

ORDINANCE NO. 2020-19

(uncodified)

SALE OF THE FORMER PLEASANT HILL LIBRARY PROPERTY

The Contra Costa County Board of Supervisors ordains as follows:

Section 1. Recitals and Findings.

- A. Contra Costa County currently owns approximately 4.8 acres of land located at 1750 Oak Park Boulevard and 75 Santa Barbara Road in Pleasant Hill, the site of the former Pleasant Hill Library, having Assessor Parcel No. 149-271-014 (“Property”). The County has determined the Property to be surplus to the County’s needs.
- B. On July 24, 2018, the Board of Supervisors authorized the Public Works Director, or designee, to apply to the City of Pleasant Hill for entitlements authorizing construction of single-family homes on the Property. The City approved entitlements for the development of 34 single-family homes on May 11, 2020.
- C. The Board of Supervisors adopted Resolution No. 2020/81 on March 10, 2020, in accordance with Government Code section 25515.2(f), authorizing the issuance of a request for proposals for the sale of the Property and fixing May 12, 2020, as the date for receiving proposals.
- D. On May 12, 2020, the Board of Supervisors received proposals for the sale and development of the Property from 11 proposers, and authorized the Public Works Director, or designee, to evaluate the proposals, select proposal(s) for negotiations, and negotiate terms and conditions of sale with the selected proposer(s).
- E. County staff has evaluated the 11 proposals based on five criteria – revenue, experience building a similar product, experience working with public agencies, comfort with building the plans as designed, and thoroughness of the due diligence associated with the proposal. The Public Works Director recommends that the Board of Supervisors approve and authorize a purchase and sale agreement and grant deed conveying the Property to Davidon Homes, a California limited partnership, for the sum of \$13,808,320.
- F. The Board of Supervisors finds that the proposal submitted by Davidon Homes for the purchase of the Property offers the greatest economic return to the County.
- G. The Board of Supervisors finds that the proposal submitted by Davidon Homes for the purchase of the Property meets the residential, commercial, industrial, or cultural development needs of the County.

- H. Government Code section 25515.2(a) requires the Board of Supervisors to adopt an ordinance authorizing any sale, lease, development, or contract agreement entered into pursuant to Article 7.5 of Chapter 5 of Part 2 of Division 2 of Title 3 of the Government Code.
- I. Notice of the time and place of the hearing on the adoption of this ordinance was provided in accordance with Government Code section 25515.2(b).

Section 2. Sale of Property.

- (a) The Board of Supervisors approves and authorizes the Public Works Director to execute a purchase and sale agreement with Davidon Homes for the sale of the Property for the sum of \$13,808,320.
- (b) The Board of Supervisors approves and authorizes the Chair, Board of Supervisors, to execute and deliver a grant deed that conveys the Property to Davidon Homes in fee simple absolute upon satisfaction of the conditions precedent contained in the purchase and sale agreement.

Section 3. Effective Date. This ordinance becomes effective 30 days after passage by four-fifths vote of the Board of Supervisors. Within 15 days after passage, this ordinance shall be published once with the names of the supervisors voting for and against it in the East Bay Times, a newspaper published in this County.

PASSED ON July 14, 2020, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

ATTEST: DAVID J. TWA,
 Clerk of the Board of Supervisors
 and County Administrator

Board Chair

By: _____
 Deputy

[SEAL]