

**APPEAL OF  
CECE VALENZUELA**

Having the land developed on the two parcels, combined *into a 7.6 acre lot*, where Bay Point Family Apartments LLC (aka Meta Housing Corporation) propose their project, has been anticipated for many years by life-long residents of **Bay Point**, a small suburban community of slightly over **21,349** (U.S. Census Bureau V2015). This is the last largest, to-be-combined, vacant lots that are *at the center of our community and also at a major intersection*. **Notice only went out to residents, 379 were apartment dwellers, within the 300 feet of the biggest proposed residential project to date**. Renters have little commitment to the town and did not respond. **Expansion to 500 feet or more** per a Planning Director's directive **would have alerted more homeowners and likely brought about more public comment**. Bay Point MAC is advisory only and I residents do not know of its existence or occupied with their busy work-week and family lives; hence, low attendance at their meetings.

When Contra Costa County had a Redevelopment Agency, its staff wrote The Bay Point Area Redevelopment Design Guidelines (to be referred as the Design Guidelines) and it served and still continues to address the concerns of residents, who want to maintain the sense of the small town, residential scale for incoming projects in our area. These guidelines still exist, but now within zone P-1, where this future development is. Originally this lot was zoned Commercial (CO) until 2007 when it was rezoned *Multi-Family* (MM) for an approved plan for 124 townhouse units, which are far less units than the current site development proposal.

Criteria provided in the subsequent Contra Costa County documents are to be completely followed and used in concert for all developments within Bay Point: The Land Use Map, the Bay Point Land Use Matrix, the Development Guidelines, and the Design Guidelines. Also included is the Conditions for Development and Use of Property in the Bay Point Area (known as Development Guidelines).

As one leaves Highway 4 from the San Marco-Bay Point freeway exit and reaches the beginning of Willow Pass Road, at that elevation during the day, all automobile drivers see an incredible vista, a 180 degree sweep of the delta, its low lying hills, the thriving Suisun Bay estuary, the glistening water and the open expanse of blue sky. One has reached the western gateway to our little community of Bay Point.

Across Weldon Lane lies an existing low-income apartment complex, Mission Bay Apartments. They house 119 dwelling units that are **no higher than 25 feet (2 stories) with gabled roofs**, which *are* compatible residential scale and *have* appropriate building materials. Its placement is distant from Willow Pass Road. Directly across from Weldon Street, west of the proposed site is Rivershore Apartments. They are also 2-storied, have significantly ample set back, which is created by a perimeter landscape berm and open parking along Willow Pass Road. Although **the current site development guidelines allow** for height of **45 feet**, these **monstrosities will permanently overwhelm the neighborhood for a minimum of 70 years**. Daytime **hideousness will only be screened when the trees achieve maturity within 5 to 7 years**.

Under the CEQA review, several **major concerns that are not sufficiently addressed or overlooked within the staff report and the Planning Commissioners are its design, projected occupancy load, energy conservation, environment, landscaping, child-care/school and traffic issues with regard to this massive (8) buildings, (3)-storied housing complex**.

## DESIGN

The basic design principles introduced in The Bay Point Design Guidelines help to foster coordinated and compatible aesthetics to the entirety of the community, which has a known **"small town charm."** According to our guideline, the **"design principles should be respected in all commercial, industrial, marina, and multifamily residential projects" brought into our boundaries.** How to **"maintain the small scale of the neighborhoods, maintain compatibility with adjacent buildings and avoid building with a fortress-like appearance and minimize the visual impacts of parking"** (Design Guidelines, p. 5) are not evident with this particular proposed development.

The idea of providing additional housing in the community is appealing and needed; the floor plans are efficient and provide ample room, but these **individual monolithic, block buildings** represent an **insensitive approach to our community.** Because one can utilize the maximum allowable limits for its zoned use, doesn't mean you should. The developer does not bring goodwill to our community by not asking us what we need or want. **Are they building medieval ramparts or properly scaled residential apartments for a small community?**

What is being **proposed resembles a typical, utilitarian tenement design found within the heart of a major metropolitan area, such as, Los Angeles,** where only tight, limited in-fill space is available and redundancy in design with three or more stories allows for maximum cost benefit to the developer **(See Attachment 1).** Unfortunately, the **architect is on record,** when he stated that **"the developer is only interested in maximizing his profit"** at the Planning Commission meeting on Tuesday, December 6, 2016. Meta Housing Corporation primarily builds affordable housing projects; most of which have been built in **Los Angeles** area and its adjacent suburbs with its dense, estimated population of **3,971,883** (U.S. Census Bureau V2015).

The design schemes and material selections presented are appropriate for that particular metropolitan setting. For example, the shape is cuboidal with minimal surface change on the primary planes. A few balconies pop out from the form, but little to break a monotonous design. Iceberg blue ceramic Daltile is inappropriate selection as it bright, a heat releasing material at the corner of buildings where children can burn their skin in the heat of summer. (Design Guidelines under Universal Guidelines, Item 5, p.13) It is written to avoid garish, bright colors and predominately blues if neighboring buildings mostly use warm tones. A medium green hue compliments the main, warm colors of the proposed buildings and the adjacent properties. Equally so, the hue picks up the accent color of the various greens of the landscaping. The **clear, anodized railing system** shown on the **colors and materials sheet (A32)** for all buildings **should be dark bronze or black to reduce glare and holding heat (MM AES-7)**

