



Contra  
Costa  
County

To: Board of Supervisors  
From: Julia R. Bueren, Public Works Director/Chief Engineer  
Date: March 10, 2015

Subject: Purchase of real property adjacent to West County Health Center, San Pablo, from Art A. Pakpour & Mehrzad M. Pakpour

### **RECOMMENDATION(S):**

APPROVE and AUTHORIZE the Public Works Director to execute a purchase and sale agreement with Art A. Pakpour and Mehrzad M. Pakpour for the purchase of a 0.93-acre parcel adjacent to the West County Health Center on San Pablo Avenue, San Pablo (identified as Lot 1 of Subdivision 9331 recorded October 30, 2014 in Book 521 of Maps at page 41, Contra Costa County Records), for the sum of \$850,000, pursuant to Government Code section 25350. (Project No. WLP847)

DECLARE that this Board on February 10, 2015, approved a Notice of Intention to Purchase Real Property fixing March 10, 2015 at 9:00 a.m., or thereafter, in its Chambers, County Administration Building, 651 Pine Street, Martinez, California, as the time and place where it would meet to consummate the purchase of the real property described therein from Art A. Pakpour and Mehrzad M. Pakpour. Said Notice was duly published in the Contra Costa Times in compliance with Government Code Section 6063.

DETERMINE that this activity is exempt from the California Environmental Quality Act (CEQA) as a Categorical Exemption, Class 32 pursuant to Article 5, Section 15332 of the CEQA Guidelines.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **03/10/2015** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

### **VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Mary N. Piepho, District III Supervisor  
Karen Mitchoff, District IV Supervisor

ABSENT: Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: March 10, 2015

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Carmen Pina-Sandoval,  
925-313-2012

DIRECT the Director of the Department of Conservation and Development (DCD) to file a Notice of Exemption with the

RECOMMENDATION(S): (CONT'D)

County Clerk, and DIRECT the Health Services Director, or designee, to arrange for payment of the \$50 fee to the County Clerk for filing and a \$25 fee to the DCD for processing of the Notice of Exemption.

ACCEPT the Grant Deed from Art A. Pakpour and Mehrzad M. Pakpour, and AUTHORIZE the Public Works Director, or designee, to execute the Purchase and Sale Agreement on behalf of the County.

AUTHORIZE the Auditor-Controller to wire funds in the amount of \$850,000 made payable to Chicago Title Company, Wells Fargo Bank, N.A., 464 California Street, San Francisco, CA 94104, Routing No: 121000248, Account No: 4113991822, Escrow No: FCLA-3861500629-LB, Attn: Laura Balding-Smith, (925) 288-8351.

DIRECT the Real Estate Division of the Public Works Department to have the above-referenced Grant Deed delivered to the Title Company for recording in the office of the County Clerk-Recorder.

FISCAL IMPACT:

100% Hospital Enterprise Fund.

BACKGROUND:

In 2010 Contra Costa County (County) purchased property from City of San Pablo Redevelopment Agency, and then built the West County Health Center (WCHC) and a parking garage. In 2011, the City of San Pablo adopted a plan to develop the remainder of the properties. The plan divided the site into several Lots. Lot 1 is adjacent to the WCHC and fronts San Pablo Avenue

Health Services Department staff has determined that Lot 1 is a suitable site for future Health Services Department facilities.

CONSEQUENCE OF NEGATIVE ACTION:

The County would not be able to move forward with the acquisition.

CHILDREN'S IMPACT STATEMENT:

Not applicable.

ATTACHMENTS

Notice of Exemption