

DRAFT

West Contra Costa Unified School District
1108 Bissell Avenue
Richmond, CA 94801

7-11 Committee Report regarding El Portal School
June 7, 2005

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1. Purpose of the Committee

On March 16, 2005, the West Contra Costa Unified School District Board of Education appointed 11 members to a District 7-11 Advisory Committee with the direction that the Committee consider and make a recommendation whether the El Portal School Site (the "Site") should be declared surplus to the District's needs, and if so, to recommend to the Board a plan for reuse of the Site.

2. Committee Membership

The Board appointed the following persons to the Committee:

Member	Representing
Borg, Gretchen	Parents of Students
Eisen, Wayne	Parents of Students Expertise in Land Use
Gay, Jennette	Landowners or Renters
Gomez, Alex	Demographic composition
Irminger, John	Teachers Helms Middle School
Kilmartin, Vince	Administrators W.C.C.U.S.D.
Martinez, Juan	Legal impacts on Cities/counties
McCracken, David	Business Community
Robinson, Willie	Landowners or Renters

Willie Robinson served as Chair of the Committee. Adrienne Blalock and William Wamsley served as staff to the Committee. Marilyn Cleveland, attorney with Miller Brown & Dannis, served with the Committee to provide legal advice and counsel.

The Committee reviewed the requirements of the Education Code concerning the composition of the Committee and determined that the Committee represents a cross section of the community and meets the requirements of Education Code section 17389.

3. Charge to the Committee

Education Code section 17390 directs the Committee to:

1. Review projected school enrollment and other data to determine whether the property under consideration is surplus to the educational needs of the District;
2. Establish a priority list of uses of the surplus property that will be acceptable to the community;
3. Circulate throughout the attendance area a priority list of surplus property and provide for a public hearing for community input to the Committee regarding acceptable uses for the surplus space and real property, including the sale or lease of the surplus real property for child care development purposes pursuant to Section 17458 of the Education Code;
4. Make a final determination of limits of tolerance of use of space and real property;
5. Make a report to the Board recommending uses of the surplus space and real property.

4. Summary of Committee's Work

The Committee met on the following dates: April 5, April 19, April 26, May 10, and May 17, 2005. A public hearing was held on May 31, 2005.

The Committee reviewed District demographics and considered whether the Site could ever constitute available school capacity. A chart of District-wide enrollment projections through the 2014-2015 school year is attached as Exhibit A.

The Committee received information concerning the legal process for the determination and disposal of surplus real property as required by the Education Code.

The Committee received and considered information concerning the El Portal School Site and other District property not used for school purposes. A list of other District property not used for school purposes is attached as Exhibit B.

The Committee received and considered information concerning the seismic condition of the Site as a factor affecting permissible uses of the Site and concerning the seismic study of the Site prepared for the District, including a presentation by John N. Baldwin, a senior geologist with William Lettis Associates, Inc., the consulting firm that prepared the study. A diagram indicating where traces of the Northern Hayward Fault cross the Site is attached as Exhibit C.

The Committee received and considered information concerning the current zoning of the Site and possible reuses, including a presentation by and discussions with Kelsey Worthy of the City of San Pablo Planning Department.

The Committee received and considered information from McKinley Williams and Alex Edwards of the Contra Costa Community College District concerning the College District's needs for property and available resources.

The Committee received and considered information concerning potential exchange and development possibilities that could involve the City and/or the College District.

5. Method of Public Notification of 7-11 Committee Hearing

The Committee held a public hearing for community input concerning its findings and recommendations on May 31, 2005. The public was notified of that hearing by posting at the following locations at least 72 hours before the meeting: WCCUSD Administrative Office, 1108 Bissell Ave., Richmond, CA, El Portal School, 2600 Moraga Road, San Pablo, CA, Contra Costa College, 2600 Mission Bell Drive, San Pablo, CA, City of San Pablo, 1 Alvarado Square, San Pablo, CA, posting to the WCCUSD Website, and sending at least 72 hours before the meeting to the following persons: 7-11 Committee Members, Gretchen Borg, Wayne Eisen, Jennette Gay, Alex Gomez, John Irminger, Vince Kilmartin, Juan Martinez, and Willie Robinson. Staff Members: Adrienne Blalock, and West County Times Reporter, Shirley Dang.

The Committee held a second public hearing for community input concerning its findings and recommendations on June 7, 2005. The public was notified of that hearing by posting at the following locations at least 72 hours before the meeting: WCCUSD Administrative Office, 1108 Bissell Ave., Richmond, CA, El Portal School, 2600 Moraga Road, San Pablo, CA, Contra Costa College, 2600 Mission Bell Drive, San Pablo, CA, City of San Pablo, 1 Alvarado Square, San Pablo, CA, posting to the WCCUSD Website, printing in the West County Times and sending at least 72 hours before the meeting to the following persons: 7-11 Committee Members, Gretchen Borg, Wayne Eisen, Jennette Gay, Alex Gomez, John Irminger, Vince Kilmartin, Juan Martinez, and Willie Robinson. Staff Members: Adrienne Blalock, and West County Times Reporter, Shirley Dang.

6. Findings and Recommendations

The Site contains 11.6 acres, of which the District uses 2.1 acres as a maintenance yard, and the remaining 8.5 acres contain the school buildings and soccer fields. The soccer fields are subject to a 25-year lease to the City.

The Committee finds that the Site cannot be used for educational facilities because of the presence of fault lines on the Site and the potential for seismic activity on those fault lines that could affect student safety.

The Committee finds that the Site could facilitate the development of residential or mixed uses in the area by moving open space or recreational uses currently occupying developable property to the Site and developing areas not subject to seismic activity on fault lines.

~~The Committee finds that the maintenance yard could be used for residential development if an alternative maintenance yard could be established by an exchange of this portion of the Site for property in an industrial area.~~

The Committee recommends the following:

1. That all 11.6 acres, containing all three portions of the Site: the school buildings and surrounding footprint, the soccer fields and parking lot, and the maintenance yard, be declared surplus to the District's educational needs.
2. That the District pursue sale or exchange of the Site for development at its highest and best use with District recovery of the highest proceeds available upon its disposition, recognizing that the City and College District have expressed interest in coordinating development of this Site and other property in the area that may be suitable for residential development.
3. If the District acquires property through an exchange of the Site for other property in the area, that the property acquired through the exchange would also be surplus to the District's educational needs.