1
11	283	274	304	279	282	267	249	-9	-39	1
12	309	259	250	280	255	258	243	-14	-49	1
Totals	**1238**	**1184**	**1183**	**1176**	**1121**	**1068**	**1002**	**-8.5**	**-105**	**3**

Capacity & Projected Enrollment
West County Mandarin



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 37
Grades Served = TK - 8

Classroom Needs Timeline

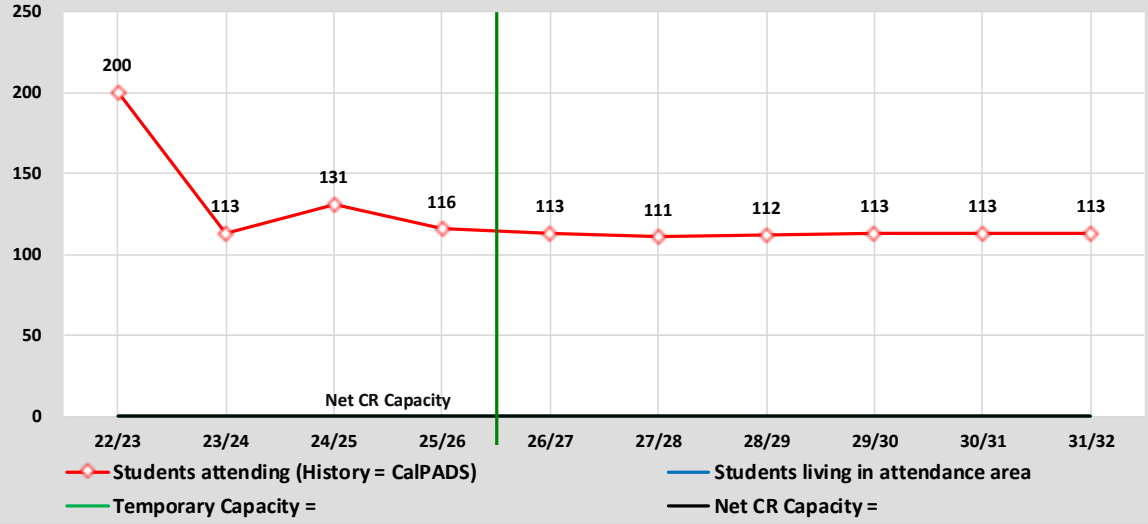
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	577	48	0	862	0	0	-13	285	
26/27	610	33	0	862	0	0	-10	252	65
27/28	623	13	0	862	0	0	-11	239	122
28/29	631	8	0	862	0	0	-9	231	313
29/30	641	10	0	862	0	0	-8	221	361
30/31	657	16	0	862	0	0	-8	205	422
31/32	669	12	0	862	0	0	-8	193	479

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 37

West County Mandarin

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
T K	40	60	58	57	56	56	56	-15	40	0
K	66	90	89	86	84	84	83	-25	65	1
1	65	62	86	86	83	81	80	0	62	3
2	66	62	60	84	84	81	79	14	65	1
3	66	66	63	60	84	84	81	-9	66	0
4	66	65	66	62	60	84	84	-17	65	1
5	64	62	61	61	58	56	80	-94	61	3
6	51	48	46	46	46	44	42	-75	50	1
7	50	54	50	48	47	48	45	-276	47	3
8	43	41	44	41	39	39	39	-12	41	2
Totals	**577**	**610**	**623**	**631**	**641**	**657**	**669**	**-50.9**	**562**	**15**

Capacity & Projected Enrollment
Vista HS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count =
Grades Served = 7 - 12

Classroom Needs Timeline

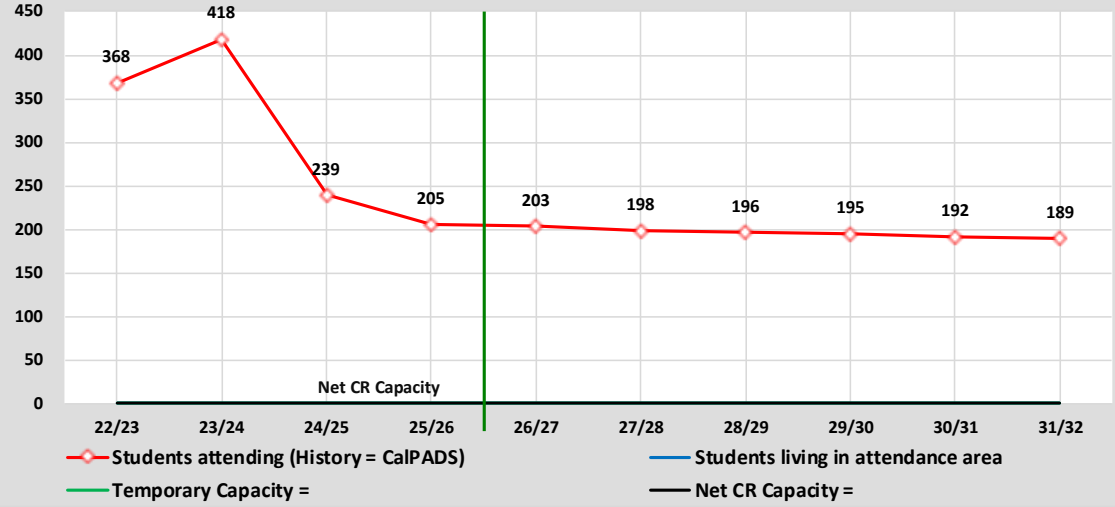
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	116	-15	0	0	116	4	4	0	
26/27	113	-3	0	0	113	0	4	0	65
27/28	111	-2	0	0	111	0	4	0	122
28/29	112	1	0	0	112	0	4	0	313
29/30	113	1	0	0	113	0	4	0	361
30/31	113	0	0	0	113	0	4	0	422
31/32	113	0	0	0	113	0	4	0	479

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 0

Vista HS

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
9	2	2	2	2	2	2	2	68	1	1
10	21	21	21	20	22	21	20	41	21	0
11	44	43	42	44	42	45	42	5	42	2
12	49	47	46	46	47	45	49	-24	47	2
Totals	**116**	**113**	**111**	**112**	**113**	**113**	**113**	**22.5**	**111**	**5**

Capacity & Projected Enrollment
Virtual Academy



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count =
Grades Served = K - 12

Classroom Needs Timeline

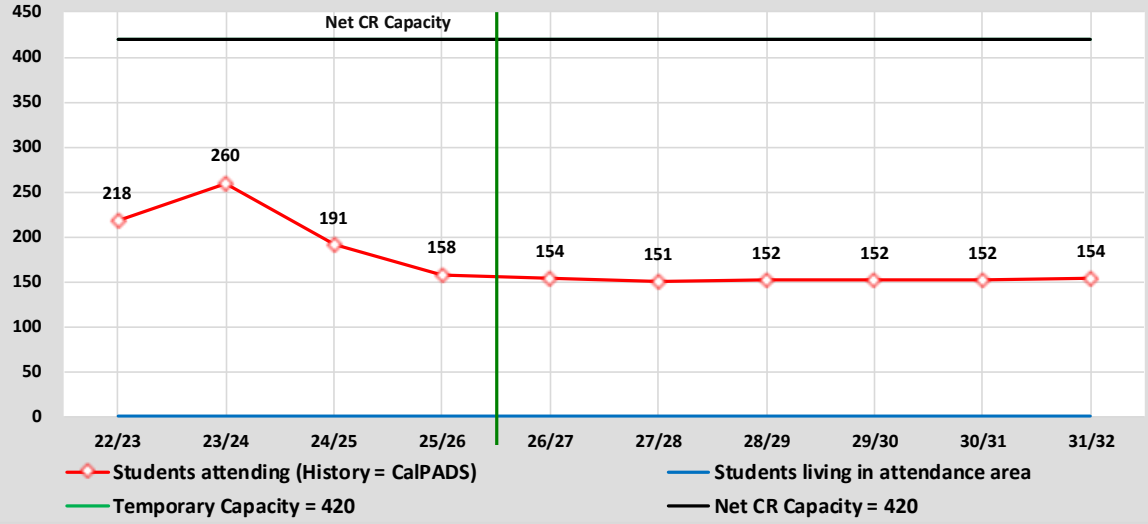
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	205	-34	0	0	205	7	7	0	
26/27	203	-2	0	0	203	0	7	0	65
27/28	198	-5	0	0	198	0	7	0	122
28/29	196	-2	0	0	196	0	7	0	313
29/30	195	-1	0	0	195	0	7	0	361
30/31	192	-3	0	0	192	0	7	0	422
31/32	189	-3	0	0	189	0	7	0	479

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 0

Virtual Academy

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
1	2	2	2	2	2	2	2	0	2	0
2	7	7	6	6	6	6	6	14	6	1
3	11	11	10	10	10	10	10	-9	10	1
4	11	11	11	10	10	10	10	-17	11	0
5	12	12	11	12	11	10	10	-94	12	0
6	15	14	14	13	14	13	12	-75	15	0
7	16	17	16	15	15	15	14	-276	16	0
8	20	19	20	19	18	18	18	-12	20	0
9	21	22	21	22	21	20	20	68	20	1
10	26	26	26	25	27	25	24	41	26	0
11	34	33	33	34	32	35	33	5	34	0
12	30	29	28	28	29	28	30	-24	29	1
Totals	**205**	**203**	**198**	**196**	**195**	**192**	**189**	**-31.6**	**201**	**4**

Capacity & Projected Enrollment
Sylvester Greenwood Academy



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count = 14
Grades Served = 9 - 12

Classroom Needs Timeline

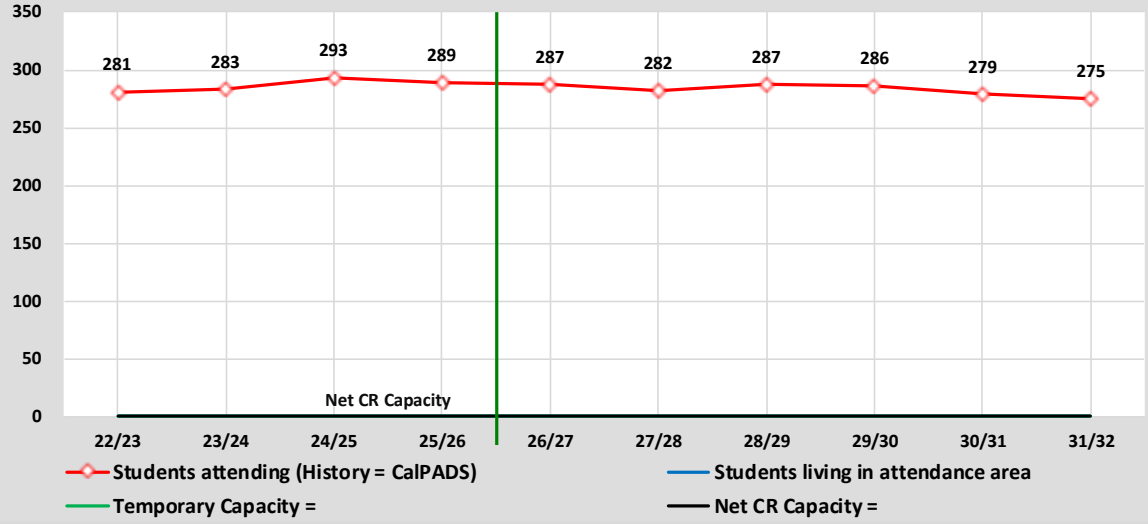
Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	158	-33	0	420	0	0	-9	262	
26/27	154	-4	0	420	0	0	-9	266	65
27/28	151	-3	0	420	0	0	-9	269	122
28/29	152	1	0	420	0	0	-9	268	313
29/30	152	0	0	420	0	0	-9	268	361
30/31	152	0	0	420	0	0	-9	268	422
31/32	154	2	0	420	0	0	-9	266	479

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 14

Sylvester Greenwood Academy

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
11	64	63	62	64	61	65	61	5	63	1
12	94	91	89	88	91	87	93	-24	94	0
Totals	**158**	**154**	**151**	**152**	**152**	**152**	**154**	**-9.5**	**157**	**1**

Capacity & Projected Enrollment
Middle College HS



District Loading Standards
Traditional School
All Portables Loaded
Net Classroom Count =
Grades Served = 9 - 12

Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	New Seats Needed	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
25/26	289	-4	0	0	289	10	10	0	
26/27	287	-2	0	0	287	0	10	0	65
27/28	282	-5	0	0	282	0	9	0	122
28/29	287	5	0	0	287	0	10	0	313
29/30	286	-1	0	0	286	0	10	0	361
30/31	279	-7	0	0	279	0	9	0	422
31/32	275	-4	0	0	275	0	9	0	479

* Based on Students Attending (Squares on Graph)
Net Classroom Count = 0

Middle College HS

YEAR:	Current 25/26	Projected Enrollment 26/27	27/28	28/29	29/30	30/31	31/32	Cohort Average	Attendance Factors Intra	Inter
Grade										
9	77	80	76	81	76	73	72	68	77	0
10	74	73	75	72	77	72	69	41	74	0
11	70	68	67	70	67	71	67	5	70	0
12	68	66	64	64	66	63	67	-24	67	1
Totals	**289**	**287**	**282**	**287**	**286**	**279**	**275**	**22.5**	**288**	**1**