Although Meta Housing claims that the future apartments will be priced at a fair market rate, most everyone in East Contra Costa County knows **the rents in Bay Point,** even though they are increasing, **are relatively inexpensive when compared to other parts of the county and the East Bay.** Consequently, the **rentals are reasonably priced.** No one has brought up the topic that Section 8 vouchers can fulfill a sizeable amount of affordable housing to individuals and families with varying ranges of low-income to moderate income. Will this **development accept Section 8 vouchers,** if so, will those units count as affordable and be **added to the 19 units.**

**With some certainty, a community should have the ability to maintain the compatibility of design of those buildings that are proposed with those of adjacent, existing ones. New, planned construction "should be sympathetic to the design of their neighbors, including but not limited to height, scale, character, building form, window treatment, materials and color. Elements, styles and shapes need not necessarily be the same on adjacent building, but improvements should avoid unnecessary visual conflicts (Design Guidelines, Item 6, p. 5).**

Multifamily guidelines from the Bay Point Redevelopment Area Design Guidelines indicate that "developments should also adhere to the following parameters." (Design Guidelines. Multifamily guidelines, pp.43-44)

**MF-1 Relate all building elements to the scale and character of the adjacent neighborhood.**

**MF-2 Break street facades into sizes that are similar to those of single family houses in the area.**

**MF-3 Use combination of one and two story forms rather than ALL TWO story structures.**

**MF-6 Break large parking lots into smaller lots separated by buildings and landscaping.**

**MF-8 Design attached units to look like separate homes of a scale and character similar to existing homes in the neighborhood.**

A design concept similar to Meta Housing's Vernon Village Park 45 unit apartments built in 2015 within Vernon, CA or Grove at Sunset Court's 54 unit complex in Brentwood are preferable (**See Attachment 2**). To borrow that architecture for Bay Point would be compatible with the neighboring single family housing developments and the existing apartments and offer a sense of "home town charm."

No other 3 story structures are close to any of the entries into town. **Willowbrook Apts.** at 110 Bailey Road is at least **1 mile from the entrance into the community** and it features 1, 2 and 3 bedroom apartment buildings that are 2 stories high covered with gable roofs. Similarly, with comparable bedroom units, **Rivershore Apartments (RA)** is adjacent to the proposed site and has a combination of gable and shed roof topping each 2 story structure. Along Willow Pass Road at the RA complex, an ample setback exists and affords an open vista, until where the proposed project is expected to be. **The outlying buildings of this proposed project could be one and two-story, so there is a variety of height to break-up the fortress-like impact visible from the entry into Bay Point as well as from the vistas of both Port Chicago Highway & Willow Pass Rds.**

#### **PROJECTED OCCUPANCY LOAD**

**According to the staff report the assumed tenant population range for this development is from 300 – 500** Staff's Environmental Checklist Form, p. 32. **Those figures are strongly disputed as grossly undercounted.** The basis of our dispute is that the standard HUD Fair Housing Occupancy Guidelines (**Attachment 3**) and the occupancy limits for The Grove at Sunset Court (**Attachment 4**) provide for a much larger population; and the greatest number of units are, in fact, **(81) – 3 bedroom apartments, which will each likely house more than (3) three people** and an actual occupant count distribution of an existing

Meta Housing development, The Grove at Sunset Court in Brentwood in Northern California (**See Attachment 5**).

Per the Fair Housing Act no landlord may discriminate against the presence of children in the family and these HUD occupancy standards can be upheld with public housing and fair market rentals. They are used at The Grove at Sunset Court which is also a development of Meta Housing Corporation. Additionally, there is no residential occupancy limits established by ordinance within of Contra Costa County. *Per HUD:*

**A studio typically can have a tenancy of 1 to 2 people.**

**A 1 bedroom typically can have a tenancy of 1 to 4 people**

**A 2 bedroom typically can have a tenancy of 1 to 6 people**

**A 3 bedroom typically can have a tenancy of 1 to 8 people**

**A 4 bedroom typically can have a tenancy of 1 to 10 people**

A **reasonable assumption** is that the **population** of residents will range from **575 – 850**.

For (31) –2 bedroom units more weight is given to families with 2 children. Similarly, families with 3 to 4 children will occupy the (81) – 3 bedroom apartment (**See Attachment 6**).

Although the **average family size in the 2015 American Community Survey for Bay Point is projected as 3.9**, I question the accuracy of the methodology behind that average number as to whether it is an average, mean or median used to create the probability distribution. As a second generation American, I know that the first generation children are more than 2 children and especially **among Latinos, the dominate population of Bay Point, 3 to 4 or more children are typical**. Given the above assumptions please refer to attachments **6A** and **6B** for adjusted population scenarios. Please see the e-mail attachment that indicates for both the 2 bedroom and 3 bedroom units at The Grove at Sunset Court that a greater percentage of renters whose count is larger than their respective number of bedrooms

**These numbers ALTER the childcare mitigation, ADVERSELY IMPACT an already near or at capacity, low functioning primary schools and ADVERSELY IMPACT traffic**

## **ENERGY CONSERVATION**

**The Planning Commission placed solar collection panels as part of the roof design as a condition of approval on the development.**

