



Contra  
Costa  
County

To:

From: Jim Kennedy, County Redevelopment Director

Date: January 26, 2010

Subject: Orbisonia Heights Property Acquisition, Bay Point Area

**RECOMMENDATION(S):**

A. APPROVE Purchase and Sale Agreement and ACCEPT the Grant Deed From John Koontz, Trustee Of The John L. Koontz Living Trust Dated April 20, 2004, for the purchase of 571 S. Broadway Avenue, identified as Assessor's Parcel Number 094-015-012.

B. AUTHORIZE the Redevelopment Director to execute said Purchase and Sale Agreement on behalf of the Redevelopment Agency.

C. APPROVE payment of \$500,000 for said property rights and AUTHORIZE the Auditor-Controller to issue a check in said amount payable to North American Title Company, 645 San Ramon Valley Blvd., Danville, CA 94526, Escrow No. 54705-951562-09 to be forwarded to the Real Property Division for delivery.

D. Direct the Real Property Division to have the above referenced Grant Deed delivered to the Title Company for recording in the Office of the County Recorder.

☒ APPROVE

☐ OTHER

☐ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **01/26/2010** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor

Gayle B. Uilkema, District II  
Supervisor

Mary N. Piepho, District III  
Supervisor

Susan A. Bonilla, District IV  
Supervisor

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: January 26, 2010

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

By: June McHuen, Deputy

Contact: Maureen Toms  
925-335-1245

### FISCAL IMPACT:

This activity is funded by the Contra Costa County Redevelopment Agency (100%). No General Fund money was used on this project.

### BACKGROUND:

This property acquisition is part of an Agency project to redevelop approximately 7.6 acres of the Orbisonia Heights subdivision with residential mixed-use, transit-oriented development as described and planned for in the Pittsburg/Bay Point BART Station Specific Plan approved by the Contra Costa County Board of Supervisors. In order to meet the purpose of this portion of the Specific Plan acquisition of the existing residential properties southeast of the State Highway 4/Bailey Road Interchange must occur.

### CONSEQUENCE OF NEGATIVE ACTION:

Achievement of goals for transit-oriented development expressed in the Pittsburg/Bay Point BART Station Specific Plan approved by the Contra Costa County Board of Supervisors require full assemblage of the 7.6 acre Orbisonia Heights area. Failure to purchase all holdings would impair the potential to achieve Specific Plan objectives.

### ATTACHMENTS

Grant Deed

Purchase and sale agreement