Student Attendance Matrix

ATTENDANCE MATRIX

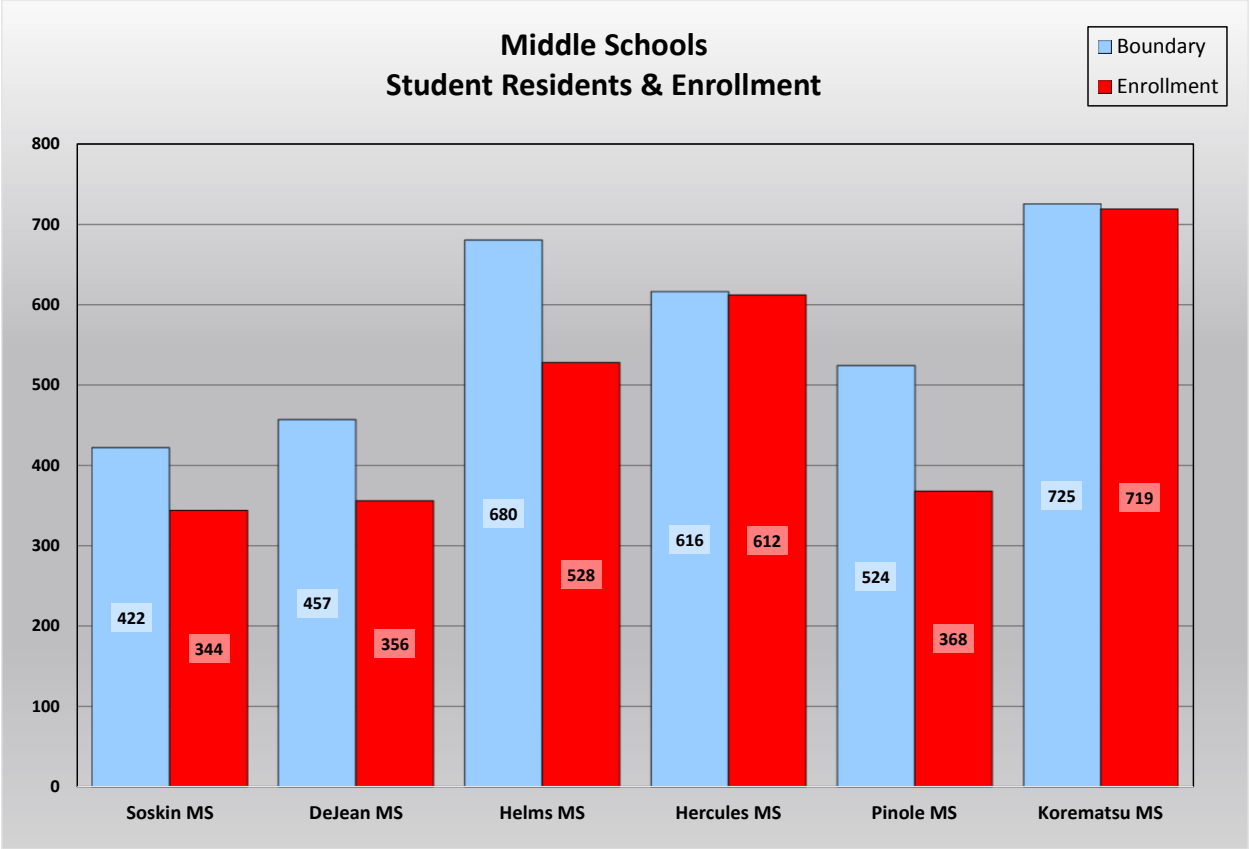
	SCHOOL OF ATTENDANCE																		
SCHOOL:	Bayview	Chavez	Collins	Coronado	Dover	Downer	Ellerhorst	Fairmont	Ford	Grant	Hanna Ranch	Harding	Highland	Kensington	King	Lake	Lincoln	Lupine Hills	**Total Residing**
AREA																			
Inter-District	1	0	4	0	0	0	5	0	2	2	5	0	3	5	0	1	0	4	**80**
Bayview	**240**	7	2	1	9	1	6	1	3	7	5	1	17	2	1	76	1	7	**492**
Chavez	2	**259**	0	2	0	24	0	1	4	13	0	0	0	0	1	3	2	0	**336**
Collins	2	0	**223**	0	0	0	20	0	0	1	2	1	3	1	0	3	1	4	**346**
Coronado	1	2	2	**242**	0	2	0	8	4	4	1	1	1	0	16	4	11	1	**362**
Dover	8	11	2	1	**369**	19	0	3	13	12	0	2	7	0	0	4	3	1	**490**
Downer	3	21	0	1	14	**249**	3	0	8	6	0	0	2	0	0	2	0	2	**334**
Ellerhorst	0	0	2	0	0	0	**200**	0	0	0	0	0	0	0	0	0	0	0	**237**
Fairmont	0	1	0	0	1	1	0	**438**	1	3	0	60	0	20	4	0	3	0	**593**
Ford	6	2	1	1	8	6	0	0	**246**	8	0	0	1	0	2	2	0	2	**326**
Grant	2	27	3	7	0	8	2	7	4	**358**	1	2	5	2	1	5	7	1	**502**
Hanna Ranch	1	0	2	0	0	0	0	0	0	0	**323**	0	0	0	0	0	0	14	**367**
Harding	0	0	0	0	0	0	1	18	0	0	0	**342**	2	11	0	0	1	1	**397**
Highland	7	4	2	0	3	5	6	2	6	2	3	1	**291**	1	0	5	0	2	**398**
Kensington	0	0	0	0	0	0	0	0	0	0	0	5	0	**368**	0	0	0	0	**385**
King	1	6	0	5	1	3	4	4	4	15	0	0	1	3	**274**	4	8	1	**419**
Lake	18	3	0	3	5	4	3	0	2	5	0	1	9	0	3	**205**	2	2	**327**
Lincoln	4	5	0	3	0	4	3	2	1	8	1	0	0	0	5	0	**230**	0	**345**
Lupine Hills	1	0	6	0	0	0	1	1	0	0	45	1	3	0	0	0	1	**299**	**407**
Madera	0	0	0	0	1	0	1	18	0	3	0	28	0	43	0	0	0	2	**643**
Michelle Obama	1	3	1	1	0	8	2	3	10	34	1	1	1	0	5	1	2	0	**483**
Mira Vista	0	1	0	1	1	1	0	1	1	2	0	6	0	21	2	0	1	1	**449**
Montalvin	7	1	8	0	0	4	7	0	0	1	0	1	4	0	0	13	1	2	**455**
Murphy	0	3	4	1	0	2	6	0	0	3	0	3	4	0	1	0	2	3	**500**
Nystrom	1	9	0	21	0	10	1	1	4	14	0	3	0	0	5	0	22	0	**487**
Ohlone	1	0	1	0	0	1	9	1	0	0	34	0	0	0	0	0	0	28	**519**
Olinda	1	0	0	0	0	0	6	0	1	0	1	0	0	1	0	0	1	1	**253**
Peres	0	7	0	2	1	7	1	0	1	6	0	0	4	0	4	1	15	0	**404**
Riverside	1	4	3	2	4	3	3	1	10	8	0	2	8	1	1	0	1	0	**356**
Shannon	0	0	9	0	0	0	9	0	0	0	0	1	0	0	1	1	0	6	**347**
Sheldon	3	2	0	3	1	0	5	4	1	2	1	3	2	0	1	1	0	0	**411**
Stege	0	4	0	7	1	3	2	24	5	7	0	9	1	2	51	0	5	1	**408**
Stewart	0	0	10	0	0	3	16	1	0	0	0	0	1	0	0	0	0	4	**172**
Tara Hills	3	0	1	1	2	0	3	1	1	3	0	3	3	1	0	7	1	3	**407**
Valley View	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	1	**132**
Verde	2	10	0	1	3	16	1	1	7	3	0	0	2	0	1	10	4	0	**363**
Washington	1	1	0	1	0	0	0	2	0	2	0	3	0	3	0	0	8	1	**206**
Total Attending	**318**	**393**	**286**	**308**	**424**	**384**	**328**	**543**	**339**	**532**	**423**	**480**	**375**	**485**	**379**	**348**	**333**	**394**	**14,138**
Intra-Ins	77	134	59	66	55	135	123	105	91	172	95	138	81	112	105	142	103	91	**4,058**
Inter-Ins	1	0	4	0	0	0	5	0	2	2	5	0	3	5	0	1	0	4	**80**
Total In-Flow	**78**	**134**	**63**	**66**	**55**	**135**	**128**	**105**	**93**	**174**	**100**	**138**	**84**	**117**	**105**	**143**	**103**	**95**	**4,138**
Intra-Outs	252	77	123	120	121	85	37	155	80	144	44	55	107	17	145	122	115	108	**4,058**
Net Transfers	**-174**	**57**	**-60**	**-54**	**-66**	**50**	**91**	**-50**	**13**	**30**	**56**	**83**	**-23**	**100**	**-40**	**21**	**-12**	**-13**	**80**
% In-Flow Students	**24.5%**	**34.1%**	**22.0%**	**21.4%**	**13.0%**	**35.2%**	**39.0%**	**19.3%**	**27.4%**	**32.7%**	**23.6%**	**28.8%**	**22.4%**	**24.1%**	**27.7%**	**41.1%**	**30.9%**	**24.1%**	**29.3%**
% Out-Flow Students	**51.2%**	**22.9%**	**35.5%**	**33.1%**	**24.7%**	**25.4%**	**15.6%**	**26.1%**	**24.5%**	**28.7%**	**12.0%**	**13.9%**	**26.9%**	**4.4%**	**34.6%**	**37.3%**	**33.3%**	**26.5%**	**28.7%**

ATTENDANCE MATRIX

RESIDENCE AREA	SCHOOL OF ATTENDANCE: Madera	Michelle Obama	Mira Vista	Montalvin	Murphy	Nystrom	Ohlone	Olinda	Peres	Riverside	Shannon	Sheldon	Stege	Stewart	Tara Hills	Valley View	Verde	Washington	West County Mandarin	Total Residing
Inter-District	0	0	1	4	3	0	3	0	0	1	3	1	1	6	0	1	0	9	15	**80**
Bayview	0	6	1	11	5	2	1	4	3	5	6	3	0	8	11	8	5	10	16	**492**
Chavez	0	5	1	1	2	2	0	1	4	3	3	0	0	0	0	1	0	0	2	**336**
Collins	0	1	1	1	6	0	1	2	0	0	10	2	0	26	1	3	0	4	27	**346**
Coronado	1	0	6	0	0	9	1	0	2	6	1	4	0	1	2	3	1	19	6	**362**
Dover	0	1	1	0	1	2	3	4	6	4	0	3	0	0	2	0	0	6	2	**490**
Downer	0	2	0	0	2	1	0	0	4	3	1	0	0	2	1	2	0	2	3	**334**
Ellerhorst	1	0	0	0	1	0	0	0	0	0	0	3	0	16	1	2	0	2	9	**237**
Fairmont	5	2	16	0	1	0	1	0	0	4	1	0	7	0	1	0	0	8	15	**593**
Ford	0	4	2	0	0	0	2	1	3	2	3	2	2	0	0	4	0	5	11	**326**
Grant	0	6	6	0	1	6	0	3	6	1	0	5	1	3	0	0	2	17	3	**502**
Hanna Ranch	0	0	0	0	1	0	10	1	0	0	0	0	0	1	0	0	0	2	12	**367**
Harding	0	0	3	0	0	0	0	1	0	0	0	0	0	0	0	3	2	5	7	**397**
Highland	0	0	5	6	7	0	4	2	0	5	3	5	0	4	5	4	0	4	4	**398**
Kensington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	**385**
King	2	12	12	1	1	10	0	2	5	7	0	1	7	0	1	0	1	14	9	**419**
Lake	0	8	3	5	6	2	3	2	3	2	1	0	0	3	1	3	3	2	15	**327**
Lincoln	0	1	2	1	0	19	0	4	22	1	0	0	2	0	2	0	3	19	3	**345**
Lupine Hills	0	0	0	1	2	0	15	0	0	0	3	2	0	5	0	2	0	2	17	**407**
Madera	**460**	0	20	0	0	0	0	0	0	4	1	2	0	0	0	3	0	5	52	**643**
Michelle Obama	2	**349**	10	0	0	0	0	3	2	7	0	0	0	0	1	1	0	24	10	**483**
Mira Vista	7	10	**321**	0	1	0	0	0	0	7	1	4	5	2	0	0	0	14	38	**449**
Montalvin	0	0	1	**323**	3	1	0	0	1	1	12	3	1	11	11	3	2	6	27	**455**
Murphy	0	2	1	0	**327**	4	4	24	0	4	8	16	0	12	2	38	0	6	20	**500**
Nystrom	0	1	4	1	1	**340**	1	0	8	3	1	0	2	1	1	1	1	24	6	**487**
Ohlone	0	0	1	0	2	0	**416**	0	0	0	0	1	0	5	1	1	0	1	16	**519**
Olinda	3	0	0	1	4	0	0	**202**	0	1	0	5	0	4	0	4	0	1	16	**253**
Peres	1	1	1	0	1	1	1	0	**326**	2	0	0	1	0	0	3	4	11	2	**404**
Riverside	2	2	11	1	6	0	0	2	0	**244**	1	6	0	3	3	4	0	3	16	**356**
Shannon	0	1	2	9	9	0	2	2	0	0	**237**	0	0	21	4	1	0	0	32	**347**
Sheldon	0	2	2	1	31	0	1	26	0	2	8	**256**	0	5	3	24	0	9	12	**411**
Stege	1	13	12	2	2	5	0	2	6	9	1	1	**207**	4	2	3	0	10	6	**408**
Stewart	0	0	0	1	1	0	0	0	0	1	1	0	0	**126**	1	0	0	2	4	**172**
Tara Hills	0	1	0	18	14	0	2	2	0	3	48	4	0	13	**239**	4	0	4	22	**407**
Valley View	0	0	0	0	13	0	0	11	0	2	0	2	0	0	0	**92**	0	3	5	**132**
Verde	1	5	0	0	2	10	0	0	24	2	1	0	0	4	7	2	**221**	18	5	**363**
Washington	2	1	2	0	0	5	0	0	0	0	3	0	0	0	1	1	0	**158**	11	**206**
Total Attending	**488**	**436**	**448**	**388**	**456**	**419**	**471**	**301**	**425**	**336**	**358**	**331**	**236**	**286**	**304**	**221**	**245**	**429**	**488**	**14,138**
Intra-Ins	28	87	126	61	126	79	52	99	99	91	118	74	28	154	65	128	24	262	473	**4,058**
Inter-Ins	0	0	1	4	3	0	3	0	0	1	3	1	1	6	0	1	0	9	15	**80**
Total In-Flow	**28**	**87**	**127**	**65**	**129**	**79**	**55**	**99**	**99**	**92**	**121**	**75**	**29**	**160**	**65**	**129**	**24**	**271**	**488**	**4,138**
Intra-Outs	183	134	128	132	173	147	103	51	78	112	110	155	201	46	168	40	142	48	0	**4,058**
Net Transfers	**-155**	**-47**	**-1**	**-67**	**-44**	**-68**	**-48**	**48**	**21**	**-20**	**11**	**-80**	**-172**	**114**	**-103**	**89**	**-118**	**223**	**488**	**80**
% In-Flow Students	**5.7%**	**20.0%**	**28.3%**	**16.8%**	**28.3%**	**18.9%**	**11.7%**	**32.9%**	**23.3%**	**27.4%**	**33.8%**	**22.7%**	**12.3%**	**55.9%**	**21.4%**	**58.4%**	**9.8%**	**63.2%**		**29.3%**
% Out-Flow Students	**28.5%**	**27.7%**	**28.5%**	**29.0%**	**34.6%**	**30.2%**	**19.8%**	**20.2%**	**19.3%**	**31.5%**	**31.7%**	**37.7%**	**49.3%**	**26.7%**	**41.3%**	**30.3%**	**39.1%**	**23.3%**		**28.7%**