- **Electric charging stations**

**As all counties in California move us closer to the state goal of energy conservation to be 33% renewable energy by 2020 and 50% by 2030, it is important to be forward thinking.** This building *complex* will be here in 2030. Although staff has recommended (6) six of the thirty covered garages to have dedicated charging stations to power electric vehicles. A stand-alone charging station by Building C-1 is ideal for other tenants whose *electric* cars are not garaged and for guests *with such autos*. **A mix of (5) chargers in 5 covered garages and (1) one stand-alone charger is ideal.**

- **Solar shade/control**

When viewing the currently proposed south facing exterior elevations, the lack of window shade treatment is austere, especially in the severe summer heat for this part of Contra Costa County. Add to that with no roof overhang, not only the third story occupants will have very little of their windows or balconies protected from the sun but all other renters on lower levels will be

afforded little protection as well. Curtains and drapes offer minimal shield or reduced heat gain through double pane fenestration. **There should be well-thought sun control and shading devices or without them will inadvertently lead to excess solar gain that may result in high cooling energy consumption costs for many who will reside there.** Architectural fins/overhangs above or at the side of fenestration provide shade and aid in the overall visual comfort by controlling glare and the sharp contrast ratio of natural light throughout the day.

- **Solar heat gain from covered surfaces**

**Almost (75) seventy-five percent of the total land is surfaced with both asphalted driveways and parking or with hardscape (concrete) for the sidewalks, for open plazas between the proposed apartment structures and around the pool as well as the actual building footprints.** This leads to something similar to a heat island, in which large amounts of solar gain is absorbed into all the construction materials and the paved areas and raises both the air and ambient temperatures well beyond the normal daily temperature, which **from April through October daytime is a temperature range from 90° to 104° F** (National Weather Service).

As the ground surfaces release heat, it is in conjunction with the 8 monstrous stucco covered building (4) surfaces doing the same. Not only will it be hotter than Hades throughout the day, during these months, **but will limit the majority of children and parents use of the land as there will be a continual release of heat through the latter part of the day and throughout the evening.** Can you image a majority of 500 to 800 people indoors **because there isn't comfortable outdoor shaded open space for use during the work week? This is not family friendly.**

- **Reduction of solar heat gain via planting**

For a number of reasons, a reduction of units is preferable. With less land covered by asphalt and hardscape for vehicular and pedestrian circulation, there will be more land planted within various smaller areas as well as the current central open space to encourage the occupant usage rather than just a singular, large open space with a few trees. Especially, if there are more seating areas randomly placed within the canopy lines of trees, more table and benches, several BBQ spaces, walking areas that **cross through a variety of colonnades of shade trees, grouping of trees (protecting the residents from the sun), but in combination with shrubs, annuals and ground cover will offer a variety of visual focal points for the residents as they enjoy** the outdoors. Multiple smaller onsite play areas that are closer to the perimeter buildings, where mothers can see their children. Residents of this complex **will benefit from all of these quality of life features.** The idea is to create an **environment for families, paying market rent,** to have enriched lives through the amenities available to them rather than **simply being warehoused in cubicles, which seems evident with this current site plan.**

Having a **denser landscape plan** is a **known strategy** that, in fact, **does lower the surface and air temperatures by providing shade and cooling as also reduces storm water run-off.** Additionally, the use of **cool pavement materials on sidewalks, parking lots and driveways will be cooler than conventional pavement because they reflect more solar energy and also promote significantly less water run-off.**

- **Water**

Staff did not receive a response from Contra Costa Water District (CCWD). **Golden State Water Company, the only service provider for Bay Point, is known to have the highest rates, surcharges and tariffs,** when compared to EMUD, CCWD, the City of Pittsburg and California Water Service. Irrigation by use of expensive, potable water is contrary to best use practices of water conservation. In order to maintain **new plant growth and replacement vegetation on this site, watering occurrence will be daily or frequent for the first several weeks. This may be difficult to maintain when there is a mandatory water rationing schedule in place, which there is.**

**Rainwater catchment and a gray water system should be encouraged as water, whether captured from the rain or recycled, is a precious resource not to be wasted and can be used exclusively for irrigation (California Rainwater Capture Act 2012).** A graywater system can provide a plentiful source of irrigation water at no additional utility cost beyond the initial construction costs, which can be fully amortized per current accounting practices. **Consideration of graywater system as a condition of approval as Meta Housing claims to implement sustainability through various measures, which includes the installation of gray water systems within its projects (See Attachment 7).** As yet they have not offered this action on their own.

## **LANDSCAPING**

- **More planted open space**

**Although the landscaping is approximately 25% of the adjusted acreage of this project,** it is primarily at the **edges of the proposed development,** where there **will be minimal tenant interface and where its use is a means of screening the buildings from sight.** Most other **trees are to be planted within the mega-parking lot;** there the numbers are determined by planning requirement of a tree per specific number of parking spaces. **All the trees that line Willow Pass Road and Port Chicago Highway are deciduous;** therefore, they will be **bare between 5 to 7 months of the year and will not provide ample screening** of these monumentally high buildings. **Inclusion of a couple of evergreen tree species should be an option.**

- **Use of Native Californian plants**

Consideration should be given to include at **minimum of 30% of all ground cover, annual plants, shrubs, and trees that are California natives** to our plant hardiness zone 9B (U.S. Department of Agriculture). **This embraces Contra Costa County's Conditions of Development and Use of Property in Bay Point Area with regard to the "use of native vegetation as much as possible for landscaping", Item 93 on p. 10.** Wording should be in place to require a specific percentage of native plants rather than a vague statement. The current plan utilizes primarily two native grasses, **California fescue and California melic** at the bio-retention areas and some **California fuchsia.** Non-native species are crowding out what are equally attractive, hardy and better able to withstand long durations of drought, which are predicted with greater frequency in the future.