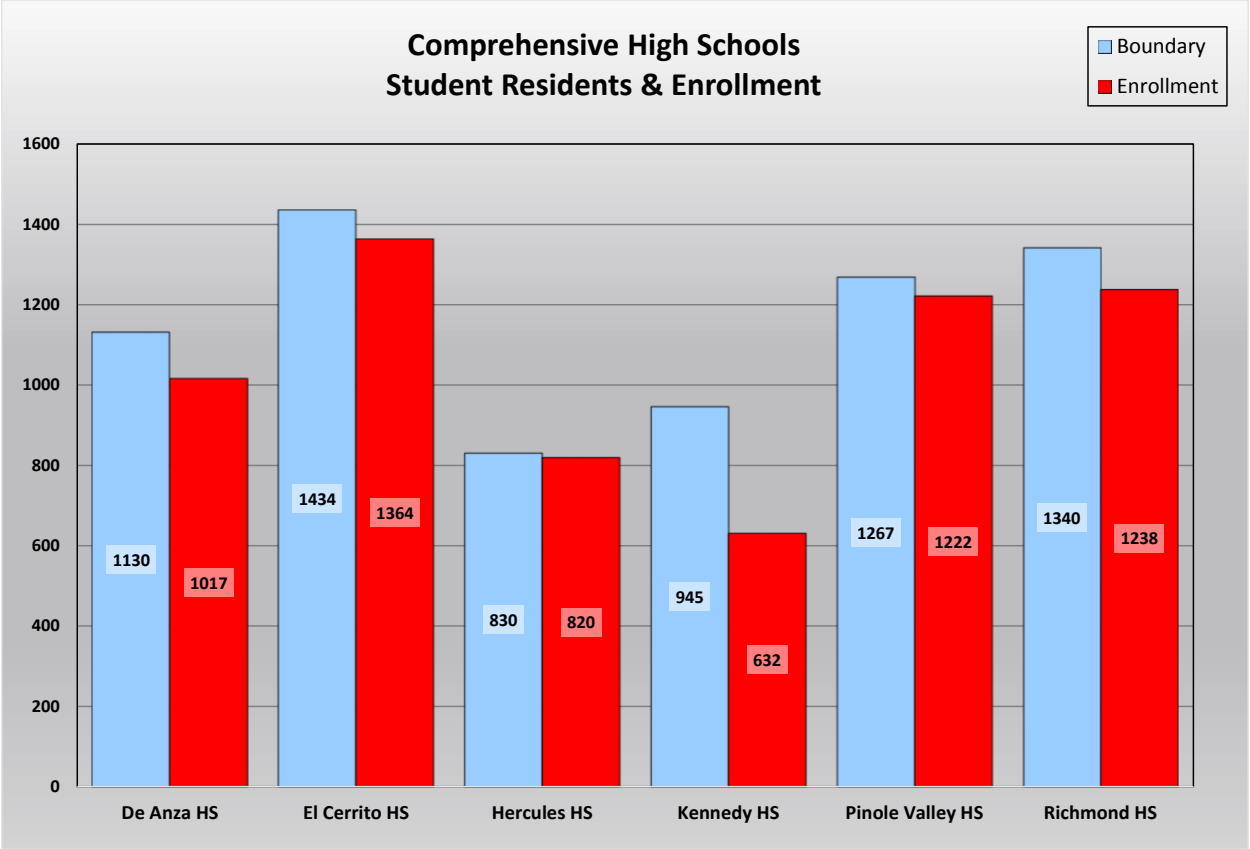
This chart summarizes the transfers in and out of each elementary school as were seen by the yellow dots and blue dots on the school attendance maps. In addition, the data has been analyzed to determine the total in-flow and out-flow rates for each school. The school with the largest in-flow rate is Washington Elementary and the school with the largest out-flow rate is Bayview Elementary.

Student Residency and Enrollment Comparison – Middle Schools



This chart compares each individual middle school enrollment to the students that reside within the school attendance boundary. Utilizing this data helps make it easy to see which schools have the largest and smallest enrollments as well as which boundaries are most populated. Schools with more students enrolled than those living in the boundary have a net transfer into the school. This is typically found at schools with special programs such as Gate or Dual Immersion, schools housing students from overcrowded or Program Improvement (PI) schools, and schools with more capacity than the student population living in the boundary. Korematsu has the largest enrollment of the middle schools and Soskin has the smallest enrollment. The average enrollment at the middle schools is 488 students.

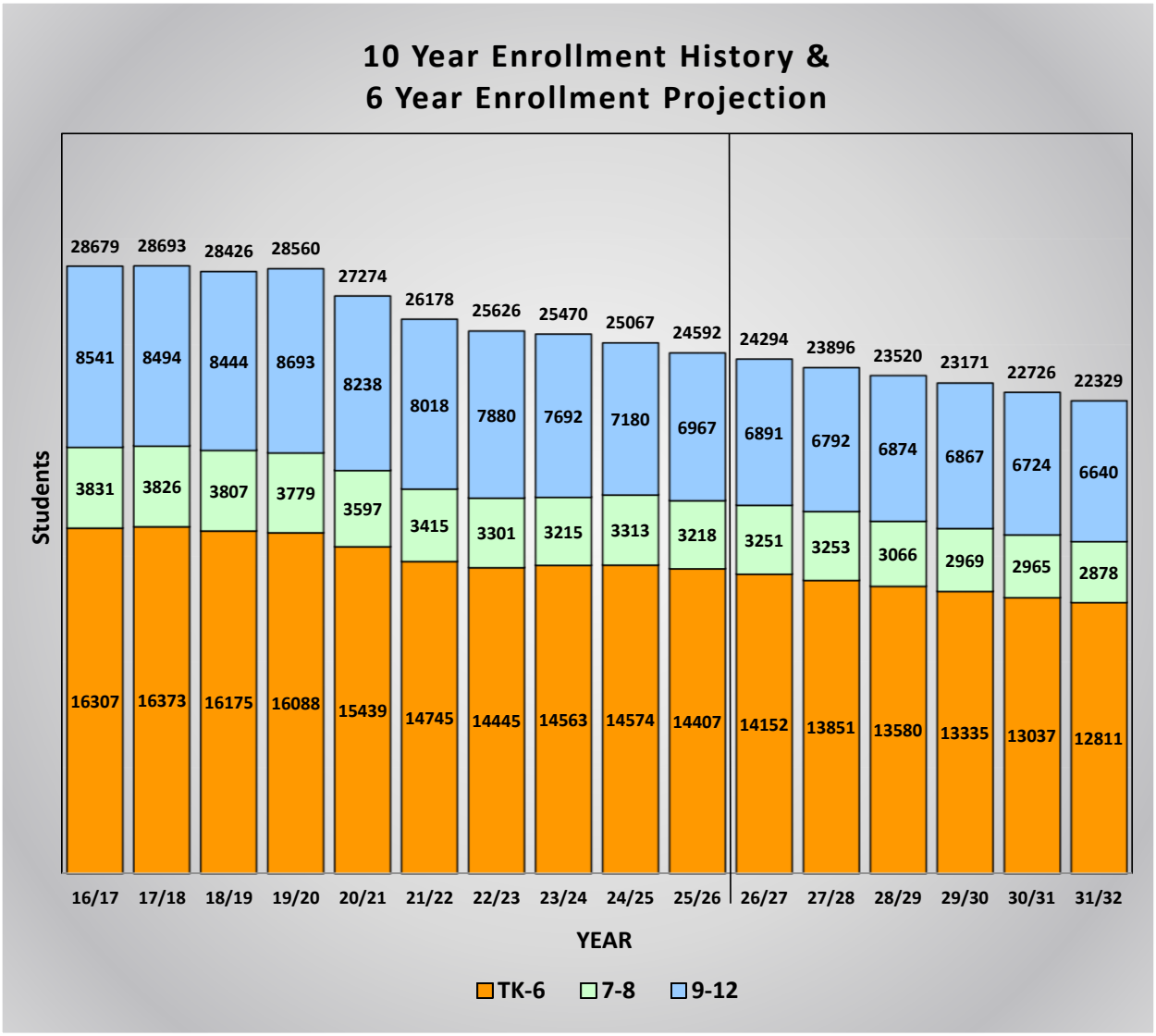
Student Residency and Enrollment Comparison – High Schools



This chart compares each individual comprehensive high school enrollment to the students that reside within the school attendance boundary. Utilizing this data helps make it easy to see which schools have the largest and smallest enrollments as well as which boundaries are most populated. Schools with more students enrolled than those living in the boundary have a net transfer into the school. This is typically found at schools with special programs such as Gate or Dual Immersion, schools housing students from overcrowded or Program Improvement (PI) schools, and schools with more capacity than the student population living in the boundary. El Cerrito has the largest enrollment of the high schools and Kennedy has the smallest enrollment. The average enrollment at the high schools is 1,049 students.

Ten Year Enrollment History and Six Year Enrollment Projections

This graph shows a summary of the projections for the entire District. It shows the current enrollment for 2025/26, the historic enrollment for the past nine years, and the projected enrollment for the next six years. The end result is a total of 22,329 students in the District in 2031/32.



The West Contra Costa Unified School District has experienced declining enrollment over the past ten years from an enrollment of 28,679 students during the 2016/17 school year to the current enrollment of 24,592 students.

This graph is color coded by grade groupings:
Orange represents the historic and projected enrollment for the elementary school grades TK-6.
Green represents the historic and projected enrollment for the middle school grades 7-8.
Blue represents the historic and projected enrollment for high school grades 9-12.

The entire District enrollment is shown at the top of each bar.

Enrollment Projection Summary by Grade

The chart below shows three years of historic enrollment, the current enrollment, and six years of projected enrollment by grade.