Please consider the following California plants to be included on the landscaping sheet.

**California oaks - 20 native species (UC Dept. of Agriculture & Natural Resources)**

**Native sages - Salvia apiana, Salvia clevelandii, Salvia spathacea**

**Manzanita - Arctostaphylos 'Emerald Carpet' and others**

**California lilac - Ceanothus griseus horizontalis and others**

**Yarrow - Achillea 'Island Pink' and 'Sonoma Coast' are native varieties**

- **Removal of harmful plants**

**Ivy is known to attract rodents and roaches, so another vine is suggested for health and safety of both children and other tenants. Similarly, Podocarpus macrophyllus "Maki" aka the column fern pine should be removed from the proposed plant list as its attractive, poisonous berries resemble edible fruit and are toxic for children.**

## **ENVIRONMENT**

- **Pollutants**

How many tons of asphalt is forecasted to be used for this project?

There is unease not only about storm water flowing over this impervious surface material and entering the delta as a **potential source of pollutants not just from this complex, but all sprawling apartment parking lots throughout Bay Point, as importantly over time, gasoline, motor oil, and heavy metals from stationary, old or non-maintained vehicles parked within this development and parked along the nearby streets are overlooked as sources of pollution**, which will find its way into the estuary and ultimately into the Suisun Bay. In single family PUD's where residents store their vehicles inside garages, the cars and trucks are not exposed to rain and the other elements of nature.

- **Wildlife**

As yet a survey needs to determine if burrowing owls inhabiting the area during mating season and/or non-season.

## **CHILDCARE/SCHOOLS**

- **Childcare**

The assumption that only 47 children within in this development would need child care is based on a formula that does not include counting in (1) one bedrooms in the complex. A young couple with an infant could be part of the excluded population that can be served by childcare.

The County has provided the developer with one of four options or a combination of them, in which all are a trade-off with money: either in-lieu fees or funding the Contra Costa Child Care Council, nearby childcare in Bay Point, or for training or purchasing needed equipment for a family childcare provider. The ideal situation for tenants is to have an **operational day care facility on-site**, located in one of the **3A Unit floor plan, ground floor** apartments in **Building C-1 near the secured entry to Willow Pass Road**. It makes for **convenient child drop-off and pick-up for the parents**.

An **on-site daycare arrangement** currently exists in Bay Point at **De Anza Gardens with 245 units and Bella Monte Apartments with 51 units**. Each of these facilities are not affiliated with the developer nor the property management. **Each is an independent**



**business, which rent out space.** Also encourage multiple small family daycares to be operated by tenants in their homes. These provide **additional options** for the developer to **mitigate the childcare issue (See attachment 8).**

- **Schools**

Staff did not receive a response from Mt. Diablo Unified School District (MDUSD). Currently, the Bay Point primary education is provided by Bel Air, Shore Acres and Rio Vista elementary schools as well as Riverview Middle school. These schools are near or at classroom capacity; see the telephone/walk-in survey on local school population (**See Attachment 9**). Certainly, the addition of a minimum of 200 more students will not be easily absorbed. **Assume that the worst case event, maximum school age children from Bay Point Family Apartments is 429 (See 6-B, Population Case 4).** Options are that either the parents will transport their children to another school outside the community or a school bus service will do so.

Of note and significance, the California Department of Education 2015 and 2016 test scores results which target 3rd, 5th and 8th grade students' proficiency in English, mathematics and science. Unfortunately, our students perform at **56 % to 95% at basic to well below basic** in all subject matters (**See Attachment 10**). An already suffering socio-economic population will only be further impacted with significant additional students from this housing complex.

## **TRAFFIC**

**How will an increase of 383 plus 100 more cars from an increased population from 500 to 800 prolong our drive by traffic lights and metered wait to access Highway 4 during morning and evening commute hours?** Now with mild traffic the length of Willow Pass Road, the average wait is near 18 – 23 minutes to reach the highway and with heavy traffic, the average wait time begins at 25 minutes to approach Highway 4. Access to the highway from Bailey Road is no better. To travel 4 blocks can typically take 20 minutes.

## **CONCLUSION**

Ideally, the project should have a reduced number of buildings and design changed for the reasons provided in the body of the complaint/appeal to the decision made by the Planning Commission based on information in the Planning staff report, which I dispute.