West Contra Costa Unified School District
Enrollment Projection Summary by Grade

	Historic Enrollment			Current Enrollment	Projected Enrollment					
Grade	**22/23**	**23/24**	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**31/32**
TK	372	655	812	1,068	1,193	1,138	1,103	1,091	1,082	1,074
K	1,935	1,937	1,861	1,760	1,774	1,774	1,693	1,644	1,617	1,588
1	1,977	1,920	1,973	1,846	1,769	1,784	1,788	1,708	1,661	1,634
2	2,068	1,986	1,962	1,961	1,862	1,786	1,804	1,810	1,730	1,684
3	2,140	2,039	1,990	1,940	1,954	1,856	1,782	1,802	1,810	1,732
4	2,031	2,137	2,044	1,942	1,921	1,937	1,841	1,768	1,790	1,798
5	2,036	1,936	2,055	1,931	1,848	1,827	1,846	1,752	1,681	1,703
6	1,886	1,953	1,877	1,959	1,831	1,749	1,723	1,760	1,666	1,598
7	1,623	1,605	1,688	1,574	1,691	1,576	1,501	1,478	1,497	1,392
8	1,678	1,610	1,625	1,644	1,560	1,677	1,565	1,491	1,468	1,486
9	1,735	1,739	1,709	1,655	1,714	1,629	1,751	1,639	1,564	1,541
10	2,000	1,796	1,780	1,730	1,704	1,762	1,679	1,805	1,691	1,615
11	1,983	2,014	1,809	1,779	1,734	1,707	1,773	1,686	1,818	1,699
12	2,162	2,143	1,882	1,803	1,739	1,694	1,671	1,737	1,651	1,785
Total TK-6	**14,445**	**14,563**	**14,574**	**14,407**	**14,152**	**13,851**	**13,580**	**13,335**	**13,037**	**12,811**
Total 7-8	**3,301**	**3,215**	**3,313**	**3,218**	**3,251**	**3,253**	**3,066**	**2,969**	**2,965**	**2,878**
Total 9-12	**7,880**	**7,692**	**7,180**	**6,967**	**6,891**	**6,792**	**6,874**	**6,867**	**6,724**	**6,640**
District Totals	**25,626**	**25,470**	**25,067**	**24,592**	**24,294**	**23,896**	**23,520**	**23,171**	**22,726**	**22,329**

Enrollment Projection Summary by School

The chart below shows the current enrollment and six years of projected enrollment by school.

West Contra Costa Unified School District
Enrollment Projection Summary by School

School	Current Enrollment 25/26	26/27	27/28	28/29	29/30	30/31	31/32
Bayview	318	292	289	302	306	307	291
Chavez	393	373	365	347	339	329	326
Collins	287	298	304	300	296	290	284
Coronado	308	298	283	270	270	261	261
Dover	424	394	362	352	325	323	313
Downer	384	368	359	333	326	318	311
Ellerhorst	330	339	331	326	323	314	299
Fairmont	544	527	509	519	516	501	491
Ford	339	321	312	306	296	288	279
Grant	532	508	476	438	422	413	406
Hanna Ranch	423	423	412	402	391	387	373
Harding	480	471	437	430	430	425	425
Highland	375	364	359	347	327	300	311
Kensington	485	485	479	470	466	449	433
King	380	368	351	345	337	333	326
Lake	348	366	359	357	345	336	332
Lincoln	333	329	329	324	318	316	305
Lupine Hills	394	387	371	365	356	339	344
Madera	488	495	497	486	485	478	472
Michelle Obama	436	422	412	397	384	363	351
Mira Vista	500	462	441	422	417	411	400
Montalvin	468	377	372	365	360	357	355
Murphy	456	446	443	435	423	418	425
Nystrom	419	396	377	368	342	316	316
Ohlone	471	469	468	445	440	429	419
Olinda	301	291	285	278	274	271	260
Peres	522	420	420	404	401	384	378
Riverside	337	329	324	334	340	332	327
Shannon	361	353	348	342	337	325	315
Sheldon	332	354	367	367	363	357	347
Stege	236	233	235	227	217	207	204
Stewart	364	275	264	254	255	251	237
Tara Hills	304	282	262	257	248	239	233
Valley View	221	204	201	200	191	188	186
Verde	305	243	230	222	216	215	210
Washington	429	438	442	452	449	449	446
Elementary Totals	**14,027**	**13,400**	**13,075**	**12,788**	**12,531**	**12,219**	**11,991**

West Contra Costa Unified School District
Enrollment Projection Summary by School

School	Current Enrollment 25/26	26/27	27/28	28/29	29/30	30/31	31/32
Soskin MS	344	0	0	0	0	0	0
DeJean MS	356	350	344	307	301	302	254
Helms MS	528	673	640	599	566	558	551
Hercules MS	612	589	596	591	608	612	600
Pinole MS	368	905	910	831	811	807	777
Korematsu MS	719	783	826	812	760	763	765
Middle Totals	**2,927**	**3,300**	**3,316**	**3,140**	**3,046**	**3,042**	**2,947**
De Anza HS	1,017	960	931	960	927	921	920
El Cerrito HS	1,364	1,387	1,391	1,425	1,515	1,519	1,517
Hercules HS	820	846	834	843	837	831	845
Kennedy HS	632	614	546	556	545	504	488
Pinole Valley HS	1,222	1,236	1,255	1,254	1,262	1,229	1,219
Richmond HS	1,238	1,184	1,183	1,176	1,121	1,068	1,002
High Totals	**6,293**	**6,227**	**6,140**	**6,214**	**6,207**	**6,072**	**5,991**
West County Mandarin	577	610	623	631	641	657	669
Vista HS	116	113	111	112	113	113	113
Virtual Academy	205	203	198	196	195	192	189
Sylvester Greenwood Academy	158	154	151	152	152	152	154
Middle College HS	289	287	282	287	286	279	275
Other Totals	**1,345**	**1,367**	**1,365**	**1,378**	**1,387**	**1,393**	**1,400**
District Totals	**24,592**	**24,294**	**23,896**	**23,520**	**23,171**	**22,726**	**22,329**
Annual Change		-298	-398	-376	-349	-445	-397

2025/26 One Year Enrollment Projection by School and Grade

West Contra Costa Unified School District
Enrollment Projections
YEAR 26/27, 1 Year Proj.

School	T K	K	1	2	3	4	5	6	TOTAL
Bayview	21	46	43	54	37	39	16	36	292
Chavez	26	49	48	48	56	50	54	42	373
Collins	38	39	42	38	38	37	39	27	298
Coronado	20	38	45	35	45	33	43	39	298
Dover	22	45	44	52	45	70	47	69	394
Downer	26	43	43	47	48	48	64	49	368
Ellerhorst	36	39	37	52	47	41	42	45	339
Fairmont	44	66	71	68	70	68	60	80	527
Ford	26	39	36	45	44	47	38	46	321
Grant	22	60	58	65	66	74	85	78	508
Hanna Ranch	40	60	66	57	65	65	70	0	423
Harding	20	59	62	60	66	59	59	86	471
Highland	20	48	34	40	73	60	47	42	364
Kensington	75	59	58	66	69	55	57	46	485
King	22	43	49	50	49	50	48	57	368
Lake	39	38	38	44	54	56	45	52	366
Lincoln	29	39	37	50	40	46	47	41	329
Lupine Hills	40	51	43	68	61	59	65	0	387
Madera	20	61	72	66	70	64	78	64	495
Michelle Obama	40	55	47	56	62	57	56	49	422
Mira Vista	70	50	58	54	50	50	64	66	462
Montalvin	45	47	45	47	49	51	46	47	377
Murphy	43	55	59	47	59	65	60	58	446
Nystrom	28	50	58	39	64	63	43	51	396
Ohlone	42	64	68	72	66	88	69	0	469
Olinda	38	35	36	42	36	36	37	31	291
Peres	23	52	50	55	67	55	68	50	420
Riverside	24	46	46	46	50	39	31	47	329
Shannon	20	43	41	47	54	48	49	51	353
Sheldon	37	44	43	51	49	50	47	33	354
Stege	19	32	36	30	33	31	33	19	233
Stewart	19	32	35	43	35	29	39	43	275
Tara Hills	22	40	40	36	38	39	29	38	282
Valley View	23	25	22	25	26	33	24	26	204
Verde	14	30	29	32	33	33	34	38	243
Washington	40	62	66	66	63	57	41	43	438

West Contra Costa Unified School District
Enrollment Projections
YEAR 26/27, 1 Year Proj.

School	TK	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Soskin MS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DeJean MS	0	0	0	0	0	0	0	0	179	171	0	0	0	0	350
Helms MS	0	0	0	0	0	0	0	0	336	337	0	0	0	0	673
Hercules MS	0	0	0	0	0	0	0	180	220	189	0	0	0	0	589
Pinole MS	0	0	0	0	0	0	0	0	467	438	0	0	0	0	905
Korematsu MS	0	0	0	0	0	0	0	0	418	365	0	0	0	0	783
De Anza HS	0	0	0	0	0	0	0	0	0	0	212	262	238	248	960
El Cerrito HS	0	0	0	0	0	0	0	0	0	0	378	300	373	336	1,387
Hercules HS	0	0	0	0	0	0	0	0	0	0	222	205	214	205	846
Kennedy HS	0	0	0	0	0	0	0	0	0	0	146	176	104	188	614
Pinole Valley HS	0	0	0	0	0	0	0	0	0	0	341	301	324	270	1,236
Richmond HS	0	0	0	0	0	0	0	0	0	0	311	340	274	259	1,184
West County Mandarin	60	90	62	62	66	65	62	48	54	41	0	0	0	0	610
Vista HS	0	0	0	0	0	0	0	0	0	0	2	21	43	47	113
Virtual Academy	0	0	2	7	11	11	12	14	17	19	22	26	33	29	203
Sylvester Greenwood Academy	0	0	0	0	0	0	0	0	0	0	0	0	63	91	154
Middle College HS	0	0	0	0	0	0	0	0	0	0	80	73	68	66	287
Totals	**1,193**	**1,774**	**1,769**	**1,862**	**1,954**	**1,921**	**1,848**	**1,831**	**1,691**	**1,560**	**1,714**	**1,704**	**1,734**	**1,739**	**24,294**
Current CalPADS	1,068	1,760	1,846	1,961	1,940	1,942	1,931	1,959	1,574	1,644	1,655	1,730	1,779	1,803	24,592
Net Change	**125**	**14**	**-77**	**-99**	**14**	**-21**	**-83**	**-128**	**117**	**-84**	**59**	**-26**	**-45**	**-64**	**-298**
Cohort Change			9	16	-7	-19	-94	-100	-268	-14	70	49	4	-40	

West Contra Costa Unified School District has a current enrollment of 24,592 students. The projected enrollment for next year shows a decrease of 298 students. This one year summary analyzes the net change between the current District enrollment by school and by grade, and the projected enrollment for 2026/27.

The students living in the boundary generate the cohort factors which are calculated for the past three years and the average is determined. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years. Next the attendance factor is used to determine the net enrollment for each grade. The attendance factor is determined by analyzing the current year of students to see how many Inter- and Intra-district transfers there are. The cohort change factor indicates the change in the number of students for each grade compared to the number of students in the prior grade the previous year.

These projections assume the transfers between schools remain consistent. If changes in facilities, schedules, programs or policies are made, then the patterns may be impacted.

SCHOOL FACILITY UTILIZATION

The following chart shows the current and projected utilization rates for each school. It has been color coded with blue representing schools with a utilization rate of less than 70%, yellow representing a utilization rate of at least 70% but under 80%, green representing a utilization rate of at least 80% but under 90%, orange representing at least 90% but under 100%, and a red outline for the schools that have 100% or higher utilization. The utilization indicates the long term impacts of the changes in enrollment as compared to the school capacities.

School Facility Utilization

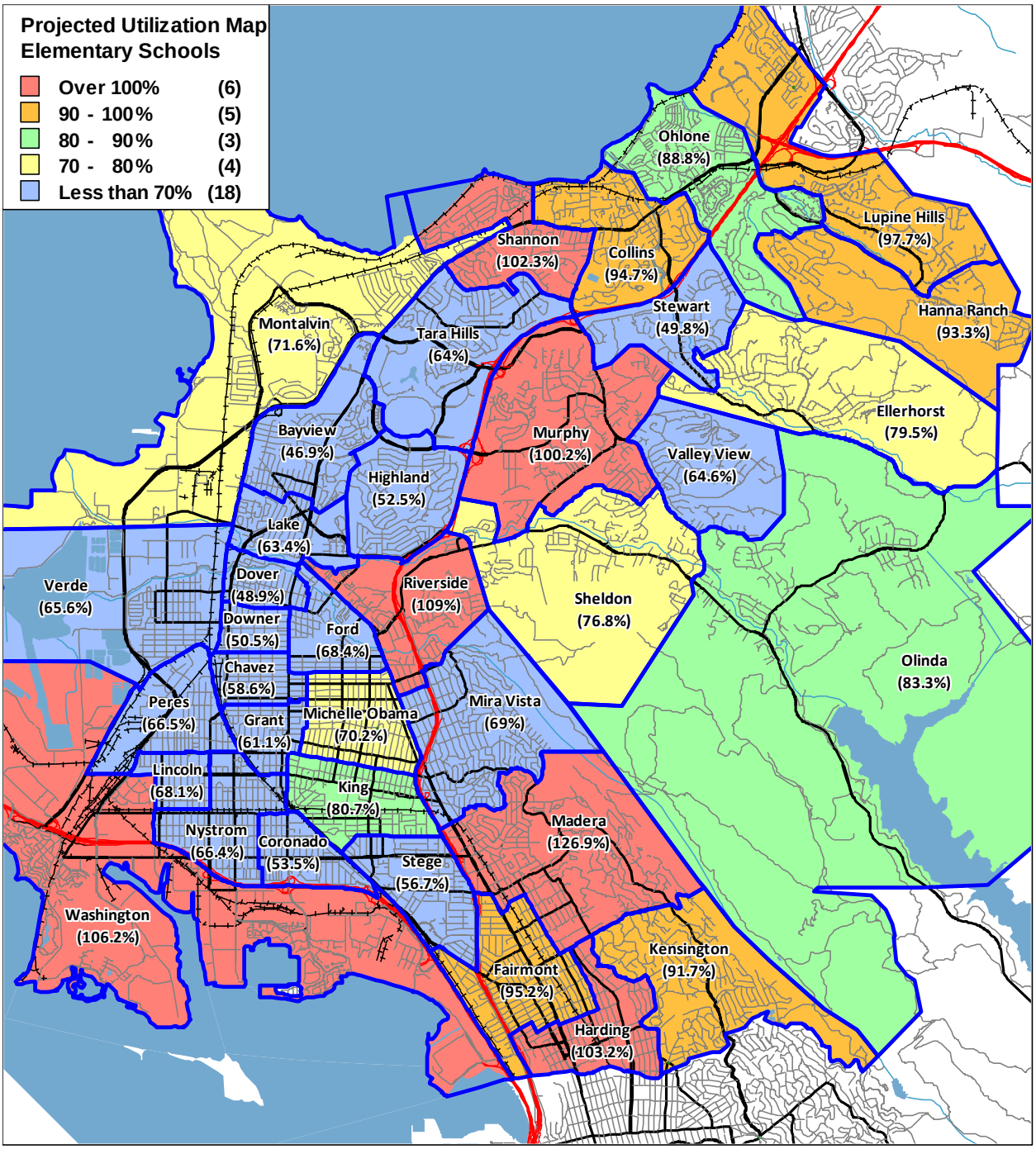
Elementary Schools	Net Classrooms	Net CR Capacity	2025/26 Current Enrollment	2031/32 Projected Enrollment	2025/26 Current Utilization	2031/32 Projected Utilization
Bayview	29	620	318	291	51.3%	46.9%
Chavez	25	556	393	326	70.7%	58.6%
Collins	15	300	287	284	95.7%	94.7%
Coronado	22	488	308	261	63.1%	53.5%
Dover	28	640	424	313	66.3%	48.9%
Downer	28	616	384	311	62.3%	50.5%
Ellerhorst	18	376	330	299	87.8%	79.5%
Fairmont	25	516	544	491	105.4%	95.2%
Ford	18	408	339	279	83.1%	68.4%
Grant	30	664	532	406	80.1%	61.1%
Hanna Ranch	18	400	423	373	105.8%	93.3%
Harding	19	412	480	425	116.5%	103.2%
Highland	28	592	375	311	63.3%	52.5%
Kensington	22	472	485	433	102.8%	91.7%
King	19	404	380	326	94.1%	80.7%
Lake	23	524	348	332	66.4%	63.4%
Lincoln	20	448	333	305	74.3%	68.1%
Lupine Hills	18	352	394	344	111.9%	97.7%
Madera	17	372	488	472	131.2%	126.9%
Michelle Obama	23	500	436	351	87.2%	70.2%
Mira Vista	27	580	500	400	86.2%	69.0%
Montalvin	22	496	468	355	94.4%	71.6%
Murphy	20	424	456	425	107.5%	100.2%
Nystrom	21	476	419	316	88.0%	66.4%
Ohlone	22	472	471	419	99.8%	88.8%
Olinda	14	312	301	260	96.5%	83.3%
Peres	26	568	522	378	91.9%	66.5%
Riverside	15	300	337	327	112.3%	109.0%
Shannon	15	308	361	315	117.2%	102.3%
Sheldon	21	452	332	347	73.5%	76.8%
Stege	16	360	236	204	65.6%	56.7%
Stewart	21	476	364	237	76.5%	49.8%
Tara Hills	17	364	304	233	83.5%	64.0%
Valley View	14	288	221	186	76.7%	64.6%
Verde	14	320	305	210	95.3%	65.6%
Washington	19	420	429	446	102.1%	106.2%
Sub-Totals	**749**	**16,276**	**14,027**	**11,991**	**86.2%**	**73.7%**

School Facility Utilization

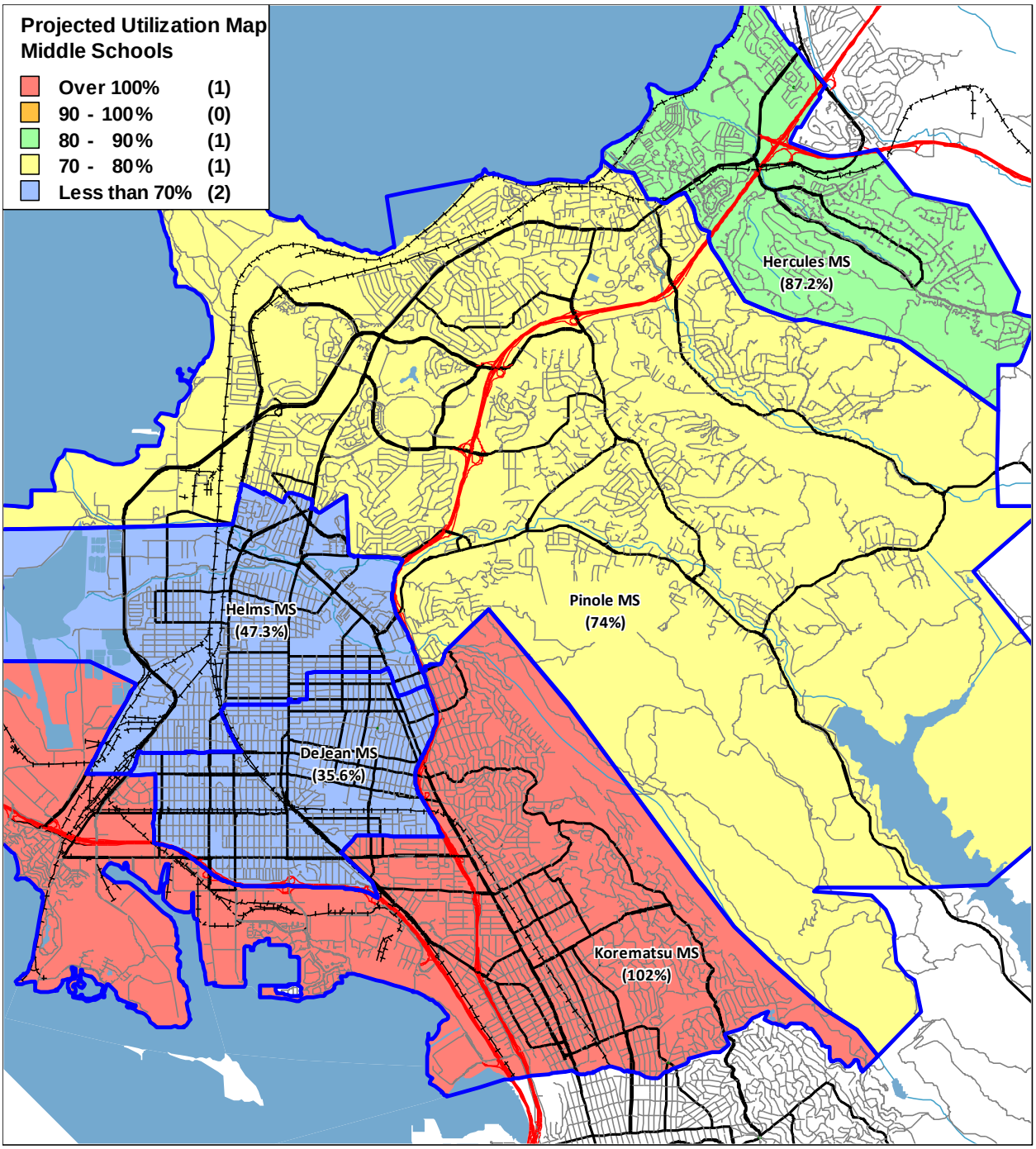
Middle Schools	Net Classrooms	Net CR Capacity	2025/26 Current Enrollment	2031/32 Projected Enrollment	2025/26 Current Utilization	2031/32 Projected Utilization
Soskin MS	37	1,038	344	0	33.1%	
DeJean MS	25	714	356	254	49.9%	35.6%
Helms MS	40	1,164	528	551	45.4%	47.3%
Hercules MS	24	688	612	600	89.0%	87.2%
Pinole MS	38	1,050	368	777	35.0%	74.0%
Korematsu MS	28	750	719	765	95.9%	102.0%
Sub-Totals	**155**	**4,366**	**2,927**	**2,947**	**67.0%**	**67.5%**
High Schools						
De Anza HS	56	1,536	1,017	920	66.2%	59.9%
El Cerrito HS	54	1,458	1,364	1,517	93.6%	104.0%
Hercules HS	43	1,218	820	845	67.3%	69.4%
Kennedy HS	42	1,188	632	488	53.2%	41.1%
Pinole Valley HS	55	1,560	1,222	1,219	78.3%	78.1%
Richmond HS	61	1,758	1,238	1,002	70.4%	57.0%
Sub-Totals	**311**	**8,718**	**6,293**	**5,991**	**72.2%**	**68.7%**
Other Schools						
West County Mandarin	37	862	577	669	66.9%	77.6%
Vista HS	0	0	116	113		
Virtual Academy	0	0	205	189		
Sylvester Greenwood Academy	14	420	158	154		
Middle College HS	0	0	289	275		
Sub-Totals	**51**	**1,282**	**1,345**	**1,400**		
District Totals	**1,266**	**30,642**	**24,592**	**22,329**	**80.3%**	**72.9%**

For 2025, the school with the highest percentage of available space is Soskin Middle and the school that is impacted the most is Madera Elementary.

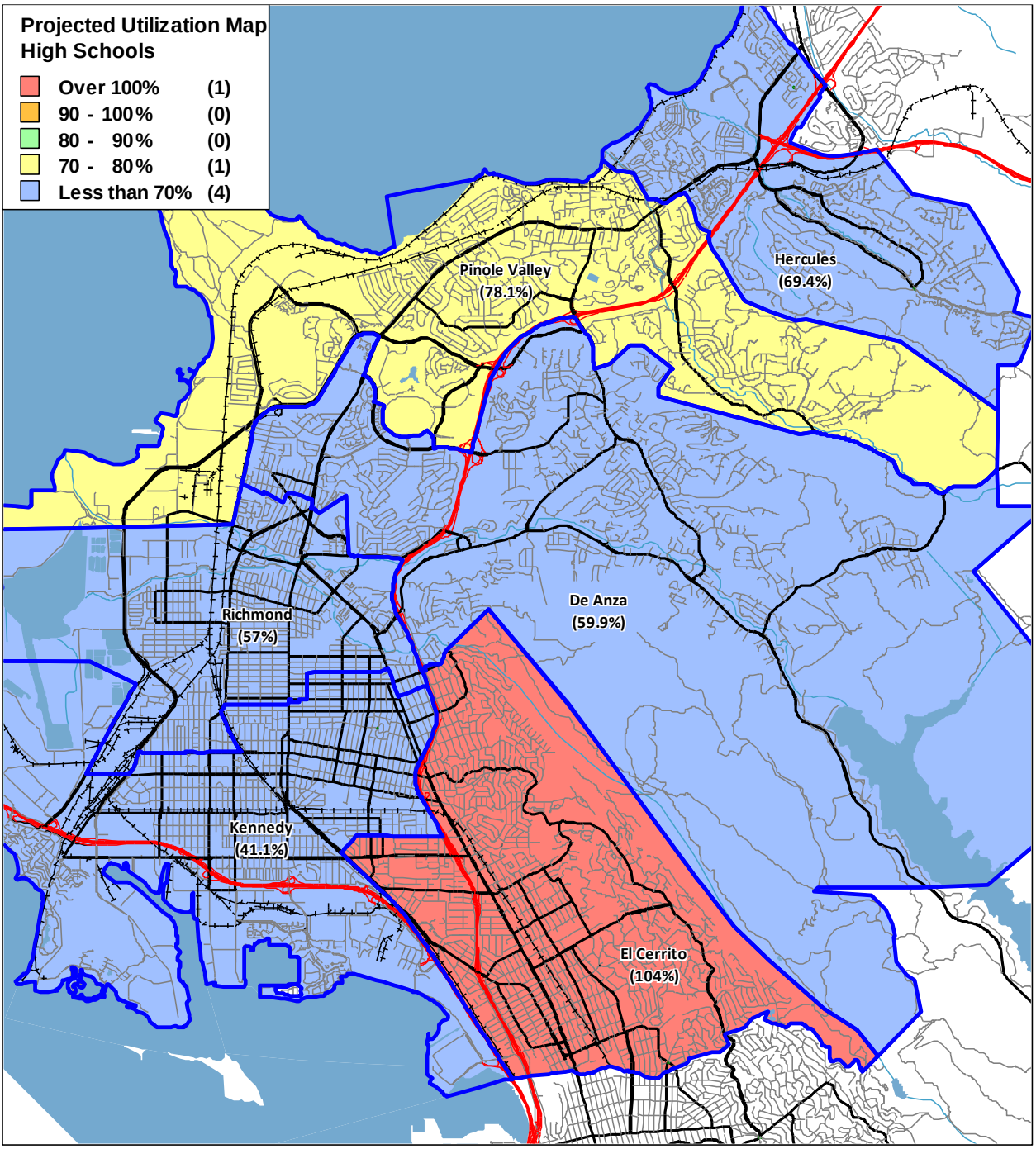
The color-coded map below shows the projected utilization for the elementary schools.