Respectfully,

CeCe Valenzuela  
Bay Point, CA

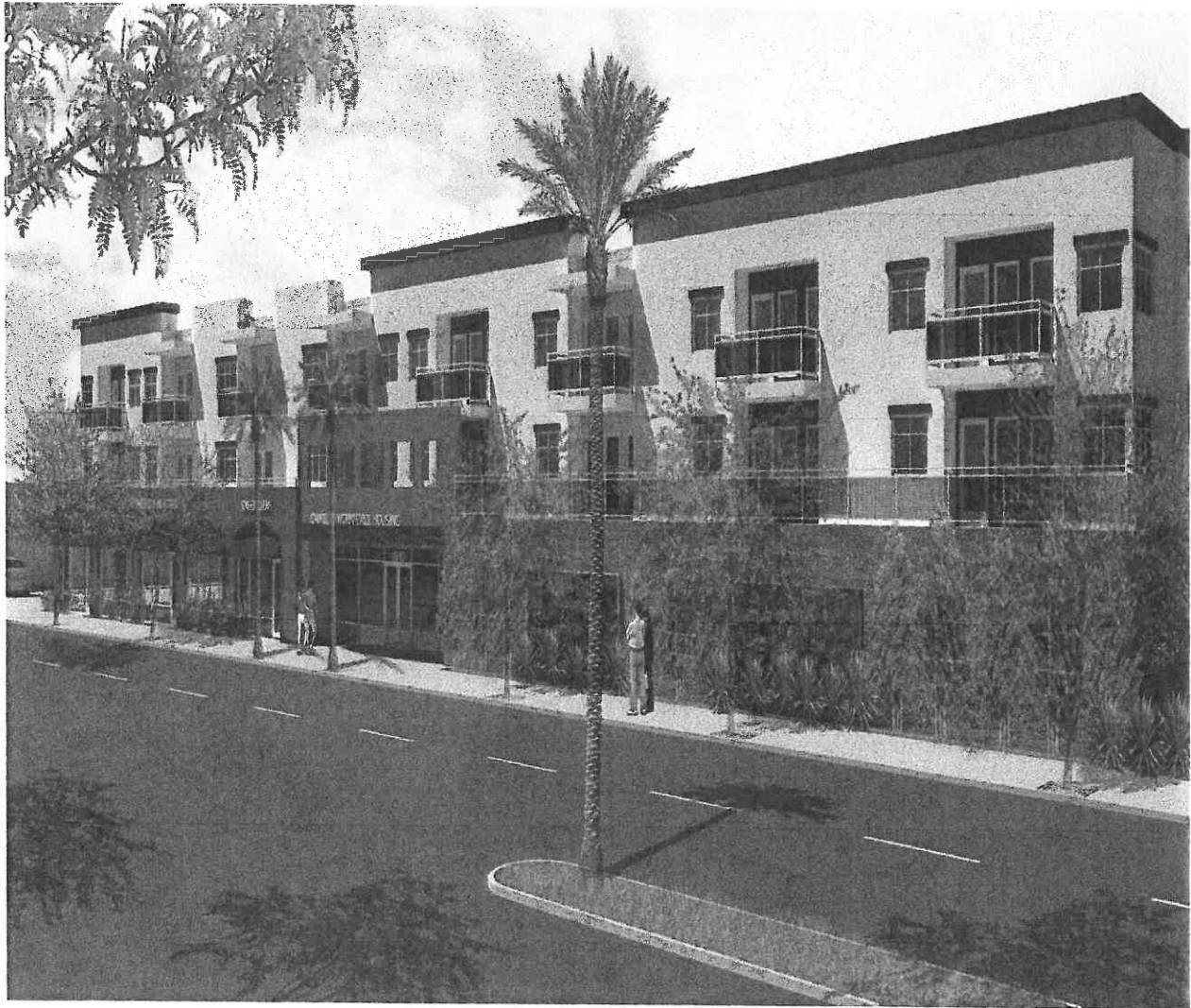
**CABRILLO FAMILY APARTMENTS**

1640 Cabrillo Avenue, Torrance, CA 90501

**(310) 781-9189**

**3 STORIES - 44 UNITS**

**2015**



**ATTACHMENT I-C**

**VERNON VILLAGE PARK (FAMILY APARTMENTS)**

**(323) 771-0202**

4675 East 52nd Drive, Vernon, CA 90058

**2 STORIES - 45 UNITS**

**2015**



**ATTACHMENT 2-A**

**THE GROVE at SUNSET COURT (FAMILY APARTMENTS)**

**(925) 240-6060**

55 Havenwood Avenue, Brentwood, CA 90058

**2 STORIES - 54 UNITS**

**2013**



**ATTACHMENT 2-B**

SCHOOL	TK	K	1st	2nd	3rd	4th	5th	6th	7th	8th
BEL AIR PRIMARY										
ENGLISH			2015 CAASPP Score BASIC or BELOW 91%		2016 CAASPP Score BASIC or BELOW 94%	2015 CAASPP Score BASIC or BELOW 97%	2016 CAASPP Score BASIC or BELOW 87%			
ENGLISH			2015 CAASPP Score BASIC or BELOW 86%		2016 CAASPP Score BASIC or BELOW 95%	2015 CAASPP Score BASIC or BELOW 92%	2016 CAASPP Score BASIC or BELOW 84%			
MATHEMATICS										
MATHEMATICS										
SCIENCE										
RIO VISTA PRIMARY										
ENGLISH			2015 CAASPP Score BASIC or BELOW 75%		2016 CAASPP Score BASIC or BELOW 73%	2015 CAASPP Score BASIC or BELOW 63%	2016 CAASPP Score BASIC or BELOW 87%			
ENGLISH			2015 CAASPP Score BASIC or BELOW 82%		2016 CAASPP Score BASIC or BELOW 75%	2015 CAASPP Score BASIC or BELOW 98%	2016 CAASPP Score BASIC or BELOW 87%			
MATHEMATICS										
MATHEMATICS										
SCIENCE										
SHORE ACRES PRIMARY										
ENGLISH			2015 CAASPP Score BASIC or BELOW 88%		2016 CAASPP Score BASIC or BELOW 87%	2015 CAASPP Score BASIC or BELOW 89%	2016 CAASPP Score BASIC or BELOW 89%			
ENGLISH			2015 CAASPP Score BASIC or BELOW 88%		2016 CAASPP Score BASIC or BELOW 92%	2015 CAASPP Score BASIC or BELOW 95%	2016 CAASPP Score BASIC or BELOW 80%			
MATHEMATICS										
MATHEMATICS										
SCIENCE										
RIVERVIEW MIDDLE										
ENGLISH										
MATHEMATICS										
SCIENCE										