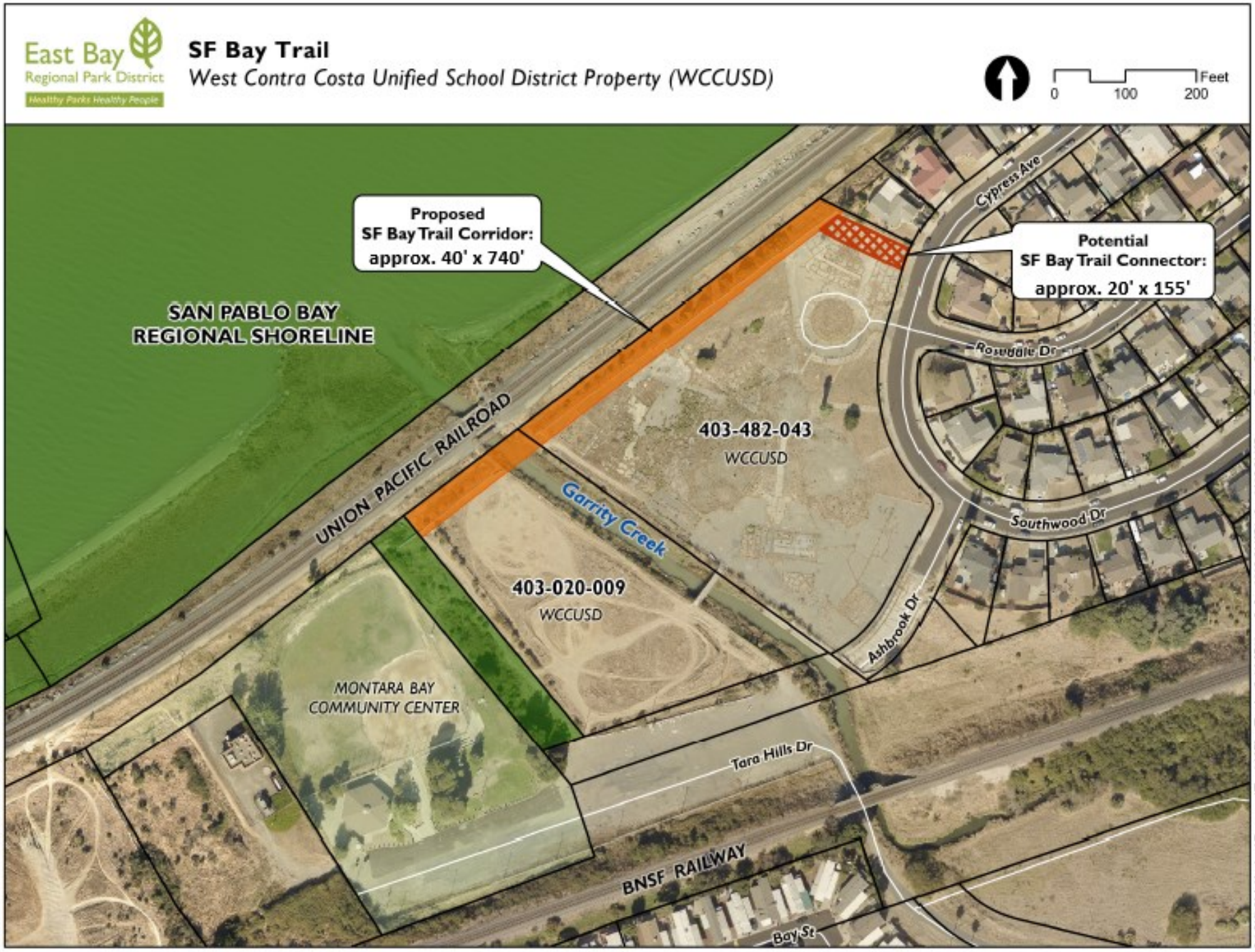


The color-coded map below shows the projected utilization for the middle schools.



The color-coded map below shows the projected utilization for the high schools.



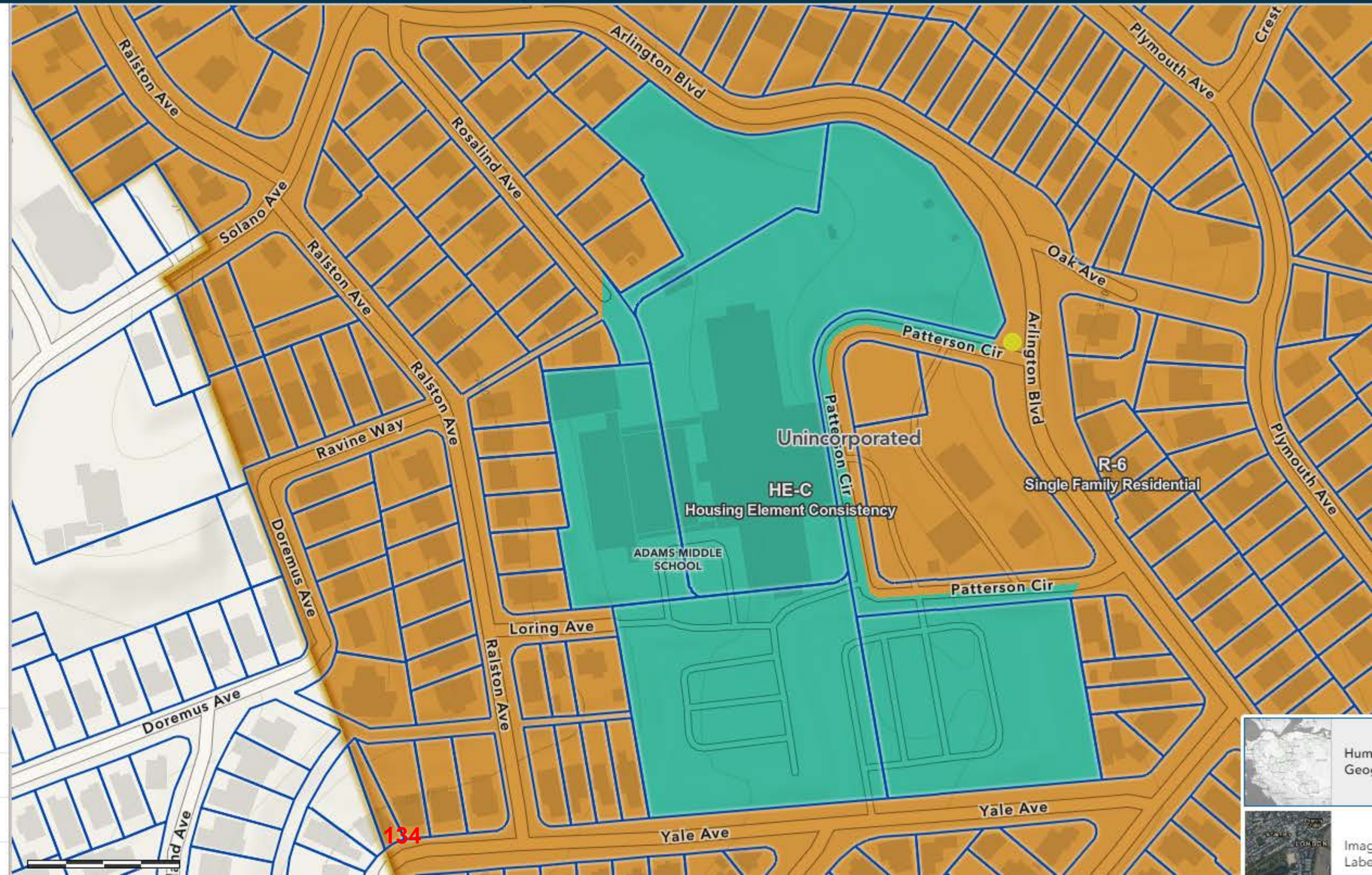

East Bay Regional Park District
Healthy Parks Healthy People
SF Bay Trail
West Contra Costa Unified School District Property (WCCUSD)
0
100
200
Feet
Proposed
SF Bay Trail Corridor:
approx. 40' x 740'
Potential
SF Bay Trail Connector:
approx. 20' x 155'
SAN PABLO BAY
REGIONAL SHORELINE
UNION PACIFIC RAILROAD
403-482-043
WCCUSD
403-020-009
WCCUSD
Garrity Creek
MONTARA BAY
COMMUNITY CENTER
Cypress Ave
Rosedale Dr
Southwood Dr
Ashbrook Dr
Tara Hills Dr
BNSF RAILWAY
Bay St
O:\GIS\CM\Kaskey\Projects\Trails\SFBayTrail_sfbt\ASD\Land\sfbt_WCCUSD\sfbt_WCCUSD.aprx Date: 5/10/2024

5000 Patterson Cir, Richmond, CA, 94805, USA

Contra Costa County Parcel Viewer

CCCGIS@doit.cccounty.us. For ADA accessibility information please go to the Contra Costa County Website Accessibility page.

F.1.c. Adams Middle School Title Summary



- [x] Contra Costa County Assessment Parcels
- [x] Zoning
- [ ] General Plan
- [ ] County Urban Limit Line (ULL)
- [ ] Proposed 2026 Measure A - County ULL

Property Information

Owner(s):	Richmond Union High School Dis	**Mailing Address:**	1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone:	Unknown	**Property Address:**	Arlington Blvd, Richmond, CA 94805 - Contra Costa County
Vesting Type:		**Alt. APN:**	5200420130
County:	Contra Costa	**APN:**	520-042-013
Map Coord:		**Census Tract:**	371000
Lot#:		**Block:**	90
Subdivision:	E Rich Hgts #2	**Tract:**	
Legal:	E Rich Hgts #2 Por Blk 90 & St Adj		

Property Characteristics

Use:	School	**Year Built / Eff:**	/	**SqFt:**	
Zoning:	R6	**Lot Size Ac / Sq Ft:**	0.9587 / 41763	**# of Units:**	
Bedrooms:		**Bathrooms (F/H):**	0 / 0	**Fireplace:**	
# Rooms:		**Quality:**		**Heating:**	
Pool:		**Air:**		**Style:**	
Stories:		**Improvements:**		**Parking #:**	/
Gross Area:		**Garage Area:**		**Basement Area #:**	

Sale and Loan Information

Sale / Rec Date:	/ 01/01/1957	***$/Sq. Ft.:**		**2ndMtg:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No:	1957.79714	**Loan Type:**		**Prior Sale Date:**	
Doc Type:	Deed	**Transfer Date:**	01/01/1957	**Prior Doc No:**	
Seller:	Owner Name Unavailable	**Lender:**		**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:		**Exemption Type:**		**Land Value:**	$77,235
Tax Year/ Area:	2025 / 85-049	**Total Value:**	$77,235	**Tax Value:**	
Total Tax Amt:		**Improved:**			

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Property Information

Owner(s):	Richmond Union High School Dis	**Mailing Address:**	1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone:	Unknown	**Property Address:**	Loring Ave, Richmond, CA 94805 - Contra Costa County
Vesting Type:		**Alt. APN:**	5200320025
County:	Contra Costa	**APN:**	520-032-002
Map Coord:		**Census Tract:**	371000
Lot#:	8 | 17	**Block:**	88
Subdivision:	East Rich Hgts #2	**Tract:**	
Legal:	East Rich Hgts #2 Lots 8 To 17 Blk 88		

Property Characteristics

Use:	School	**Year Built / Eff:**	/	**SqFt:**	
Zoning:	R6	**Lot Size Ac / Sq Ft:**	0.9183 / 40000	**# of Units:**	
Bedrooms:		**Bathrooms (F/H):**	0 / 0	**Fireplace:**	
# Rooms:		**Quality:**		**Heating:**	
Pool:		**Air:**		**Style:**	
Stories:		**Improvements:**		**Parking #:**	/
Gross Area:		**Garage Area:**		**Basement Area #:**	

Sale and Loan Information

Sale / Rec Date:	/ 01/01/1954	***$/Sq. Ft.:**		**2ndMtg:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No:	1954.43596	**Loan Type:**		**Prior Sale Date:**	
Doc Type:	Deed	**Transfer Date:**	01/01/1954	**Prior Doc No:**	
Seller:	Owner Name Unavailable	**Lender:**		**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:	$612,931	**Exemption Type:**		**Land Value:**	$67,434
Tax Year/ Area:	2025 / 85-049	**Total Value:**	$680,365	**Tax Value:**	
Total Tax Amt:	$815.00	**Improved:**	90%		

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Property Information

Owner(s): Richmond Union High School Dis	**Mailing Address:** 1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone: Unknown	**Property Address:** Patterson Cir, Richmond, CA 94805 - Contra Costa County
Vesting Type:	**Alt. APN:** 5200620010
County: Contra Costa	**APN:** 520-062-001
Map Coord:	**Census Tract:** 371000
Lot#:	**Block:** 94
Subdivision: East Rich Hgts #2	**Tract:**
Legal: East Rich Hgts #2 Por Blk 94 & St Adj	

Property Characteristics

Use: School	**Year Built / Eff:** /	**SqFt:**
Zoning: R6	**Lot Size Ac / Sq Ft:** 1.5702 / 68400	**# of Units:**
Bedrooms:	**Bathrooms (F/H):** 0 / 0	**Fireplace:**
# Rooms:	**Quality:**	**Heating:**
Pool:	**Air:**	**Style:**
Stories:	**Improvements:**	**Parking #:** /
Gross Area:	**Garage Area:**	**Basement Area #:**

Sale and Loan Information

Sale / Rec Date: / 01/01/1951	***$/Sq. Ft.:**	**2ndMtg:**
Sale Price:	**1st Loan:**	**Prior Sale Amt:**
Doc No: 1951.35561	**Loan Type:**	**Prior Sale Date:**
Doc Type: Deed	**Transfer Date:** 01/01/1951	**Prior Doc No:**
Seller: Owner Name Unavailable	**Lender:**	**Prior Doc Type:**

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:	**Exemption Type:**	**Land Value:** $182,673
Tax Year/ Area: 2025 / 85-049	**Total Value:** $182,673	**Tax Value:**
Total Tax Amt:	**Improved:**	

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Property Information

Owner(s):	Richmond Union High School Dis	**Mailing Address:**	1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone:	Unknown	**Property Address:**	Patterson Cir, Richmond, CA 94805 - Contra Costa County
Vesting Type:		**Alt. APN:**	5200500014
County:	Contra Costa	**APN:**	520-050-001
Map Coord:		**Census Tract:**	371000
Lot#:		**Block:**	91,92
Subdivision:	East Rich Hts #2	**Tract:**	
Legal:	East Rich Hts #2 Blks 91 & 92 & Alley Adj		

Property Characteristics

Use:	School	**Year Built / Eff:**	/	**SqFt:**	
Zoning:	R6	**Lot Size Ac / Sq Ft:**	3.4198 / 148966	**# of Units:**	
Bedrooms:		**Bathrooms (F/H):**	0 / 0	**Fireplace:**	
# Rooms:		**Quality:**		**Heating:**	
Pool:		**Air:**		**Style:**	
Stories:		**Improvements:**		**Parking #:**	/
Gross Area:		**Garage Area:**		**Basement Area #:**	

Sale and Loan Information

Sale / Rec Date:	/ 09/26/1960	***$/Sq. Ft.:**		**2ndMtg:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No:	3710.355	**Loan Type:**		**Prior Sale Date:**	
Doc Type:	Deed	**Transfer Date:**	09/26/1960	**Prior Doc No:**	
Seller:		**Lender:**		**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:	$524,664	**Exemption Type:**		**Land Value:**	$272,114
Tax Year/ Area:	2025 / 85-049	**Total Value:**	$796,778	**Tax Value:**	
Total Tax Amt:		**Improved:**	66%		

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Property Information

Owner(s): Richmond Union High School Dis	**Mailing Address:** 1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone: Unknown	**Property Address:** Yale Ave, Richmond, CA 94805 - Contra Costa County
Vesting Type:	**Alt. APN:** 5200700044
County: Contra Costa	**APN:** 520-070-004
Map Coord:	**Census Tract:** 371000
Lot#:	**Block:** 86,87
Subdivision: E Rich Hgts #2	**Tract:**
Legal: E Rich Hgts #2 Por Blks 86 & 87 Alley&st Adj	

Property Characteristics

Use: School	**Year Built / Eff:** /	**SqFt:**
Zoning: R6	**Lot Size Ac / Sq Ft:** 1.9163 / 83475	**# of Units:**
Bedrooms:	**Bathrooms (F/H):** 0 / 0	**Fireplace:**
# Rooms:	**Quality:**	**Heating:**
Pool:	**Air:**	**Style:**
Stories:	**Improvements:**	**Parking #:** /
Gross Area:	**Garage Area:**	**Basement Area #:**

Sale and Loan Information

Sale / Rec Date: / 01/01/1955	***$/Sq. Ft.:**	**2ndMtg:**
Sale Price:	**1st Loan:**	**Prior Sale Amt:**
Doc No: 1955.47459	**Loan Type:**	**Prior Sale Date:**
Doc Type: Deed	**Transfer Date:** 01/01/1955	**Prior Doc No:**
Seller: Owner Name Unavailable	**Lender:**	**Prior Doc Type:**

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:	**Exemption Type:**	**Land Value:** $147,066
Tax Year/ Area: 2025 / 85-049	**Total Value:** $147,066	**Tax Value:**
Total Tax Amt:	**Improved:**	

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Property Information Card

APN
414292011

ZONING
PR Parks and Recreation

GENERAL PLAN
PR — Parks and Recreation

SITE ADDRESS
GROOM DR Apt , RCHMD 94804-
Open in Google Maps

PLANNING OVERLAYS

Richmond Bay Specific Plan:
Not in Richmond Bay Specific Plan

Historic District:
Not in a Historic District

Priority Development Area:
Not in a Priority Development Area

Neighborhood Council:
FAIRMEDE/HILLTOP

Industrial Buffer Zone:
Not in Industrial Buffer Zone

PROPERTY DETAILS

Lot Acres: Not Available acres
Lot SqFt: Not Available sq ft



Property Information

Owner(s): San Pablo School District	**Mailing Address:** 1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone: Unknown	**Property Address:** Groom Dr, Richmond, CA 94804 - Contra Costa County
Vesting Type:	**Alt. APN:** 4142920117
County: Contra Costa	**APN:** 414-292-011
Map Coord:	**Census Tract:** 382000
Lot#: 135	**Block:**
Subdivision: Richmond Annex	**Tract:** 3128
Legal: Tract 3128 Lot 135 Ex Mr	

Property Characteristics

Use: School	**Year Built / Eff:** /	**SqFt:**
Zoning:	**Lot Size Ac / Sq Ft:** 9 / 392040	**# of Units:**
Bedrooms:	**Bathrooms (F/H):** 0 / 0	**Fireplace:**
# Rooms:	**Quality:**	**Heating:**
Pool:	**Air:**	**Style:**
Stories:	**Improvements:**	**Parking #:** /
Gross Area:	**Garage Area:**	**Basement Area #:**

Sale and Loan Information

Sale / Rec Date: / 01/22/1965	***$/Sq. Ft.:**	**2ndMtg:**
Sale Price:	**1st Loan:**	**Prior Sale Amt:**
Doc No: 4789.555	**Loan Type:**	**Prior Sale Date:**
Doc Type: Deed	**Transfer Date:** 01/22/1965	**Prior Doc No:**
Seller:	**Lender:**	**Prior Doc Type:**

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

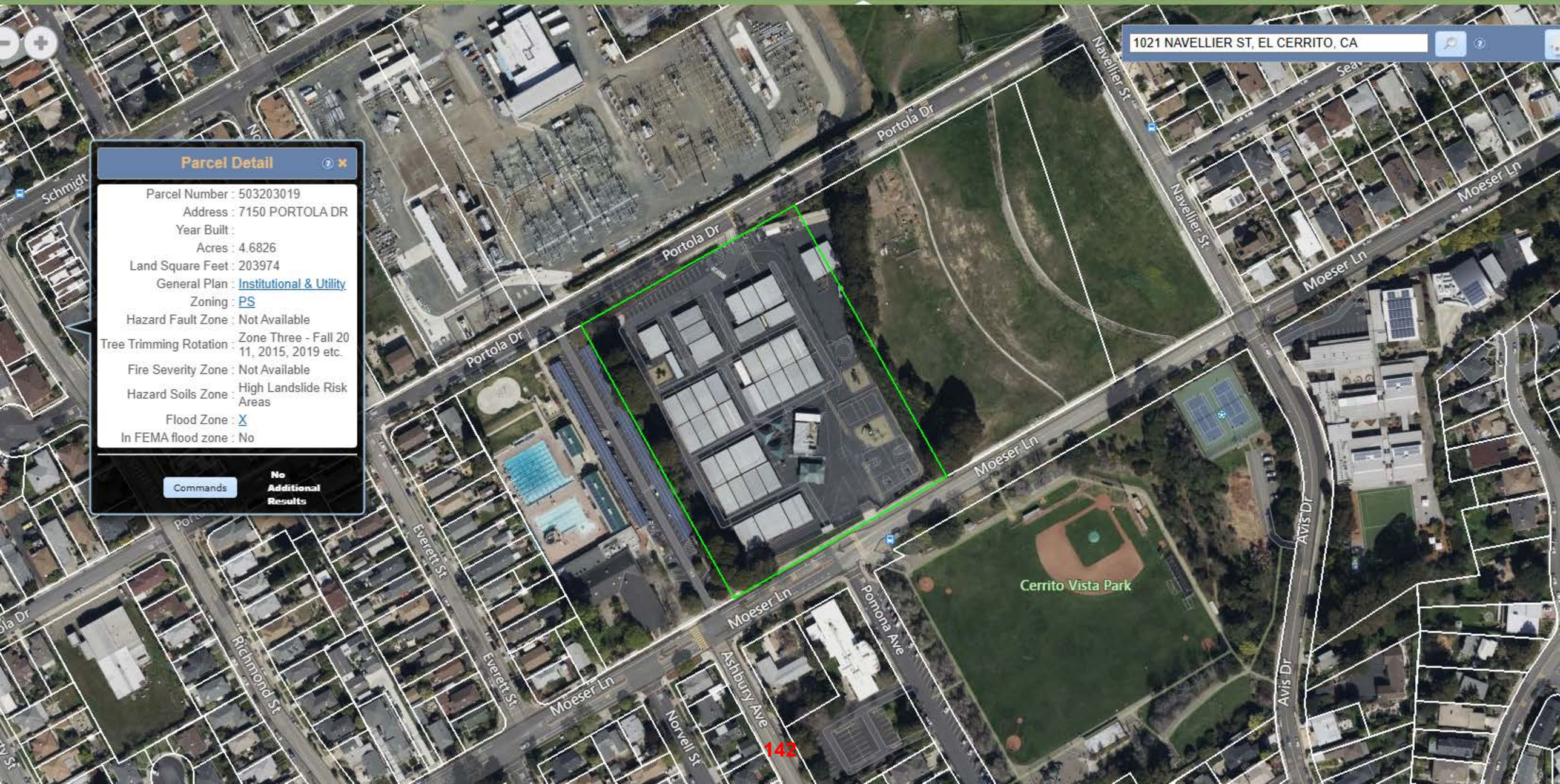
Tax Information

ImpValue: $686,475	**Exemption Type:**	**Land Value:** $330,956
Tax Year/ Area: 2025 / 08-009	**Total Value:** $1,017,431	**Tax Value:**
Total Tax Amt: $123.00	**Improved:** 67%	

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F.1.e. Portola School Title Summary

City of El Cerrito 10890 San Pablo Ave | 510.215.4300 | www.el-cerrito.org



Property Information

Owner(s):	West Cc Unified School Dist	**Mailing Address:**	1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone:	Unknown	**Property Address:**	1021 Navellier St, El Cerrito, CA 94530-2626 - Contra Costa County
Vesting Type:		**Alt. APN:**	5031810012
County:	Contra Costa	**APN:**	503-181-001
Map Coord:		**Census Tract:**	387000
Lot#:	3, 4	**Block:**	
Subdivision:	Schmidt Village	**Tract:**	
Legal:	Schmidt Village Lots 3 & 4		

Property Characteristics

Use:	School	**Year Built / Eff:**	/	**SqFt:**	
Zoning:		**Lot Size Ac / Sq Ft:**	2.0079 / 87462	**# of Units:**	
Bedrooms:		**Bathrooms (F/H):**	0 / 0	**Fireplace:**	
# Rooms:		**Quality:**		**Heating:**	
Pool:		**Air:**		**Style:**	
Stories:		**Improvements:**		**Parking #:**	/
Gross Area:		**Garage Area:**		**Basement Area #:**	

Sale and Loan Information

Sale / Rec Date:	/ 01/01/1949	***$/Sq. Ft.:**		**2ndMtg:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No:	1949.44500	**Loan Type:**		**Prior Sale Date:**	
Doc Type:	Deed	**Transfer Date:**	01/01/1949	**Prior Doc No:**	
Seller:	Owner Name Unavailable	**Lender:**		**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:	$10,302,835	**Exemption Type:**		**Land Value:**	$196,113
Tax Year/ Area:	2025 / 03-000	**Total Value:**	$10,498,948	**Tax Value:**	
Total Tax Amt:	$1,560.84	**Improved:**	98%		

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Property Information

Owner(s):	Richmond High School District	**Mailing Address:**	1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone:	Unknown	**Property Address:**	7150 Portola Dr, El Cerrito, CA 94530-2683 - Contra Costa County
Vesting Type:		**Alt. APN:**	5032030198
County:	Contra Costa	**APN:**	503-203-019
Map Coord:		**Census Tract:**	387000
Lot#:	55	**Block:**	
Subdivision:	Schmidt & Fink	**Tract:**	
Legal:	Schmidt & Fink Lots 55,56 & 61 Por 54 & 62		

Property Characteristics

Use:	Federal Property	**Year Built / Eff:**	/	**SqFt:**	
Zoning:		**Lot Size Ac / Sq Ft:**	4.6819 / 203944	**# of Units:**	
Bedrooms:		**Bathrooms (F/H):**	0 / 0	**Fireplace:**	
# Rooms:		**Quality:**		**Heating:**	
Pool:		**Air:**		**Style:**	
Stories:		**Improvements:**		**Parking #:**	/
Gross Area:		**Garage Area:**		**Basement Area #:**	