2015 CAASPP Score	2016 CAASPP Score
BASIC or BELOW 76%	BASIC or BELOW 70%
2015 CAASPP Score	2016 CAASPP Score
BASIC or BELOW 84%	BASIC or BELOW 87%
2015 CAASPP Score	2016 CAASPP Score
BASIC or BELOW 56%	BASIC or BELOW 56%

ATTACHMENT 10-A



# 2015 CAASPP Test Results

## Bel Air Elementary School

### All Students - California Standards Test Scores

County Name: Contra Costa County

District Name: Mt. Diablo Unified District

School Name: Bel Air Elementary School

CDS Code: 07-61754-6003974

Total Enrollment: 251

Total Number Tested: 243

Total Number Tested in Selected Subgroup: 243

Note: The first row in each table contains numbers 2 through 11 which represent grades two through eleven respectively.

An asterisk (\*) appears on the Internet reports to protect student privacy when 10 or fewer students had valid test scores.

#### Reported Enrollment

Result Type	2	3	4	5	6	7	8	9	10	11
Reported Enrollment				70						

#### CST Science - Grade 5, Grade 8, and Grade 10 Life Science

Result Type	2	3	4	5	6	7	8	9	10	11
Students Tested				67						
% of Enrollment				95.7 %						
Students with Scores				62						
Mean Scale Score				305.7						
% Advanced				0 %						
% Proficient				16 %						
% Basic				40 %						
% Below Basic				26 %						
% Far Below Basic				18 %						

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**ATTACHMENT 10-B.1**

	3rd Grade	4th Grade
Standard Met: Level 3	(20%)	(20%)
Standard Nearly Met: Level 2	31 %	27 %
Standard Not Met: Level 1	56 % <b>86</b>	68 % <b>95%</b>

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

**ATTACHMENT 10-B-2**

Test Results for:

# Bel Air Elementary School

CDS Code: 07-61754-6003974

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

4th Grade ▼

Select Group/Subgroup:

All Students (Default) ▼

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2336.4	2360.5
Standard Exceeded: Level 4	2 %	4 %
Standard Met: Level 3	6 %	3 %
Standard Nearly Met: Level 2	21 %	13 %
Standard Not Met: Level 1	70 %	81 %

[English Language Arts/Literacy Achievement Level Descriptors](#)

[English Language Arts/Literacy Scale Score Ranges](#)

All Students

### MATHEMATICS

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2366.3	2387.9
Standard Exceeded: Level 4	2 %	1 %

**ATTACHMENT 10-B-2**



Test Results for:

# Bel Air Elementary School

CDS Code: 07-61754-6003974

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

5th Grade ▼

Select Group/Subgroup:

All Students (Default) ▼

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
Mean Scale Score	2380.9	2414.1
Standard Exceeded: Level 4	2 %	3 %
Standard Met: Level 3	2 %	11 %
Standard Nearly Met: Level 2	27 %	22 %
Standard Not Met: Level 1	70 %	65 %

English Language Arts/Literacy Achievement Level Descriptors

English Language Arts/Literacy Scale Score Ranges

All Students

### MATHEMATICS

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
Mean Scale Score	2394.5	2410.9
Standard Exceeded: Level 4	0 %	0 %

**ATTACHMENT B-3**

	4th Grade	5th Grade
Standard Met: Level 3	( <del>20%</del> )	( <del>20%</del> )
Standard Nearly Met: Level 2	30 %	13 %
Standard Not Met: Level 1	67 % <b>97</b>	79 % <b>92%</b>

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

**ATTACHMENT B-3**



# 2015 CAASPP Test Results

## Shore Acres Elementary School

### All Students - California Standards Test Scores

County Name: Contra Costa County  
 District Name: Mt. Diablo Unified District  
 School Name: Shore Acres Elementary School  
 CDS Code: 07-61754-6004295

Total Enrollment: 266

Total Number Tested: 261

Total Number Tested in Selected Subgroup: 261

Note: The first row in each table contains numbers 2 through 11 which represent grades two through eleven respectively.

An asterisk (\*) appears on the Internet reports to protect student privacy when 10 or fewer students had valid test scores.