Sale and Loan Information

Sale / Rec Date:	/	***$/Sq. Ft.:**		**2ndMtg:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No:		**Loan Type:**		**Prior Sale Date:**	
Doc Type:		**Transfer Date:**		**Prior Doc No:**	
Seller:		**Lender:**		**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:		**Exemption Type:**		**Land Value:**	$460,914
Tax Year/ Area:	2025 / 03-000	**Total Value:**	$460,914	**Tax Value:**	
Total Tax Amt:		**Improved:**			

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Property Information

Owner(s):	Richmond High School District	**Mailing Address:**	1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone:	Unknown	**Property Address:**	Moeser Ln, El Cerrito, CA 94530 - Contra Costa County
Vesting Type:		**Alt. APN:**	5031900011
County:	Contra Costa	**APN:**	503-190-001
Map Coord:		**Census Tract:**	387000
Lot#:	57 | 60	**Block:**	
Subdivision:	Schmidt & Fink	**Tract:**	
Legal:	Schmidt & Fink Lots 57 To 60		

Property Characteristics

Use:	School	**Year Built / Eff:**	/	**SqFt:**	
Zoning:		**Lot Size Ac / Sq Ft:**	4.2515 / 185197	**# of Units:**	
Bedrooms:		**Bathrooms (F/H):**	0 / 0	**Fireplace:**	
# Rooms:		**Quality:**		**Heating:**	
Pool:		**Air:**		**Style:**	
Stories:		**Improvements:**		**Parking #:**	/
Gross Area:		**Garage Area:**		**Basement Area #:**	

Sale and Loan Information

Sale / Rec Date:	/	***$/Sq. Ft.:**		**2ndMtg:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No:		**Loan Type:**		**Prior Sale Date:**	
Doc Type:		**Transfer Date:**		**Prior Doc No:**	
Seller:		**Lender:**		**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:		**Exemption Type:**		**Land Value:**	$422,667
Tax Year/ Area:	2025 / 03-000	**Total Value:**	$422,667	**Tax Value:**	
Total Tax Amt:	$4,879.26	**Improved:**			

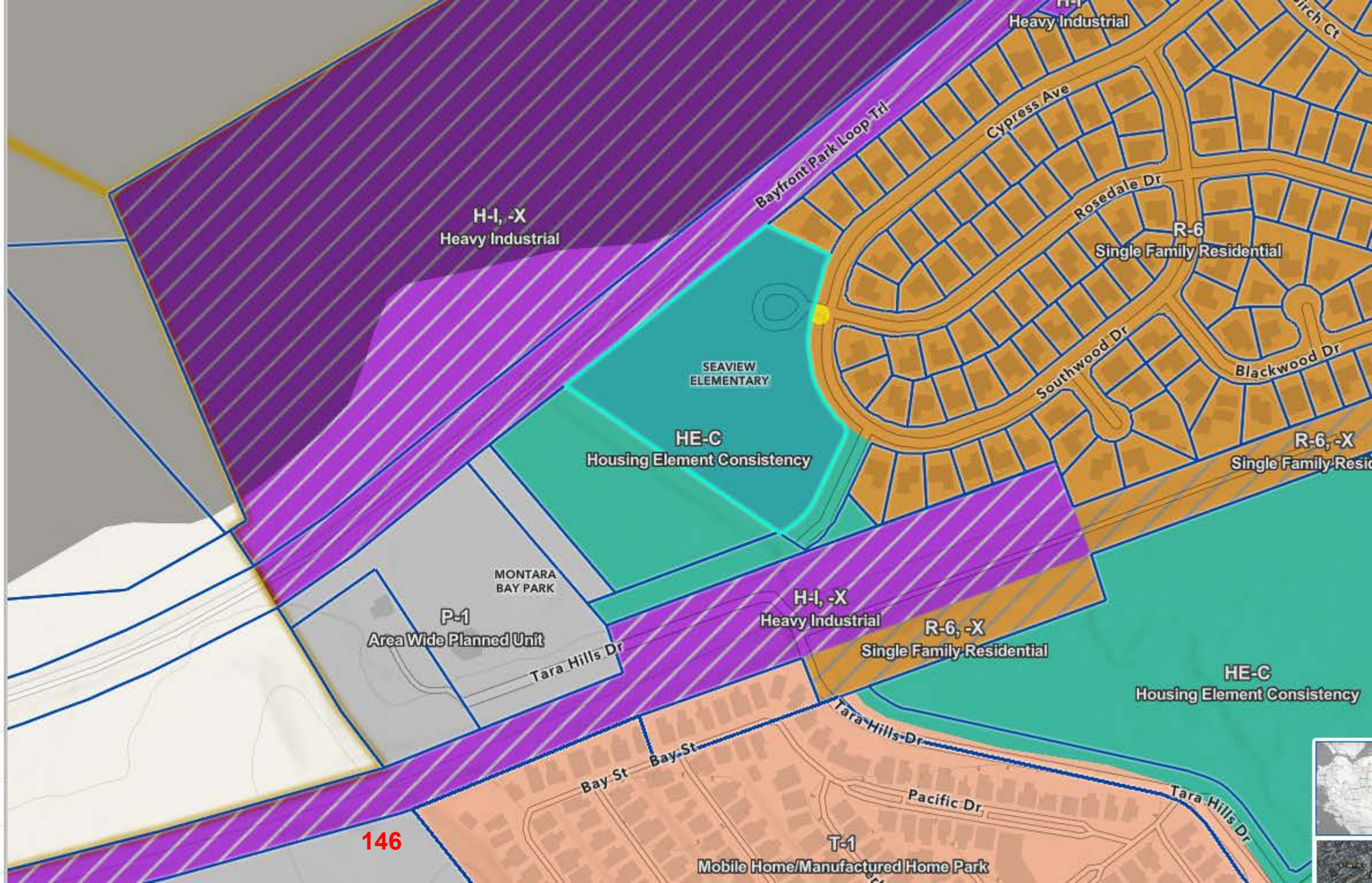
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F.1.f. Seaview School Title Summary

Assessment Parcel Information

Parcel Attribute	Value
Parcel Number (APN)	403-482-043
Site Address	CYPRESS AVE , SAN PABLO, CA
Brief Legal Description	POR SEC 20 T2N R4W EX MR
Parcel Use Code	72
Parcel Use Description	Schools & Colleges (public or private, with or without improvements)
Land Value	$156,389
Improvement Value	-
Personal Property Value	-
Tax Rate Area	85028
Tax Exemption 1	-
Tax Exemption 1 Amount	-
Tax Exemption 2	-
Tax Exemption 2 Amount	-
Deed Reference	05748624
Recording Date	11/12/1968
Total Area (Lot Size)	-
Total Living Area	-

- [x] Contra Costa County Assessment Parcels
- [x] Zoning
- [ ] General Plan
- [ ] County Urban Limit Line (ULL)



Property Information

Owner(s): West Cc Unified School Dist	**Mailing Address:** 1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone: Unknown	**Property Address:** Ashbrook Dr, San Pablo, CA 94806 - Contra Costa County
Vesting Type:	**Alt. APN:** 4034820441
County: Contra Costa	**APN:** 403-482-044
Map Coord:	**Census Tract:** 367100
Lot#:	**Block:**
Subdivision:	**Tract:**
Legal: Por Sec 20 T2n R4w Ex Mr	

Property Characteristics

Use: School	**Year Built / Eff:** /	**SqFt:**
Zoning: R6	**Lot Size Ac / Sq Ft:** 0.16 / 6969	**# of Units:**
Bedrooms:	**Bathrooms (F/H):** 0 / 0	**Fireplace:**
# Rooms:	**Quality:**	**Heating:**
Pool:	**Air:**	**Style:**
Stories:	**Improvements:**	**Parking #:** /
Gross Area:	**Garage Area:**	**Basement Area #:**

Sale and Loan Information

Sale / Rec Date: / 11/12/1968	***$/Sq. Ft.:**	**2ndMtg:**
Sale Price:	**1st Loan:**	**Prior Sale Amt:**
Doc No: 5748.624	**Loan Type:**	**Prior Sale Date:**
Doc Type: Deed	**Transfer Date:** 11/12/1968	**Prior Doc No:**
Seller:	**Lender:**	**Prior Doc Type:**

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:	**Exemption Type:**	**Land Value:** $5,340
Tax Year/ Area: 2025 / 85-028	**Total Value:** $5,340	**Tax Value:**
Total Tax Amt:	**Improved:**	

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Property Information

Owner(s): West Cc Unified School Dist	**Mailing Address:** 1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone: Unknown	**Property Address:** Cypress Ave, San Pablo, CA 94806 - Contra Costa County
Vesting Type:	**Alt. APN:** 4034820433
County: Contra Costa	**APN:** 403-482-043
Map Coord:	**Census Tract:** 367100
Lot#:	**Block:**
Subdivision:	**Tract:**
Legal: Por Sec 20 T2n R4w Ex Mr	

Property Characteristics

Use: School	**Year Built / Eff:** /	**SqFt:**
Zoning: R6	**Lot Size Ac / Sq Ft:** 4.56 / 198633	**# of Units:**
Bedrooms:	**Bathrooms (F/H):** 0 / 0	**Fireplace:**
# Rooms:	**Quality:**	**Heating:**
Pool:	**Air:**	**Style:**
Stories:	**Improvements:**	**Parking #:** /
Gross Area:	**Garage Area:**	**Basement Area #:**

Sale and Loan Information

Sale / Rec Date: / 11/12/1968	***$/Sq. Ft.:**	**2ndMtg:**
Sale Price:	**1st Loan:**	**Prior Sale Amt:**
Doc No: 5748.624	**Loan Type:**	**Prior Sale Date:**
Doc Type: Deed	**Transfer Date:** 11/12/1968	**Prior Doc No:**
Seller: Contra Costa County (ca)	**Lender:**	**Prior Doc Type:**

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:	**Exemption Type:**	**Land Value:** $156,389
Tax Year/ Area: 2025 / 85-028	**Total Value:** $156,389	**Tax Value:**
Total Tax Amt:	**Improved:**	

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Property Information

Owner(s): West Cc Unified School Dist	**Mailing Address:** 1108 Bissell Ave, Richmond, CA 94801-3135
Owner Phone: Unknown	**Property Address:** No Address, Pinole, CA 94564 - Contra Costa County
Vesting Type:	**Alt. APN:** 4030200093
County: Contra Costa	**APN:** 403-020-009
Map Coord:	**Census Tract:** 359103
Lot#:	**Block:**
Subdivision:	**Tract:**
Legal: Por Sec 20 T2n R4w 2.667 Ac	

Property Characteristics

Use: School	**Year Built / Eff:** /	**SqFt:**
Zoning: P1	**Lot Size Ac / Sq Ft:** 2.667 / 116174	**# of Units:**
Bedrooms:	**Bathrooms (F/H):** 0 / 0	**Fireplace:**
# Rooms:	**Quality:**	**Heating:**
Pool:	**Air:**	**Style:**
Stories:	**Improvements:**	**Parking #:** /
Gross Area:	**Garage Area:**	**Basement Area #:**

Sale and Loan Information

Sale / Rec Date: / 11/12/1968	***$/Sq. Ft.:**	**2ndMtg:**
Sale Price:	**1st Loan:**	**Prior Sale Amt:**
Doc No: 5748.624	**Loan Type:**	**Prior Sale Date:**
Doc Type: Deed	**Transfer Date:** 11/12/1968	**Prior Doc No:**
Seller:	**Lender:**	**Prior Doc Type:**

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:	**Exemption Type:**	**Land Value:** $16,040
Tax Year/ Area: 2025 / 85-009	**Total Value:** $16,040	**Tax Value:**
Total Tax Amt:	**Improved:**	

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SITE 21: SOUTHWOOD DRIVE



Parcel Number(s)	403020013, 403020009, 403482043
Street	Cypress Avenue
Site Size (acres)	7.91 acres total; 403020013: 0.59 acres, 403020009: 2.77 acres, 403482043: 4.55 acres
Community	Bay View
Current General Plan	Public Semi-Public
Current Zoning	403020013 and 403020009: Area Wide Planned Unit, 403482043: Single Family Residential
6Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Consistency (HEC)
Proposed Zoning	Housing Element Consistency (HE-C)
Vacant or Non-Vacant	Vacant
Proposed Density (units per acre)	17 to 30
Realistic Units	201 lower-income units
Existing residential units on site	0
Small or Large Site?	No

SITE 40: ADAMS MIDDLE SCHOOL SITE



Parcel Number(s)	520032002, 520042013, 520050001, 520062001, 520070004
Street	Loring Avenue, Arlington Boulevard, Patterson Circle, Yale Avenue
Site Size (acres)	9.16 acres total; 520032002: 1.09 acres, 520042013: 0.96 acres, 520050001: 3.42 acres, 520062001: 1.59 acres, 520070004: 2.10 acres
Community	East Richmond Heights
Current General Plan	Public Semi-Public
Current Zoning	Single Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed General Plan Land Use	Housing Element Consistency (HEC)
Proposed Zoning	Housing Element Consistency (HE-C)
Vacant or Non-Vacant	Non-vacant
Proposed Density (units per acre)	0 to 30
Realistic Units	50 lower-income units
Existing residential units on site	0
Small or Large Site?	No