**Reported Enrollment**

Result Type	2	3	4	5	6	7	8	9	10	11
Reported Enrollment				84						

**CST Science - Grade 5, Grade 8, and Grade 10 Life Science**

Result Type	2	3	4	5	6	7	8	9	10	11
Students Tested				77						
% of Enrollment				91.7 %						
Students with Scores				77						
Mean Scale Score				309.0						
% Advanced				0 %						
% Proficient				19 %						
% Basic				44 %						
% Below Basic				19 %						
% Far Below Basic				17 %						

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ATTACHMENT 10-C.1

Test Results for:

# Shore Acres Elementary School

CDS Code: 07-61754-6004295

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

4th Grade

Select Group/Subgroup:

All Students (Default)

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2344.5	2380.2
Standard Exceeded: Level 4	2 %	4 %
Standard Met: Level 3	9 %	9 %
Standard Nearly Met: Level 2	19 %	26 %
Standard Not Met: Level 1	69 %	61 %

[English Language Arts/Literacy Achievement Level Descriptors](#)

[English Language Arts/Literacy Scale Score Ranges](#)

All Students

### MATHEMATICS

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2360.8	2375.9
Standard Exceeded: Level 4	1 %	1 %

ATTACHMENT 10-C.2

	3rd Grade	4th Grade
Standard Met: Level 3	( <del>20%</del> )	( <del>20%</del> )
Standard Nearly Met: Level 2	29 %	21 %
Standard Not Met: Level 1	59 % <b>88</b>	71 % <b>92%</b>

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

**ATTACHMENT 10-C.2**

Test Results for:

# Shore Acres Elementary School

CDS Code: 07-61754-6004295

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

5th Grade ▾

Select Group/Subgroup:

All Students (Default) ▾

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
<b>Mean Scale Score</b>	<b>2356.8</b>	<b>2414.5</b>
Standard Exceeded: Level 4	3 %	1 %
Standard Met: Level 3	8 %	10 %
Standard Nearly Met: Level 2	11 %	29 %
Standard Not Met: Level 1	78 %	60 %

*Handwritten annotations: An arrow points up from 11% to 29% and down from 78% to 60% in the 4th Grade column. Another arrow points up from 29% to 10% and down from 60% to 10% in the 5th Grade column. The number 89% is written between the 4th and 5th grade percentages in the Level 2 row.*

[English Language Arts/Literacy Achievement Level Descriptors](#)

[English Language Arts/Literacy Scale Score Ranges](#)

**All Students**

### MATHEMATICS

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
<b>Mean Scale Score</b>	<b>2371.8</b>	<b>2406.2</b>
Standard Exceeded: Level 4	1 %	1 %
Standard Met: Level 3	4 %	4 %
Standard Nearly Met: Level 2	25 %	19 %

*Handwritten annotations: An arrow points up from 25% to 19% in the 4th Grade column. Another arrow points up from 19% to 4% in the 5th Grade column.*

**ATTACHMENT 10-C.3**

SEE 10-C.3 OTHER

	4th Grade (2015)	5th Grade (2016)
Standard Not Met: Level 1	70 %	76 %
	+ 25	+19

*Handwritten annotations:* An upward arrow is next to 70% and a downward arrow is next to 76%. A double-headed vertical arrow is between 70% and +25. Another double-headed vertical arrow is between 76% and +19.

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

**ATTACHMENT 10-C.3**



# 2015 CAASPP Test Results

## Rio Vista Elementary School

### All Students - California Standards Test Scores

County Name: Contra Costa County

District Name: Mt. Diablo Unified District

School Name: Rio Vista Elementary School

CDS Code: 07-61754-6096226

Total Enrollment: 278

Total Number Tested: 274

Total Number Tested in Selected Subgroup: 274

Note: The first row in each table contains numbers 2 through 11 which represent grades two through eleven respectively.

An asterisk (\*) appears on the Internet reports to protect student privacy when 10 or fewer students had valid test scores.

#### Reported Enrollment

Result Type	2	3	4	5	6	7	8	9	10	11
Reported Enrollment				94						

#### CST Science - Grade 5, Grade 8, and Grade 10 Life Science

Result Type	2	3	4	5	6	7	8	9	10	11
Students Tested				77						
% of Enrollment				81.9 %						
Students with Scores				77						
Mean Scale Score				302.5						
% Advanced				0 %						
% Proficient				13 %						
% Basic				48 %						
% Below Basic				18 %						
% Far Below Basic				21 %						

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# ATTACHMENT 10 - D.1



Test Results for:

# Rio Vista Elementary School

CDS Code: 07-61754-6096226

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

4th Grade ▼

Select Group/Subgroup:

All Students (Default) ▼

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2374.6	2434.5
Standard Exceeded: Level 4	2 %	10 %
Standard Met: Level 3	22 %	17 %
Standard Nearly Met: Level 2	22 % <b>75</b>	34 % <b>73%</b>
Standard Not Met: Level 1	53 %	39 %

[English Language Arts/Literacy Achievement Level Descriptors](#)

[English Language Arts/Literacy Scale Score Ranges](#)

All Students

### MATHEMATICS

#### Achievement Level Distribution Over Time

	3rd Grade (2015)	4th Grade (2016)
Mean Scale Score	2379.9	2446.1
Standard Exceeded: Level 4	4 %	9 %

**ATTACHMENT  
10-D.2**

	3rd Grade	4th Grade
Standard Met: Level 3	( <del>20%</del> )	( <del>20%</del> )
Standard Nearly Met: Level 2	29 %	44 %
Standard Not Met: Level 1	53 % <b>82</b>	31 % <b>75%</b>

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

**ATTACHMENT  
10 - D.2**

Test Results for:

# Rio Vista Elementary School

CDS Code: 07-61754-6096226

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

5th Grade

Select Group/Subgroup:

All Students (Default)

Apply Selections

## Smarter Balanced Results

### ENGLISH LANGUAGE ARTS/LITERACY

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
Mean Scale Score	2412.8	2471.6
Standard Exceeded: Level 4	7 %	9 %
Standard Met: Level 3	17 %	28 %
Standard Nearly Met: Level 2	19 %	29 %
Standard Not Met: Level 1	56 %	34 %

*Handwritten annotations:* An arrow points up from 19% to 29% with "75%" written next to it. Another arrow points up from 29% to 28%. A bracket spans the bottom two rows (Level 2 and Level 1) with "63%" written below it. Arrows point down from the Level 2 and Level 1 rows.

[English Language Arts/Literacy Achievement Level Descriptors](#)

[English Language Arts/Literacy Scale Score Ranges](#)

All Students

### MATHEMATICS

#### Achievement Level Distribution Over Time

	4th Grade (2015)	5th Grade (2016)
Mean Scale Score	2432.6	2436.7
Standard Exceeded: Level 4	3 %	0 %
Standard Met: Level 3	13 %	6 %
Standard Nearly Met: Level 2	45 %	32 %

*Handwritten annotations:* An arrow points up from 45% to 32%.

**ATTACHMENT  
10-D.3**

	4th Grade (2015)	5th Grade (2016)
Standard Not Met: Level 1	39 % + 45%	62 % 32 94%

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

ATTACHMENT  
10-D.3



[Return to Test Results Search](#)

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# 2015 CAASPP Test Results

## Riverview Middle School

### All Students - California Standards Test Scores

County Name: Contra Costa County  
 District Name: Mt. Diablo Unified District  
 School Name: Riverview Middle School  
 CDS Code: 07-61754-6004261

Total Enrollment: 749

Total Number Tested: 739

Total Number Tested in Selected Subgroup: 739

Note: The first row in each table contains numbers 2 through 11 which represent grades two through eleven respectively.

An asterisk (\*) appears on the Internet reports to protect student privacy when 10 or fewer students had valid test scores.

#### Reported Enrollment

Result Type	2	3	4	5	6	7	8	9	10	11
Reported Enrollment							254			

#### CST Science - Grade 5, Grade 8, and Grade 10 Life Science

Result Type	2	3	4	5	6	7	8	9	10	11
Students Tested							212			
% of Enrollment							83.5 %			
Students with Scores							211			
Mean Scale Score							338.7			
% Advanced							26 %			
% Proficient							18 %			
% Basic							21 %			
% Below Basic							16 %			
% Far Below Basic							19 %			

↑  
56%  
↓

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**ATTACHMENT  
10-E.1**

Test Results for:

# Riverview Middle School

CDS Code: 07-61754-6004261

Mt. Diablo Unified School District District

Contra Costa County

## Report Options

Select Grade:

8th Grade

Select Group/Subgroup:

All Students (Default)

Apply Selections

## Smarter Balanced Results

**ENGLISH LANGUAGE ARTS/LITERACY**

### Achievement Level Distribution Over Time

	7th Grade (2015)	8th Grade (2016)
Mean Scale Score	2492.4	2517.0
Standard Exceeded: Level 4	3 %	2 %
Standard Met: Level 3	20 %	28 %
Standard Nearly Met: Level 2	29 %	32 %
Standard Not Met: Level 1	47 % <b>76</b>	38 % <b>70%</b>

[English Language Arts/Literacy Achievement Level Descriptors](#)

[English Language Arts/Literacy Scale Score Ranges](#)

All Students

**MATHEMATICS**

### Achievement Level Distribution Over Time

	7th Grade (2015)	8th Grade (2016)
Mean Scale Score	2484.0	2496.4
Standard Exceeded: Level 4	3 %	4 %

**ATTACHMENT  
10-E.2**

	7th Grade	8th Grade
Standard Met: Level 3	( <del>20%</del> )	( <del>20%</del> )
Standard Nearly Met: Level 2	34 %	36 %
Standard Not Met: Level 1	50 %	51 %

*Handwritten annotations:* 84 (next to 34%), 87% (next to 36%)

Mathematics Achievement Level Descriptors

Mathematics Scale Score Ranges

All Students

**ATTACHMENT  
10-E.2**

## Errata list

Page 1, Paragraph 1, Line 1: changed parcel to **parcels**; added: **into a**; changed lots to **lot**

Page 1, Paragraph 1, Line 2: changed proposes to **propose**; added: project, (coma only)

Page 1, Paragraph 1, Line 5: removed in and replaced with **at**

Page 1, Paragraph 1, Line 7: added **to date**

Page 1, Paragraph 2 Line 6: added **MultiFamily**

Page 1, Paragraph 5 Line 2: changed story to **stories**

Page 1, Paragraph 5 Line 3: changed is to **are**; changed has to **have**

Page 1, Paragraph 5 Line 9: added **achieve**

Page 1, Paragraph 5 Line 10: removed in and replaced with **within**

Page 1, Paragraph 6 Line 2: removed by and replaced with **within**

Page 2, Paragraph 1, Line 5: added **brought into our boundaries**

Page 2, Paragraph 2, Line 5: removed **a** properly

Page 3, Last Paragraph, Line 2: removed **(Attachment 2)**.

Page 4, Paragraph 1, Line 5: added **Per HUD:**

Page 4, Paragraph 3, Line 3: added **complex**

Page 4, Paragraph 3, Line 5: removed **individuals** and replaced with **tenants**

Page 4, Paragraph 3, Line 6: added **electric** cars; added **with such autos**

Page 5, Paragraph 4, Line 10: changed will use to **will**

Page 5, Paragraph 4, Line 11: removed **ad**

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